



# Planning Commission.

## Regular Meeting

### ~Agenda~

4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

<http://www.rivcocob.org>

Charissa Leach  
951-955-3200

Wednesday, August 2, 2017

9:00 AM

County Administration Center

#### CALL TO ORDER:

#### PLEDGE OF ALLEGIANCE TO THE FLAG – ROLL CALL

#### 1.0 CONSENT CALENDAR:

- 1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29598** – Applicant: SFI SMR LP c/o Debbie Melvin – Second Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/Acre) – Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Piegion Pass Road, and easterly of Mt. Vernon Avenue – 133.7 Acres – Zoning: Specific Plan – Approved Project Description: The subdivision hereby permitted is to divide the subject 133.7 acre property into a water reservoir lot, an open space corridor, and 326 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 29598, extending the expiration date to September 9, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).
- 1.2 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29599** – Applicant: SFI SMR LP c/o Debbie Melvin – Second Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/Acre) – Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Piegion Pass Road, and easterly of Mt. Vernon Avenue – 148.4 Acres – Zoning: Specific Plan (No. 323) – Approved Project Description: Subdivide the subject 148.4 acre property into 145 single family residential lots with a minimum lot size of 10,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 29599, extending the expiration date to September 9, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).
- 1.3 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29600** – Applicant: SFI SMR LP c/o Debbie Melvin – Second Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/Acre) – Open Space: Recreation (OS-R) – Location: Southwesterly of Piegion Pass Road, and easterly of Mt. Vernon Avenue – 176.28 Acres – Zoning: Specific Plan – Approved Project Description: The subdivision hereby permitted is to divide the subject 176.28 acre property into 273 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 29600, extending the expiration date to September 9, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).
- 1.4 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29740** – Applicant: SFI SMR LP c/o Debbie Melvin – Second Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/Acre) – Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Piegion Pass Road, and easterly of Mt. Vernon Avenue – 98.67 Acres – Zoning: Specific Plan – Approved Project Description: Schedule “A” Subdivision of 98.67 acres into 270 residential lots with a minimum lot size of 7,027 sq. ft. and five (5) Open Space lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 29740, extending the expiration date to September 9, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).
- 1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817** – Applicant: Lansing Companies – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 acres minimum) – Location: Northerly of Central Avenue, southerly of Nuevo Road, and easterly of Menifee Road – 17.2 Gross Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 17.2 gross acres into 28 single family residential lots with a minimum lot size of 20,000 sq. ft. and one (1) detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31817, extending the expiration date to August 25, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

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- 2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. as possible thereafter. (Presentation available upon Commissioners' request.)  
**NONE**
- 3.0** PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:  
**NONE**
- 4.0** PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:
- 4.1 **PUBLIC USE PERMIT NO. 931** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lois Hastings – Representative: PlaceWorks – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R-RR) (5 acre min.) – Highway 79 Policy Area – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: Northwesterly of Highway 79, easterly of Pourroy Road, and southerly of Keller Road – **REQUEST:** Public Use Permit No. 931 proposes to construct and operate a charter school serving 600 students for kindergarten through 8<sup>th</sup> grade. Total building area is approximately 45,000 sq. ft. The existing residential structures on the property will remain. Project Planner: Larry Ross at (951) 955-9294 or email at [lross@rivco.org](mailto:lross@rivco.org).
- 4.2 **CONDITIONAL USE PERMIT NO. 3699** – Intent to Adopt a Negative Declaration – Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Nuevo Road, easterly of Ramona Avenue, southerly of Stadler Avenue, and westerly of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)- **REQUEST:** A Conditional Use Permit for 1,125 square-foot retail tire sales and installation facility within an existing 4,500 square-foot commercial building. The proposed layout of the facility will include a service counter, administration office, restroom, tire storage area, and tire installation area. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).
- 4.3 **TENTATIVE TRACT MAP NO. 36826** – Intent to Adopt Addendum No. 4 to Environmental Impact Report No. 439 – Applicant: Forestar Toscana LLC – Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan – Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Northerly of Temescal Canyon, southerly of Spanish Hills Drive, easterly of Park Canyon Road, and westerly of Indian Truck Trail – 76.58 acres – Zoning: Specific Plan (SP No. 327) – **REQUEST:** The Tentative Tract Map is a Schedule “A” Subdivision of 76.9 acres into 330 residential lots and 41 lettered lots for private street lots, common areas, manufactured slopes and detention basins. Project Planner: Deborah Bradford at (95) 955-6646 or e-mail at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- 4.4 **ORDINANCE NO. 348.4862** – Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) and Section 15308 – **REQUEST:** Pursuant to the Board of Supervisors' direction of March 21, 2017 (Board of Supervisors Agenda Item 18-1), Ordinance No. 348.4862, clarifies the County's existing marijuana ban and prohibits any medical or adult-use cannabis businesses or cannabis activities in all zones until the County adopts a comprehensive regulatory framework for medical and adult-use cannabis. Ordinance No. 348.4862 also allows limited personal cannabis cultivation otherwise allowed by the Adult Use of Marijuana Act (Proposition 64) and the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Senate Bill 94 (2017)). Ordinance No. 348.4862 continues to recognize a limited exemption from enforcement for violations of the ordinance for cannabis cultivation in certain zone classifications in conjunction with a one-family dwelling if such cannabis cultivation complies with the conditions and standards set forth in Ordinance No. 925. A draft of proposed Ordinance No. 925.1, an Ordinance of the County of Riverside amending Ordinance No. 925 Prohibiting Marijuana Cultivation and Declaring Marijuana Cultivation to be a Nuisance, shall be provided to the Planning Commission for informational purposes only. Consistent with Government Code sections 65850 and 65853 through 65855, the Planning Commission will only be making a recommendation to the Board of Supervisors on Ordinance No. 348.4862. The Planning Commission will not be taking action on Ordinance No. 925.1 which will be brought to the Board of Supervisors for action at a publicly noticed meeting at a later date. Charissa Leach, Assistant TLMA Director – Community Development at (951) 955-6097 or e-mail at [cleach@rivco.org](mailto:cleach@rivco.org).
- 5.0** WORKSHOPS  
**NONE**

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- 6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0** DIRECTOR'S REPORT
- 8.0** COMMISSIONERS' COMMENTS