



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – FEBRUARY 6, 2023 COUNTY ADMINISTRATIVE CENTER 12th Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:33 p.m.

1.0 CONSENT CALENDAR

- 1.1 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies c/o Jim Hoxie – First and Second Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community Low Density Residential (RC:LDR) (½-acre minimum) - Open Space: Conservation (OS:C) - Open Space: Recreation (OS:R) – Location: Southerly of Cajalco Road, westerly of Barton Street, and easterly of Wood Road – 108.4 Acres – Zoning: Specific Plan H.B. Ranches Zone (SP#229) - APNs 321-130-017, 018, 321-140-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032 – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 Boulder Springs of Specific Plan No. 229, Amended No. 1 for the sole purposes of financing – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at BBernardino@rivco.org.

Staff Report Recommendation:

APPROVE Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

Staff Recommendation:

APPROVE Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

Planning Director's Actions:

APPROVED Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

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

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 PLOT PLAN NO. 210014 - Exempt from the California Environmental Quality Act (CEQA)**, per section 15301 – Applicant: PTI Sand & Gravel – Engineer/Representative: Lisa Manka – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North-west of Highway 74 – 15.36 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC) – Environmental Justice Community: Warm Springs – **REQUEST:** Plot Plan No. 210014 is a proposal for the entitlement of an existing contractor's storage yard being utilized for the storage of sand and gravel aggregate materials, as well as the 40 trucks that move these materials on and off site. The on-site structures include a 6,600 square foot building for truck maintenance and parts storage, stand-alone accessible restroom adjacent to the maintenance building, 4,800 square foot steel canopy to cover the seven (7) outdoor material storage containers, 2,500 square foot modular building with additional office space and restrooms, and a three-sided 2,100 square foot concrete bunker for storage of sandbags. The hours of operation are 6:00 a.m. to 5:00 p.m., with approximately 25 vehicle trips per day. There are 35 full-time employees, 24 of which are overseeing the trucking operations and 11 of which remain on-site. There is no crushing or processing of material occurring on-site, and no customers visit the subject site at any time – APN: 347-140-073 -

Staff Report Recommendation:

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

APPROVE Plot plan No. 210014, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Plot Plan No. 210014, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

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

APPROVED Plot Plan No. 210014, subject to the advisory notification document and conditions of approval.

DIRECTOR'S HEARING – REPORT OF ACTIONS – FEBRUARY 6, 2023

Project Planner: Kathleen Mitchell (951) 955-6836 or email kmitchell@rivco.org.

- 3.2 **TENTATIVE PARCEL MAP NO. 38226 – Exempt from the California Environmental Quality Act (CEQA)**, per Section 15315 & Section 15061(b)(3) – Applicant: Basilio Jorge – Engineer/Representative: Diego Villoria – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community-Very Low Density Residential (RC-VLDR) – Location: North of Martin Street, east of Una Street, south of Markham Street, and west of Alexander Street – 2.51 Gross Acres – Zoning: Light Agriculture, one (1) acre minimum (A-1-1) – **REQUEST:** Tentative Parcel Map No. 38226 is a proposal for a Schedule “H” subdivision of a 2.51 gross acre lot into two (2) residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. No grading or construction is proposed within the project scope. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification – APN 315-070-035 – Project Planner: Kathleen Mitchell (951) 955-6836 or email kmitchell@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

APPROVED Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

4.0 **SCOPING SESSION**

- 4.1 **SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT (GPA) No. 200007, CHANGE OF ZONE (CZ) No. 2000028, TENTATIVE PARCEL MAP (TPM) No. 38551, and PLOT PLAN No. 220039** – Applicant: Dawson Canyon, LLC – Engineer/Representative: Thienes Engineering – Second Supervisorial District – Glenn Ivy Zoning Area – Temescal Canyon Area Plan – Open Space – Water (OS-W), Community Development: Light Industrial (LI) - Community Center (CC) – Serrano Policy Area – Location: Southeast corner of Temescal Canyon Road and Dawson Canyon Road, east of Interstate 15 – 46.12 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) and Manufacturing – Medium (M-M) – **REQUEST:** The Entitlement/Policy General Plan Amendment No. 200007 proposes to amend the land use designation from CC to LI, and a portion of LI and OS-W to Open Space – Conservation Habitat (OS-CH). The Change of Zone No. 2000028, proposes to amend the existing zoning classifications of M-M and M-R-A to Manufacturing-Service Commercial (M-SC). Plot Plan No. 220039 replaces a previously submitted Conditional Use Permit No. 200044 for the development of a 183,456 sq. ft. warehouse building and revises the project description to include seven (7) industrial warehouse buildings ranging in size from 33,820 sq. ft. to 183,090 sq. ft. on a 34.84 acre site – Tentative Parcel Map No.38551 proposes a Schedule “E” subdivision of two (2) parcels totaling 46.12 acres into seven (7) numbered parcels, ranging from 2.17 to 9.16 acres and five (5) lettered parcels ranging from .065 acre to 6.8 acres. – APNs: 283-160-044, and 283-190-046 – Project Planner: Jose Merlan at 951-955-0314 or email at jmerlan@rivco.org.

ITEM Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

5.0 **PUBLIC COMMENTS**

ADJOURNMENT: 1:58 p.m.