

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



ITEM: 1.2
(ID # 21289)

MEETING DATE:
Tuesday, February 28, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File of the Planning Commission Decision as Stated in the Report of Actions. All Districts. [\$0]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE and FILE the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on **November 2, 2022, November 16, 2022, January 4, 2023, January 18, 2023, and February 1, 2023**, as stated in the Report of Actions.

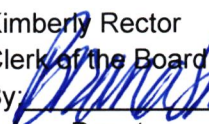
ACTION:Consent


John Hildebrand, Planning Director 2/14/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, and Gutierrez
Nays: None
Absent: Perez
Date: February 28, 2023
xc: Planning

Kimberly Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348, specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File (“R&F”) item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director’s Hearing and Planning Commission hearing will be taken as single Report of Actions item for the Board of Supervisors consideration.

The Planning Commission considered and took the following actions as stated in these Report of Actions related to hearings dated **November 2, 2022, November 16, 2022, January 4, 2023, January 18, 2023, and February 1, 2023.**

Board Action

The Planning Commission’s decision is final and no action by the Board of Supervisors is required unless the applicant or an interested-person timely files a complete appeal application within 10 days from the date the action was taken at the Planning Commission.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

Each item’s fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County’s Planning Department website here: <https://planning.rctlma.org/Public-Hearings>

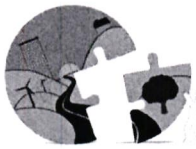
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ATTACHMENTS:

- A. **PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 2, 2022**
- B. **PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 16, 2022**
- C. **PLANNING COMMISSION REPORT OF ACTIONS – JANUARY 4, 2023**
- D. **PLANNING COMMISSION REPORT OF ACTIONS – JANUARY 18, 2023**
- E. **PLANNING COMMISSION REPORT OF ACTIONS – FEBRUARY 1, 2023**



Jason Farin, Principal Management Analyst 2/21/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 1, 2023 COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Thornhill, Sanchez, and Ruiz
Members Absent: Awad

1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon, LLC. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CR) - Medium Density Residential (MDR) (2-5 Du/Ac) - High Density Residential (HDR) (8-14 Du/Ac) - Open Space – Conservation (OS-C) - Open Space – Recreation (OS-R) as reflected in the specific plan No. 293 Land Use Plan – Location: Easterly of Leon Road, northerly of Holland Road, westerly of Eucalyptus Road, and southerly of Ano Crest Road – Zoning: Specific Plan (SP) - APN 466-350-018 – Approved Project Description: A Schedule “A” subdivision of 158.87 acres into 422 lots, 382 residential lots, one (1) school site, one (1) commercial lot, one (1) RV/boat storage lot, one (1) HOA recreation area, three (3) park lots, one (1) open space (21.02 acres), 12 basin/swale lots and 20 private open space lots – REQUEST: Second Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2025. Project Planner: Blanca Bernardino at 951-955-6503 or email at BBernardino@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2025.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31810** – Applicant: Predico Properties c/o Michael Wright – Third Supervisorial District – Valle Vista District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential, (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC) – Location: Northerly of Palm Avenue, westerly of Lincoln Avenue, and Southerly of Olive Avenue – 44.77 Acres – Zoning: Planned Residential (R-4) – APNs: 548-040-037, 549-210-038 – Approved Project Description: Schedule “A” subdivision of 42.61 acres into 187 single-family residential lots including one (1) open space and one (1) detention basin – REQUEST: First Extension of Time Request for Tentative Trac Map No. 31810, extending the expiration date to March 10, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at BBernardino@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31810, extending the expiration date to March 10, 2023.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01)** – No Further Environmental Review Required - Applicant: Trip Hord and Associates c/o Trip Hord – Engineer: ACS Consulting c/o Frank Artiga – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/ Winchester Area Plan – Commercial Retail (CR): Medium Density Residential (MDR) - Open Space (OS): Open Space - Conservation (OS-C) – Location: South of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road – Zoning: Specific Plan #260S1 - 72.1 Gross Acres - REQUEST: A request to revise the Conditions of Approval for Tentative Tract Map No. 30972. As a result of the modification four (4) conditions of approval would be removed from approved Tentative Tract Map No. 30972. The improvements would occur, and the conditions would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Tentative Tract Map No. 30972 is a previously approved map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq ft, three (3) mini park lots, one (1) water quality detention basin lot, and four (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule “A” subdivision and is comprised of 72.1 acres - Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

FOUND No new environmental document is required; and,

APPROVED Tentative Tract Map No. 30972 Minor Change No. 1, subject to the advisory notification document and conditions of approval.

