



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – October 4, 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, Sanchez, Awad, and Ruiz
Members Absent: Thornhill

1.0 CONSENT CALENDAR:

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37537 – No further environmental documentation required (EIR No. 255) – Applicant: Claudia Grajeda – Engineer/Representative: Alex Irshaid – First Supervisorial District – Mead Valley Zoning District – Lake Matthews/Woodcrest Area Plan – Community Development – Commercial Retail: (CD:CR) – Location: North of Cajalco Road, south of Carpinus Drive, east of Wood Road, and West of Silver Summit Circle – 9.79 Gross Acres Zoning: Specific Plan No. 229 - Planning Area 1 – Approved Project Description: Tentative Parcel Map No. 37537 proposes to subdivide the existing 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres, parcel 2 will be 3.62 gross acres, parcel 3 will be 1.29 gross acres, and parcel 4 will be 1.29 gross acres – REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37537, extending the expiration date to July 14th, 2026. Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37537, extending the expiration date to July 14, 2026.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36805 - Applicant: Palm Creek Ranch LLC – Fourth Supervisorial District - Thousand Palms District Area Zoning - Western Coachella Valley Area Plan - Community Development – Medium Density Residential and High Density Residential (CO- MDR) (CD-HOR) - Location: North of Ramon Road, south of 30th Avenue, west of Vista Del Sol , and east of Desert Moon Drive – 108 Gross Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule 'A' subdivision of 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 sq ft minimum to 14,000 sq ft maximum, with private streets and separate retention areas, tot lots, dog park, walking and jogging trails, training track, BBQ areas, and water features. Unit phasing consists of TR36805-1 with 128 residential lots, commercial lot, and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 106 residential lots and common open space – APN: 650-310-004, 005- 006, 650- 230-032– REQUEST: Second Extension of Time Request for Tentative Tract Map No. 36805, extending the expiration date to June 5, 2026. Project Planner: Joseluis Aparicio at (951)- 955-6035 or email at jlaparicio@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 36805, extending the expiration date to June 5, 2026.

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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. 230003 - No New Environmental Documentation Required, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR No. 539) – Applicant: Dan Woolstenhulme - Third Supervisorial District - Rancho California Zoning Area/District - Southwest Area Plan - Business Park (BP) (0.25 - 0.60 FAR) - The Project is located North of Wealth Street, west of Leon Road, east of Industry Way, and south of Auld Road - 0.74 Acres - Zoning: Specific Plan No. 265, Planning Area 2 (SP265, PA2) - REQUEST: Conditional Use Permit No. 230003 is a proposal for a microbrewery within an existing 4,969 square foot industrial building, located within the French Valley Airport Center. The microbrewery will produce beer for wholesale to wineries and restaurants, as well as serve within their taproom for on- site consumption – APN: 963-081-023 - Project Planner: Joseluis Aparicio at (951)-955- 6035 or email at jlaparicio@rivco.org.

4.2 TENTATIVE TRACT MAP NO. 38175, TENTATIVE TRACT MAP NO. 38263, & PLOT PLAN NO. 220005 Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Albert A Webb Associates, c/o Fayres Hall – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD:MHDR) – Highway 79 Policy Area – Location: East of Sally Street, south of Fields Drive, and west of Rebecca Street – Zoning: Specific Plan No. 382, Planning Area 9 & 28 - REQUEST: Tentative Tract Map No. 38175 is a proposal for a Schedule “A” subdivision of 17.40 acres into 96 single-family residential lots. The lots range in size from 3,960 square feet to 11,323 square feet. Tentative Tract Map No. 38263 is a proposal for a Schedule “A” subdivision of 22.1 acres into 135 condominium units. Plot Plan No. 220005 is a proposal for the construction of 155 detached condominium units with enclosed 2 car garages. Additional site improvements are shared with the adjacent tract and include a passive recreation area with shade structure, picnic tables, BBQ pit, and water quality basins – APN’s: 472-180-052, -053, & - 054 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public Comments received.

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:39

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, (EIR No. 539); and,

APPROVED Conditional Use Permit No. 230003, subject to the advisory notifications document and conditions of approval.

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. 38175, subject to the advisory notification document and conditions of approval; and,

APPROVED Tentative Tract Map No. 38263, subject to the advisory notification document and conditions of approval; and,

APPROVED Plot Plan No. 220005, subject to the advisory notification document and conditions of approval.