

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



ITEM: 1.2
(ID # 21841)

MEETING DATE:
Tuesday, May 23, 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 **February 15, 2023, March 1, 2023, March 22, 2023, April 5, 2023, and April 19, 2023**, as stated in the Report of Actions.

ACTION: Consent


John Hildebrand, Planning Director 4/27/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 23, 2023
xc: Planning

Kimberly A. 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 **February 15, 2023, March 1, 2023, March 22, 2023, April 5, 2023, and April 19, 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>

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS – FEBRUARY 15, 2023**
- B. PLANNING COMMISSION REPORT OF ACTIONS – MARCH 1, 2023**
- C. PLANNING COMMISSION REPORT OF ACTIONS – MARCH 22, 2023**

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

- D. PLANNING COMMISSION REPORT OF ACTIONS – APRIL 5, 2023
- E. PLANNING COMMISSION REPORT OF ACTIONS – APRIL 19, 2023



Jason Farin, Principal Management Analyst 5/15/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 15, 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, Awad, Thornhill, Sanchez, and Ruiz
Members Absent:

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **Change of Zone No. 2200006 and Plot Plan No. 220013 – 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:** 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.

Planning Commission Action:

Public Hearing: Closed

By a vote of 5-0, 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 Change of Zone No.2200006; and,

APPROVE Plot Plan No. 220013 subject to the advisory notification document and conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **Conditional Use Permit No. 220027 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15301 (Existing Facilities) – Applicant: Norman Gritton, Owner – Representative: Rawlings Consultants, c/o Steve Rawlings – First Supervisorial District – Elsinore Area Plan – Meadowbrook District – Community Development (CD) – Low Density Residential (LDR) - Mixed Use Area (MUA) – Mixed Use (MU) - CZ Number 7902 – Location: South of Meadowbrook Avenue, west of State Highway 74, east of Peach Street – 10.59 Net Acres – **REQUEST:** Applicant is seeking a permit to sell beer, wine, and distilled spirits for off-site consumption (ABC Type 21 License) at an existing convenience store that has been selling alcohol since 1994. APN: 349-080-078 – Project Planner: Calora Boyd (951) 955-6035 or email at cboyd@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

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

APPROVED Determination of Public Convenience and Necessity; and,

APPROVED Conditional Use Permit No. 220027 subject to the advisory notification document and conditions of approval.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

7.0 PLANNING DIRECTOR’S REPORT

8.0 PLANNING COMMISSIONER’S COMMENTS

ADJOURNMENT: 9:51am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 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, Awad, and Ruiz
Members Absent:

1.0 CONSENT CALENDAR:

1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29010** – Applicant: Lea M. Ward – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) - Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Southerly of Highway 79, and Easterly of Sage Road – 195.16 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule C - subdivision of 195.16 gross acres into 32 residential lots with 2-acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to December 11, 2024 - Project Planner: Yuying Ma at (951) 955-6646 or email at yma@rivco.org.

APPROVED Third Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to December 11, 2024.

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. 220005 – Intent to Adopt a Mitigated Negative Declaration** - (CEQ220013) - Applicant: Global Water Farms - Engineer/Representative: Brad Donais, Heptagon Seven - Fourth Supervisorial District – Eastern Coachella Valley Area Plan - Land Use Designation: Open Space-Rural - Zoning: Controlled Development Areas (W-2) - Zoning District: Lower Coachella Valley District - Location: APN 731-170-001 (one lot) - **REQUEST:** To allow the construction of a new pilot desalination plant to include a single-story steel building measuring 12,838 square-feet in area, outdoor storage, parking for four vehicles, signage and placement of an above-ground propane tank, on approximately 2.78 acres of an approximately 641-acre, presently vacant lot. Project Planner Evan Langan (951) 955-3024 or email elangan@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 5-0, the Planning Commission took the following actions:

ADOPTED Mitigated Negative Declaration; and,

APPROVED Conditional Use Permit No. 220005, subject to the advisory notification document and conditions of approval.

