

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 1.2
(ID # 14062)**

MEETING DATE:
Tuesday, January 12, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE THIRD EXTENSION OF TIME 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 (CD-MDR) (2-5 DU/AC) – Highway 79 Policy Area – Location: Southerly of Grand Avenue, Northerly of Simpson Road, and Westerly of Beeler 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 with a minimum lot size of 7,200 sq. ft., one drainage lot, one open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858. – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857, extending the expiration date to August 29, 2022. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:


RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on November 18, 2020. The Tentative Tract Map No. 31857 will now expire on August 29, 2022.

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 12, 2021
xc: Planning, Applicant

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 31857 (TR31857) was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6907 where both applications were approved on August 29, 2006. The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extension of times for tentative maps statewide.

The First Extension of Time was approved at Planning Commission on June 21, 2017 to extend the map to August 29, 2017. The Second Extension of Time was approved at Planning Commission on January 30, 2018 to extend the map to August 29, 2020.

The Third Extension of Time was received August 25, 2020, ahead of the expiration date of August 29, 2020. The applicant and the County discussed conditions of approval and reached consensus on October 6, 2020.

The Planning Commission heard the Third Extension of Time for Tentative Tract Map No. 31857 on November 18, 2020. The Planning Commission approved the project by a 5-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

SUPPLEMENTAL:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS (if needed, in this order):

- A. PLANNING COMMISSION STAFF REPORT**
- B. PLANNING COMMISSION MINUTES**



Jason Farin, Principal Management Analyst 1/5/2021



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s):	TR31857E03	Applicant(s): City Development, Inc.
Area Plan:	Harvest Valley/Winchester	c/o Clark Ballantyne
Zoning Area/District:	Winchester Area	
Supervisory District:	Third District	
Project Planner:	Kathleen Mitchell	
APN(s):	462-020-005, 462-020-036	


 John Hildebrand.
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one drainage lot, one open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858.

The Project is located in the Harvest Valley/Winchester Area Plan and the Highway 79 Policy Area. The Project site is located south of Grand Avenue, north of Simpson Road, east of Von Euw Drive, and west of Beeler Road

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31857** extending the expiration date to August 29, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 31857 (TR31857) was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6907 where both applications were approved on August 29, 2006. The expiration date of the TR31857 was automatically extended to August 29, 2016 pursuant to the state bills listed below.

The First Extension of Time was approved at Planning Commission on June 21, 2017 to extend the map to August 29, 2017. The Second Extension of Time was approved at Planning Commission on January 30, 2018 to extend the map to August 29, 2020.

The Third Extension of Time was received August 25, 2020, ahead of the expiration date of August 29, 2020. The applicant and the County discussed conditions of approval and reached consensus on October 6, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (October 6, 2020) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First Extension of Time granted 1 year. The Second Extension of Time granted another 3 years. The remaining number of years available to extend this tentative map is, therefore, 2 years, pushing the final expiration date of the map to August 29, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's final expiration date will become August 29, 2022.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand

for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011. SB1185 extended the tentative map's expiration date to August 29, 2010.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012. AB333 extended the tentative map's expiration date to August 29, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014. AB208 extended the tentative map's expiration date to August 29, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013. AB116 extended the tentative map's expiration date to August 29, 2016.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

