



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 6, 2018**

1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32151** – Applicant: Rancon Sevilla 180, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre) – Open Space: Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Highway 79, and westerly of McColery Road – 42.81 Acres – Zoning: Specific Plan Zone (SP No. 286) – Approved Project Description: Schedule “A” subdivision to subdivide 42.81 acres into four (4) lots with 180 condominium units – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32151, extending the expiration date to March 13, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32151, extending the expiration date to March 13, 2021.
- 1.2 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145** – Applicant: Copper Skye, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of Busby Road, easterly of Leon Road, southerly of Domenigoni Parkway, and westerly of Beeler Road – 34.16 Acres – Zoning: Specific Plan (SP No. 293, A-43) – Approved Project Description: Schedule “A” subdivision of 34.16 acres into two (2) lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2021.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33248** – Applicant: Adkan Engineers – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Agriculture (AG) (10 acre min.) – Rural: Rural Mountainous (R-RM) (10 acre min.) – Community Development: Estate Density Residential (CD-EDR) (2 acre min.) – Low Density Residential (CD-LDR) (0.5 acre min.) – Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Location: Northerly of Skyridge Drive, easterly of Lincoln Drive, southerly of Indiana Avenue, and westerly of Sun Canyon Street – 14 Acres – Zoning: One-Family Dwellings – 10,000 sq. ft. min. (R-1-10000) – Residential Agricultural – 2 Acre Min. (R-A-2) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule ‘A’ subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) 6.73 acre lot for open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33248, extending the expiration date to March 12, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 33248, extending the expiration date to March 12, 2021.
- 1.4 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31243** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Martin Street, easterly of Cole Avenue, southerly of Avenue D, and westerly of Alexander Street – 83 Acres – Zoning: Specific Plan Zone (SP229A1) – Approved Project Description: Schedule “A” subdivision of 94.4 acres into 192 lots with a minimum lot size of 12,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2021.



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- 1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Cajalco Road, westerly of Alexander Street, and easterly of Carpinus Drive – 60.3 Acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule “A” subdivision of 60.3 acres to subdivide into 132 residential lots and six (6) open space lots (170,745 total sq. ft.). 102 of the proposed residential lots will have a minimum lot size of 12,000 sq. ft., while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2021.
- 1.6 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of Carpinus Drive and Martin Street, and Southerly of Springwood Lane – 49.8 Acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” subdivision to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 sq. ft. The proposal also includes two (2) open space lots, 19,484 sq. ft. total in size – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2021.
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30877** – Applicant: Brian Buoye – Third Supervisorial District – Bautista Zoning Area – San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 ac min.) – Location: Northerly of Whittier Avenue, easterly of New Chicago Avenue, southerly of Mayberry Avenue, and westerly of Bautista Avenue – 9.71 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 9.71 acres into ½ acre lots and one (1) detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30877, extending the expiration date to July 11, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 30877, extending the expiration date to July 11, 2020.
- 1.8 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477** – Applicant: Bridgewalk 64, LLC – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Min.) – Location: Northerly of Nandina Avenue, easterly of Ginger Creek Drive, southerly of Mariposa Avenue, and westerly of Washington Street – 69 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Residential Agricultural – 30,000 sq. ft. min. (R-A-30000) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule “B” subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and one (1) detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32477, extending the expiration date to June 28, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32477, extending the expiration date to June 28, 2021.
- 1.9 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976** – Applicant: West Sac Rivers, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to June 16, 2021.



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Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Ano Crest Road, westerly of Leon Road, and southerly of Busby Road – 53.39 Acres – Zoning: Winchester Hills Specific Plan (SP 293, Pas 51, 53) – Approved Project Description: Schedule “A” subdivision of 53.39 acres into 162 single-family residential lots with a minimum lot size of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to June 16, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.10 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977** – Applicant: Winchester Hills CSI, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 acre min.) – Open Space: Conservation (OS-C) – Location: Northerly of Ano Crest Road, southerly of Busby Road, easterly of Leon Road, and westerly of Winchester Road – 260.5 Acres – Zoning: Specific Plan Zone (SP293A5) – Approved Project Description: Schedule “A” subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft. – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2021.
- 1.11 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commerical Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Mazoe Street, easterly of Pourroy Road, southerly of Auld Road, and westerly of Dickson Path – 21.01 Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule “E” subdivision of 21.01 acres into three (3) commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2021.
- 1.12 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677** – Applicant: Ranchos Property – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – High Density Residential (CD-HDR) (5-8 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Rural Community: Low Density Residential (RC-LDR) (1-2 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 73.22 Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minmum lot size of 2,900 sq. ft., one (1) 2.0-acre park, one (1) 2.1-acre park, two (2) lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2021.



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- 34677, extending the expiration date to June 16, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org
- 1.13 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35815** – Applicant: Frances E. White – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule “D” subdivision 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35815, extending the expiration date to June 5, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 35815, extending the expiration date to June 5, 2021.
- 1.14 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29010** – Applicant: Lea M. Ward – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Southerly of Highway 79 and easterly of Sage Road – 195.16 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “C” subdivision of 195.16 gross acres into 32 residential lots with 2-acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to June 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to June 11, 2021.
- 1.15 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972** – Applicant: Lansing Stone Star, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road, and westerly of Sultanas Road – 72.1 Acres – Zoning: Specific Plan Zone (SP No. 260) – Approved Project Description: Schedule “A” subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., three (3) mini-park lots, one (1) water quality/detention basin lot, and four (4) open space lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2021.
- 1.16 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34552** – Applicant: VLP Capital, Inc. – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 20th Avenue, easterly of Palm Drive, southerly of 18th Avenue, and westerly of Bubbling Wells Road – 165.5 Acres – Zoning: Specific Plan Zone (SP336) – Approved Project Description: Schedule “A” subdivision of 165.5 gross acres into 437 single-family residential lots, three (3) open space lots, one (1) open space/flood control facility lot, three (3) water quality feature lots, two (2) storm drain easements lots, three (3) landscaping lots, one (1) sewer easement lot, and one (1) bicycle easement lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34552, extending the expiration date to May 7, 2021. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 34552, extending the expiration date to May 7, 2021.



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the expiration date to May 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.17 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34553** – Applicant: VLP Capital, Inc. – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 20th Avenue, easterly of Palm Drive, southerly of 18th Avenue, and westerly of Bubbling Wells Road – 207.6 Acres – Zoning: Specific Plan Zone (SP336) – Approved Project Description: Schedule “A” subdivision of 207.6 gross acres into 896 single-family residential lots, one (1) well site lot, two (2) water quality feature lots, three (3) storm drain easement lots, one (1) common access lot, nine (9) landscaping lots, and five (5) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34553, extending the expiration date to May 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 34553, extending the expiration date to May 7, 2021.
- 1.18 FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Location: Easterly of Leon Road, westerly of State Highway 79, and southerly of Domenigoni Parkway – 201.67 Acres – Zoning: Specific Plan Zone (SP293) – Approved Project Description: Schedule “A” Subdivision of 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of SP293 (Winchester Hills) – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 30807, extending the expiration date to July 28, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 30807, extending the expiration date to July 28, 2020.
- 1.19 Request for General Plan Conformity and Site Acquisition Findings Concerning a new Elementary School (Spring Street and Mt. Vernon Avenue, APN 255-170-016) – RECEIVE and FILE** – The Riverside Unified School District is required by State law to request to see if the placement of a proposed Elementary School is in conformance with the County General Plan and request a written report of the investigation and the County’s recommendations concerning the acquisition of the school site. Project Planner: Larry Ross at (951) 955-9294 or email at lross@rivco.org. **RECEIVED AND FILED.**
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**
NONE
- 4.0 PUBLIC HEARINGS – NEW ITEMS:**
- 4.1 CONDITIONAL USE PERMIT NO. 3766 – Intent to Adopt a Mitigated Negative Declaration** – EA42988 – Applicant: Karl Kaiser – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Sage Avenue, easterly of Gardner Avenue, and westerly of Porter Avenue – .97 Gross Acres – Zoning: General Commercial (C-P-S) – **REQUEST: Conditional Use Permit No. 3766**, proposes to establish a 4,820 sq. ft. two-story car wash facility, which includes a car wash tunnel, office, storage space, and guest waiting area, including 18 parking spaces, and (1) one accessible space on a single parcel, totaling .97 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org. **Planning Commission Action:** Public Comments: Closed By a vote of 4-0 **ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42988; and **APPROVED** Conditional Use Permit No. 3766, subject to conditions of approval as modified at hearing.



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4.2 APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration – EA42984 – Appellant: Lirra Bishop – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan: Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** Appeal of the Planning Director's decision to approve a Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility. 10,000 sq. ft. of that will be office, with the remaining 413,665 sq. ft. as warehouse use. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0

CONTINUED to June 20, 2018.

4.3 GENERAL PLAN AMENDMENT NO. 180004 (ENTITLEMENT/POLICY AMENDMENT), AN AMENDMENT TO THE CLIMATE ACTION PLAN, AN AMENDMENT TO THE MITIGATION MONITORING AND REPORTING PROGRAM FOR ENVIRONMENTAL IMPACT REPORT NO. 521, AND ADOPTION OF ORDINANCE AMENDING RIVERSIDE COUNTY ORDINANCE NO. 348 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated Riverside County – **REQUEST:** The Project includes General Plan Amendment (GPA) No. 180004 that amends Air Quality Element Policies AQ 18.2, AQ 18.4, AQ 18.5, AQ 21.1, and AQ 21.2, deletes policies AQ 19.3 and AQ 19.4 and updates Appendix K to reflect the deleted Air Quality Element policies (GPA No. 180004); an amendment to the Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (EIR) No. 521 (EIR No. 521 MMRP) which makes a minor change to Mitigation Measure No. 4.7.A-N1; an amendment to the County's Climate Action Plan (CAP) to include the requirement for on-site renewable energy production and amendments to its Appendix A Implementation Measures T7.A.1 and L2.A.1, and delete Implementation Measure L1.A.1 listed in the Screening Tables; and an amendment to Ordinance No. 348 to add provisions requiring electric vehicle (EV) parking with charging stations and bike parking for certain types of development projects, including mixed use and multiple family dwelling developments. The above proposed amendments address a partial settlement agreement of an ongoing litigation challenging the County's approval of GPA No. 960, the County's CAP, and EIR No. 521. Project Planner: Phayvanh Nanthavongdouangsy, at (951) 955-6573 or email at Pnanthav@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0

ADOPTED Planning Commission Resolution No. 2018-006; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality act (CEQA); and

TENTATIVELY APPROVE General Plan Amendment No. 180004; and

APPROVE the revised Mitigation Measure 4.7.A-N1 and updated Mitigation Monitoring Report Program for Environmental Impact Report No. 521; and

APPROVE the amendment to the Riverside County Climate Action Plan; and

ADOPT Ordinance No. 348.4885.

5.0 WORKSHOP

5.1 ORDINANCE NO. 348 RESIDENTIAL WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS