



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – June 21, 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 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36664** – Applicant: Roseville Richland LTD – Fifth Supervisorial District – Nuevo Area Zoning Area/District – Lakeview/Nuevo Area Plan: Community Development – Medium Use Area (CD-MUA) – Location: North of San Jacinto Avenue, east of Dunlap Drive, south of Nuevo Road, west of Pico Avenue Drive – 266 Gross Acres – Zoning: Mixed Use (MU) and Planned Residential (R-4) – APN: 309-020-046, 309-020-047, 310-230-056, 310-230-058, 310-230-027, 310-230-028, 310-230-061,310-230-062, 310-230-063, 310-270-011, 310-270-012, 310-270-013, 310-270-014 – Approved Project Description: is a Scheduled 'I' subdivision of 266 acres into eight (8) parcels, with a minimum parcel size of 21 gross acres. Parcel 7 has a land use designation of Mixed-Use Area (MUA) and zoning classification of Mixed Use (MU) – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36664, extending the expiration date to July 29, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jeloopez@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 36664, extending the expiration date to July 29, 2026.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36665** – Applicant: Roseville Richland LTD – Fifth Supervisorial District – Nuevo Area Zoning Area/District – Lakeview/Nuevo Area Plan: Community Development – Medium Density Residential (CD-MDR) – Location: North of San Jacinto Avenue, east of Dunlap Drive, south of Nuevo Road, and west of Pico Avenue Drive – 18 Acres – Zoning: Planned Residential (R-4) – APN: 309-020-046, 310-230-056, 310-230-058, 310-230-028, 310-230-061,310-230-062, and 310-230-063 – Approved Project Description: Scheduled 'A' subdivision of 171.68 acres into 599 lots, which will include, 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, 3 water quality detention basins, and 2 sewage lift stations – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36665, extending the expiration date to July 29, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jeloopez@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 36665, extending the expiration date to July 29, 2026.

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1.3 **AB-General No. 22005** – Applicant: Greg Heggstad – Fourth Supervisorial District – Cahuilla Area Zoning Area/District – Western Coachella Valley Area Plan – Location: Vicinity of Paisano Road and Corey Lane – **REQUEST:** AB-General No. 22005 to allow vacation of the County’s Right to accept a portion of US Grant Deed No. 1154139 on land located in the vicinity of Paisano Road and Corey Lane – 48710 Paisano Road (APN 628- 360-041) - Project Planner: Chris Trinidad: (951)-955-6846 or email at ctrinida@rivco.org.

APPROVED AB-General No. 22005 to allow vacation of a portion of Paisano Road and Corey Lane.

1.4 **ADOPTION OF THE REVISED 2023 PLANNING COMMISSION CALENDAR** – To Cancel the December 6, 2023, hearing. Adding a hearing on Monday December 11, 2023, to be heard at 9:00 a.m. located at 4080 Lemon St. Riverside in the board chambers.

APPROVED The revised 2023 Planning Commission Calendar.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **PUBLIC USE PERMIT NO. 200001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ200014) – State Clearinghouse Number: SCH2023050439 – Applicant: Anza Electric Cooperative – Engineer: Rincon Consultants, Inc. – Third Supervisorial District – Anza Zoning Area – REMAP Area Plan – Rural: Rural Residential (R:RR), Rural Community-Estate Density Residential (RC-EDR), Rural Community-Very Low Density Residential (RC-VLDR) – Agriculture: Agriculture (AG:AG) – Community Development: Light Industrial (CD: LI) – Community Development: Commercial Retail (CD:CR) – Location: Within the rights-of-way of CA State Route 371 (SR 371) between Bautista Road and South Kirby Road in the unincorporated community of Anza, as well as within existing Anza Electric Cooperative (AEC) utility easements that are north of SR 371 along existing local roadways. The substation is located on a property north of SR 371 and east of Bautista Road – 3.1 miles – Zoning: Rural Residential 2 ½ acre minimum (R-R-2 ½) – Rural Residential 5 acre minimum (R-R-5) – Rural Residential 20 acre minimum (R-R-20) – General Commercial (C-1/C-P) – Scenic Highway Commercial (C-P-S) - Manufacturing Medium (M-M) - Manufacturing Service Commercial (M-SC) – **REQUEST:** Public Use Permit No. 200001 is a proposal to remove and replace existing transmission lines within the rights-of-way of SR 371, and within existing AEC utility easements north of SR 371 along existing local roadways. These systems are to be replaced with approximately 3.1 miles of 34.5-kilovolt lines that would be strung on existing wooden utility poles that stand approximately 25 to 45 feet in height. The scope of work would not be located on Cahuilla Reservation lands or U.S. Forest Service lands. In addition, the proposal includes the construction of a new substation on APN 576-060-040. This station is unmanned and will not require a dedicated operations staff. Operational activities would be limited to maintenance and inspection of the project components, this is anticipated to occur once a year – 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 took the following actions:

ADOPTED Mitigated Negative Declaration for Environmental Assessment No. 200014 (CEQ200014); and,

APPROVED Public Use Permit No. 200001, subject to the advisory notifications document and conditions of approval.

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4.2 **TENTATIVE TRACT MAP NO. 38307 & PLOT PLAN NO. 220020 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Taylor Morrison, c/o Yvonne Benschop – Engineer/Representative: Albert A. Webb Associates, c/o Max Gutierrez – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: High Density Residential (CD: HDR) - Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: North of Fields Drive, east of Washington Street and Belle Terre Parkway, and south of Rawson Road – 11.7 Gross Acres - Zoning: Specific Plan No. 382, Planning Area 2 - **REQUEST:** Tentative Tract Map No. 38307 is a proposal for a Schedule “A” subdivision of 11.67 acres into 157 condominium units. Plot Plan No. 220020 is a proposal for the construction of 157 condominium units. There are five (5) unit types arranged into 30, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage, and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine (9) handicap stalls and 10 EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture – APN: 472-170-037 – 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 took the following actions:

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

APPROVED Tentative Tract Map No. 38307 subject to the advisory notification document, and conditions of approval; and,

APPROVED Plot Plan No. 220020 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: 9:21