



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – March 20, 2024**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Olivia Balderrama

4<sup>th</sup> District  
Bill Sanchez  
Chair

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** Members Present: Gruytch, Awad, Ruiz, Balderrama, Sanchez  
Members Absent:

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 SPECIFIC PLAN NO. 265-SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 2000034, PLOT PLAN NO. 200033 – Intent to Adopt a Mitigated Negative Declaration**

– Applicant: Scott Yorkison – Engineer: Cross Engineering Services, c/o Joseph Cross – Third Supervisorial District – Rancho California Zoning Area – Highway 79 Policy Area – Southwest Area Plan – Community Development: – Light Industrial (CD: LI) – Location: North of Auld Road and the French Valley Airport, east of Temeku Court, west of Leon Road, and south of Benton Road – 2.24 Net Acres – Specific Plan-Borel Airpark Center #265, Planning Area No. 3 (SP265-PA3, M-SC zone) – **REQUEST:** Specific Plan No. 265, Substantial Conformance No. 3 is a proposal to incorporate changes to the Specific Plan Zoning Ordinance to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265 (Borel Airpark Center). Change of Zone No. 2000034 is a proposal to modify the Specific Plan Zoning Ordinance for Specific Plan No. 265 to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265. Plot Plan No. 200033 is a proposal to construct on approximately 2.24 net acres a 5,215 sq. ft. automated drive-thru car wash with 18 vacuum parking stalls, a 2,535 sq. ft. drive-thru restaurant with indoor dining, and a 729-sq. ft. drive-thru restaurant with outdoor dining only. Total shared parking proposed for this development is 53 parking spaces, including the 18 vacuum stalls, three (3) ADA parking spaces, four (4) EV parking spaces, and loading spaces for the restaurants. The project also includes landscaping, trash enclosures, and stormwater retention chambers throughout the development – APN: 963-070-018 – Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

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

**ADOPT** A Mitigated Negative Declaration for Environmental Assessment No. 200113; and,

**APPROVE** Specific Plan No. 265 Substantial Conformance No. 3, subject to the Advisory Notification Document; and,

**APPROVE** Change of Zone No. 2000034 subject to the Advisory Notification Document; and,

**APPROVE** Plot Plan No. 200033, subject to the Advisory Notification Document and Conditions of Approval.

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4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **SPECIFIC PLAN NO. 286 AMENDMENT NO. 8, GENERAL PLAN AMENDMENT NO. 210219, CHANGE OF ZONE NO. 2100234, AND TENTATIVE TRACT MAP NO. 38300, PLOT PLAN NO. 230031 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – CEQ210351 – Applicant: Griffin Residential, c/o Jed Solomon – Engineer/Representative: Adkan Engineers, c/o Mitch Adkinson –Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Commercial Tourist (CD: CT); Highway 79 Policy Area– Location: South of Benton Road, east of Moser Road, north of Auld Road, west of Washington Street – 20.02 Gross Acres - Zoning: Specific Plan No. 286, Planning Area 48. - **REQUEST:** SP00286A08, is a request to amend the land use designation of approximately 20 acres of the current 36.7-acre Planning Area 48 to 13.0 acres of Medium High Density Residential (MHDR) (PA 53) for 95 dwelling units and 7.0 acres to High Density Residential (HDR) (PA 54) for 93 dwelling units. The remaining 16.7 acres of Planning Area 48 would remain designated as Commercial Tourist (CT). GPA210219 is a proposal to modify the land use designations consistent with the proposed Specific Plan Amendment. CZ2100234, is a proposal to modify the Planning Area Boundaries of Planning Areas 48 to accommodate the new Planning Areas 53 and 54 consistent with SP00286A08 and modify the Permitted Uses and Development Standards of Planning Areas 53 and 54 in the Specific Plan document and the Specific Plan Zoning Ordinance. TTM38300 is a Schedule “A” Map to subdivide the 20.02 gross acre site into 95 single-family residential lots with a minimum lot size of 2,800 sq. ft., three (3) lots to accommodate 93 condominium units, and three (3) open space lots for park and drainage purposes. PPT230031 is a proposal for a development plan for the 95 single family lots and 93 condo units – APN: 964-030-001 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 5-0, the Planning Commission took the following actions:

**ADOPTED** Resolution No. 2024-004; and,

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

**CONSIDER** Addendum No. 7 to certified Environmental Impact Report No. 374 (SCH No. 1992032040); and,

**TENTATIVELY APPROVE** General Plan Amendment No. 210219; and,

**TENTATIVELY APPROVE** Specific Plan No. 286, Amendment No. 8; and,

**TENTATIVELY APPROVE** Change of Zone No. 2100234; and,

**APPROVE** Tentative Tract Map No. 38300 subject to the Advisory Notification Document and Conditions of Approval; and,

**APPROVE** Plot Plan No. 230021 subject to the Advisory Notification Document and Conditions of Approval.

5.0 **WORKSHOPS:**

NONE

6.0 **PUBLIC COMMENTS:**

NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 9:35am