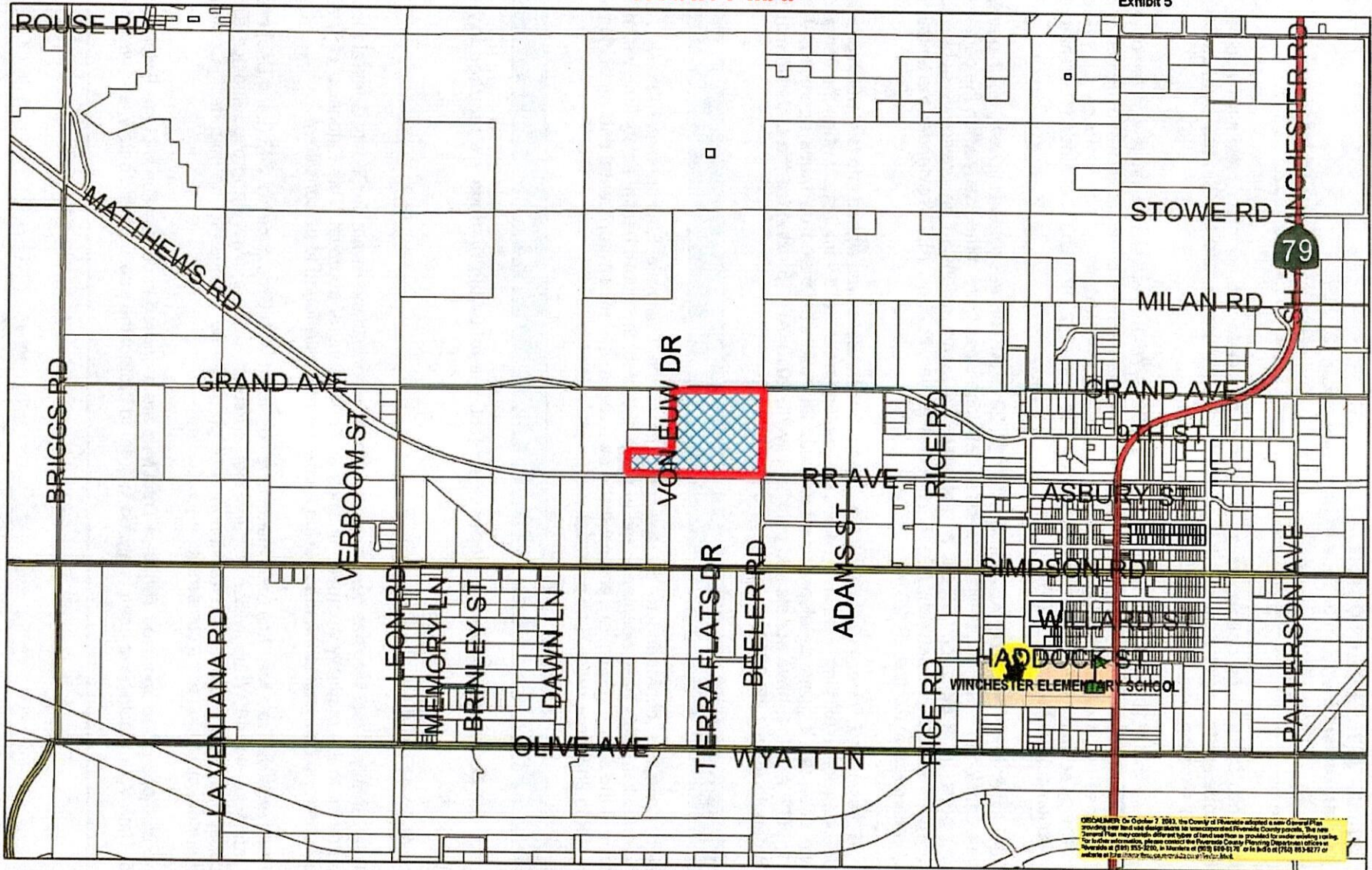
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

Supervisor Stone
District 3
DATE DRAWN: 4/24/06

CZ06908 TR31857

VICINITY MAP

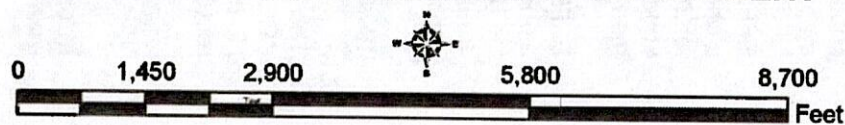
Planner: Russell Brady
Date: 5/17/06
Exhibit 5



