



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

First District Monthly Meeting Agenda May 23, 2018

SURFACE MINING PERMITS ("SMP") & RECLAMATION PLANS ("RCL"):

- RCL00118S4 (Robertson's) – This will most likely not fall into an SC and be required to go to PC. Working with CoCo.
- SMP00219 (Olsen Canyon Mine) – Applicant Preparing Technical studies & HANS Completion
- SMP00197R1 (Deleo Mine / Corona Clay) – APO Continued to 06/19/18 —

PLANNING DEPARTMENT – MAJOR PROJECTS STATUS UPDATES:

- **GPA01203, CZ07913, & TR37153 (Pinnacle Residential / Mike Naggar)** – Located North of Temescal Canyon Road, West of I-15, East of Wrangler Way, and South of Mojeska Summit Road. GPA from BP to MHDR, CZ from C-O to R-4, and the map is to subdivide 14.81-acres into 3 residential lots, resulting in 83 condominiums. (Planner = Russell)
(Status Update: Pending plans resubmittal)
(Heard at 04/24/18 BOS; Continued to 06/05/18 BOS)
- **PP26173 (Harvill Industrial)** – Located at the southwest corner of Rider Street and Harvill Avenue, east of the I-215 Freeway. A 423,665 square-foot industrial building. (Planner = Brett)
(Status Update: Project is being re-noticed for the 04/04/18 DH)
(Heard at 02/26/18 DH; Continued to the 04/04/18 DH; Appealed to 06/06/18 PC)
- **PP26241 (Central Freight Lines (Part 2) / Teresa Harvey)** – Located north of Water Street, east of the I-215 Freeway, west of Harvill Avenue, and south of Placentia Avenue. A trucking support facility for PP26220 (Across street to north), which will include a 14,000 square foot shop maintenance building and 9,600 square foot fuel island. (Planner = Dionne)
(Status Update: Preparing for Hearing; PP26220 (Central Freight Lines (Part 1) – Approved at 03/26/18 DH)
(Scheduled for 06/11/18 DH)
- **SP00303, GPA01167, TR36517, & TR36549 (Walker Hills)** – Residential development around CrossCreek golf course. (Planner = Brett)
(Status Update: RCA Reviewing HANS/Criteria Refinement)
(TR36517 First Map – Approved at 06/21/2017 PC & 07/25/2017 BOS R&F)
(TR36549 Second Map – Map will finish processing, once HANS is complete)
- **GPA01146, CZ07859, CUP03712 (Temescal Canyon Gateway Center, AKA: Toscana Village / Speedway Development)** – Located east of I-15, North of Indian Truck Trail, and south of Temescal Canyon Road. A commercial retail center consisting of ~ 194,000 square feet of floor area, on approximately 27 acres. (Planner = Russell)
(Status Update: EIR Released for Public review 05/24/18)
(End of Summer 2018 potential hearing date)

BS Appard 1/31/17

etc. The subdivision includes 10 separate phases – **REQUEST:** FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP No. 33487, extending the expiration date to June 7, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

1.6 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30807** – Applicant: SR Conestoga, LLC c/o Jim Lytle – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR), Medium High Density Residential (CD-MHDR) – Location: Easterly of Leon Road, Westerly of State Highway 79 and Southerly of Domenigoni Parkway – 201.67Gross acres – Zoning: Specific Plan (SP293) – APPROVED PROJECT DESCRIPTION: Schedule A – subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan. **REQUEST:** THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30807, extending the expiration date to July 28th, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m.** or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **GENERAL PLAN AMENDMENT NO. 1167 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone – Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

2.2 **GENERAL PLAN AMENDMENT NO. 1169 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Summit Land Partners, LLC – ENGINEER/REPRESENTATIVE: Stantec – First Supervisorial District – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – **REQUEST:** Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR) on 13 parcels, totaling 548 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

2.3 **GENERAL PLAN AMENDMENT NO. 1172 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Martin Caputo – ENGINEER/REPRESENTATIVE: Blaine Womer – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential-Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

LAND DEVELOPMENT COMMITTEE (LDC)
FOURTH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: October 31, 2016

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Transportation- Survey- Dennis
Odenbaugh
P.D. Environmental Programs Division
P.D. Archaeology Section

Board of Supervisors - Supervisor: Kevin
Jeffries
Planning Commissioner: Charissa Leach

TENTATIVE TRACT MAP NO. 36549 – EA42622 - Applicant: – Kenneth Kai Chang: Beresford Properties LLC, Engineer/Representative: Eric Ruby: Environmental Science Associates- First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) and Open Space: Rural (20 acre minimum) – Location: North of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road – 70.3 gross acres - Zoning: Residential Agricultural-5 (5 acre minimum) - **REQUEST:** Schedule D subdivision to create 13 single family residential lots with a minimum lot size of 5 acres on 70.3 gross acres. - APN: 935-370-019, 935-370-020, 935-370-021 **BBID: 305-084-568 UPROJ CASE: TR36549**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on November 17, 2016.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

DATE: 11/15/16

SIGNATURE: [Signature]

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

No Comments

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.