

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.
21.2
(MT 19972)

MEETING DATE:
Tuesday, September 13, 2022

10:00 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Adoption of Ordinance No. 664.93 Approving Amendment No. 1 to Development Agreement No. 1900044 – Applicant: River Releaf – First Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) – Location: west of Temescal Canyon Road at the intersection with Dawson Canyon Road – 0.43 Acres – Zoning: Manufacturing – Service Commercial (M-SC) - APN: 283-160-038. The Chairman called the matter for hearing.

Russell Brady, Planning Department staff, presented the matter.

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED to close the public hearing on the above matter is continued to Tuesday, October 4, 2022 at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 13, 2022 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: September 13, 2022

Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
21.2

xc: Planning, COB

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE, TENTATIVE TRACT MAP, AND CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 439 IN THE TEMESCAL CANYON AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 13, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **consider Addendum No. 5 to Environmental Impact Report No. 439, approve General Plan Amendment No. 210005, Specific Plan No. 327 A2, Change of Zone No. 2100013 and Tentative Tract Map No. 38051.** GPA210005 proposes to re-configure PA11 and PA14 into four separate PAs which will be reflected on the amended land use maps in Specific Plan document as PAs 11A, 11B, 14A, and 14B. PAs 11A, 11B, and 14B will be designated Medium High Density Residential (MHDR) and PA14A will remain designated Medium Density Residential (MDR). SP327A02, proposes to: 1) modify the configuration, acreage and unit count of PAs 11 and 14 to create PAs 11A, 11B, 14A, and 14B, 104 of the 251 dwelling units within this area will be Age-Qualified (55+); 2) proposes to modify the configuration, acreage, unit count and densities of residential PAs 2, 3, 5, 7, 9, 10, and 12 to reflect previously recorded Tract Maps, and establish PAs 2, 3, 4, 5, 7, 10, and 12 as Age-Qualified Neighborhoods; 3) other non-substantive changes throughout the document to accommodate these modifications. CZ2100013 proposes to modify the Specific Plan Zoning Ordinance to reflect changes proposed by GPA210005 and SP00327A2; which includes modifying the Planning Areas boundaries, permitted uses, and development standards TTM38051 proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. Development of these lots will occur in four phases within four Planning Areas 11A (12.9AC-80 Lots), 11B (8.7AC-62 Lots), 14A (9.9AC-42 Lots), and 14B (10.6AC-67 Lots). APNs: 283-240-021 & -023, and 290-930-062. This proposed project is North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER Addendum No. 5 to Environmental Impact Report No. 439, APPROVE General Plan Amendment No. 210005, DIRECT the Planning Department to incorporate the changes made by General Plan Amendment No. 210005 into the Riverside County General Plan Land Use Element and associated Area Plan, tables and figures, APPROVE Specific Plan No. 327 Amendment No. 2, ADOPT Resolution No. 2022-168, APPROVE Change of Zone No. 2100013, ADOPT Ordinance No. 348.4991, and APPROVE Tentative Tract Map No. 38051.**

On July 6, 2022, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0 with Commissioner Sanchez absent. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website. <https://planning.rctfma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL DBRADFOR@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: August 29, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

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<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011557847
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<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	09/03/2022
<i>Total Amount:</i>	\$476.19
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<i>Amount Due:</i>	\$476.19
<i>Notice ID:</i>	TkxJ80wQFPp4n7iM7HZC
<i>Invoice Text:</i>	<p>NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, FIRST SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, September 13, 2022 at 10:00 A.M. or as soon as possible thereafter, to consider a recommendation to approve Amendment No. 1 to Development Agreement No. 1900044. This proposed project is located west of Temescal Canyon Road at the intersection with Dawson Canyon Road in the First Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors Approve Amended Development Agreement No. 1900044 and Introduce, Read Title, and Waive further reading of, and Adopt Ordinance No. 664.93. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of</p>

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Publication: The Press-Enterprise

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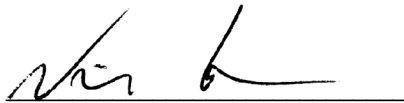
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/03/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 3, 2022.

At: Riverside, California



Signature

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Dated: August 30, 2022
Keila R. Harper,
Clerk of the Board
By: Zuly Martinez,
Board Assistant
The Press-Enterprise
Published: 9/3/22