



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JANUARY 18, 2023 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
Marissa Grutch
Chair

3rd District
Gary Thornhill
Vice-Chair

4th District
Bill Sanchez

5th District
VACANT

CALL TO ORDER: 9:01 a.m.

ROLL CALL: Members Present: Awad, Thornhill, Gruytch, and Sanchez
Members Absent: None

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36504** - Applicant: Lansing Stone Star, LLC - Third Supervisorial District – Homeland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) - Highway 79 Policy Area - Location: Easterly of Winchester Road/SR-79 and northerly of Stetson Avenue – 162.05 Gross Acres - Zoning: Planned Residential (R-4) - Approved Project Description: Schedule "A" subdivision of 162 acres into 527 residential lots - APN: 458- 250-012-013 - **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36504, extending the expiration date to November 22, 2025. Project Planner: Yuying Ma at (951) 955-3024 or email at YMa@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 36504, extending the expiration date to November 22, 2025.

1.2 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32394** – Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: North of Simpson Road, east of Leon Road, south of Grand Avenue, and west of Highway 79 – 39.83 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule “A” subdivision of 39.83 acres into 166 residential lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to February 27, 2024. Project Planner: Yuying Ma at (951) 955-3024 or email at yma@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to February 27, 2024.

1.3 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37449** – Applicant: Regent French Valley LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) - Community Development: Medium Density Residential as reflected in Specific Plan No. 382 (Belle Terre) – Location: East of Washington Street, south of Keller Road, west of Rebecca Street and Glen Gibson Court, and north of Jean Nichols Road - 110.64 Gross Acres - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – APNs: 472-170-034, 472-170-035, 472-170-038, and 472-180-047 – Approved Project Description: The Tentative Tract Map is a proposal for a Schedule “A” subdivision of 110.64 acres into (372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in four (4) phases. The subdivision boundaries reflect a pending lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south

APPROVED First Extension of Time Request for Tentative Tract Map No. 37449, extending the expiration date to December 10, 2025.

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- of Fields Drive and mass grade there - **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37449, extending the expiration date to December 10, 2025. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jlopez@rivco.org.
- 1.4 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29762** – Applicant: Dickinson Investment, LP – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Low Density Residential (RC-LDR) - Rural: Rural Mountainous (R-RM) – APNs: 401-291-006 and 407-330-074 - Location: North of Butterfly Drive, east of Basil Lane, and south of County Line Road – 39.23 Acres – Zoning: Controlled Development (W-2) - Approved Project Description: Schedule “B” Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), with two (2), 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM) – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to December 11, 2024. Project Planner: Alex Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.
- 1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33688** – Applicant: KOK Development Inc. – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan - Land Use Designation – Rural Community – Low Density Residential (RC-LDR) – APNs – 283-250-004, 283-140-004, 283-140-006 through 010. Location: North of Hunt Road, south of Stone Canyon Drive, east of Knabe Street, and west of Interstate 15 – 48.6 Acres – Zoning: One-Family Dwellings (R-1) - Approved Project Description: A Schedule “A” subdivision of 48.6 acres to be subdivided into 54 single-family lots - **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to March 1, 2024. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.
- 1.6 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976** – Applicant: West Sac Rivers, LLC c/o Jessica Toohey – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Ano Crest Road, Westerly of Leon Road, and Southerly of Busby Road – 53.39 Acres – Zoning: Winchester Hills Specific Plan (SP 293, PA 51, 52) – Approved Project Description: Schedule "A" subdivision of 53.39 acres into 162 single-family residential lots with a minimum lot sizes of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to December 16, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at BBernardino@rivco.org.
- 1.7 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977** – Applicant: Richland Ventures Inc. c/o Jessica Toohey – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: Commercial Retail (CD-CR) - Medium Density Residential (CD-MDR) - Medium High Density Residential (CD-MHDR) - Public Facilities (CD-PF) - Open Space: Recreation (OS-R) - Open Space: Conservation (OS-C) – Location: North of Ano Crest Road, south of Busby Road, east of Leon Road, and west of Spiro Road – 260.5 Acres – Zoning: SP Zone (SP293A5 – Winchester Hills, PA:47B, 50A, 62A, 50B, 50C, 62B, 53, 54A, **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to December 11, 2024.
- APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to March 1, 2024.
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54B, 56B, 49B, 50D) – APNs: 466-340-006, 007, 008, 009, 018, 019, and 020 - Approved Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft. – REQUEST: Fourth Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to December 16, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at BBernardino@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 Change of Zone No. 2200006 (CZ2200006) and Plot Plan No. 220013 (PPT220013) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) - Applicant: Gloria Gomez – Engineer: Nicole Vann - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan - Community Development: Light Industrial (CD:LI) – Location: South of 4th Street, west of Hammond Road, and east of Highway 111 – 2.25 Gross Acres - Zoning: Manufacturing-Medium (M-M) - REQUEST: Continue the item to February 15, 2023. CZ2200006 is a request to change the site's zoning classification from Manufacturing-Medium (M-M) to the Industrial-Park (I-P) Zoning Classification, which will allow for an emergency shelter as a by-right use. PPT220013 is a proposal to permit the uses currently operating at the Galilee Center, a non-profit providing social services, distribution of food and household items, and an accessory thrift store/warehouse. APN's 727-185-003, 727-185-004 and 727-272-012. Project Planner: Scott Nespor at (760) 863-7050 or email at snespor@rivco.org. STAFF RECOMMENDS A CONTINUANCE TO FEBRUARY 15, 2023.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

CONTINUED to February 15, 2023.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADJOURNMENT: 9:09am