



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 22, 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, Sanchez, Awad, and Ruiz
Members Absent: None

1.0 **CONSENT CALENDAR:**

- 1.1 **FOURTH EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30752** – Applicant: Lansing Companies, Representative: James Hoxie – Second Supervisorial District – Cajalco District – Lake Mathews/Woodcrest Area Plan – Community Development - Public Facilities (CD-PF) - Rural Community – Low Density Residential ½ acre minimum (RC-LDR) - Rural – Rural Mountainous – 10 acre minimum (R-RM) - Rural – Rural Residential (RR) – Location: North of Marisol Drive, south of Cajalco Road, east of Gustin Road, west of Wood Road – 117.7 gross acres – Zoning: Residential Developments (R-5); Residential Agricultural, ½ acre min. (R-A-1/2) – APNs – 321-120.016, 321-150-004; Approved Project Description: The applicant has requested an Extension of Time to allow for the recordation of the final map to subdivide 117.7 gross acres into 112 single-family residential lots with minimum lot sizes of 20,000 square feet and nine open space lots - **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to January 30, 2024. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to January 30, 2024.
- 1.2 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37073** - Applicant: Richland Communities c/o Samantha Kuhns - Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD:CC) - Commercial Retail (CD:CR) - Community Development: Rural Residential (CD:RR) - Community Development: Medium Density Residential (CD:MDR) - Community Development: Medium-High Density Residential (CD:MHDR) - Community Development: Very High Density Residential (CD: VHDR) - Open Space: Conservation (OS-C) - Open Space: Conservation Habitat (OS-CH) - Open Space: Recreation (OS-R) - Open Space: Water (OS-W) – Zoning: Stoneridge Specific Plan (SP 239) – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River - Approximately 699 acres - Approved Project Description: Schedule J Parcel Map subdivision of approximately 699 acres into 16 parcels which range in size from 20.62 acres to 80.89 acres - APNs: 307-070-003-005 307-080-005-008, 307-090-001, 002, 004-006, 307-100-001, 003-005, 307-110-003, 007 and 008, 307-220-001, 307-230-019 and 020 - Request: First Extension of Time Request for Tentative Parcel Map No. 37073, extending the expiration date to February 13, 2026. Project Planner: Yuying Ma at (951) 955-6646 or email at YMa@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 37073, extending the expiration date to February 13, 2026.

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- 1.3 **THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30852** – Applicant: Howard Mitzman – Representative: Jay Diceglie – Second Supervisorial District – Temescal Zoning Area – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC- VLDR) – Open Space: Recreation (OS-R) - Zoning: Specific Plan 198 (Belle Meadows) – APN: 289-140-011 thru 16, 289-150-021 thru 25, and 289-150-031 - Location: North of Dawson Canyon Road, south-east of Lake Mathews Drive, and west of Goldfield Road - 414.22 gross acres – 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 414.22 gross acres into 249 residential lots with a minimum lot size of one (1) gross on 348.5 gross acres, seven (7) open space lots with a minimum lot size of 0.25 acres on 58.54 gross acres and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres. REQUEST: Third Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to March 3, 2025. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jelopez@rivco.org **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to March 3, 2025.
- 1.4 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 36453** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) - Open Space: Recreation (OS:R) - Community Development: Medium Density Residential (CD:MDR) - Medium High Density Residential (CD:MHDR) - Very High Density Residential (CD:VHDR) - Community Center (CD:CC) - Mixed Use Planning Area (MUA) – Location: West of Highway 74, South of Ethanac Road – APNs: 345-190-016, 345-200-013 126.3 Acres – Zoning: Colinas del Oro Specific Plan 364; PA 1 – Scenic Highway Commercial (C-P-S) (Planning Area 1) - Multiple Family Dwellings (R-2) (Planning Area 2) - One-Family Dwellings (R-1) (Planning Areas 3 & 5) -Open Area Combining Zone-Residential Developments (R-5) (Planning Areas 4, 6 & 7). Approved Project Description: A Schedule “I” subdivision of 126.32 acres subdivided into four (4) parcels with a minimum lot size of 20 gross acres (29.20, 24.89, 30.83, and 40.85 gross acres). REQUEST: Second Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to April 26, 2026. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to April 26, 2026.
- 1.5 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 36450** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) - Open Space: Recreation (OS:R) - Community Development: Medium Density Residential (CD:MDR) - Medium High Density Residential (CD:MHDR) - Very High Density Residential (CD:VHDR) - Community Center (CD:CC) - Mixed Use Planning Area (MUA) – Location: West of Highway 74, South of Ethanac Road – APNs: 345-190-016, 345-200-013 126.3 Acres – Zoning: Colinas del Oro Specific Plan 364; PA 1 – Scenic Highway Commercial (C-P-S) (Planning Area 1) - Multiple Family Dwellings (R-2) (Planning Area 2) - One-Family Dwellings (R-1) (Planning Areas 3 & 5) - Open Area Combining Zone-Residential Developments (R-5) (Planning Areas 4, 6 & 7) – Approved Project Description: A Schedule “A” subdivision of 126.3 acres into 241 residential lots **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to February 18, 2026.

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with an average lot size of 6,518 sq. ft. REQUEST: Second Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to February 18, 2026. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@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. 2100123 and PLOT PLAN NO. 210135 – Intent to Adopt a Mitigated Negative Declaration – CEQ210221-** Applicant: Thomas Wesley Comer, Owner - Ibrahim Hzayen, Engineer– Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue – approximately 3.53 gross acres (2.98 net acres) across two parcels – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 2100123 is a request to change the site’s zoning classification of Rural Residential(R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basin on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building the height of a typical one-story home. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The propane filling area would include a 499-gallon propane tank, pump, motor, gallon meter, piping hoses, fill cylinders, and associated attachments. Typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, drop off and pick up of RVs and boats onsite for storage, sales of equipment, supplies, and related activities. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored on the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. – APNs: 462-182-018, 462-185-006. PROJECT PLANNER: Calora Boyd (951) 955-6035 or email at cboyd@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

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

ADOPT A Mitigated Negative Declaration; and,

TENTATIVELY Approve Change of Zone No. 2100123; and,

APPROVE Plot Plan No. 210135, 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: 9:35