ORIGINALLY ON October 7, 1991, the County of Riverside adopted a new General Plan providing for a land use designations in unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided by existing zoning. For further information, please contact the Riverside County Planning Department offices at Riverside at (951) 955-4200, in Inland Empire at (951) 890-6171, or in San Diego at (760) 853-8277 or website at <http://www.riversidecountyplanning.com>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Winchester**
Township/Range: T5SR2W
Section: 28 & 29



ASSESSORS **462 02&07**
BK. PG.
THOMAS **839 C5**
BROS.PG

Plan: TR31857E03

Parcel:

50. Prior To Map Recordation

050 - E Health. 0050-E Health-EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - Transportation. Transportation- EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

060 - BS-Grade. BS-Grade- EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Plan: TR31857E03

Parcel:

60. Prior To Grading Permit Issuance

060 - Transportation. 0060-Transportation- EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

080 - Transportation. 0080 - Transportation- EOT3 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

090 - BS-Grade. 0090 - BS-Grade- EOT3 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

Plan: TR31857E03

Parcel:

90. Prior to Building Final Inspection

090 - BS-Grade. 0090 - BS-Grade- EOT3 - WQMP REQUIRED (cont.) Not Satisfied

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 0090 - Transportation- EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Mitchell, Kathleen

From: citydevelopment@sbcglobal.net
Sent: Tuesday, October 6, 2020 9:24 AM
To: Mitchell, Kathleen
Subject: RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 31857

Ms. Mitchell:

In response to your email of 30Sep2020 (below), City Development Inc. accepts the following: 50. REQ E HEALTH DOCUMENTS; 50. FINAL ACCESS AND MAINT; 60. REQ BMP SWPPP WQMP; 60. FINAL WQMP FOR GRADING; 80. WQMP AND MAINTENANCE; 90. WQMP REQUIRED; 90. WQMP COMP AND BNS REG Conditions of Approval for Riverside County TR31857.

We appreciate your attention to this matter and if you have any questions or need any additional information, please contact us at your earliest convenience (858-277-8787).

Thank you,
City Development Inc.
Clark L. Ballantyne, Pres.

From: Mitchell, Kathleen <KMitchell@Rivco.org>
Sent: Wednesday, September 30, 2020 3:48 PM
To: citydevelopment@sbcglobal.net
Subject: RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 31857

Attn:
City Development Inc.
c/o Clark Ballantyne
P.O. Box 711014
Ulric St.
San Diego, CA, 92171

RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 31857

Good afternoon,

I am contacting you in regard to your Extension of Time Request for Tentative Tract Map No. 31857. The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS 80. WQMP AND MAINTENANCE

50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Commission Hearing as a Consent Item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Best,
Kathleen Mitchell

Kathleen Mitchell

TLMA-Planning ~ Urban Planner II

Email: kmitchell@rivco.org

Phone: 951-955-6836



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Confidentiality Disclaimer

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County of Riverside California

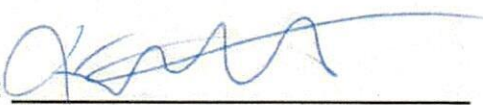
Extension of Time Environmental Determination

Project Case Number: TR31857E03
 Original E.A. Number: EA39343
 Extension of Time No.: 3rd Extension of Time
 Original Approval Date: June 28, 2006 (PC); August 29, 2006 (BOS)
 Project Location: S/Grand Ave., N/Simpson Rd., E/Von Euw Dr., and W/ Beeler Rd.

Project Description: Schedule "A" Subdivision of 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one drainage lot, one open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858. Third Extension of Time will extend the expiration date to August 29, 2022.

