



Cumulative Projects List

Significant Projects Under Review

PROJ23-0029 (USE23-0024 and SUB23-0008) – 710 Cawston Avenue (Chacon Farms Residential Community): A proposal for a master planned development on approximately 76.30 gross acres. The Chacon Farms Community will include a range of residential product types and densities, which includes 209 single-family homes and 424 multi-family homes. The project also includes active and passive open spaces that are interconnected by trails/paths. Application Types: General Plan Amendment (PLAN23-0004), Change of Zone (PLAN23-0005), Vesting Tentative Tract Map (SUB23-0008), Planned Development Permit (USE23-0024), and a Site Plan and Design Review (USE23-0025). Zoning: Rural Residential (RR). Environmental: Initial Study. APN's: 432-260-009, 432-260-026 and 432-260-027.

PROJ23-0022 (USE23-0009 & SUB23-0005) – The Magnet Shopping Center: A proposal for a 114,523-square-foot Commercial/Retail Shopping Center that includes a convenience store and gas station, an approximately 16,000 sf grocery store pad, and an automated carwash with 3 drive thru lanes and self-serving vacuums (MUP). In addition, the shopping center includes three (3) drive thru restaurants (MUP each), an approximately 7,000 square-foot auto parts store pad, 4 retail pads for larger tenants with a total of 56,00 sf, and 2 shop pads with a total 13,000 sf for retail and restaurant uses, with incidental uses including outdoor dining (MUP) and an (ATM MUP). The proposal also includes a Vesting Tentative Parcel Map (VTPM38831) to subdivide approximately 14.5 acres into 14 parcels that range from 0.38 acres to 1.54 acres. Application Type: Vesting Tentative Parcel Map (SUB23-0005), 5 Minor Use Permits (USE23-0010/11/12/13/14), and Site Plan and Design Review (USE23-0009). Zoning: Commercial General (CG). Environmental: Initial Study. Location: Southeast corner of State Street and Ramona Expressway. APN(s): 434-080-026 & 025.

PROJ24-0065 (USE24-0035, USE24-0036, SUB24-0011 – TTM38872) A proposal for a Master Planned Development on approximately 24-acres. The project will include two product types, which includes 126 Alley Cluster homes and 123 small lot detached homes. The project also includes two community parks at the center of the development and a water quality basin/dog park. Application Type: Planned Development Permit (USE24-0035), Site Plan and Design Review (USE24-0036), Tentative Tract Map (SUB24-0011). Zoning: Mixed Use. Environmental: TBD. Location: E. Esplanade Avenue and S Hewitt Street. APN: 439-180-011.

USE23-0008 (Idyllwild Apartments): A proposal for a 36-unit apartment complex with 1, 2, and 3 bedroom units (12 of each). Application Type: Site Plan and Design Review (SPDR). Zoning: Residential, High Density (RH). Environmental: TBD. Location: Southeast of the intersection of Idyllwild Drive and Penny Lane. APN: 434-353-023.

ARC23-0009 – San Jacinto Medical Office Buildings: A proposal for two-phase project that consists of two, 2-story medical and office use buildings and on-site improvements. Application Type: Site Plan and Design Review. Zoning: Commercial General (CG). Environmental: Previously Analyzed. Location: 1310 State Street. APN: 433-300-034.

P21-067 – TTM 38019: A submittal by Mike Record on behalf of Yorba LLC., for a proposed Subdivision of 149 residential lots, with a minimum lot size of 5,000 square feet, 1

commercial lot and 2 open spaces for landscape and drainage purposes on 42.8 acres. Application Type: Subdivision Application, Zone Map Change, General Plan Map Amendment, Environmental Assessment, Planned Development, and Tentative Tract Map. Initial Environmental Determination: TBD. Zoning: Industrial Light (IL), and Residential Medium Density (RM). Location: Northwest corner of Ramona Expressway and Potter Road. APN(s): 436-070-006-018.

P23-006 – Demler Farms: A proposal for a 78,072 square-foot, ground-mounted solar array with equipment pads on approximately 2 acres of the ~82-acre Demler Egg Ranch site. The solar electrical system is approximately 1 megawatt (DC) and proposed for onsite use (non-commercial). Application Type: Minor Use Permit. Zoning: Residential, Low Density (RL). Environmental: TBD. Location: 1455 N. Warren Rd. APN: 432-030-014.

P23-003 – Sanderson Crossroads Shopping Center: A proposal to add a 20,000 square-foot market, 10,000 square feet of inline restaurant/retail shops, and four (4) drive through restaurants to an existing shopping center. The proposal also includes the addition of 194,103 self-storage facility with one- and three-story buildings and a total of 1,146 storage units on approximately 6 acres. The existing shopping center currently includes a convenience store and service station and two (2) retail buildings. Application Type: Conditional Use Permit. Zoning: Community Commercial (CC). Environmental: TBD. Location: Southwest corner of Sanderson and Cottonwood. APN: 432-270-020.

P22-125 – Wright Septic: A proposal by Allen Griffith on behalf of Wright Septic to allow for a Contractor’s Storage Yard, consisting of outdoor material, on-site truck parking, and the conversion on an existing structure on a 4.71-acre parcel. Application Type: Conditional Use Permit (CUP), and Site Plan and Design Review (SPDR). Zoning: Industrial Light (IL). Environmental: TBD. Location: 880 Cottonwood Avenue. APN(s): 435-260-001, 002; 435-020-007.

P22-129 – San Jacinto Commerce Center: A submittal by Landon Browning on behalf of Shea Properties to establish the San Jacinto Commerce Center Specific Plan for an Industrial Park with up to 15 warehouses totaling approximately 7,900,000 square feet on 475.24 acres. The project also includes a Site Plan and Design Review for the development of four speculative industrial buildings totaling approximately 4,180,000 square feet (Phase 1). Application Type(s): Site Plan and Design Review, Specific Plan. Land Use/Zoning: Villages of San Jacinto SP. Environmental: Environmental Impact Report. Location: West side of Sanderson Avenue, approximately 0.5 miles south of Ramona Expressway. APN(s) 432-030-006, 010 and 011.

P22-078 – Valley Reseda Phase II -TTM38634: A proposal to subdivide approximately 173,657 gross acres into 12 residential and non-residential lots and 2 letter lots for future right-of-way dedication. Future single-family residential lots proposed to be further subdivided through a separate and future tract map. Application Type: Tentative Tract Map, Planned Development Permit, and Environmental Assessment. Zoning: Residential, Medium Density (RM) and Commercial General (CG). Environmental: Initial Study. Location: East side of Sanderson Avenue and southwest of De Anza Drive. APN(s): 436-030-002, 436-170-001 and a portion of 436-030-001.

P22-123 – Warren Foothill Specific Plan/Tract Map: A proposal for a new specific plan (“SP”) with 36 planning areas for residential, recreational/open space, and commercial (optional) uses. The specific plan plans for 757 single-family (low to medium density)

residential lots on ~28 acres, parks and open space areas on ~76 acres, and 160 high density residential units on ~11 acres (11-acre lot may be used for commercial uses). Tentative tract map 38365 (TTM38365) proposes to subdivide the project site into single-family lots as proposed in the SP, one high density or commercial lot, and other lots for water quality facilities, parks, and open space. Other associated actions in support of the project include a general plan amendment to designate site as Specific Plan Area (“SPA”), a change of zone to rezone the site as SP, and a development agreement to set development requirements. Application Type: General Plan Amendment, Change of Zone, Specific Plan, Tentative Tract Map, Development Agreement and Environmental Assessment. Zoning: Residential, Low Density (RL). Environmental: Initial Study. Location: West of Warren Road and North of Upperline Avenue.

P22-079 – Revision to Esplanade Specific Plan and TTM32955: A proposal to revise approved Tentative Tract Map 32955, phases 32955-2, -3,-4 within Planning Areas 1 – 3, 5, 7 and 8 of the Esplanade Specific Plan for 852 single-family residential lots and one, ~36.1-acre mixed use lot with capacity for ~194 multi-family units. The project includes an amendment to approved SP 01-02 (the *Esplanade Specific Plan*) and revisions to several improvements to match and support revisions to the associated tract map. Application Type: Specific Plan Amendment, Tentative Tract Map Revision, and Environmental Assessment. Zoning: Specific Plan (Esplanade). Environmental: Initial Study. Location: Northeast corner of Esplanade Avenue and Warren Road.

P21-127 – Green Acres: A submittal for an Outdoor Cultivation Cannabis Oriented Business located on a 25.34-acre parcel. The applicant will utilize 6.3 acres of this parcel with approximately 3.47 acres of cultivation canopy. Application Type: Cannabis Oriented Business Land Use Permit, Environmental Assessment. Zoning: Office Park (OP). Environmental: Initial Study/MND. Location: North of Cottonwood, east of Warren Rd. APN: 432-120-005.

P22-110 – Kirby Villas TTM 38509: A proposal to subdivide approximately 4.95 acres into 27 single-family residential lots and 5 lettered lots (roads, parking, basin). Application Type: Tentative Tract Map. Zoning: Residential, Medium Density (RM). Environmental: TBD. Location: 1436 S. Kirby Street. APN: 436-450-015.

P22-004 – Tract 34271: A submittal by Cornell Kasbergen to annex 43.68 acres into the City of San Jacinto and subdivide the property into 152 lots for single-family homes and 5 lettered lots for a park, basin, and open space areas. The project also includes a lot line adjustment between two lots. Application Types: Annexation, Tentative Tract Map, Change of Zone, Lot Line Adjustment, and Environmental. Zoning: Agriculture (A-2-10) - County of Riverside, Proposed Zone: Low Density Residential (RL). Environmental: Mitigated Negative Declaration. Location: South of Ramona Expressway, extending between Alessandro Avenue and Vernon Street. APN(s): 433-070-030, 433-070-050, and 434-180-007.

P22-022 – McLeish Ranch: A submittal of TTM 38203 to subdivide approximately 96 acres into 424 single-family lots, one basin lettered-lot, and 14 landscape/open space lettered-lots. The project also includes a Planned Development Permit to modify various design standards. Application Type: Tentative Tract Map, Planned Development Permit, and Environmental Assessment. Zoning: Residential, Low Density (RL). Environmental: Initial Study. Location: Northwest corner of Lyon Avenue and De Anza Drive. APN(s): 436-080-001, 002, and 006.

P22-088 – Cormen Leigh TTM38468: A proposal to subdivide 42.19 acres into 153 single-family residential lots with four lettered lots for detention basins, water quality and open space. Zoning: Residential, Low Density (RL). Application Type: Tentative Tract Map. Environmental: Initial Study/MND. Location: West side of Lyon Avenue, approximately 962 feet north of Cottonwood Avenue. APN's: 436-280-006/-007.

P21-097 – SJ44: A submittal for the construction of 44 single-family residential homes on approximately 5.8 acres. Application Type: Site Plan and Design Review. Zoning: Residential, Medium Density (RM). Environmental: Previously Analyzed. Location: Ramona Boulevard and Tiger Lane. APN: 434-110-023 and -024.

P22-037 – Oso Farms, LLC: A submittal by Hugo Tinoco on behalf of Oso Farms, LLC., to establish a Cannabis Oriented Business Land Use Permit for Outdoor Cultivation of Cannabis on 23 Acres. Application Type: Cannabis Oriented Business Land Use Permit, and Environmental Assessment. Zoning: Office Park (OP). Environmental: Mitigated Negative Declaration. Location: North side of Ramona Boulevard, and west of Cawston Avenue.

P21-106 – Ramona Land Development: A submittal by Andrew Kotyuk to on behalf of Ramona Land Development, LLC., to establish a Cannabis Oriented business for outdoor cultivation on 17.1 acres. Application Type: Cannabis Oriented Business Land Use Permit, Environmental. Initial Environmental Determination: Mitigated Negative Declaration. Zoning: Office Park (OP). Location: North of Cottonwood Avenue, South of Ramona Expressway, East of N. Warren, and West of N. Sanderson. APN: Portion of 430-100-002.

P21-076 – Bray Map TTM 38202: A proposal to subdivide approximately 33.8 acres into 181 single family residential lots with a minimum lot size of 5,000 square feet and 4 lettered lots for basins and open space. Application Type: Tentative Tract Map, Planned Development Permit, and Environmental. Initial Environmental Determination: Initial Study. Zoning: Residential Low Density (RL). Location: 291 N. Lyon Avenue. APN: 436-280-011 – 014 and 025.

P22-029 – Trifecta Investment LLC: A submittal by Trifecta Investment Group LLC., for a Cannabis Oriented Business Land Use Permit to establish an outdoor cultivation facility on 65.61 acres. Application Type: Cannabis Oriented Business Land Use Permit. Initial Environmental Determination: Mitigated Negative Declaration. Zoning: Office Park (OP). Location: West of Sanderson Avenue approximately 1,800 feet. APN: 430-130-079.

P20-011 - The Sanderson Ranch - Tentative Tract Map 37867: A submittal by Fred Pugh to subdivide 50.08 acres into a total of 117 lots. The project will consist of 90 single-family dwellings, 6 multi-tenant dwelling lots, and various other supporting uses. Application Type: Tentative Tract Map. Initial Environmental Determination: TBD. Zoning: Residential, Medium Density (RM). Location: Sanderson Avenue, approximately 1400 feet North of Cottonwood Ave. APN(s): 436-170-018, 436-170-019, and 436-170-020.

P21-010 – Silver Beach Grand San Jacinto: A proposal by Tony Tang on behalf of Golden Ocean Realty, LLC, to subdivide 37.87 acres into 138 single-family lots and two lettered lots with Tentative Tract Map 38066. Application Type: Tentative Tract Map. Initial Environmental Determination: Mitigated Negative Declaration. Zoning: Residential, Medium (RM). Location: SW of Ramona Blvd. APN(s): 436-040-006, 436-040,008, and a portion of 436-030-001.

P20-091 – We Architects Group: A submittal by Richard Bostwick on behalf of We Architects Group, to establish a Cannabis Oriented Business within a proposed 18,534 square foot building and a 1,758 square foot mezzanine on 1.37 acres. Application Type: Cannabis Oriented Business Land Use Permit and Site Plan and Design Review. Initial Environmental Determination: Categorical Exemption (In-fill). Zoning: Industrial Light (IL). Location: South of W. Esplanade Avenue and East of S. Buena Vista Street. APN(s): 435-211-025 and 435-211-026.

P21-064 – Soyland Industrial: A submittal for the construction of 4,000 square-foot industrial speculative metal building on approximately 0.3 acres. Application Type: Site Plan and Design Review and Variance. Zoning: Industrial, Light (IL). Environmental: Categorical Exemption. Location: 572 Grand Avenue. APN: 435-292-024.

P22-084 – Alessandro Annexation: A proposal to annex 160 acres into the City of San Jacinto. Application Types: Annexation. Zoning: Various - County of Riverside, Proposed Zone: Various – City Zoning. Environmental: Categorical Exemption. Location: South of Ramona Expressway, extending between San Jacinto Avenue and Vernon Street. APN(s): 88 lots/APNs.

Approved Projects

P22-036 – Monte Vista: A submittal by RJ Hernandez on behalf of Monte Vista Homes for a Site Plan & Design Review for the construction of 36 single-family residential homes on approximately 5.6 acres. Application Type: Site Plan and Design Review. Zoning: Residential, Medium Density (RM). Environmental: Previously Analyzed. Location: East of Kirby and 350 feet north of Esplanade. APN: 436-450-016.

P22-020 Rancho Estudillo Plaza (phase 2): A proposal to subdivide 6.69 acres into 4 commercial parcels and 3 lettered lots; establish a car wash with one automated car wash lane and self-service vacuuming (in place of a previously approved drive-thru); revise a second previously approved drive-thru restaurant building; and change the site layout and architectural design for the second phase of an approved commercial plaza. Application Type: Tentative Parcel Map (TPM38359), Minor Use Permits, and Site Plan and Design Review. Applicant: Maple Lane Group, LLC. Land Use Designation: Community Commercial (CC). Zoning: Residential, Low Density (RL). Environmental: Initial Study. Location: Northeast Corner of Sanderson Avenue and Seventh Street. APN: 436-360-011.

P21-128 – Rancho Madrina TR32247: A proposal by Sean Motlagh on behalf of KB Homes for a Site Plan & Design review to complete the build out of 150 homes on approximately 44.8 acres within Tentative Tract 32247. Application Type: Site Plan & Design Review. Initial Environmental Determination: Previously Analyzed. Zoning: Residential-Low Density (RL). Location: East of S. Lyon Avenue, North of W. 7th Street. APN(s): 431-190-009 thru 012.

P21-079 – Renaissance Valley Academy: A proposal to expand an existing charter school to add ~5 acres to the campus to accommodate an additional 250 students. Application Type: Conditional Use Permit and Site Plan & Design Review. Zoning: Public Institutional (PI). Environmental: TBD. Location: 1091 W. Esplanade Avenue. APNs: 435-190-053.

P20-046 – High Girl, Inc: A proposal by John Beverly Land on behalf of High Girl, Inc. to establish a Cannabis Oriented Business within two proposed buildings totaling 34,145 square feet on 2 acres. The proposal includes a microbusiness consisting of 18,360 square foot building for cultivation, and a 15,785 square foot building for manufacturing, distribution and retail sales, (dispensary). Application Types: Cannabis Oriented Business Land Use Permit, Site Plan & Design Review, and Environmental Review. Initial Environmental Determination: Categorical Exemption (In-fill). Zoning: The project site is zoned Industrial Light (IL). Location: 490 W. Seventh Street. APN(s): 435-240-043.

P20-087 - Rancho de Alamo (TTM 37881): A proposal by Fred J Pugh on behalf of Mayers & Associates for Tentative Tract Map 37881 to subdivide 37.1 acres into 191 residential lots. Application Type: Tentative Tract Map. Zoning: Residential, Medium Density (RM). Environmental: TBD. Location: Cottonwood and Cawston Ave. APN(s) 432-130-006/7.

P21-108 – Dutch Bros: A submittal by Daniel Batty on behalf of DMSD Property, LLC., for a Site Plan & Design Review and a Minor Use Permit for the construction of a 950 square foot coffee shop with drive-thru service. Application Type: Site Plan & Design Review, and Minor Use Permit. Zoning: Commercial General (CG). Environmental: Exempt. Location: Vacant parcel adjacent to 770 West Ramona Expressway. APN 434-080-036.

P21-129 – Popeyes: A proposal by Dawood Beshay on behalf of DMSD Property, LLC., for a Site Plan & Design Review and a Minor Use Permit for the construction of a Popeye's Restaurant with drive-thru service. Application Type: SPDR, MUP, Environmental Assessment. Zoning: Commercial General (CG). Environmental: TBD. Location: South side of Ramona Expressway, approximately 350 feet west of State Street. APN(s) 434-080-036.

SPDR 17-07 & Zone Change 17-05)- A proposal of the Soboba Band of Luiseño Indians for a Site Plan Design Review to construct a 14,583 square foot multi-tenant retail building, a 9,360-square-foot multi-tenant retail building, two fast-food restaurants with drive-thru service, and a service station with a convenience store and car wash. The project also includes a Change of Zone from Neighborhood Commercial to Commercial General The project is located on the south side of Main Street, extending between Ramona Expressway and Donna Way. (APN's 433-160-027, 032, 033, 024, 028, 029, 034).

P20-018 – 33 Holdings Canna-Park: A proposal by Micah Anderson of 33 Holdings Canna-Park to establish a Cannabis Oriented Business that consist of a Microbusiness with Cultivation, Manufacturing, Distribution and Retail. The project also includes a Site Plan & Design Review for the construction of a two story building with 21,811 square feet of gross floor area and the merger of two parcels on 1.34 acres. Application Type: Cannabis Oriented Business Land Use Permit, Variance Application. Initial Environmental Determination: TBD. Zoning: Industrial Light (IL). Location: 770 Cottonwood Ave. APN: 435-261-004, and 435-261-005.

P21-091 – Sunterra (TTM 38107): A submittal by Peter Kulmaticki on behalf of SRDP, LLC., to establish a Tentative Tract Map to subdivide approximately 38.15 acres into a proposed 215 single-family residential sub-division with a minimum lots size of 4,000 square feet with three landscape lots and one water quality basin. Application Type: Tentative Tract Map, PDP, Environmental. Initial Environmental Determination: TBD. Zoning: Residential, Medium Density (RM). Location: Southwest Corner of Sanderson Avenue and Ramona Blvd. APN: 432-030-012.

KPC PROMENADE

The applicant proposes a Zone Change from existing Zoning of Low Density Residential (LDR) to General Commercial (CG). The site proposal consists of; 6,300 square feet of Retail, 3,500 square foot convenience store, 12,800 square feet of restaurant, 6,000 square foot of Medical Office/Urgent Care, (8) pump Gas Station with Carwash and 125,000 square feet for a Hotel (120 rooms). At the west side of the property, the applicant proposes Senior Housing, 69 (1) bedroom units, and 45 (2) bedroom units. Initial Environmental Determination: MND Application Type: GPA 16-1, ZC 16-1, MUP 16-2, MUP 16-3, MUP 16-4, SPDR 16-7; Site Location: Northwest corner of Ramona Expressway and Main Street.

P22-023 – TTM38339: A submittal by DeRicci Keller on behalf of Tulloch Holdings, LLC, to subdivide approximately 20 acres into 76 single-family residential lots. Application Type: Tentative Tract Map, and Environmental Assessment. Zoning: Residential, Low Density (RL). Environmental: TBD. Location: 393 Kirby Street. APN: 436-490-011.

P21-071 – SJ Warehouse LLC: A submittal by Caspar Chou on behalf of SJ Warehouse, LLC for a Cannabis Oriented Business Land Use Permit to establish a Cannabis Indoor Cultivation and Distribution operation in a new 11,008 square foot building on 0.63 acres. Application Type: Cannabis Oriented Business Land Use Permit, Environmental, Site Plan and Design Review. Initial Environmental Determination: TBD. Zoning: Light Industrial (IL). Location: 220 N. Greco Court. APN: 435-055-042.

P21-074 – 1612 S. Santa Fe Avenue: A submittal by Kreg McCoy on behalf of SIPKOI for a Cannabis Oriented Land Use Permit to establish a Cannabis Microbusiness within an existing 10,000 square foot building on 2.22 acres and a variance to establish a dispensary within 500 feet of another dispensary. Application Type: Cannabis Oriented Business Land Use Permit, Environmental, Site Plan and Design Review and Variance. Initial Environmental Determination: Exempt. Zoning: Industrial. Location: 1612 S. Santa Fe. APN: 439-070-064.

Approved & Under Construction

P21-102 – TR37230 - Mountain Bridge: A submittal by Nicole Balchunas on behalf of Century Communities to build 81 single family detached homes on approximately 14.5 acres in a previously entitled Tract. Application Type: SPDR. Initial Environmental Determination: Nothing Further Required. Zoning: Residential, Medium Density (RM). Location: Northeast corner of Hewitt Street and Esplanade Ave. APN: 437-310-029.

P21-103 – TR37229 - Mountain Bridge: A submittal by Nicole Balchunas on behalf of Century Communities to build 73 single family detached homes on approximately 11.8 acres in a previously entitled Tract. Application Type: SPDR. Initial Environmental Determination: Nothing Further Required. Zoning: Residential, Medium Density (RM). Location: East side of Hewitt Street, extending between Esplanade Avenue and Commonwealth Avenue. APN: 439-180-015.

P20-052 – Walmart Fueling Station: A submittal by Brady Carlucci of Sevan Multisite Solutions on behalf of Walmart Inc. to add a Fueling Station consisting of eight pumps (16 fueling stations) to an existing Walmart Supercenter on a 0.55-acre parcel. Application Types: Site Plan & Design Review, Minor Use Permit, and a Variance. Initial Environmental Determination: Nothing Further Required Zoning: Commercial General (CG). Location: 1861 S San Jacinto Ave. APN: 439-120-038-2.