5.0 WORKSHOPS

SIXTH CYCLE HOUSING ELEMENT UPDATE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADJOURNMENT: 9.54



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 22, 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, Awad, and Ruiz
Members Absent: None

1.0 CONSENT CALENDAR:

- 1.1 **FOURTH EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30752** – Applicant: Lansing Companies, Representative: James Hoxie – Second Supervisorial District – Cajalco District – Lake Mathews/Woodcrest Area Plan – Community Development - Public Facilities (CD-PF) - Rural Community – Low Density Residential ½ acre minimum (RC-LDR) - Rural – Rural Mountainous – 10 acre minimum (R-RM) - Rural – Rural Residential (RR) – Location: North of Marisol Drive, south of Cajalco Road, east of Gustin Road, west of Wood Road – 117.7 gross acres – Zoning: Residential Developments (R-5); Residential Agricultural, ½ acre min. (R-A-1/2) – APNs – 321-120.016, 321-150-004; Approved Project Description: The applicant has requested an Extension of Time to allow for the recordation of the final map to subdivide 117.7 gross acres into 112 single-family residential lots with minimum lot sizes of 20,000 square feet and nine open space lots - **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to January 30, 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. 30752, extending the expiration date to January 30, 2024.
- 1.2 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37073** - Applicant: Richland Communities c/o Samantha Kuhns - Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD:CC) - Commercial Retail (CD:CR) - Community Development: Rural Residential (CD:RR) - Community Development: Medium Density Residential (CD:MDR) - Community Development: Medium-High Density Residential (CD:MHDR) - Community Development: Very High Density Residential (CD: VHDR) - Open Space: Conservation (OS-C) - Open Space: Conservation Habitat (OS-CH) - Open Space: Recreation (OS-R) - Open Space: Water (OS-W) – Zoning: Stoneridge Specific Plan (SP 239) – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River - Approximately 699 acres - Approved Project Description: Schedule J Parcel Map subdivision of approximately 699 acres into 16 parcels which range in size from 20.62 acres to 80.89 acres - APNs: 307-070-003-005 307-080-005-008, 307-090-001, 002, 004-006, 307-100-001, 003-005, 307-110-003, 007 and 008, 307-220-001, 307-230-019 and 020 - Request: First Extension of Time Request for Tentative Parcel Map No. 37073, extending the expiration date to February 13, 2026. Project Planner: Yuying Ma at (951) 955-6646 or email at YMa@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37073, extending the expiration date to February 13, 2026.

PLANNING COMMISSION – REPORT OF ACTIONS – MARCH 22, 2023

- 1.3 **THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30852** – Applicant: Howard Mitzman – Representative: Jay Diceglie – Second Supervisorial District – Temescal Zoning Area – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC- VLDR) – Open Space: Recreation (OS-R) - Zoning: Specific Plan 198 (Belle Meadows) – APN: 289-140-011 thru 16, 289-150-021 thru 25, and 289-150-031 - Location: North of Dawson Canyon Road, south-east of Lake Mathews Drive, and west of Goldfield Road - 414.22 gross acres – 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 414.22 gross acres into 249 residential lots with a minimum lot size of one (1) gross on 348.5 gross acres, seven (7) open space lots with a minimum lot size of 0.25 acres on 58.54 gross acres and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres. REQUEST: Third Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to March 3, 2025. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jelopez@rivco.org **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to March 3, 2025.
- 1.4 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 36453** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) - Open Space: Recreation (OS:R) - Community Development: Medium Density Residential (CD:MDR) - Medium High Density Residential (CD:MHDR) - Very High Density Residential (CD:VHDR) - Community Center (CD:CC) - Mixed Use Planning Area (MUA) – Location: West of Highway 74, South of Ethanac Road – APNs: 345-190-016, 345-200-013 126.3 Acres – Zoning: Colinas del Oro Specific Plan 364; PA 1 – Scenic Highway Commercial (C-P-S) (Planning Area 1) - Multiple Family Dwellings (R-2) (Planning Area 2) - One-Family Dwellings (R-1) (Planning Areas 3 & 5) -Open Area Combining Zone-Residential Developments (R-5) (Planning Areas 4, 6 & 7). Approved Project Description: A Schedule "I" subdivision of 126.32 acres subdivided into four (4) parcels with a minimum lot size of 20 gross acres (29.20, 24.89, 30.83, and 40.85 gross acres). REQUEST: Second Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to April 26, 2026. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to April 26, 2026.
- 1.5 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 36450** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) - Open Space: Recreation (OS:R) - Community Development: Medium Density Residential (CD:MDR) - Medium High Density Residential (CD:MHDR) - Very High Density Residential (CD:VHDR) - Community Center (CD:CC) - Mixed Use Planning Area (MUA) – Location: West of Highway 74, South of Ethanac Road – APNs: 345-190-016, 345-200-013 126.3 Acres – Zoning: Colinas del Oro Specific Plan 364; PA 1 – Scenic Highway Commercial (C-P-S) (Planning Area 1) - Multiple Family Dwellings (R-2) (Planning Area 2) - One-Family Dwellings (R-1) (Planning Areas 3 & 5) - Open Area Combining Zone-Residential Developments (R-5) (Planning Areas 4, 6 & 7) – Approved Project Description: A Schedule "A" subdivision of 126.3 acres into 241 residential lots **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to February 18, 2026.

