



PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 21, 2017

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33926** – Applicant: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS:C) – Location: Northerly of Grand Avenue and Easterly of Ethlene Drive – 3.15 Acres – Zoning: One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1) – Approved Project Description: Schedule “A” Subdivision of a 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 sq. ft. (net) and a 1.42 net acre Open Space Lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33926, extending the expiration date to June 10, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request For Tentative Tract Map No. 33926, extending the expiration date to June 10, 2018.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29322** – Applicant: WSI Land Holdings, LLC – Fifth Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Business Park (CD-BP) (0.25-0.60 FAR) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Alicante Drive, easterly of Trumble Road, northerly of Grand Avenue, and westerly of Juniper Flats Road – 43.4 Gross Acres – Zoning: Specific Plan (SP No. 260) – Approved Project Description: Schedule “A” Subdivision of 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and four (4) open space lots for water detention/quality purposes, a 14 foot wide regional trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29322, extending the expiration date to April 3, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 29322, extending the expiration date to April 3, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34842** – Applicant: Joseph E Bonadiman Associates – 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 Simpson Road and easterly of Leon Road– 10.24 Gross Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule “A” Subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 sq. ft. and two (2) open space lots for a water quality basin and a regional trail – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34842, extending the expiration date to April 20, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 34842, extending the expiration date to April 20, 2018.



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- 1.4 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477** – Applicant: Bridgewalk 64, LLC – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, southerly of Rabbit Scramble Trail, and easterly of Washington Street – 69 Gross Acres – Zoning: Residential Agriculture (RA-1) – Approved Project Description: Schedule “B” Subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and one (1) detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32477, extending the expiration date to June 28, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32477, extending the expiration date to June 28, 2018.
- 1.5 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34713** – Applicant: Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Avenue D, easterly of Cole Avenue, and westerly of Alexander Street – 38.25 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – Approved Project Description: Schedule “B” Subdivision of 38.25 gross acres into 33 single-family residential lots with a minimum lot size of one (1) acre and four (4) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2017.
- 1.6 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30752** – Applicant: Lansing Companies – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Public Facilities (CD-PF) – Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Lake Matthews Drive, southerly of Cajalco Road, and westerly of Wood Road – 117.7 Gross Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2 ½) – Approved Project Description: Schedule “B” Subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and nine (9) open space lots on a total site area of 117.7 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to July 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to July 30, 2018.
- 1.7 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31545** – Applicant: United Engineering Group c/o Beau Cooper – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Oak Valley Drive, southerly of Alicante Drive, easterly of Leon Road, and westerly of Juniper Flats Road – 17.42 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Subdivide 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 sq. ft., and two (2) open space lots for a regional trail and water quality basin – **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31545, extending the expiration date to July 17, 2018.



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REQUEST: First Extension of Time Request for Tentative Tract Map No. 31545, extending the expiration date to July 17, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

- 1.8 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31546** – Applicant: United Engineering Group c/o Beau Cooper – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Oak Valley Drive, southerly of Alicante Drive, easterly of Leon Road, and westerly of Juniper Flats Road – 36.28 Acres – Zoning: Specific Plan (S-P) – Approved Project Description: Subdivide 36.28 acres into 114 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) 4.19 acre park, and one (1) open space lot for a regional trail – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31546, extending the expiration date to July 11, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 31546, extending the expiration date to July 11, 2018.

- 1.9 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Southerly of Grand Avenue, westerly of Beeler Road, and northerly of Simpson Road – 44 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 44 acres into 140 single family residential lots, four (4) open space lots for a 3.55 acre portion of a 5.57 acre joint park with Tentative Tract Map No. 31858, a paseo connection, and drainage – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 28, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 28, 2017.

- 1.10 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commerical Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly of Pourroy Road and Auld Road – 21.01 Gross Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule “E” Subdivision of 21.01 acres into three (3) commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED Second Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2018.

- 1.11 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Highway 79 Policy Area – Location: Southerly of Keller Road, westerly of

APPROVED Second Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2018.



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Washington Street, and easterly of Coventry Lane – 20.7 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a one (1) acre park – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.12 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33884 – Applicant: Maxine Miller – Fifth Supervisorial District – Cabazon Zoning District – The Pass Area Plan: Community Development: Highest Density Residential (CD-HHDR) – Location: Northerly of Carmen Avenue, southerly of Aloma Drive, easterly of Orange Street, and westerly of Broadway Street – 9.26 Acres – Zoning: Highest Density Residential (R-7) – Approved Project Description: Schedule “A” Subdivision of 9.26 gross acres into 40 residential lots with a minimum lot size of 5,000 sq. ft. with affordable housing provisions in accordance with R-6 zoning requirements, and three (3) open space lots for a detention basin and expanded parkway landscaping – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33884, extending the expiration date to November 4, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 33884, extending the expiration date to November 4, 2018.

1.13 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35496 – Applicant: Mike Naggar – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-RC-LDR) – Location: Southerly of 12th Street, easterly of Y Avenue, northerly of Apricot Avenue, and westerly of North Drive – 19.54 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2018.

1.14 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008 – Applicant: Sun Holland, LLC – 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 Craig Road, westerly of Eucalyptus Road, and southerly of Holland Road – 160 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum lot size, a 5.3 acre park site, and 29.33 acres of open space/drainage lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31008, extending the expiration date to April 13, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 31008, extending the expiration date to April 13, 2018.



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- 1.15 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlerly of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2017.
- 1.16 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlerly of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2018.
- 1.17 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976** – Applicant: Winchester Hills CSI, LLC – 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 Gross Acres – Zoning: Winchester Hills Specific Plan (SP 293, Pas 51, 53) – 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:** Second Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to June 16, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to June 16, 2018.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 ORDINANCE NO. 348.4856** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4856 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, that amends Section 18.50 related to metal shipping containers in the County’s unincorporated area. The amendment makes modifications to **Planning Commission Action:** Public Comments: Closed
By a vote of 5-0
Planning Staff Recommend the Following Actions to the Board of Supervisors:



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the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements. Continued from May 17, 2017. Project Planner: Wendell Bugtai at (951) 955-2459 or email at wbugtai@rivco.org.

FIND Ordinance No. 348.4856 exempt from the California Environmental Quality Act (CEQA); and,

ADOPT Ordinance No. 348.4856.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT

NO. 3370R1 – Intent to Adopt a Negative Declaration – Applicant: Ali Mazarei – Engineer/Representative: Ali Mazarei – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly corner of Cajalco Expressway and Harvill Avenue, and westerly of the I-215 Freeway – 11.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Change of Zone proposes to change the site's current Zoning Classification from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sale of beer, wine and distilled spirits) for a new liquor store within an existing 11,800 sq. ft. building, which has a separate entrance and point of sale from the motor vehicle fuel sales. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

ADOPT a Negative Declaration for Environmental Assessment No. 42901; and,

TENTATIVELY APPROVE Change of Zone No. 7917; and

APPROVE Conditional Use Permit No. 3370 Revision No. 1, subject to conditions of approval.

4.2 TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO.

25719R1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Pulsar Investment, LLC, c/o Luo Brince – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) and Open Space: Mineral Resources (OS-MIN) – Zoning: Specific Plan (SP176A4) – Location: Northerly of Pulsar Court, southerly of Leroy Road, and easterly of Temescal Canyon – 5.07 Gross Acres – **REQUEST:** The Tentative Parcel Map is a Schedule "E" Subdivision of two (2) parcels into five (5) industrial parcels. The Plot Plan proposes to construct four (4) industrial buildings totaling 86,768 sq. ft. (Building 1 - 21,422 sq. ft., Building 2 - 21,007 sq. ft., Building 3 - 23,857 sq. ft. and Building 4 - 20,360 sq. ft.) and a Water Quality Basin (12,891 sq. ft.). Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

CONSIDERED an Addendum for Environmental Assessment No. 42759; and,

APPROVED Plot Plan No. 25719R1; and,

APPROVED Tentative Parcel Map No. 37277, subject to conditions of approval.

4.3 TENTATIVE TRACT MAP NO. 36517 – Intent to Adopt a

Mitigated Negative Declaration – Applicant: Beresford Properties, LLC – Engineer: David Jeffers Consulting – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 AC Min.) – Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, and southerly of Rancho California Road – 70.5 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Tract

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42595; and,



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proposes a Schedule "D" Subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of five (5) acres. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

APPROVED Tentative Tract Map No. 36517, subject to conditions of approval.

4.4 CONDITIONAL USE PERMIT NO. 3722 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Derek Catalino – Engineer/Representative: AA & Associates – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: Northerly along Temescal Canyon Road, southerly of Arcadia Street, westerly of El Cerrito Road, and easterly of Jolora Avenue – 0.26 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** A Conditional Use Permit application for an automotive dealership within an existing 1,686 sq. ft. auto sales office and 1,620 sq. ft. of outdoor auto display area. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:
Public Comments: Closed

By a vote of 5-0

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

APPROVE Conditional Use Permit No. 3722, subject to conditions of approval.

4.5 CHANGE OF ZONE NO. 7933 – No New Environmental Documents Required – Applicant: Little Sand Creek Development, LP, c/o Angela Little – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Linda Rosea Road, southerly of Pauba Road, westerly of Anza Road and easterly of Altanos Road – 40 acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural ½ acre min. (R-A-½) – Residential Agricultural 1-acre min. (R-A-1) – Residential Agricultural 2-acre min. (R-A-2) – **REQUEST:** Change of Zone No. 7933 proposes to change the site's zoning from Open Area Combining Zone, Residential Developments (R-5), Residential Agricultural ½ acre min. (R-A-½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2) to Wine Country – Residential (WC-R) Zone. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:
Public Comments: Closed

By a vote of 5-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

FIND that No New Environmental Document is Required; and,

TENTATIVELY APPROVE Change of Zone No. 7933.

4.6 ORDINANCE NO. 348.4857 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4857 is an amendment to Riverside County's Land Use Ordinance, which adds Article XIXk "Unattended Donation Bins" to Ordinance No. 348. This amendment establishes regulations and development standards for the placement of Unattended Donation Bins in the unincorporated areas of the County of Riverside. Additionally, the amendment establishes the permitting and operational requirements for Unattended Donation Bins, as well as procedures for enforcement. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.gov.

Planning Commission Action:
Public Comments: Closed

By a vote of 5-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

FIND that that proposed amendment is exempt from the California Environmental Quality Act (CEQA); and,

ADOPT Ordinance No. 348.4857.

5.0 WORKSHOP

5.1 ORDINANCE NO. 348 WORKSHOP

PRESENTED by Wendell Bugtai.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS