



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 18, 2018**

1.0 CONSENT CALENDAR

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32989** – Applicant: Highgrove Property Owner, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Center Street, easterly of Mount Vernon Avenue, southerly of Teresa Street, and westerly of Carlin Lane – 10.04 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 10.04 acres into 27 single family residential lots and two (2) open space lots for a paseo connection and water detention – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 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. 32989, extending the expiration date to June 27, 2021.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34676** – Applicant: L&J Ranch Development, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Anza Road, easterly of Via Pascal, southerly of Monte Verde Road, westerly of Butterfield Stage Road – 10.27 Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule “A” subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 10,000 sq. ft. and one (1) detention basin – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34676, extending the expiration date to August 18, 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. 34676, extending the expiration date to August 18, 2021.
- 1.3 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Nuevo Road, easterly of Foothill Avenue, southerly of Sunset Avenue, and westerly of Dunlap Drive – 67.16 Acres – Zoning: Specific Plan (SP251) – Approved Project Description: Schedule “A” subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 Open Space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 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. 33687, extending the expiration date to September 12, 2021.
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36475** – Applicant: City Ventures Homebuilding, LLC – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of El Sobrante Road, easterly of McAllister Street, southerly of Sweet Avenue, and westerly of Vista del Lago Drive – 168.33 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 168.33 acres into 171 residential lots, two (2) water quality detention basins, four (4) park sites, and 21 open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36475, extending the expiration date to June 30, 2021. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36475, extending the expiration date to June 30, 2021.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 18, 2018**

30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35408** – Applicant: MMR & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of 55th Avenue, easterly of Harrison Street, southerly of 54th Avenue, and westerly of Shady Lane – 20 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule “E” Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Second Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2021.

1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30852** – Applicant: Mitzman Land Development, Inc. – First Supervisorial District – Temescal Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Dawson Canyon Road, southerly of Arcaro Drive, and westerly of Gavilan Springs Ranch – 414.22 Acres – Zoning: Residential Agricultural (R-A-1) – Approved Project Description: Subdivision of 414.22 gross acres into 249 residential lots with a minimum lot size of one (1) acre on 348.5 gross acres, seven (7) Open Space lots with a minimum lot size of 0.25 acres on 58.54 gross acres, and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 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. 30852, extending the expiration date to September 3, 2021.

1.7 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33372** – Applicant: Shizao Zheng – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of 13th Street, southerly of 12th Street, easterly of Banner Street, and westerly of North Drive – 58.31 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 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. 33372, extending the expiration date to August 20, 2021.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **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

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0

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

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

ADOPT Ordinance No. 348.4857.



PLANNING COMMISSION HEARING REPORT OF ACTIONS JULY 18, 2018

requirements for Cannabis activities. Continued from June 20, 2018.
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>.

(Public Hearing Closed)

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 7854, TENTATIVE TRACT MAP NO. 36771 – Intent to Adopt a Mitigated Negative Declaration – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly of Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST: The **Change of Zone** proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The **Tentative Tract Map** is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

ADOPT a Mitigated Negative Declaration to Environmental Assessment No. 42739; and

APPROVE and Exception to Section 3.8.C. of Ordinance No. 460; and

TENTATIVELY APPROVE Change of Zone No. 7854; and

APPROVE Tentative Tract Map No. 36771, subject to the conditions of approval as modified at hearing.

4.2 GENERAL PLAN AMENDMENT NO. 1226 (ENTITLEMENT/POLICY AMENDMENT) – 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: General Plan Amendment No. 1226 proposes to amend the Safety, Healthy Communities, and Land Use Elements as follows: (1) Safety Element – This amendment proposes to update the Safety Element's seismic hazards Liquefaction section to clarify text regarding these zones and to take advantage of new geologic and hydrologic data that was not available to the County during the last update of these maps in 2003. This amendment will also incorporate four (4) new maps published by the California Geologic Survey pursuant to the Seismic Hazards Mapping Act. (2) Healthy Communities Element and Land Use Element – Pursuant to the requirements of California Senate Bill (SB) 1000, this amendment will create policies to create an environmental justice component in the General Plan. Specifically, environmentally disadvantaged communities will be identified and addressed to ensure that they are not adversely affected by the land use decision making process and to ensure that the decision making process involves robust public participation to address the physical and social needs of such communities. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-007; 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. 1226, as modified at hearing.

4.3 GENERAL PLAN AMENDMENT NO. 1227 (Entitlement/Policy Amendment) – 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: Properties within the Rural and Rural Community Foundation Components of Riverside County – **REQUEST: General Plan Amendment No. 1227 proposes to revise**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-005; and

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



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 18, 2018**

the Land Use Element Policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

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

TENTATIVELY APPROVE General Plan Amendment No. 1227.

4.4 CONDITIONAL USE PERMIT NO. 3783 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area -- Homeland Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northwesterly corner of Highway 74 and Ritter Avenue – 1.5 Acres – **REQUEST:** The project was originally approved under Plot Plan No. 25248, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-1

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

APPROVE Conditional Use Permit No. 3783, subject to the conditions of approval as modified at hearing.

4.5 CONDITIONAL USE PERMIT NO. 3784 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – EA43073 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: Mixed Use (MU) – Location: Northeasterly corner of N Fern Street and Main Street, and southerly of Interstate 10 – 1.38 Acres – **REQUEST:** The project was originally approved under Plot Plan No. 26096, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption. 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

CONTINUED Off-Calendar.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED

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