Site Plan Design Review (Project P19-003). A proposal by Demler Egg Ranch for the redevelopment of the Demler Egg Ranch. The project site consists of 246.4 acres on APN's 432-030-001(RL and OSR), 432-030-002 (RL and OSR), and 432-030-003 (RL, RH, OSR). The existing ranch consists of approximately 1,024,080 square feet of existing poultry houses with additional miscellaneous buildings. Initial Environmental Determination: Exempt. Location: The site is bound by Warren Road on the west, Odell Street on the east, and Record Road on the north.

P20-022 –Dollar Tree: A submittal by Kathryn Smith of Sterling Commercial Properties on behalf of Dollar Tree for the construction of a 10,050 square-foot retail building and a Tentative Parcel Map 37863 to subdivide 16.51 acres into nine parcels for commercial use. Parcel 5, a 1.22-acre lot, will be developed for the Dollar Tree retail building. Application Types: Tentative Parcel Map, Site Plan & Design Review, and Environmental Review. Initial Environmental Determination: TBD. Zoning: Commercial General (CG). Location: NEC of Sanderson Ave and Esplanade Ave. APN: 432-280-028.

P21-125 – Ashford Pointe: A proposal by Dean Pernicone on behalf of DR Horton, for a Site Plan & Design Review to build 89 single-family detached homes on TR 31294, 30878, and 32250. Application Type: Site Plan & Design Review, Landscape and Irrigation. Zoning: Residential Low Density (RL). Environmental: Previously Analyzed. Location: Both sides of 7th Street extending between Kirby Street and Ivy Street. APNs: 436-610-001 -013, 436-611-001 – 019, 436-612-001 – 020, 436-541-039, 436-530-001 – 014, and 436-520-001 - 022.

P21-057 – Starling Pointe/Place: A proposal to build 369 single-family detached homes on TR 30379 and 32582. Application Type: Site Plan & Design Review. Zoning: Residential Low Density (RL). Environmental: Previously Analyzed. Location: Both sides of Vernon Avenue, south of Ramona Expressway and north of Artesian Street. APNs: 434-230-001 -002, 434-250-001, 434-271-001, 434-300-002, -011 - -013.

P22-087 – San Jacinto Valley Academy: A proposal to expand an existing charter school to add 6.93 acres to the campus to accommodate a maximum of 2,400 students. Application Type: Conditional Use Permit and Site Plan & Design Review. Zoning: Public Institutional (PI). Environmental: IS/MND. Location: 480 N. San Jacinto Avenue. APNs: 434-200-009, -010, -013, and -019.

Esplanade Specific Plan/TTM32955: Tentative Tract Map 32955 for 622 SFR lots (~300 under development). Application Type: Specific Plan Amendment, Tentative Tract Map. Zoning: Specific Plan (Esplanade). Environmental: IS/MND. Location: Northeast corner of Esplanade Avenue and Warren Road.

P21-030 – TS Farms LLC: A submittal by Tony Huang on behalf of TS Farms, LLC., to establish a Cannabis Oriented Business for Outdoor Cultivation of Cannabis on 60.53 acres. Application Type: Cannabis Oriented Business Land Use Permit. Initial Environmental Determination: Categorical Exemption (existing facilities, new construction of small structures). Zoning: Residential, Medium Density (RM). Location: West of Sanderson Avenue, approximately 2,500 feet North of Cottonwood Avenue. APN(s): 432-130-008, 432-130-009, & 432-130-001.

P20-061 – SoCal Innovative: A proposal by Hugo Gutierrez to establish an Outdoor Cannabis Cultivation Business on 2.70 acres. Application Type: Cannabis Oriented Business Land Use Permit. Initial Environmental Determination: Negative Declaration. Zoning: Residential, Medium Density (RM). Location: 450 N. Sanderson Road. APN: 432-130-002-1.

P20-062 – Kommon Farms, Inc.: A proposal by Stephen Kim for an Outdoor Cannabis Cultivation Business on 2.70 acres. Application Type: Cannabis Oriented Business Land Use Permit. Initial Environmental Determination: Mitigated Negative Declaration. Zoning: Medium Density Residential (RM). Location: 450 N. Sanderson Road. APN: 432-130-002-1.