



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – October 18, 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:

NONE

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. 210119 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION** - CEQ210207 - Applicant: Morningstar Village, LLC c/o Sunny Goyal – Engineer/Representative: CSL, Engineering c/o Jeff LeGrand- Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Winchester Road, south of Koon Street, and east of the intersection of Pourroy Road and Ruft Road – 6.81 Gross Acres – Zoning: General Commercial (C1/CP) – **REQUEST:** Conditional Use Permit No. 210119 is a proposal to construct a gas station which will include 12 fueling pumps, a 6,100 sq ft Food Mart/ Convenience Store, and an automated Carwash. The gas station will include a single-story convenience store with 1,000 sq ft of restaurant space that will include the sale of beer and wine. The car wash will be automated and will include 20 canopied vacuum stalls. The project site proposes 61 parking spaces including three (3) ADA accessible spaces, and three (3) electric vehicle parking spaces. The project proposes the sale of beer and wine; therefore, a Type - 20 Alcoholic Beverage Control (ABC) Off-Sale Beer and Wine license is required - Related Cases: PM36161 and PP24054 - APN: 476-010-079, 476-010-080, 476-101-081, 476-010-082, 476-010-083, 476-010-084 – Project Planner: Krista Mason at (951) 955-1722 or email: kmason@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 (CEQ210207); and,

APPROVED Conditional Use Permit No. 210119, subject to the advisory notifications document and conditions of approval.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public Comments received.

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:18