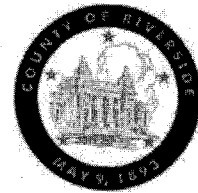


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.5
(ID # 3364)

MEETING DATE:

Tuesday, February 7, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF
PARCEL MAP NO. 37082 AND VARIANCE NO. 1900 - Applicant: FVIP, LLC -
Representative: HLC - Third Supervisorial District - Rancho California Zoning
Area - Southwest Area Plan - Community Development: Business Park (0.25-
0.60 FAR) - Location: East side of Briggs Road and 350 feet south of Magdas
Coloradas Street - 8.09 acres - Zoning: Industrial Park (I-P) REQUEST: Receive
and file the Notice of Decision by the Planning Commission to adopt the negative
declaration and approve the Parcel Map No. 37082 and Variance No. 1900 which
will help establish a mini warehouse facility with a Schedule "E" parcel map
combining seven (7) lots into two (2) lots, abandoning right of way and dedicating
easements for development. Variance No. 1900 is a request for Zero (0) setback
along the east property line adjacent to the 46.5 foot Gas Easement. APNs: 963-
070-005, 006, 007, 008, 009, 010, and 011 - Related cases PP25998. [Deposit
based funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced cases acted on by
the Planning Commission on January 4, 2017.

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly
carried by unanimous vote, IT WAS ORDERED that the above matter of approval is
received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: February 7, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

BACKGROUND:

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit Based Funds 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

Summary

The proposal was originally for a Plot Plan (PP25998), Parcel Map (PM37082) and a Variance (VAR1900) to develop a mini-warehouse and outdoor recreational vehicle (RV) storage facility.

Plot Plan No. 25998 proposes to develop a mini-warehouse facility (also referred to as a mini-storage facility or mini-storage warehouse facility) consisting of 156,501 square feet of storage buildings, a 2,050 square foot office, 61 open RV parking spaces, and 17 parking spaces on 8.09 acres.

Parcel Map No. 37082 is a Schedule "E" map that proposes to combine seven (7) parcels into (2) parcels, vacate Cochise Circle, and dedicate easements necessary for development.

Variance No. 1900 is a request for a zero (0) foot setback along the east property line instead of the typical setback of 15 feet pursuant to Section 10.4.f of Riverside County Ordinance No. 348.

The project went before the Planning Commission on January 4, 2017. At that meeting the Planning Commission adopted the Negative Declaration for Environmental Assessment No. 42889, approved Variance No. 1900, approved Plot Plan No. 25998 and approved Parcel Map No. 37082 by a vote of 3-0.

Ordinance No. 348 requires that the Planning Commission make the final decision on Plot Plan No. 25998 and once the decision letter is mailed out, there is a 10-day appeal period. The decision letter will be issued once the Variance and Parcel Map appear on the Board of Supervisor's agenda to insure that the appeal period of all the cases run concurrently.

Ordinance No. 348 requires that the Planning Commission's approval of Variance No. 1900 be received and filed by the Board of Supervisors.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Ordinance No. 460 requires that the Planning Commission's approval of Parcel Map No. 37082 be received and filed by the Board of Supervisors.

In order to be in compliance with the requirements of both Ordinance No. 348 and No. 460, the receive and file actions for both Variance No. 1900 and Parcel Map No. 37082 are being presented to the Board of Supervisors as a separate action from Plot Plan No. 25998.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

SUPPLEMENTAL:

Additional Fiscal Information

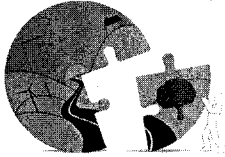
N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- ATTACHMENT A. Planning Commission Packet (Parts 1 and 2)**
- ATTACHMENT B. Planning Commission Minutes**



**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32764 – Applicant: Rick Hoffman – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) – Location: Northerly of 10th Street, easterly of Interstate 215 and Reservoir Avenue – 6.74 Acres – Zoning: Residential Agricultural (R-A) – Approved Project: Schedule B Subdivision of 6.74 acres into six single family residential one acre lots.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32764 extending the expiration date to February 22, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

APPROVED- Second Extension of Time Request for Tentative Tract Map No. 32764 extending the expiration date to February 22, 2017

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.2

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693 – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley – Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Acre) – Location: West of Van Buren St., south of Avenue 62, east of Calhoun St. and north of Avenue 63 – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), and Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 162 acres into 228 single family residential lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017.

IV. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

APPROVED First Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.3

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32694 – Applicant: Munger Farms – Fourth Supervisorial District – Lower Coachella Valley Zoning District –Eastern Coachella Valley – Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum), Community Development: Medium Density Residential (CD:MDR) (2-5 Acres), Community Development: Public Facilities (CD:PF) (≤ 0.06 Far) – Location: Westerly of Interstate 86, easterly of Van Buren St., southerly of Avenue 62, and northerly of Avenue 64 – 396.2 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), One Family Dwelling, Five Acre Minimum (R-1-5), Planned Residential (R-4), Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 396 acres into 547 residential lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017.

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

APPROVED First Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 34466 – Applicant: Darren Chin – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan Rural: Rural Residential (R:RR) (5-Acre Minimum), Open Space: Conservation Habitat (OS:CH) – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 1,099.3 acres – Zoning: Residential Agricultural (R-A), Open Area Combining Zone – Residential Developments (R-5), and Citrus/Vineyard (C/V) – Approved Project Description: Schedule B subdivision of 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a one (1) acre minimum lot size in the C/V zone), Eight (8) winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5 acre lot for a future fire station.

II. PROJECT DESCRIPTION:

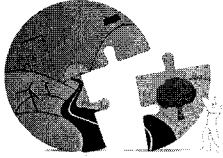
First Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

APPROVED First Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2018.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.5

PLOT PLAN NO. 25878 – RECEIVE AND FILE – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10).

II. PROJECT DESCRIPTION:

Verizon Wireless proposes a disguised wireless communication facility comprised of the following: 60 foot high monopole disguised as a palm tree, 12 panel antennas, 12 Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, one (1) parabolic antenna. Included within the 418 sq. ft. lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by a six foot high decorative block wall.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

RECEIVED AND FILED

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.6

PLOT PLAN NO. 25767 – RECEIVE AND FILE – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1).

II. PROJECT DESCRIPTION:

The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately 12 panel antennas, (2) power/fiber demarcation boxes, 12 Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a six foot high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

RECEIVED AND FILED

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.7

PLOT PLAN NO. 25847 – RECEIVE and FILE – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3).

II. PROJECT DESCRIPTION:

The Plot Plan proposes the construction of a disguised wireless communication facility as a pine tree that will include 12 panel antennas, twelve Remote Radio Units, and two parabolic antenna dishes mounted to a 50 foot tall monopine, as well as, two equipment cabinets, and one DC generator within an enclosed 324 sq. ft. lease area by a masonry block wall.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

RECEIVED AND FILED

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.8

FORTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199 – Applicant: Stephen Macie – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 Acre Minimum)– Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister Parkway – 8.8 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots.

II. PROJECT DESCRIPTION:

Forth Extension of Time for Tentative Tract Map No. 31199, extending the expiration date to January 5, 2018.

III. PLANNING COMMISSION ACTION:

MOVED to January 18, 2017 due to lack of quorum.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 803, CHANGE OF ZONE NO. 7321, and TENTATIVE TRACT MAP NO. 33410 – Intent to Adopt a Negative Declaration – Applicant/Owner: MRF-Groves Development – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Edgemont – Sunnymead Zoning District – Highgrove and Reche Canyon/Badlands Area Plans: Community Development: Public Facilities (CD:PF) (≤ 0.60 FAR) – Location: Southerly of Highgrove Pass Road and easterly of Pigeon Pass Road – 45.57 Gross Acres – Zoning: Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the current land use designation from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre). The Change of Zone proposes to alter the zoning classification from Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule A subdivision of 45.57 gross acres into 138 single family residential lots with an average lot size of 6,713 sq. ft.; 12 open space lots for a 4.11 acre detention basin, 2.12 acre park area, and 5.19 acres dedicated to trails, flood control, fire access roads, a water quality basin, and drainage collection.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: David Alvarez at (951) 955-5719 or email daalvarez@rctlma.org.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: Open
Motion by Commissioner Berger, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

CONTINUED to January 18, 2017.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 4.4

PARCEL MAP 37082, PLOT PLAN NO. 25998 and VARIANCE NO. 1900 – Intent to Adopt a Negative Declaration – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (0.25 – 0.60 FAR) – Location: East side of Briggs Road and 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P).

II. PROJECT DESCRIPTION:

To establish a self-storage facility on 8.09 gross acres consisting of 156,451 sq. ft. of storage buildings, a 2,050 sq. ft. office, 61 open recreational vehicle parking spaces, and 17 parking spaces. The parcel map is a Schedule E subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development. Variance No. 1900 is a request for a Zero (0) setback along the east property line adjacent to the 46.5 ft. gas easement.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

Dan Long, Applicant, spoke in favor of the proposed project. No one spoke in opposition or in neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Berger, 2nd by Commissioner Sanchez

A vote of 3-0 (Chairman Hake Absent)

ADOPTED the NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42889;
and,

APPROVED VARIANCE NO. 1900; and,

APPROVED PLOT PLAN NO. 25998; and,

APPROVED PARCEL MAP NO. 37082.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 4.5

CONDITIONAL USE PERMIT NO. 3751 – CEQA Exempt (Section 15301) – Applicant: Mohammad Harb – First Supervisorial District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Zone Area: Good Hope – Zone: Rural Residential (R-R) – Location: North of Lopez Street, east of Cowie Avenue, west of the City of Perris, and south of San Jacinto Avenue – Project Size: 0.33 acres.

II. PROJECT DESCRIPTION:

A Conditional Use Permit to re-establish a market and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine), within an existing building on one parcel, totaling 0.33 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Spoke in favor of the proposed project:

- Mohamed Harb, Applicant, 951-776-4016
- Diana Martin, Neighbor, Perris Ca., 951-452-2670

No one spoke in opposition or in neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Leach, 2nd by Commissioner Sanchez

A vote of 3-0 (Chairman Hake Absent)

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

APPROVED Conditional Use Permit No. 3751.

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