On August 29, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Kathleen Mitchell, Project Planner
 For Charissa Leech, Interim TLMA Director

Date: October 29, 2020



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 18, 2020**

1.0 CONSENT CALENDAR

- 1.1 THIRD 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 (CD-MDR) (2-5 DU/AC) – Highway 79 Policy Area – Location: Southerly of Grand Avenue, northerly of Simpson Road, and westerly of Beeler 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 with a minimum lot size of 7,200 sq. ft., one (1) drainage lot, one (1) open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858 – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2022.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG-AG) (10 acres min.) – Rural: Rural Residential (R-RR) (1DU/5AC) – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Public Facilities (CD-PF) – Vista Santa Rosa Policy Area – Location: Westerly of Harrison Street, easterly of Van Buren Street, southerly of 62nd Avenue, and northerly of 64th Avenue – 396.2 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – One Family Dwelling – 5 Acre Minimum (R-1-5) – Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Heavy Agriculture – 10 acre minimum (A-2-10) – Approved Project Description: Schedule “A” Tentative Tract Map to subdivide 396 acres into 547 residential lots with common areas, including recreational trails, equestrian pastures, and open space lot, two (2) lots for equestrian uses, and one (1) lot for a school – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to October 17, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to October 17, 2022.
- 1.3 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Vista Santa Rosa Policy Area – Location: Westerly of Van Buren Street, southerly of 62nd Avenue, easterly of Calhoun Street, and northerly of 64th Avenue – 162 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “A” map to subdivide 162 acres into 228 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lots, and one (1) lot for an equestrian use – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date to October 17, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date to October 17, 2022.
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36635** – Applicant: Nuevo Meadows Land Co LLC. c/o James Hoxie – Engineer: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 - 5 DU/AC) – Community Development: Public Facilities (CD:PF) – San Jacinto River **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36635, extending the expiration date to August 29, 2023.



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Policy Area – Location: Northwesterly corner of San Jacinto Avenue and Pico Avenue – 80.1 Gross Acres – Zoning: Planned Residential (R-4) – Approved Project Description: The Tentative Tract Map proposes a Schedule “A” subdivision of 80.1 acres into 283 residential lots with a minimum lot size of 4,000 sq. ft. The tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36635, extending the expiration date to August 29, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

1.5 ADOPTION OF THE 2021 PLANNING COMMISSION CALENDAR

ADOPTED the 2021 Planning Commission calendar.

1.6 PLOT PLAN WIRELESS NO. 190017 and VARIANCE CASE NO. 190009 – RECEIVE and FILE

RECEIVED and FILED.

– Intent to Adopt a Negative Declaration – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS-R) – Location: Northerly of Clubhouse Drive, easterly of Manzanita Drive, westerly of State Highway 371, and more specifically located at 45120 Highway 79 – 120 acres – Zoning: Rural Residential (R-R) – **REQUEST:** Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including 12 antennas, 36 RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 sq. ft. lease area, surrounded by an 8-foot high barrier. Variance Case No. 190009 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 70-foot tower. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@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 GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68th Avenue, southerly of 66th Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – **Request: General Plan Amendment No. 190017 (GPA190017)**, a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. **Change of Zone No. 1900048 (CZ1900048)**, proposal to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). **Tentative Parcel Map No. 37590 (TPM37590)**, a Tentative Parcel Map for a Schedule “E”

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0

CONTINUED to December 2, 2020.



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subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. **Plot Plan No. 190037 (PPT190037)**, a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

- 4.2 **CONDITIONAL USE PERMIT NO. 190018 and DEVELOPMENT AGREEMENT NO. 1900011 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190090 – Applicant: Coronita Helping Hands, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Via Santiago, easterly of Ridgeview Terrace, southerly of Frontage Road, and westerly of Via Josefa – 0.52 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190018 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with office space for cannabis related business. Development Agreement No. 1900011 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona Area. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

The Planning Commission Recommends 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. 1900011; and,

APPROVE Conditional Use Permit No. 190018, subject to the conditions of approval as modified.

- 4.3 **Plot Plan No. 180029 – Intent to Consider an Addendum to Environmental Impact Report No. 466 – EIR466** – Applicant: Majestic Realty c/o John Semcken – Representative: T & B Planning c/o Tracy Zinn & Jer Harding – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Old Oleander Avenue, easterly of Decker Road, westerly of Harvill Avenue, and northerly of Markham Street – 41.20 Net Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 180029 is a proposal for the construction and operation of a 406,496 sq. ft. concrete tilt-up industrial building on 21.1 acres. The building (Majestic Freeway Business Center Building 20) would include 20,325 sq. ft. of office area and the remaining 386,171 sq. ft. for warehouse space. There would be a 2.5 acre detention basin that could accommodate picnic tables along the rim of the basin and a designated parking cut-out for food trucks. A total of 280 parking spaces will be provided, including eight (8) for disabled persons and eight (8) for electric vehicles. The Assessor's Parcel No. 314-051-015 which is 19.42 net acres will be used as a potential stockpile, borrow site, and construction staging area for the development of Building 20 and the detention basin. Additionally, there would be proposed truck queuing and vehicle access driveway that would traverse between the borrow site and the project site for Building 20. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

CONSIDER an Addendum to environmental Impact Report No. 466; and,

APPROVE Plot Plan No. 180029, subject to the conditions of approval.

- 4.4 **CONDITIONAL USE PERMIT NO 3771 – No New Environmental Documentation Required – EA43010** – Applicant: Vohne Liche Kennels West – Engineer/Representative: Kathleen Browne – Fifth Supervisorial District – Beaumont/Banning Zoning District – The Pass Area Plan: Agriculture: Agriculture (AG) –Location: Northerly of Death Valley Road, southerly of Hilltop Drive, easterly of Sunset Avenue, and westerly of Turtle Dove Lane – 10 gross acres – Zoning: Light Agriculture (A-1) – **REQUEST:**

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

CONTINUED to December 16, 2020.



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Conditional Use Permit No. 3771 proposes to expand the existing law enforcement K9 dog kennel training facility to increase the kennel's capacity to 80 dogs, changing the facility from a Class I Kennel to a Class IV Kennel. The previously approved project Plot Plan No. 25072 permitted the applicant to house up to 10 dogs at the kennel. High and low explosives are securely kept on site to train police and military dogs to detect the odor of explosives. All explosive materials shall be maintained per federal, state, and local requirements. No ignition systems are kept on the site, and there is to be no detonation of explosive devices at the site. The expansion will include the construction of a 6,000 sq. ft. office and training facility, two (2) 3,000 sq. ft. kennels (each with a 30-dog capacity) not open to the public, additional OWTS facilities will be constructed. The hours of operation are 7:30am - 5:30pm, Monday through Friday. The dogs are to be trained for police and law enforcement agencies only, and not available for purchase by the general public. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

- 4.5 **CONDITIONAL USE PERMIT NO. 190019 and DEVELOPMENT AGREEMENT NO. 1900012 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190089 – Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Sparkman Way, easterly of Winchester, southerly of Auld Road, and westerly of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area. Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 sq. ft. suite to be used as a storefront on a 0.71 acre lot with parking and landscaping. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONTINUED to December 2, 2020.

- 4.6 **CHANGE OF ZONE NO. 2000007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 2000007 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to revise Article XIXg, Wireless Facilities. The purpose of this amendment is to clarify definitions, update the permitting process, delineate levels of environmental analysis pursuant to the California Environmental Quality Act (CEQA), revise development standards, and incorporate new changes in State and Federal laws related to the establishment of wireless telecommunication towers. This amendment also revises several other sections within Ordinance No. 348, for the purpose of establishing a single, consistent entitlement application appeal process for projects that Director's Hearing or Planning Commission have approval authority. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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

APPROVE Change of Zone No. 2000007.

5.0 **WORKSHOP:**

NONE

6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

7.0 **DIRECTOR'S REPORT**

8.0 **COMMISSIONER'S COMMENTS**