4.2 **CONDITIONAL USE PERMIT NO. 210014 and DEVELOPMENT AGREEMENT NO. 2100009** – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) – Applicant: Community Veterans of Riverside County, c/o Daniel Wise – Representative: Cake Enterprises, c/o Charlena Berry & Robert Holcomb – Second Supervisorial District – Temescal Canyon Area Plan - Community Development: Light Industrial (CD:LI) – Location: North of Park Canyon Drive., east of the 15 Freeway, and west of Temescal Canyon Road – 0.82 gross acres – Zoning: Manufacturing - Service Commercial (M-SC) — REQUEST: Conditional Use Permit No. 210014 is a proposal to use a 3,094 sq. ft. tenant space in an existing 2-story, 3 tenant industrial building as a storefront cannabis retailer. It is to operate 7 days a week between 9:00 A.M. to 10:00 P.M. There will be 25 employees split amongst 3 shifts, with 10 employees per a shift. Mobile deliveries are also proposed 7 days a week between 6:00 A.M. to 6:00 P.M. There are 93 existing parking spaces on-site to service the warehouse office suites. The dispensary will be granted 18 dedicated parking spaces for its use, including one handicap accessible space, and all reserved parking will be clearly marked to direct visitor parking accordingly. In addition, a secured bike rack area for 5 bicycles will be located at the main entrance to the building. Improved site landscaping is also proposed. Development Agreement No. 2100009 is the associated development agreement to CUP210014 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100009 and CUP210014 and will provide community benefits to the

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

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

TENTATIVELY APPROVE Development Agreement no 2100009, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 210014, subject to the advisory notification document and conditions of approval.

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 1, 2023

Temescal Canyon Area – APN: 283-160-037 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

4.3 **CHANGE OF ZONE NO. 2100128 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – REQUEST: Change of Zone No. 2100128 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to amend the following: (1) Section 18.18, Detached Accessory Buildings and Structures, (2) Section 18.12, Off-Street Vehicle Parking, (3) Article XIXh, Commercial Cannabis Activities, and (4) Article XXI, Definitions. Amendments to Section 18.18, Detached Accessory Buildings and Structures, include the following: clarifying applicability of the section and amending rear yard setbacks, front lot line setbacks, and building height of detached accessory buildings and structures. Amendments to Section 18.12, Off-Street Vehicle Parking, increases the parking requirements for Cannabis Retailers or Cannabis Microbusiness Facilities engaged as a Cannabis Retailer to a 15 space minimum. Amendments to Article XIXh, Commercial Cannabis Activities, include the following: clarifying and streamlining certain provisions for internal consistency and compliance with state law; amending and clarifying certain permit requirements, setbacks, location/zoning requirements, development standards, operating requirements, enforcement, permit expiration, and permit revocation; allowing Cannabis Retailers in the Mixed Use Zone; changing from a variance requirement to a setback adjustment, when a Cannabis facility proposes to locate closer than 1,000ft to a Child Day Care Center, K-12 school, public park, Youth Center, or Religious Institution; and incorporating Board of Supervisors Policy F7 – Cannabis Retailers within a Commercial Retail Corridor within Ordinance No. 348. Amendments to Article XXI, Definitions, include additions and revisions the Commercial Cannabis Act – Project Planner: John Hildebrand at (955) 951-1888 or email at jhildebr@rivco.org

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

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

APPROVE Change of Zone No. 2100128, as modified at meeting.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS

ADJOURNMENT: 10:31am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JANUARY 18, 2023 COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
Marissa Grutch
Chair

3rd District
Gary Thornhill
Vice-Chair

4th District
Bill Sanchez

5th District
VACANT

CALL TO ORDER: 9:01 a.m.

ROLL CALL: Members Present: Awad, Thornhill, Gruytch, and Sanchez
Members Absent: None

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36504** - Applicant: Lansing Stone Star, LLC - Third Supervisorial District – Homeland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) - Highway 79 Policy Area - Location: Easterly of Winchester Road/SR-79 and northerly of Stetson Avenue – 162.05 Gross Acres - Zoning: Planned Residential (R-4) - Approved Project Description: Schedule "A" subdivision of 162 acres into 527 residential lots - APN: 458- 250-012-013 - **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36504, extending the expiration date to November 22, 2025. Project Planner: Yuying Ma at (951) 955-3024 or email at YMa@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 36504, extending the expiration date to November 22, 2025.
- 1.2 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32394** – Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: North of Simpson Road, east of Leon Road, south of Grand Avenue, and west of Highway 79 – 39.83 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule "A" subdivision of 39.83 acres into 166 residential lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to February 27, 2024. Project Planner: Yuying Ma at (951) 955-3024 or email at yma@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to February 27, 2024.
- 1.3 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37449** – Applicant: Regent French Valley LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) - Community Development: Medium Density Residential as reflected in Specific Plan No. 382 (Belle Terre) – Location: East of Washington Street, south of Keller Road, west of Rebecca Street and Glen Gibson Court, and north of Jean Nichols Road - 110.64 Gross Acres - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – APNs: 472-170-034, 472-170-035, 472-170-038, and 472-180-047 – Approved Project Description: The Tentative Tract Map is a proposal for a Schedule "A" subdivision of 110.64 acres into (372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in four (4) phases. The subdivision boundaries reflect a pending lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south **APPROVED** First Extension of Time Request for Tentative Tract Map No. 37449, extending the expiration date to December 10, 2025.

PLANNING COMMISSION – REPORT OF ACTIONS – JANUARY 18, 2023

of Fields Drive and mass grade there - **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37449, extending the expiration date to December 10, 2025. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jelopez@rivco.org.

- 1.4 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29762** – Applicant: Dickinson Investment, LP – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Low Density Residential (RC-LDR) - Rural: Rural Mountainous (R-RM) – APNs: 401-291-006 and 407-330-074 - Location: North of Butterfly Drive, east of Basil Lane, and south of County Line Road – 39.23 Acres – Zoning: Controlled Development (W-2) - Approved Project Description: Schedule “B” Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), with two (2), 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM) – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to December 11, 2024. Project Planner: Alex Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.

APPROVED Third Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to December 11, 2024.

- 1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33688** – Applicant: KOK Development Inc. – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan - Land Use Designation – Rural Community – Low Density Residential (RC-LDR) – APNs – 283-250-004, 283-140-004, 283-140-006 through 010. Location: North of Hunt Road, south of Stone Canyon Drive, east of Knabe Street, and west of Interstate 15 – 48.6 Acres – Zoning: One-Family Dwellings (R-1) - Approved Project Description: A Schedule “A” subdivision of 48.6 acres to be subdivided into 54 single-family lots - **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to March 1, 2024. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to March 1, 2024.

- 1.6 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976** – Applicant: West Sac Rivers, LLC c/o Jessica Toohey – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Ano Crest Road, Westerly of Leon Road, and Southerly of Busby Road – 53.39 Acres – Zoning: Winchester Hills Specific Plan (SP 293, PA 51, 52) – Approved Project Description: Schedule “A” subdivision of 53.39 acres into 162 single-family residential lots with a minimum lot sizes of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to December 16, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at BBernardino@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to December 16, 2023.

- 1.7 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977** – Applicant: Richland Ventures Inc. c/o Jessica Toohey – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: Commercial Retail (CD-CR) - Medium Density Residential (CD-MDR) - Medium High Density Residential (CD-MHDR) - Public Facilities (CD-PF) - Open Space: Recreation (OS-R) - Open Space: Conservation (OS-C) – Location: North of Ano Crest Road, south of Busby Road, east of Leon Road, and west of Spiro Road – 260.5 Acres – Zoning: SP Zone (SP293A5 – Winchester Hills, PA:47B, 50A, 62A, 50B, 50C, 62B, 53, 54A,

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 30977 extending the expiration date to December 16, 2023.

PLANNING COMMISSION – REPORT OF ACTIONS – JANUARY 18, 2023

54B, 56B, 49B, 50D) – APNs: 466-340-006, 007, 008, 009, 018, 019, and 020 - Approved Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft. – REQUEST: Fourth Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to December 16, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at BBernardino@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 Change of Zone No. 2200006 (CZ2200006) and Plot Plan No. 220013 (PPT220013) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) - Applicant: Gloria Gomez – Engineer: Nicole Vann - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan - Community Development: Light Industrial (CD:LI) – Location: South of 4th Street, west of Hammond Road, and east of Highway 111 – 2.25 Gross Acres - Zoning: Manufacturing-Medium (M-M) - REQUEST: Continue the item to February 15, 2023. CZ2200006 is a request to change the site's zoning classification from Manufacturing-Medium (M-M) to the Industrial-Park (I-P) Zoning Classification, which will allow for an emergency shelter as a by-right use. PPT220013 is a proposal to permit the uses currently operating at the Galilee Center, a non-profit providing social services, distribution of food and household items, and an accessory thrift store/warehouse. APN's 727-185-003, 727-185-004 and 727-272-012. Project Planner: Scott Nespor at (760) 863-7050 or email at snespor@rivco.org. STAFF RECOMMENDS A CONTINUANCE TO FEBRUARY 15, 2023.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

CONTINUED to February 15, 2023.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADJOURNMENT: 9:09am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JANUARY 4, 2023 COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
David Leonard
Chair

3rd District
Gary Thornhill
Vice-Chair

4th District
Bill Sanchez

5th District
Eric Kroencke

CALL TO ORDER: 9:01 a.m.

ROLL CALL: Members Present: Awad, Leonard, Thornhill, Kroencke, and Sanchez
Members Absent: None

1.0 CONSENT CALENDAR:

- 1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: West of Van Buren Street, south of 62nd Avenue, east of Calhoun Street, and north of 63rd Avenue – 162 Acres – Zoning: One Family Dwelling (R-1) - One Family Dwelling - One (1) Acre Minimum (R-1-1) - Open Area Combining Zone - Residential Developments (R-5) – Approved Project Description: Schedule “A” subdivision of 162 gross acres into 228 single family residential lots with common areas including; recreational trails, equestrian pastures, open space lots, and one lot for an equestrian use. **REQUEST:** Fourth Extension of Time Requests for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 to April 17, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date to April 17, 2024.
- 1.2 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Rural: Rural Residential (R:RR) - Community Development: Medium Density Residential (CD:MDR) - Community Development: Public Facilities (CD:PF) – Location: West of Interstate 86, east of Van Buren Street, south of 62nd Avenue, and north of 64th Avenue – 396.2 Acres – Zoning: One Family Dwelling (R-1) - One Family Dwelling – One (1) Acre Minimum (R-1-1) - One Family Dwelling - Five (5) Acre Minimum (R-1-5) - Planned Residential (R-4) - Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “A” Tentative Tract Map to subdivide 396 acres into 547 residential lots. **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 to April 17, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to April 17, 2024.
- 1.3 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37119** – Applicant: James Lytle Venture, Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: High Density Residential (CD: HDR) - Community Development: Medium High Density Residential (CD: MHDR) - Open Space: Conservation (OS: C) - Open Space: Recreation (OS: R) - Zoning: **APPROVED** First Extension of Time Request for Tentative Tract Map No. 37119, extending the expiration date to April 27, 2025.

PLANNING COMMISSION – REPORT OF ACTIONS – JANUARY 4, 2023

One Family Dwelling (R-1) General Residential (R-3) - Specific Plan 288 (The Crossroads) – APN: 461-220-005, 461-220-006, 461-220-013, 461-220-014, 461-220-015, 461-220-025, 461-220-026 - APPROVED PROJECT DESCRIPTION: The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 161.67 acres for 373 single-family residences. – REQUEST: First Extension of Time Request for Tentative Tract Map No. 37119, extending the expiration date to April 27, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at renaguil@rivco.org

- 1.4 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978** – Applicant: KB Home, C/O Chris Courtney – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan - Community Development: Medium Density Residential (CD:MDR) - Open Space: Conservation (OS:C) - Open Space: Recreation (OS:R) - Rural: Rural Residential (R:RR) – Location: North of Placentia Avenue, east of Bradley Road, west of Sherman Avenue, and south of Walnut Avenue – 142 Acres – APN: 307-410-013 - Zoning: SP Zone (Preissman, #246, Planning Areas #1 - #4) – Approved Project Description: Schedule “A” subdivision of 142 acres into 139 residential lots, and seven (7) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to September 27, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.

