

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



**ITEM: 1.4  
(ID # 14063)**

**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. 32694 – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan - Agriculture: Agriculture (AG:AG) (10 ac min), Rural: Rural Residential (R:RR) (1du/5ac), Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), and Community Development: Public Facilities (CD:PF) – Vista Santa Rosa Policy Area – Location: west of Harrison St., east of Van Buren St., south of 62nd Avenue, and north of 64th Avenue – 396.2 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), One Family Dwelling, Five Acre Minimum (R-1-5), Planned Residential (R-4), Open Area Combining Zone, Residential Developments (R-5), and 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, an open space lot, two lots for equestrian uses, and one lot for a school – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694, extending the expiration date to October 17, 2022. District 4. [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. 32694 will now expire on October 17, 2022.

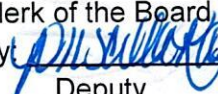
**ACTION: Consent**

---

**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**

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tract Map No. 32694 (TR32694) was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7027 where both applications were approved on October 17, 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 April 18, 2017 to extend the map to October 17, 2017. The Second Extension of Time was approved on March 13, 2018 to extend the map to October 17, 2020.

The Third Extension of Time was received September 14, 2020, ahead of the expiration date of October 17, 2020. The applicant and the County discussed conditions of approval and reached consensus on October 7, 2020.

The Planning Commission heard the Third Extension of Time for Tentative Tract Map No. 32694 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      1/6/2021



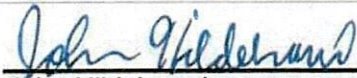
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.2

**Planning Commission Hearing: November 18, 2020**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR32694E03	<b>Applicant(s):</b>	Cliff Woolley
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Representative:</b>	Coachella Valley Engineers
<b>Zoning Area/District:</b>	Lower Coachella Valley District	 John Hildebrand Interim Planning Director	
<b>Supervisory District:</b>	Fourth District		
<b>Project Planner:</b>	Kathleen Mitchell		
<b>APN(s):</b>	753-110-001, 751-020-004, 751-020-001		

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final Tentative Tract Map No. 32694. The map is a proposed Schedule "A" subdivision of 396 gross acres into 547 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lot, two lots for equestrian uses, and one lot for a school.

The Project is located in the Eastern Coachella Valley Area Plan and the Vista Santa Rosa Policy Area. The Project site is located north of 64<sup>th</sup> Avenue, east of Van Buren Street, south of 62<sup>nd</sup> Avenue, and west of Harrison Street.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32694**, extending the expiration date to October 17, 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

Tract Map No. 32694 (TR32694) was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7027 where both applications were approved on October 17, 2006. The expiration date of the TR32694 was automatically extended to October 17, 2016 pursuant to the state bills listed below.

The First Extension of Time was approved April 18, 2017 to extend the map to October 17, 2017. The Second Extension of Time was approved on March 13, 2018 to extend the map to October 17, 2020.

The Third Extension of Time was received September 14, 2020, ahead of the expiration date of October 17, 2020. The applicant and the County discussed conditions of approval and reached consensus on October 7, 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 7, 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 Tentative 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. In addition, a maximum of 5, 1-year extensions may be 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 will, therefore, be 2 years, pushing the final expiration date of the map to October 17, 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 expiration date will become October 17, 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 October 17, 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 October 17, 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 October 17, 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 October 17, 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.

