



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MAY 17, 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: Awad, Gruytch, Thornhill, Ruiz, and Sanchez
Members Absent: None

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37155** – Applicant: Jen SoCal 2, LLC – Representative: Paul Onufer – Second Supervisorial District – Alberhill Area – Temescal Canyon Area Plan - Land Use Designation: Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation Habitat (OS: CH), Rural: Rural Residential (R:RR) – Zoning: Planned Residential (R-4) – Location: South of Kingbird Drive, east of Towhee Lane, west of Indian Truck Trail – APN: 290-150-012 – Approved Project Description: Schedule “A” subdivision of 53.7 gross acres into 79 single-family residential lots with an average lot size of 5,930 sq. ft. The project also includes seven (7) open space lots for two (2) detention basins, 3.95 acre park with gravel parking area, 6,657 square foot community passive park, landscaping, and 29.5 acres to be dedicated as open space – REQUEST: First Extension of Time Request for Tentative Tract Map No. 37155 extending the expiration date to August 4, 2026. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 37155, extending the expiration date to August 4, 2026.
- 1.2 **FOURTH EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33687** – Applicant: Legacy Inspirada, LLC., Strack Monte Bella, LLC., CPL Montebella, LLC., Trilogy Inspirada, LLC. – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: North of Nuevo Road, East of Dunlap Drive, South of Sunset Avenue, West of Pico Avenue – 67.16 Acres – Zoning: SP Zone – Lake Nuevo Village (SP#251) – APPROVED PROJECT DESCRIPTION: Schedule “A” subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 open space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres – REQUEST: Fourth Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to March 12, 2024. 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. 33687, extending the expiration date to March 12, 2024.
- 1.3 **THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/ac) – **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to July 30, 2024.

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Location: North of Simpson Road, south of Grand Avenue, east of Leon Road, and west of Beeler Road – 40.18 Acres – Zoning: Light Agriculture, 10 acre min. (A-1-10) – Approved Project Description: Schedule “A” subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to July 30, 2024. Project Planner: Rene Aguilar at (951) 955-6573 or email at renaguil@rivco.org.

- 1.4 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32323** – Applicant: Richland Communities – Representative: Samantha Kuhns – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Rural Community: Low Density Residential (RC:LDR) – Zoning: One Family Dwelling (R-1) - Location: South of Benton Road, north of Auld Road, east of Beech Street, and west of Pourrouy Road – APN: 963-010-006 – Approved Project Description – Schedule “A” Subdivision of 20.3 acres into thirty-four single family residential lots, one (1) private park, and one (1) detention/retention water quality basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2026. 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. 32323, extending the expiration date to July 25, 2026.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **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. Continued from April 19, 2023.

Planning Commission Action:
Public Hearing: Closed

By a vote of 2-2, the Planning Commission took the following actions:

Staff’s recommendation did not carry, recommendation by Commissioner Gruytch did not carry. Item will move forward without a recommendation to the Board of Supervisors.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CHANGE OF ZONE NO. 2100122, PLOT PLAN NO. 220049, Exempt from the California Environmental Quality Act (CEQA)**, pursuant to sections 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structure) –

Planning Commission Action:
Public Hearing: Closed

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Applicant: Diamond Valley Lodge – Third Supervisorial District – San Jacinto Valley Area Plan: Open Space: Recreation (OS:R) – Rural Community: Low Density Residential (RC:LDR) – Location: South of Cactus Valley Road, north east of Sage Road, west of Kel Star Road – 60.32 Acres – Hemet / San Jacinto Zoning District – Zoning: Open Area Combining Zone-Residential Developments (R-5) – **REQUEST:** Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-029, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A). Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers. The site already accommodates a nine (9) hole golf course and clubhouse facility approved most recently through PP12891S01 – APNs: 469-160-005, 469-160-029, 469-160-035, 469-160-037 – Project Planner: Russell Brady, phone (951) 955-3025 or email at rbrady@rivco.org.

By a vote of 5-0, the Planning Commission recommends 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. 2100122; and,

APPROVE Plot Plan No. 220049, subject to the advisory notification document and conditions of approval.

4.2 **CHANGE OF ZONE NO. 2200060** – No New Environmental Documentation Required – EIR524 – Applicant: Azizi Hafizullah – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R:RR) – Location: North of Bella Vista Road, east of East Benton Road, south of Calle Jojoba West, and west of Mesa Road - 5.53 acres, 21.14 acres, 14.88 acres, and 11.73 acres – Zoning: Light Agriculture, 10 acre minimum (A-1-10) – **REQUEST:** Change of Zone No. 2200060 is a proposal to change the zoning classification of the subject sites from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the properties into compliance with the standards of the Temecula Valley Wine Country Policy Area Winery District that it is within. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances - APNs: 924-300-005, -006, -007, and 008 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

FIND No new Environmental Document is required; and,

APPROVE Change of Zone No. 2200060.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADJOURNMENT: 11:32am