APPROVED Third Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to September 27, 2024.

- 1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487** - Applicant: Kohl Ranch Company, LLC - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan - Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) - Medium High Density Residential (CD:MHDR) (5-8 DU/AC) - Very High Density Residential (CD:VHDR) (14-20 DU/AC) - Open Space: Conservation (OS:C) - Location: Southerly of 64th Street, easterly of Tyler Street, and northerly of 66th Avenue - 286 Acres - Zoning: Specific Plan (SP 303) – APN(s): 751-070-023, 025, 036, 039 - Approved Project Description: Schedule "A" Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities. **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to December 7, 2023. Project Planner: Yuying Ma at (951) 955-3024 or email at YMa@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to December 7, 2023.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 3780 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction of Small Structures). Owner/Applicant: CR&R Environmental Services – Representative: John McNamara – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan – Light Industrial (LI) – Location: West of south Broadway, south of 14th Avenue, and north of Seeley Avenue – 11.0 Gross Acres –

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following actions:

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

PLANNING COMMISSION – REPORT OF ACTIONS – JANUARY 4, 2023

Zoning: Medium-Manufacturing (M-M) – REQUEST: CUP03780 is a proposal for a Direct Transfer Facility. The Direct Transfer Facility will receive waste material and directly transfer from waste collection vehicles to covered haul tractor trailers for transfer offsite. The facility is designed to process and transfer up to 150 tons per day. The proposed improvements to the existing site is limited to the construction of a Direct Transfer concrete ramp to facilitate the offloading of material from the collection vehicle to the haul trucks. Other existing facilities on the site include a solid waste collection truck, maintenance and parking facility, and administrative offices that are not a part of the scope of this Conditional Use Permit. APNs: 869-100-020 and 869-100-022. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

APPROVED Conditional Use Permit No. 3780, subject to the advisory notification document and conditions of approval.

4.2 **CONDITIONAL USE PERMIT NO. 210016 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to the State CEQA Guidelines Section 15301 (Existing Facilities) - Applicant: Superior Ready-Mix, LP – Eng./Rep: Coachella Valley Engineers – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Community Development: Light Industrial (CD:LI) – Location: North-east of Varner Road, south of Ramon Road, and west of Harry Oliver Trail – 8.20 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - Environmental Justice Community: Thousand Palms - REQUEST: Conditional Use Permit No. 210016 is a proposal to entitle an existing concrete batch plant, which is currently permitted as a legal non-conforming use. The operations encompass the creation and delivery of concrete materials to customers via ready-mix concrete trucks. The site includes a dispatch office, truck maintenance shop, material handling system, aggregate stockpiles and bunkers, cold water storage, admixture/color storage, concrete truck washout area, above ground diesel tank, compressed natural gas pumps, and a fleet of ready-mix, cement powder and aggregate material trucks. Per Section 18.34 of Ordinance No. 348, the applicant is concurrently requesting a maximum height limit of 95 feet to accommodate the existing batch plant structure that stands at this height. The Project, as proposed, does not seek to expand the existing structures or uses of the site, nor does it propose any new construction or grading. – APN(s): 693-010-022, 693-010-023, 693-010-003, 693-040-001, & 693-040-002 - Project Planner: Kathleen Mitchell (951) 955-6836 or email kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following actions:

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

APPROVED Conditional Use Permit No. 210016, subject to the advisory notification document and conditions of approval.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

7.0 **DIRECTOR'S REPORT**

8.0 **COMMISSIONER'S COMMENTS**

ADJOURNMENT: 9:33am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 16, 2022 COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
David Leonard
Chair

3rd District
Gary Thornhill
Vice-Chair

4th District
Bill Sanchez

5th District
Eric Kroencke

CALL TO ORDER: 9:05 a.m.

ROLL CALL: Members Present: Awad, Leonard, Thornhill, and Sanchez
Members Absent: Kroencke

1.0 CONSENT CALENDAR:

1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026** – Applicant: Lake Elsinore Lakeside Estates, LLC c/o Erik Lunde – First Supervisorial District – South Elsinore Zoning Area - Elsinore Area Plan – Community Development: Medium Density Residential (CD-MDR) - Rural Community: Very Low-Density Residential (RC-VLDR) - Rural: Rural Mountainous (R-RM) – Location: Southwest of Grand Avenue, west of Quail Trail, southeast of Stoneman Street, and northwest of Jasmine Court – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – APN(s): 382-100-001, 002, 003, 004; 370-180-001, 022, 023, 024; 370-190-001 – Approved Project Description: Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, 1.74-acre Reservoir site, 0.16-acre Water Pump Station site, 6.02-acre Debris Basin, 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement–**REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to December 23, 2023. Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to December 23, 2023.

1.2 **GENERAL VACATION and TERMINATION of MAINTENANCE of a portion of El Mineral Road in the Lake Matthews Area** - Applicant: Paulino Rodriguez - First Supervisorial District - Lake Matthews/Woodcrest Area Plan - Location: El Mineral Road in the Lake Matthews Area - **REQUEST:** The Transportation Department is proposing to vacate and terminate maintenance of El Mineral Road, pursuant to County of Riverside policies and procedures. Project Planner: Chris Trinidad at (951) 955-6846 or email at ctrinida@rivco.org.

APPROVED General Vacation and Termination of Maintenance of a portion of El Mineral Road in the Lake Matthews Area.

1.3 **ADOPTION OF THE 2023 PLANNING COMMISSION CALENDAR**

ADOPTED the 2023 Planning Commission Calendar

1.4 **ELECTION OF THE 2023 PLANNING COMMISSION CHAIRMAN**

ELECTED Commissioner Gary Thornhill as the 2023 Planning Commission Chairman.

1.5 **ELECTION OF THE 2023 PLANNING COMMISSION VICE-CHAIRMAN**

ELECTED Commissioner Guillermo (Bill) Sanchez as the 2023 Planning Commission Vice-Chairman.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**
NONE

PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 16, 2022

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT No. 210005 – Intent to Adopt a Mitigated Negative Declaration** – CEQ210016 – Applicant: Kenneth Jackson – Engineer/Representative: Matthew Fagan – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan – Land Use: Rural: Rural Mountainous (R-RM) – Location: North of Red Mountain Road, southwest of Bautista Road, and east of Cactus Valley Road – 48 Acres – **REQUEST:** Conditional Use Permit No. 210005 proposes the remodel and expansion of five (5) existing buildings, and the construction and/or placement of 10 new buildings for use as the “Center of Excellence” substance abuse treatment facility and wildfire research and training facility; in conjunction with the remodel of various accessory recreation facilities, placement of new landscaping (including groundcover and a variety of new trees), improvement of roads and pedestrian pathways, and new or expanded septic systems. 43700 Cactus Valley Road – APN: 569-020-034. Project Planner: Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ210016; and,

APPROVED Conditional Use Permit No. 210005, subject to the advisory notification document and conditions of approval.

4.2 **General Plan Amendment No. 220006 (GPA220006), Change of Zone No. 2200025 (CZ2200025), and Conditional Use Permit No. 220008 (CUP220008) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense) – Applicant: Helen Jeong – Fifth Supervisorial District – Representative: Steven Paul Murray – The Pass Area Plan – Zoning Area/District: Cherry Valley District – Community Development: Commercial Office (CD-CO) (0.25 – 1.0 FAR) – Location: North of Dutton Street and east of Winesap Avenue – 4.06 Gross Acres – Zoning: Two-Family Dwellings (R-2) – **REQUEST:** General Plan Amendment No. 220006 proposes to revise the Foundation Component for a portion of APN 402-060-017 from Rural Community (RC) to Community Development (CD), and to concurrently revise the Land Use for that property and APN 402-060-019 from Very Low Density Residential (VLDR) and Commercial Office (CO), respectively, to Medium Density Residential (MDR) - 2 – 5 du/ac. An associated Lot Line Adjustment (LLA210002) would expand the boundaries of APN 402-060-017 to include the area of the proposed GPA; Change of Zone No. 2200025 proposes to revise the zoning classification for a portion of APN 402-060-017 from Residential Agricultural (1 acre minimum - R-A-1) to Multiple Family Dwellings (R-2). The Applicant is requesting a Change of Zone to align the subject site’s zoning classification more closely with the proposed GPA, the remainder of the subject site’s current zoning classification, and the proposed use; Conditional Use Permit No. 220008 proposes to establish a new “Residential Care Facility for the Elderly” (as defined in Article XIXe of Riverside County Ordinance No. 348) within an existing, 7,797 sq. ft. building, providing varied, full-time personal care, protective supervision and health-related services for a maximum of 30 individuals. Sixteen full time employees would serve these residents in staggered shifts 24 hours a day. Office hours are between 9:00 a.m. and 5:00 p.m. – 10001 Bellflower Avenue, Cherry Valley, CA, 92223 – APN’s: 402-060-019 & 402-060-017. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

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

TENTATIVELY Approve General Plan Amendment No. 220006; and,

TENTATIVELY Approve Change of Zone No. 2200025; and,

APPROVE Conditional Use Permit No. 220008, subject to the advisory notification document and conditions of approval.

PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 16, 2022

4.3 **CONDITIONAL USE PERMIT NO. 210120 and DEVELOPMENT AGREEMENT NO. 2100111 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures), (CEQ210209) – Applicant: Community Veterans of Rivco, c/o Daniel Wise – Representative: Cake Enterprises c/o Charlena Berry – Third Supervisorial District – San Jacinto Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Florida Avenue Corridor Policy Area – Location: North of Acacia Avenue, east of New Chicago Avenue, and south of Highway 74 – 0.65 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 210120 (CUP210120) is a proposal to use a 1,785 sq. ft. tenant space in an existing 2-story commercial building as a storefront cannabis retailer to operate seven (7) days a week between the hours of 9:00 a.m. to 10:00 p.m. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 6:00 p.m., with the stipulation that no mobile deliveries will be scheduled after 9:00 p.m. as it is not permitted per Ordinance No. 348. Development Agreement No. 2100111 (DA2100111) is the associated development agreement to CUP210120 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100111 and CUP210120 and will provide community benefits to the San Jacinto Valley Area – 43613 E Florida Avenue, Hemet, CA – APN: 549-110-003. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed.

By a vote of 4-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

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

TENTATIVELY Approve Development Agreement No. 2100111

APPROVE Conditional Use Permit No. 210120, subject to the advisory notification document and conditions of approval.

5.0 **WORKSHOPS**

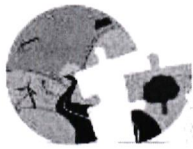
NONE

6.0 **PUBLIC COMMENTS**

7.0 **DIRECTOR'S REPORT**

8.0 **COMMISSIONER'S COMMENTS**

ADJOURNMENT: 10:56am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 2, 2022 COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
David Leonard
Chair

3rd District
Gary Thornhill
Vice-Chair

4th District
Bill Sanchez

5th District
Eric Kroencke

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Awad, Leonard, Thornhill, Sanchez, and Kroencke
Members Absent: None

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 36895** **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36895, extending the expiration date to March 1, 2025.
– Applicant: KB Home Coastal Inc c/o Jo Howard – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD-MDR) - Location: South of Central Avenue, west of Pico Avenue, north of San Jacinto Avenue, and east of Dawson Road – 80.1 Gross Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule “H” subdivision of 78.79 acres into three (3) parcels – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36895, extending the expiration date to March 1, 2025. Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 200009 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301(Existing Facilities) – Applicant: Bruno Buigues - Engineer: Rich Soltysiak - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Light Industrial (CD-LI) – Location: North of Simpson Road, south of Grand Avenue, east of Briggs Road, and west of Leon Road – 33 Gross Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – **REQUEST:** The proposed is a request to allow for the continued operation of a bulk landscape supply facility. The facility includes a 480 sq. ft. mobile office, decomposed granite parking area, two (2) truck fuel dispensers, three (3) storage containers, and material stockpile area. Activities on the site include the custom mix of soils, stockpiles of various wood chips, decorative rocks, light aggregates for installing artificial turf and the delivery of materials to nurseries. APN: 461-140-050. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed.
By a vote of 5-0, the Planning Commission took the following actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and,
APPROVED Conditional Use Permit No. 200009, subject to the advisory notification document and conditions of approval as modified at hearing.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS

ADJOURNMENT: 9:16 a.m.