



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JANUARY 4, 2023 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  
David Leonard  
Chair

3<sup>rd</sup> District  
Gary Thornhill  
Vice-Chair

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

5<sup>th</sup> District  
Eric Kroencke

**CALL TO ORDER:** 9:01 a.m.

**ROLL CALL:** Members Present: Awad, Leonard, Thornhill, Kroencke, and Sanchez  
Members Absent: None

### 1.0 **CONSENT CALENDAR:**

1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: West of Van Buren Street, south of 62<sup>nd</sup> Avenue, east of Calhoun Street, and north of 63<sup>rd</sup> Avenue – 162 Acres – Zoning: One Family Dwelling (R-1) - One Family Dwelling - One (1) Acre Minimum (R-1-1) - Open Area Combining Zone - Residential Developments (R-5) – Approved Project Description: Schedule “A” subdivision of 162 gross acres into 228 single family residential lots with common areas including; recreational trails, equestrian pastures, open space lots, and one lot for an equestrian use. **REQUEST:** Fourth Extension of Time Requests for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 to April 17, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org)

**APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date to April 17, 2024.

1.2 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Rural: Rural Residential (R:RR) - Community Development: Medium Density Residential (CD:MDR) - Community Development: Public Facilities (CD:PF) – Location: West of Interstate 86, east of Van Buren Street, south of 62<sup>nd</sup> Avenue, and north of 64<sup>th</sup> Avenue – 396.2 Acres – Zoning: One Family Dwelling (R-1) - One Family Dwelling – One (1) Acre Minimum (R-1-1) - One Family Dwelling - Five (5) Acre Minimum (R-1-5) - Planned Residential (R-4) - Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “A” Tentative Tract Map to subdivide 396 acres into 547 residential lots. **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 to April 17, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org)

**APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to April 17, 2024.

1.3 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37119** – Applicant: James Lytle Venture, Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: High Density Residential (CD: HDR) - Community Development: Medium High Density Residential (CD: MHDR) - Open Space: Conservation (OS: C) - Open Space: Recreation (OS: R) - Zoning:

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 37119, extending the expiration date to April 27, 2025.

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One Family Dwelling (R-1) General Residential (R-3) - Specific Plan 288 (The Crossroads) – APN: 461-220-005, 461-220-006, 461-220-013, 461-220-014, 461-220-015, 461-220-025, 461-220-026 - APPROVED PROJECT DESCRIPTION: The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 161.67 acres for 373 single-family residences. – REQUEST: First Extension of Time Request for Tentative Tract Map No. 37119, extending the expiration date to April 27, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at renaguil@rivco.org

1.4 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978** – Applicant: KB Home, C/O Chris Courtney – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan - Community Development: Medium Density Residential (CD:MDR) - Open Space: Conservation (OS:C) - Open Space: Recreation (OS:R) - Rural: Rural Residential (R:RR) – Location: North of Placentia Avenue, east of Bradley Road, west of Sherman Avenue, and south of Walnut Avenue – 142 Acres – APN: 307-410-013 - Zoning: SP Zone (Preissman, #246, Planning Areas #1 - #4) – Approved Project Description: Schedule “A” subdivision of 142 acres into 139 residential lots, and seven (7) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to September 27, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to September 27, 2024.

1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487** - Applicant: Kohl Ranch Company, LLC - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan - Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) - Medium High Density Residential (CD:MHDR) (5-8 DU/AC) - Very High Density Residential (CD:VHDR) (14-20 DU/AC) - Open Space: Conservation (OS:C) - Location: Southerly of 64th Street, easterly of Tyler Street, and northerly of 66th Avenue - 286 Acres - Zoning: Specific Plan (SP 303) – APN(s): 751-070-023, 025, 036, 039 - Approved Project Description: Schedule "A" Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities. **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to December 7, 2023. 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. 33487, extending the expiration date to December 7, 2023.

**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. 3780 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction of Small Structures). Owner/Applicant: CR&R Environmental Services – Representative: John McNamara – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan – Light Industrial (LI) – Location: West of south Broadway, south of 14th Avenue, and north of Seeley Avenue – 11.0 Gross Acres –

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following actions:

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

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Zoning: Medium-Manufacturing (M-M) – REQUEST: CUP03780 is a proposal for a Direct Transfer Facility. The Direct Transfer Facility will receive waste material and directly transfer from waste collection vehicles to covered haul tractor trailers for transfer offsite. The facility is designed to process and transfer up to 150 tons per day. The proposed improvements to the existing site is limited to the construction of a Direct Transfer concrete ramp to facilitate the offloading of material from the collection vehicle to the haul trucks. Other existing facilities on the site include a solid waste collection truck, maintenance and parking facility, and administrative offices that are not a part of the scope of this Conditional Use Permit. APNs: 869-100-020 and 869-100-022. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**APPROVED** Conditional Use Permit No. 3780, subject to the advisory notification document and conditions of approval.

4.2 **CONDITIONAL USE PERMIT NO. 210016 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to the State CEQA Guidelines Section 15301 (Existing Facilities) - Applicant: Superior Ready-Mix, LP – Eng./Rep: Coachella Valley Engineers – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Community Development: Light Industrial (CD:LI) – Location: North-east of Varner Road, south of Ramon Road, and west of Harry Oliver Trail – 8.20 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - Environmental Justice Community: Thousand Palms - REQUEST: Conditional Use Permit No. 210016 is a proposal to entitle an existing concrete batch plant, which is currently permitted as a legal non-conforming use. The operations encompass the creation and delivery of concrete materials to customers via ready-mix concrete trucks. The site includes a dispatch office, truck maintenance shop, material handling system, aggregate stockpiles and bunkers, cold water storage, admixture/color storage, concrete truck washout area, above ground diesel tank, compressed natural gas pumps, and a fleet of ready-mix, cement powder and aggregate material trucks. Per Section 18.34 of Ordinance No. 348, the applicant is concurrently requesting a maximum height limit of 95 feet to accommodate the existing batch plant structure that stands at this height. The Project, as proposed, does not seek to expand the existing structures or uses of the site, nor does it propose any new construction or grading. – APN(s): 693-010-022, 693-010-023, 693-010-003, 693-040-001, & 693-040-002 - Project Planner: Kathleen Mitchell (951) 955-6836 or email [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following actions:

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

**APPROVED** Conditional Use Permit No. 210016, 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: 9:33am**