**Vicinity Map**  
**3rd EOT for TR32694**



**Legend**

- County Centerlines
- Blueline Streams
- City Areas

**Notes**

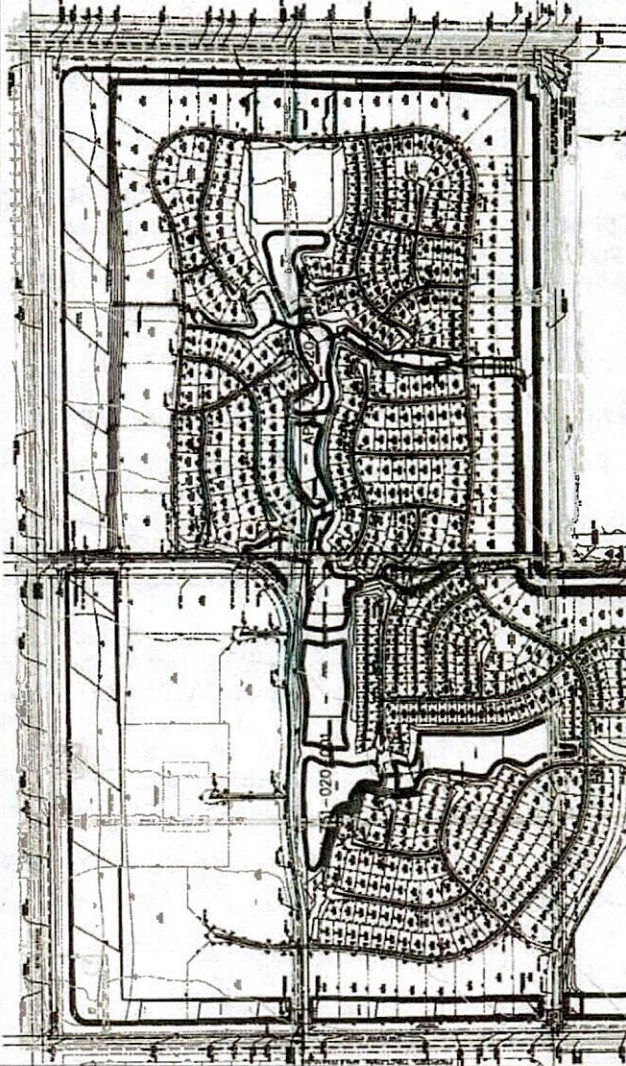
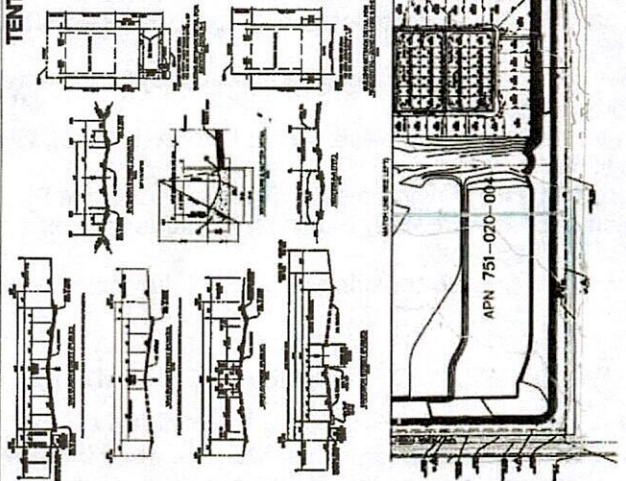


**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**TENTATIVE TRACT MAP NO. 32894**

APN	AREA	ACRES	OWNER
751-020-001	...	...	...
751-020-002	...	...	...
751-020-003	...	...	...
751-020-004	...	...	...
751-020-005	...	...	...
751-020-006	...	...	...
751-020-007	...	...	...
751-020-008	...	...	...
751-020-009	...	...	...
751-020-010	...	...	...
751-020-011	...	...	...
751-020-012	...	...	...
751-020-013	...	...	...
751-020-014	...	...	...
751-020-015	...	...	...
751-020-016	...	...	...
751-020-017	...	...	...
751-020-018	...	...	...
751-020-019	...	...	...
751-020-020	...	...	...
751-020-021	...	...	...
751-020-022	...	...	...
751-020-023	...	...	...
751-020-024	...	...	...
751-020-025	...	...	...
751-020-026	...	...	...
751-020-027	...	...	...
751-020-028	...	...	...
751-020-029	...	...	...
751-020-030	...	...	...
751-020-031	...	...	...
751-020-032	...	...	...
751-020-033	...	...	...
751-020-034	...	...	...
751-020-035	...	...	...
751-020-036	...	...	...
751-020-037	...	...	...
751-020-038	...	...	...
751-020-039	...	...	...
751-020-040	...	...	...
751-020-041	...	...	...
751-020-042	...	...	...
751-020-043	...	...	...
751-020-044	...	...	...
751-020-045	...	...	...
751-020-046	...	...	...
751-020-047	...	...	...
751-020-048	...	...	...
751-020-049	...	...	...
751-020-050	...	...	...
751-020-051	...	...	...
751-020-052	...	...	...
751-020-053	...	...	...
751-020-054	...	...	...
751-020-055	...	...	...
751-020-056	...	...	...
751-020-057	...	...	...
751-020-058	...	...	...
751-020-059	...	...	...
751-020-060	...	...	...
751-020-061	...	...	...
751-020-062	...	...	...
751-020-063	...	...	...
751-020-064	...	...	...
751-020-065	...	...	...
751-020-066	...	...	...
751-020-067	...	...	...
751-020-068	...	...	...
751-020-069	...	...	...
751-020-070	...	...	...
751-020-071	...	...	...
751-020-072	...	...	...
751-020-073	...	...	...
751-020-074	...	...	...
751-020-075	...	...	...
751-020-076	...	...	...
751-020-077	...	...	...
751-020-078	...	...	...
751-020-079	...	...	...
751-020-080	...	...	...
751-020-081	...	...	...
751-020-082	...	...	...
751-020-083	...	...	...
751-020-084	...	...	...
751-020-085	...	...	...
751-020-086	...	...	...
751-020-087	...	...	...
751-020-088	...	...	...
751-020-089	...	...	...
751-020-090	...	...	...
751-020-091	...	...	...
751-020-092	...	...	...
751-020-093	...	...	...
751-020-094	...	...	...
751-020-095	...	...	...
751-020-096	...	...	...
751-020-097	...	...	...
751-020-098	...	...	...
751-020-099	...	...	...
751-020-100	...	...	...



TENTATIVE TRACT MAP NO. 32894 - 647 LOTS  
APN 751-020-001

Professional seal and signature area for the surveyor or engineer, including a circular seal with a number and a rectangular signature box.



Plan: TR32694E03

Parcel: 753110001

### 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.rcfood.org/npdes](http://www.rcfood.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: TR32694E03

Parcel: 753110001

### 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](http://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: TR32694E03

Parcel: 753110001

**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 REC                      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)



## MEMORANDUM

**TO:** Kathleen Mitchell, Urban Planner II  
County of Riverside

**FROM:** Cliff Woolley  
c/o Coachella Valley Engineers

**SUBJECT:** TIME EXTENSION OF TENTATIVE TRACT MAP 32694

**DATE:** October 6, 2020

---

Please be advised that Cliff Woolley applicant for the Time Extension of Tentative Map 32694 accepts the following conditions:

- 50. E Health -EOT Req. E. Health Documents
- 50 Transportation -EOT - Final Access and Maintenance
- 60 BS Grade -EOT - Required BMP SWPPP WQMP
- 60 Transportation- EOT- Final WQMP for Grading
- 80 Transportation -EOT - WQMP and Maintenance
- 90 BS Grade- EOT- WQMP Required
- 90 Transportation -EOT- WQMP Comp and BNS REG

Please call David Turner, Coachella Valley Engineers at 760-360-4200 if you have any further questions.

Thank you.

Sincerely,

Cliff Woolley  
c/o Coachella Valley Engineers

77-933 Las Montanas Road – Suite 101  
Palm Desert, CA 92260  
Tel: (760) 360-4200 Fax: (760) 360-4204

# Extension of Time Environmental Determination

Project Case Number: TR32694E03  
 Original E.A. Number: EA39736  
 Extension of Time No.: 3<sup>rd</sup> Extension of Time  
 Original Approval Date: June 28, 2006 (PC); October 17, 2006 (BOS)  
 Project Location: W/ Harrison St., E/ Van Buren St., S/ 62<sup>nd</sup> Ave., N/ 64<sup>th</sup> Ave.

Project Description: Tract Map No. 32694 is a Schedule A subdivision of 396 gross acres into 547 residential lots with common areas, including recreational trails, equestrian pastures, and open space lot, two lots for equestrian uses, and one lot for a school. The third extension will move the expiration date to October 17, 2022.

On June 28, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:  Date: 10/29/2020  
 Kathleen Mitchell, Project Planner  
 For Charissa Leach, Interim TLMA Director



**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](mailto: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 62<sup>nd</sup> Avenue, and northerly of 64<sup>th</sup> 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](mailto: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 62<sup>nd</sup> Avenue, easterly of Calhoun Street, and northerly of 64<sup>th</sup> 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](mailto: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.



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

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](mailto: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** – 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](mailto:jolivas@rivco.org).

**RECEIVED and FILED.**

**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 68<sup>th</sup> Avenue, southerly of 66<sup>th</sup> 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.



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

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](mailto: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](mailto: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](mailto: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.





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

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](mailto: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](mailto: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](mailto: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**