



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## DIRECTOR'S HEARING REPORT OF ACTIONS APRIL 3, 2017

### 1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024** – Applicant: K & A Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) – Medium Density Residential (MDR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R) – Rural Community: Estate Density Residential (RC-EDR) – Location: Easterly of 0Retreat Parkway and southerly of Bedford Motor Way – 3.48 Acres – Zoning: Specific Plan Zone (SP317) – Approved Project Description: Schedule “G” Subdivision of 3.48 acres into three (3) residential lots and one (1) open space lot with a minimum lot size of one-half acre. The project is located in Planning Area 3 of Specific Plan No. 317 (the Retreat) – **REQUEST:** Second Extension of Time for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **APPROVED SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 31024,** extending the expiration date to June 27, 2017.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33683R1** – Applicant: Wayne Howard – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community-Very Low Density Residential (RC-VLDR) – Location: Southerly of Lincoln Street, westerly of Bellflower Avenue, easterly of Winesap Avenue, and northerly of Brookside Avenue – 7.34 Acres – Zoning: Light Agriculture One Acre Minimum (A-1-1) – Approved Project Description: The Revised Tentative Parcel Map proposes to reduce the number of parcels from four (4) with one (1) remainder to three (3) parcels with a minimum size of one (1) acre on a 7.34 gross acre lot. The previous cul-de-sac has also been removed – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33683r1, extending the expiration date to September 18, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **APPROVED FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 33683R1,** extending the expiration date to September 18, 2017.

### 2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

**NONE**

**3.0**     HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1     **PLOT PLAN NO. 26080** – Intent to adopt an Addendum to a Negative Declaration – Applicant: Russell Fenton – Engineer/Representative: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, southerly of Weirick Road, easterly of Retreat Parkway, and westerly of Knabe Road – 9.21 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Staff Report Recommendation:  
**CONSIDER** an Addendum to the Environmental Assessment No. 38742; and

**APPROVE** Plot Plan No. 26080, subject to the conditions of approval.

Staff's Recommendation:  
**CONSIDERING** an Addendum to the Environmental Assessment No. 38742; and

**APPROVAL** of Plot Plan No. 26080, subject to the conditions of approval.

Planning Director's Actions:

**CONSIDERED** an Addendum to the Environmental Assessment No. 38742; and

**APPROVED** Plot Plan No. 26080, subject to the conditions of approval and modifications.

**4.0**     SCOPING SESSION:

**NONE**

**5.0**     PUBLIC COMMENTS: