



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 21, 2022 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:** 9:00 a.m.

**ROLL CALL:** Members Present: Awad, Leonard, and Thornhill  
Members Absent: Sanchez and Kroencke

### 1.0 **CONSENT CALENDAR:**

1.1 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 36722** – Applicant: Saba Family Trust, c/o Stanley Heaton – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Very High Density Residential, Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Northerly of Koon Street, southerly of Keller Road, easterly of McColery Road, and westerly of Coventry Lane – 40.6 Acres – Zoning: Specific Plan Zone (Winchester 1800 #286) – Approved Project Description: Schedule “A” subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space, three (3) access lots, and on-site public roads – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 36722, extending the expiration date to December 2, 2025. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).

**Planning Commission Action:**

Public Comments: None.

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

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 36722, extending the expiration date to December 2, 2025.

1.2 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 37089** – Applicant: Olen Properties c/o Dale Lyon – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Keller Road, southerly of Via Curtidor, easterly of Slough Road Road, and westerly of State Highway 79/Winchester Road – 48.4 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “B” subdivision of 48.4 gross acres into 21 single-family residential lots, one (1) 13 acre lot for conservation, one (1) detention basin lot, two (2) drainage lots, four (4) streets, and associated improvements – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37089, extending the expiration date to November 6, 2025. Project Planner: Joey Mendoza at (951)955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).

**Planning Commission Action:**

Public Comments: None.

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

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 37089, extending the expiration date to November 6, 2025.

1.3 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31607** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low-Density Residential (RC-LDR) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Wood Road, and westerly of Starglow Drive – 57.67 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) – Planning Areas: 9 and 13A – Approved Project Description: Schedule “B” recordation of the final map to subdivide 57.67 gross acres into 78 single-family residential lots, and two (2) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to July 9, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).

**Planning Commission Action:**

Public Comments: None.

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

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to July 9, 2024.

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- 1.4 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31608** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low-Density Residential (RC-LDR) – Location: Northerly of Rider Street, southerly of Rider Road, easterly of Wood Road, and westerly of Dreamglo Lane – 44.8 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) – Planning Area: 9 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 44.8 gross acres into 67 residential lots, and one (1) open space lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to July 9, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).
- Planning Commission Action:**  
Public Comments: None.  
By a vote of 3-0, the Planning Commission took the following action:  
**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to July 9, 2024.
- 1.5 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31609** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Low-Density Residential (RC-LDR) – Open Space: Conservation (OS-C) – Location: Southerly of Rider Street, easterly of Wood Road, and westerly of Starglow Drive – 44.8 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) – Planning Areas: 9 and 10 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 47.3 gross acres into 72 residential lots, and one (1) open space lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to July 9, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).
- Planning Commission Action:**  
Public Comments: None.  
By a vote of 3-0, the Planning Commission took the following action:  
**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to July 9, 2024.
- 1.6 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31610** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Low-Density Residential (RC-LDR) – Location: Southerly of Cajalco Road, westerly of Barton Street, easterly of Starglow Drive, and northerly of Rider Street – 70.1 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) - Planning Areas: 7 and 12 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 70.1 gross acres into 165 residential lots, and three (3) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to July 9, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).
- Planning Commission Action:**  
Public Comments: None.  
By a vote of 3-0, the Planning Commission took the following action:  
**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to July 9, 2024.
- 1.7 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31611** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Low-Density Residential (RC-LDR) - Open Space: Conservation (OS-C) – Location: Southerly of Rider Road, east of Starglow Drive, and westerly of Barton Street – 98 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) - Planning Areas: 8A, 8B, and 12 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 98 gross acres into 186 residential lots, and seven (7) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to July 9, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).
- Planning Commission Action:**  
Public Comments: None.  
By a vote of 3-0, the Planning Commission took the following action:  
**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to July 9, 2024.
- 1.8 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31612** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Mead Valley Zoning District – Lake
- Planning Commission Action:**  
Public Comments: None.

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Mathews/Woodcrest Area Plan - Rural Community: Low-Density Residential (RC-LDR) - Open Space: Recreation (OS-R) – Location: Southerly of Rider Road, westerly of Starglow Drive, easterly of Dreamglo Lane, and northerly of Rider Street – 36.7 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) - Planning Areas: 8, 9, and 12 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 36.7 gross acres into 64 residential lots, a 9.7 acre park, and two (2) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to July 9, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org)

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

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to July 9, 2024.

### 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

### 3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 **CONDITIONAL USE PERMIT NO. 200011 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Benjamin Day – Engineer: James Bolton – Representative: T&B Planning, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD:CR) – Location: west of Temescal Canyon Road, south of Trilogy Parkway, north of Glen Ivy Road, east of Warm Springs Drive – 10.0 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S). **REQUEST:** CONDITIONAL USE PERMIT NO. 200011 is a proposal for a 241,244 sq. ft. residential care facility for the elderly on the 10.0-acre site. The facility would consist of a 26,726 sq. ft. single-story building designated for memory care with supporting services and a 214,518 sq. ft. two-story building designated for independent living and assisted living with supporting services. APNs: 290-190-083, 290-190-084. Continued from July 6, 2022, August 3, 2022, and August 17, 2022. Project Planner: Russell Brady at (951) 955-3025 or email at [RBrady@rivco.org](mailto:RBrady@rivco.org).

**Planning Commission Action:**

Public Comments: None. Public Hearing closed.

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

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ200037; and,

**APPROVED** Conditional Use Permit No. 200011, subject to the advisory notification document and conditions of approval.

### 4.0 **PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 **CONDITIONAL USE PERMIT NO. 200014 and DEVELOPMENT AGREEMENT NO. 2000004** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Vortex Farms c/o Judy Lee Bailey-Savage/ Brett Bailey - Third Supervisorial District - San Jacinto District - San Jacinto Valley Area Plan: Agricultural: (AG) - Location: North of Benji Ln, southwest of Minto Way, and East of Sage Rd - 10.40 Gross Acres - Zoning: Heavy Agriculture (A-2-10) - **REQUEST:** Conditional Use Permit No. 200014 is a proposal for a Mixed Light Cannabis Cultivation on 10.40 gross acres (facility). The facility would include: two 3,000 sqft greenhouses; one 1,500 sqft greenhouse; and two 1,200 sqft greenhouses for mature/flowering cannabis cultivation, and two 1,000 sqft greenhouses for cloning, vegetation, or seed production (propagation cultivation); all newly constructed. All greenhouse for the facility would total 11,900 sqft. The facility would include a trailer for office/storage/security purposes and a bathroom structure for employees. Security will be onsite 24 hours a day, 7 days a week. The cultivation facility shall be accessed via a new constructed driveway from Minto Way with 2 parking spaces, 1 for ADA, and include covered trash bins enclosed by a chain-link fence. A new 6-foot-high chain-link fence with vertical privacy slats, plus a 6-foot-high redwood fence would surround the facility with existing landscaping to screening. The facility would include a

**Planning Commission Action:**

Public Comments: None. Public Hearing closed.

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

**CONTINUED** off calendar.

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basin and solar panels to serve the operation. The remainder of the project site, approximately 6.78 acres, would be dedicated to MSHCP Conservation. No caretaker's unit on site. Development Agreement No. 2000004 will impose a lifespan of 10 yrs. on the proposed cannabis project, will grant the applicant vesting rights to develop the Project in accordance with the terms of CUP200014/DA2000004, and provides community benefits to the San Jacinto Valley Area. Staff Recommendation - Continuance off calendar. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

NONE

**7.0 DIRECTOR'S REPORT**

RECEIVED

**8.0 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT:** 9:45 a.m.