PLANNING COMMISSION – REPORT OF ACTIONS – MARCH 22, 2023

with an average lot size of 6,518 sq. ft. REQUEST: Second Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to February 18, 2026. Project Planner: Alexander Opuencia at (951) 955-0972 or email at aopuencia@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. 2100123 and PLOT PLAN NO. 210135 – Intent to Adopt a Mitigated Negative Declaration – CEQ210221-** Applicant: Thomas Wesley Comer, Owner - Ibrahim Hzayen, Engineer– Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue – approximately 3.53 gross acres (2.98 net acres) across two parcels – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 2100123 is a request to change the site’s zoning classification of Rural Residential(R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basin on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building the height of a typical one-story home. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The propane filling area would include a 499-gallon propane tank, pump, motor, gallon meter, piping hoses, fill cylinders, and associated attachments. Typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, drop off and pick up of RVs and boats onsite for storage, sales of equipment, supplies, and related activities. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored on the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. – APNs: 462-182-018, 462-185-006. PROJECT PLANNER: Calora Boyd (951) 955-6035 or email at cboyd@rivco.org.

Planning Commission Action:

Public Hearing: Closed.

By a vote of 5-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

ADOPT A Mitigated Negative Declaration; and,

TENTATIVELY Approve Change of Zone No. 2100123; and,

APPROVE Plot Plan No. 210135, 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: 9:35



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 5, 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, , Awad, and Ruiz
Members Absent: Sanchez

1.0 CONSENT CALENDAR:

1.1 **FOURTH EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33225** – Applicant: City Development, Inc. Representative: Clark Ballantyne – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Land Use Designation: Community Development: Medium Density Residential (CD:MDR) – Zoning: One Family Dwellings (R-1) - Location: North of Simpson Road, south of Grand Avenue, west of Von Euw Drive – APN: 462-020-034 – Approved Project Description: 4.82 acres to be subdivided into 14 single-family residential lots with minimum lot sizes of 7,200 square feet – REQUEST: Fourth Extension of Time Request Tentative Tract Map No. 33225, extending the expiration date to March 1, 2024. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to March 1, 2024.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **PLOT PLAN NO. 26344 REVISION NO. 1, CONDITIONAL USE PERMIT NO. 220031** – No New Environmental Documents Required - Applicant: Halferty Development Company, James Halferty – Representative: MCG Architecture – Third Supervisorial District – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Thompson Road, east of Winchester Road, and west of Breitner Way – 21.16 acres - Rancho California Zoning Area – Zoning: Specific Plan (SP 284, PAs 22 and 23) - **REQUEST:** Plot Plan No. 26344 Revision No. 1 is a proposal to revise the approved site design for approved Buildings six (6) and seven (7) (Parcel 4 of PM37404) approximately 12,600 sq. ft. of building area within the French Valley Market Place to replace it with a 3,359 sq. ft. building and a 237 sq. ft. accessory building for a car wash. Conditional Use Permit No. 220031 is a proposal to allow for the development of a car wash and accessory building within the French Valley Market Place. APNs: 480-990-001 through 480-990-015 Project Planner: Russell Brady, Phone (951) 955-3025 or email at rbrady@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 Plot Plan No. 23644 Revision No. 1, subject to the advisory notification document and conditions of approval; and,

APPROVED Conditional Use Permit No. 220031, 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: 9:18



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 19, 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, Awad, Sanchez, and Ruiz
Members Absent: None

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36902** – Applicant: CPF Monroe 40, LLC – Engineer/Representative: MSA Consulting, c/o Mike Rowe & Nicole Vann - Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley District – General Plan: Community Development: Medium Density Residential (CD:MDR) – Zoning: One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000) – Location: South of 55th Avenue, east of Monroe Street, and west of Oasis Street in the unincorporated community of Vista Santa Rosa – Approximately 40 acres – Approved Project Description: Schedule A Tract Map subdivision of approximately 40 acres into 80 single family residential lots which range in size from 10,000 sq ft to 38,000 sq ft including private streets along with open space retention basin and perimeter buffers - APNs: 780-310-001 and 780-310-002 - **Request:** First Extension of Time Request for Tentative Tract Map No. 36902, extending the expiration date to June 9, 2026. Project Planner: Yuying Ma at (951) 955-6646 or email at YMa@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 36902, extending the expiration date to June 9, 2026.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **EXTRAORDINARY FOUNDATION COMPONENT GENERAL PLAN AMENDMENT No. 210117 – No Environmental Documentation Required** - Applicant: Lassen Development Partners, LLP – Engineer/Representative: Norah Jaffan, EPD Solutions Inc. – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – The Pass Area Plan – Rural: Rural Mountainous (R: RM) and Rural: Rural Residential (R:RR) – Location: South of Fourth Street, east of Jack Rabbit Trail and west of Potrero Boulevard – 17.34 Acres – Zoning: W-2 Zone Controlled Development Zone (W-2-20) **REQUEST:** For the Planning Commission to provide a recommendation to the Board of Supervisors whether to initiate Extraordinary Foundation Component General Plan Amendment No. 210117 to amend the Foundation Component from Rural (R) to Community Development (CD) for one lot. APN 424-010-008 – Project Planner: Evan Langan (951) 955-3024 or email at elangan@rivco.org. **Planning Commission Action:** Public Hearing: Closed.
By a vote of 5-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:
RECOMMEND Initiation of an Extraordinary Foundation Component General Plan Amendment for the proposed Project.

PLANNING COMMISSION – REPORT OF ACTIONS – April 19, 2023

4.2 **CHANGE OF ZONE NO. 2200035 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15301 (Existing Facilities) and 16061(b)(3) (Common Sense) – Applicant: Fleming Alliance Architecture, Inc. c/o Cindy Fleming – Third Supervisorial District – Southwest Area Plan – Community Development: Business Park (CD:BP) – Location: South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules – APN: 963-070-023 - 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 recommend that the Board of Supervisors take the following actions:

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

APPROVE Change of Zone No. 2200035

4.3 **CONDITIONAL USE PERMIT NO. 190010, DEVELOPMENT AGREEMENT NO. 1900006, VARIANCE NO. 210103 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: North of Jolora Avenue, east of Temescal Canyon Road, south of El Cerrito Road, and west of Arcadia Street – 0.54 Acre – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190010 proposes to use an existing building as a storefront for a retail cannabis business with existing parking. Development Agreement No. 1900006 would impose a lifespan on the proposed cannabis project and provide community benefit to the Temescal Canyon Area. Variance No. 210103 is a request to allow for a shorter distance of 990 ft. from the required 1,000 ft. from sensitive land uses per Ordinance 348 – APN: 277-110-040, 277-110-017, 277-110-015 – Project Planner: Jose Merlan (951)955-0314 or email at jmerlan@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

By a vote of 5-0, the Planning Commission took the following actions:

CONTINUED to May 17, 2023.

5.0 **WORKSHOPS:**
None

6.0 **PUBLIC COMMENTS:**

7.0 **DIRECTOR'S REPORT:**

8.0 **COMMISSIONER'S COMMENTS:**

ADJOURNMENT: 9:31