



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 1, 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  
Marissa Gruytch

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

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

5<sup>th</sup> District  
Romelio Ruiz

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

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

### 1.0 CONSENT CALENDAR:

1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon, LLC. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CR) - Medium Density Residential (MDR) (2-5 Du/Ac) - High Density Residential (HDR) (8-14 Du/Ac) - Open Space – Conservation (OS-C) - Open Space – Recreation (OS-R) as reflected in the specific plan No. 293 Land Use Plan – Location: Easterly of Leon Road, northerly of Holland Road, westerly of Eucalyptus Road, and southerly of Ano Crest Road – Zoning: Specific Plan (SP) - APN 466-350-018 – Approved Project Description: A Schedule “A” subdivision of 158.87 acres into 422 lots, 382 residential lots, one (1) school site, one (1) commercial lot, one (1) RV/boat storage lot, one (1) HOA recreation area, three (3) park lots, one (1) open space (21.02 acres), 12 basin/swale lots and 20 private open space lots – REQUEST: Second Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2025. Project Planner: Blanca Bernardino at 951-955-6503 or email at [BBernardino@rivco.org](mailto:BBernardino@rivco.org).

**APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2025.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31810** – Applicant: Predico Properties c/o Michael Wright – Third Supervisorial District – Valle Vista District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential, (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC) – Location: Northerly of Palm Avenue, westerly of Lincoln Avenue, and Southerly of Olive Avenue – 44.77 Acres – Zoning: Planned Residential (R-4) – APNs: 548-040-037, 549-210-038 – Approved Project Description: Schedule “A” subdivision of 42.61 acres into 187 single-family residential lots including one (1) open space and one (1) detention basin – REQUEST: First Extension of Time Request for Tentative Trac Map No. 31810, extending the expiration date to March 10, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at [BBernardino@rivco.org](mailto:BBernardino@rivco.org).

**APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31810, extending the expiration date to March 10, 2023.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
NONE

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**  
NONE

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01)** – No Further Environmental Review Required - Applicant: Trip Hord and Associates c/o Trip Hord – Engineer: ACS Consulting c/o Frank Artiga – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/ Winchester Area Plan – Commercial Retail (CR): Medium Density Residential (MDR) - Open Space (OS): Open Space - Conservation (OS-C) – Location: South of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road – Zoning: Specific Plan #260S1 - 72.1 Gross Acres - REQUEST: A request to revise the Conditions of Approval for Tentative Tract Map No. 30972. As a result of the modification four (4) conditions of approval would be removed from approved Tentative Tract Map No. 30972. The improvements would occur, and the conditions would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Tentative Tract Map No. 30972 is a previously approved map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq ft, three (3) mini park lots, one (1) water quality detention basin lot, and four (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule “A” subdivision and is comprised of 72.1 acres - Project Planner: Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).

**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; and,

**APPROVED** Tentative Tract Map No. 30972 Minor Change No. 1, subject to the advisory notification document and conditions of approval.

4.2 **CONDITIONAL USE PERMIT NO. 210014 and DEVELOPMENT AGREEMENT NO. 2100009** – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) – Applicant: Community Veterans of Riverside County, c/o Daniel Wise – Representative: Cake Enterprises, c/o Charlena Berry & Robert Holcomb – Second Supervisorial District – Temescal Canyon Area Plan - Community Development: Light Industrial (CD:LI) – Location: North of Park Canyon Drive., east of the 15 Freeway, and west of Temescal Canyon Road – 0.82 gross acres – Zoning: Manufacturing - Service Commercial (M-SC) — REQUEST: Conditional Use Permit No. 210014 is a proposal to use a 3,094 sq. ft. tenant space in an existing 2-story, 3 tenant industrial building as a storefront cannabis retailer. It is to operate 7 days a week between 9:00 A.M. to 10:00 P.M. There will be 25 employees split amongst 3 shifts, with 10 employees per a shift. Mobile deliveries are also proposed 7 days a week between 6:00 A.M. to 6:00 P.M. There are 93 existing parking spaces on-site to service the warehouse office suites. The dispensary will be granted 18 dedicated parking spaces for its use, including one handicap accessible space, and all reserved parking will be clearly marked to direct visitor parking accordingly. In addition, a secured bike rack area for 5 bicycles will be located at the main entrance to the building. Improved site landscaping is also proposed. Development Agreement No. 2100009 is the associated development agreement to CUP210014 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100009 and CUP210014 and will provide community benefits to the

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

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

**TENTATIVELY APPROVE** Development Agreement no 2100009, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE** Conditional Use Permit No. 210014, subject to the advisory notification document and conditions of approval.

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Temescal Canyon Area – APN: 283-160-037 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**4.3 CHANGE OF ZONE NO. 2100128 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – REQUEST: Change of Zone No. 2100128 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to amend the following: (1) Section 18.18, Detached Accessory Buildings and Structures, (2) Section 18.12, Off-Street Vehicle Parking, (3) Article XIXh, Commercial Cannabis Activities, and (4) Article XXI, Definitions. Amendments to Section 18.18, Detached Accessory Buildings and Structures, include the following: clarifying applicability of the section and amending rear yard setbacks, front lot line setbacks, and building height of detached accessory buildings and structures. Amendments to Section 18.12, Off-Street Vehicle Parking, increases the parking requirements for Cannabis Retailers or Cannabis Microbusiness Facilities engaged as a Cannabis Retailer to a 15 space minimum. Amendments to Article XIXh, Commercial Cannabis Activities, include the following: clarifying and streamlining certain provisions for internal consistency and compliance with state law; amending and clarifying certain permit requirements, setbacks, location/zoning requirements, development standards, operating requirements, enforcement, permit expiration, and permit revocation; allowing Cannabis Retailers in the Mixed Use Zone; changing from a variance requirement to a setback adjustment, when a Cannabis facility proposes to locate closer than 1,000ft to a Child Day Care Center, K-12 school, public park, Youth Center, or Religious Institution; and incorporating Board of Supervisors Policy F7 – Cannabis Retailers within a Commercial Retail Corridor within Ordinance No. 348. Amendments to Article XXI, Definitions, include additions and revisions the Commercial Cannabis Act – Project Planner: John Hildebrand at (955) 951-1888 or email at [jhildebr@rivco.org](mailto:jhildebr@rivco.org)

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

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

**APPROVE** Change of Zone No. 2100128, as modified at meeting.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

**7.0 DIRECTOR’S REPORT**

**8.0 COMMISSIONER’S COMMENTS**

**ADJOURNMENT:** 10:31am