



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 20, 2018**

1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35045** – Applicant: Benchmark Pacific – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Multiple Land Uses – Open Space: Multiple Land Uses – Location: Northerly of Mapes Road, easterly of Menifee Road, westerly of Briggs Road, and southerly of Mountain Avenue – 318 Gross Acres – Zoning: Specific Plan (SP) – Approved Project Description: Schedule ‘A’ subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 sq. ft., 187 single family residential lots with minimum lot sizes of 4,500 sq. ft., 198 single family residential lots with minimum lot sizes of 5,000 sq. ft., 69 single family residential lots with minimum lot sizes of 6,000 sq. ft., 172 single family residential lots with minimum lot sizes of 7,000 sq. ft. and 39 single family residential lots with minimum lot sizes of 20,000 sq. ft. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35045, extending the expiration date to May 5, 2021. Project Planner: Kevin White at (951) 955-1417 or email at kewwhite@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 35045, extending the expiration date to May 5, 2021.
- 1.2 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31142** – 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) – Location: Northerly of Newport Road, easterly of Frontier Loop, southerly of Domenigoni Parkway, and westerly of Rice Road – 76.6 Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule ‘A’ map to subdivide 76.6 acres into 178 single family residential lots with three (3) open space lots within Specific Plan No. 293 – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31142, extending the expiration date to January 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. 31142, extending the expiration date to January 11, 2021.
- 1.3 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32064M1** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue, and westerly of Hansen Avenue – 31.4 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule ‘B’ subdivision 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one (1) detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32064m1, extending the expiration date to May 25, 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. 32064M1, extending the expiration date to May 25, 2021.
- 1.4 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32065M1** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Rowley Lane, southerly of Montgomery Avenue, and easterly of 6th Street – 64.5 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule ‘B’ subdivision of 64.5 gross acres into 99 single-family residential lots, two (2) detention basins, **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32065m1, extending the expiration date to May 25, 2021.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 20, 2018**

and one (1) 16.5 wide access road – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32065m1, extending the expiration date to May 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.5 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32332** – Applicant: Arlington Veterinary Laboratories, Inc. – Third Supervisorial District – Bautista Zoning Area – San Jacinto Area Plan: Agriculture (AG) (10 ac min.) – Rural Community: Low Density Residential (RC-LDR) (0.5 ac min.) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, easterly of Century Court, and westerly of Fairview Avenue – 23.7 Acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 23.70 gross acres into 34 lots with a minimum lot size of 20,000 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32332, extending the expiration date to June 24, 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. 32332, extending the expiration date to June 24, 2021.
- 1.6 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465** – Applicant: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 64th Avenue, easterly of Lincoln Street, southerly of 63rd Avenue, and westerly of Johnson Street – 60 Acres – Zoning: Residential Incentive (R-6) – Approved Project Description: Schedule “A” subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 35465, extending the expiration date to April 14, 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. 35465, extending the expiration date to April 14, 2021.
- 1.7 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29328** – Applicant: Romoland Watson 206, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Business Park (CD-BP) (0.25-0.60 FAR) – Location: Northerly of Highway 74, easterly of Sultanas Road, southerly of Varela Lane, and westerly of Leon Road – 19.63 Acres – Zoning: Specific Plan (SP260) – Approved Project Description: Schedule “A” subdivision of 19.63 acres into 74 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29328, extending the expiration date to July 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. 29328, extending the expiration date to July 11, 2021.
- 1.8 FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31314** – Applicant: Advanced Civil Group – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Vito Way, easterly of Calle Cabernet, and westerly of Anza Road – 52.34 Acres – Zoning: Residential Agricultural – 2 acre min. (R-A-2) – Approved Project Description: Subdivide 52.34 acres into 19 single family lots with a two (2) acre minimum lot size – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31314, extending the expiration date to June 8, 2020. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 31314, extending the expiration date to June 8, 2020.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 20, 2018**

date to June 8, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 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. Continued from June 6, 2018. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

DENIED APPEAL of the Planning Director's Decision on April 9, 2018; and

UPHELD the Planning Director's Adoption of the Mitigated Negative Declaration for Environmental Assessment No. 42984; and

UPHELD the Planning Director's Approval of Plot Plan No. 26173, subject to conditions of approval as modified at hearing.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 ORDINANCE NO. 348.4862 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4862 is an amendment to Riverside County's Land Use Ordinance No. 348, modifying several sections and replacing Article XIXh "Eastvale Neighborhood Preservation Overlay Zone" with Article XIXh "Cannabis Activities." This amendment establishes regulations and development standards for cannabis activities within the unincorporated areas of the County of Riverside. Additionally, the Ordinance establishes the permitting and operational requirements for Cannabis activities. For information regarding this project contact the Planning Department at (951) 955-3200 or visit the Riverside County Planning Department website at <http://planning.rctlma.org/Home/Cannabis.aspx>.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

CONTINUED to July 18, 2018.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS