

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



ITEM: 1.3
(ID # 16827)

MEETING DATE:
Tuesday, July 27, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
RECEIVE AND FILE THE PLANNING DIRECTOR DECISION TO APPROVE THE
TENTATIVE PARCEL MAP NO. 37814 – EXEMPT FROM CEQA – Applicant: Manuel B.
Martinez – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan:
Rural Community – Very Low Density Residential (RC-VLDR) (1 ac min.) – Location: North of
Elmwood St, East of Haines St, South of Oakwood St, West of Brown St – 2.29 Acres – Zoning:
Light Agriculture – 1 Acre Minimum (A-1-1) – PROJECT DESCRIPTION: A Schedule “H”
subdivision of 2.52 gross acres into 2 single family residential lots with a minimum lot size of 1
gross acre and a maximum lot size of 1.52 gross acres – APN: 318-160-024, District 1.
[Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the approval for the above referenced case acted on by the
Planning Director on July 1, 2021.


ACTION:Consent


John Hildebrand, Planning Director 7/15/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried
by unanimous vote, IT WAS ORDERED that the above matter is received and filed as
recommended.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: July 27, 2021
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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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: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Site Characteristics:

The Project site is a 2.52-acre parcel that currently has 3 existing residences on site. The Project proposes to subdivide the existing parcel into two (2) new parcels ranging in size from 1.52 acres to 1 acre. Both parcels are proposed to be orientated towards Oakwood Street which will be improved with a 32' part-width AC pavement (20' on the project side and 12' over the street centerline). In addition, a trail is designated along Oakwood Street and a fourteen (14') foot community trail easement has been provided by the applicant for the General Plan designated trail. The subject site is generally flat and the grade flows northerly towards the back of the proposed lots.

Regarding the existing residential structures onsite, all three are mobile home units and only two of three are permitted through Building Permit Nos. BMR160629 and BZA008480. The project will be conditioned, prior to final map recordation, to have building permits applied for the third unpermitted mobile home to be legalized.

Zoning/Development Standards:

No construction is proposed as part of the project and only APN 318-160-024 is being subdivided as part of this proposal. The applicant has demonstrated through the provided site plans that the footprint of the existing structures on each parcel follow the applicable development standards of Ordinance No. 348, specifically for the A-1-1 Zone Classification.

The Schedule "H" Tentative Parcel Map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the Subdivision Map Act and Ordinance No. 460. The Project is in compliance with the following standards:

- **Lot Size:** The minimum lot size for A-1 Zone Classification is 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified. The existing zoning is A-1-1 and as

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such, has a 1-acre minimum lot size requirement. The Project proposes to subdivide 2.52 acres into two parcels ranging in size from 1.52 acres to 1 acre. The project site has been zoned as A-1-1 with a density requirement of a 1 acre minimum, which is met by the proposed lot sizes. The project's shortest lot width proposed is approximately 132 feet, and shortest lot depth of approximately 331 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan:

The Project site has a General Plan Foundation Component of Rural Community, and a Land Use Designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots. Each lot would range in size from 1.52 acres to 1 acre, thus within the density range for the RC-VLDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot shall be required to provide adequate septic capacity to meet the demands of the proposed land use. The project has been conditioned by the Environmental Health department to provide a percolation report and OWTS plans prior to building permits to ensure proper installation of the septic system. Each single-family residence will be served by the Eastern Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Planning Director's Approval:

On April 22, 2021, the 10-day noticing period concluded for this project and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore, the project was approved by the Planning Director and per Ordinance No. 460 must now be received and filed by the Board of Supervisors.

Tentative Parcel Map No. 37814 was submitted to the County of Riverside on September 17, 2019.

Board Action

The Planning Director'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.

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Impact on Citizens and Businesses

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

**Supplemental
Additional Fiscal Information**

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

ATTACHMENTS:

A. TPM37814 Staff Report



Jason Farin, Principal Management Analyst 7/20/2021



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1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 200025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciatto – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST: The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014. Continued from April 7, 2021 and April 27, 2021. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2021-003; and,

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

CONSIDER an Addendum to Environmental Impact Report No. 470; and,

TENTATIVELY Approve General Plan Amendment No. 200005; and,

TENTATIVELY Approve Amendment No. 2 to Specific Plan No. 343; and,

TENTATIVELY Approve Change of Zone No. 1800020; and,

APPROVE Tentative Tract Map No. 38040; and,

APPROVE Plot Plan No. 200021, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 1900007 (CZ1900007), TENTATIVE TRACT MAP NO. 37735 (TTM37735), and PLOT PLAN NO. 210006 (PPT210006) – Intent to Adopt a Negative Declaration – CEQ190031 – Owner/Applicant: Dan Arthofer – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0



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District – Western Coachella Valley Area Plan: Medium Density Residential (2-5 D.U./Ac.) – Location: Northerly of 42nd Avenue and Port Royal Avenue, southerly of Aerodrome Avenue, westerly of Hopewell Drive, and easterly of Hermitage Drive – 3.70 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** Change of Zone No.1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No. 37735 proposes to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes approximately 13-single-story and approximately five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 sq. ft. to 2,063 sq. ft. each. APN: 607-312-034. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

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

ADOPT a Negative Declaration for Environmental Assessment No. 190031; and,

TENTATIVELY Approve Change of Zone No. 1900007; and,

APPROVE Tentative Tract Map No. 37735; and,

APPROVE Plot Plan No. 210006, subject to the conditions of approval.

- 4.2 **APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190032 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville – Engineer: SDH, Inc./Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Appeal of March 22, 2021 Planning Director's decision to adopt a Mitigated Negative Declaration (CEQ190121) and approved Plot Plan No. 190032, which proposes the construction of a 53,275 sq. ft. warehousing and distribution truck terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

DENY the appeal of the Planning Director's decision on March 22, 2021, approving Plot Plan No. 190032; and,

UPHOLD the Planning Director's Adoption of the Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

UPHOLD the Planning Director's Approval of the Plot Plan No. 190032, subject to the conditions of approval.

- 4.3 **GENERAL PLAN AMENDMENT NO. 200003 – Exempt from the California Environmental Quality Act (CEQA)** – County of Riverside – All Supervisorial Districts – Countywide – **REQUEST:** General Plan Amendment No. 200003 (GPA200003) amends Chapter 3 of the General Plan (Land Use Element), specifically the "Areas Subject to Indian Jurisdiction" section, to include the addition of new text to ensure that development of Fee Lands is appropriately in coordination with the appropriate Tribal Government. Revisions to policy LU 37.5 requires all development of Fee Lands to be transmitted to the appropriate Tribal Government for review and comment as part of the County's development review process. Additionally, the revised policy also assigns Fee Lands that do not currently have a Foundation Component or Land Use Designation the Agriculture Foundation Component and Agriculture Land Use Designation. Project Planner: Paul Swancott at (951) 955-3103 or email at Pswancott@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2021-004; and,

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 General Plan Amendment No. 200003.



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- 4.4 **CONDITIONAL USE PERMIT NO. 190045 and DEVELOPMENT AGREEMENT NO. 1900036 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – CEQ190136 – Applicant: Cheapest Hydro, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Center Street, easterly of Stephens Avenue, southerly of Kluk Lane, and westerly of La Cadena Drive – 0.72 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190045 proposes to use an existing 13,559 sq. ft. building as a storefront for a retail cannabis business and distribution facility. The proposed Cannabis retail storefront will occupy 4,137 sq. ft. and the distribution facility will occupy the remaining 9,422 sq. ft. Development Agreement No. 1900036 would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove area. APN: 246-123-024 and 246-123-025. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
- 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. 1900036; and,
- APPROVE** Conditional Use Permit No. 190045, subject to the conditions of approval as modified at hearing.
- 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**



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1.0 CONSENT CALENDAR

1.1 PLOT PLAN WIRELESS NO. 200002 – RECEIVE and FILE – RECEIVED and FILED.

Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smartlink, LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Julius Santiago – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Tourist: (CD-CT) (FAR 0.20- 0.35) – Location: Northerly of Craig Avenue, westerly of Patterson Avenue, easterly of State Highway 79/Winchester Road, and southerly of Holland Road – 37.45 Gross Acres – Zoning: Specific Plane No. 310 (Barton Properties -Domenigoni) – **REQUEST:** The Plot Plan Wireless proposes to construct a concealed wireless communication facilities of a 70-foot faux water tank, one (1) utility cabinet, three (3) DC-12 outdoor units, 12 panel antennas, 36 Remote Radio Units (RRUs), one (1) microwave antenna, four (4) surge protectors, one (1) GPS antenna, and one (1) 20kW diesel generator within 988 sq. ft. lease area, surrounded by a 6-foot high chain-link fence, on a 37.45 acre site. APN: 466-170-034. Project Planner: Travis Engelking at (951) 955-1417 or email at tengelki@rivco.org.

1.2 ADOPTION OF THE REVISED 2021 PLANNING COMMISSION CALENDAR – Changing the meeting location and start time for the June 16, 2021 from the desert area to be heard at 9:30 a.m. to Riverside at 9:00 a.m. to be heard on the First Floor Board Chambers in the County Administration Center. ADOPTED the Revised 2021 Planning Commission Calendar.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 PLOT PLAN NO. 190039 and CHANGE OF ZONE NO. 2000008 – Intent to Adopt a Mitigated Negative Declaration – CEQ190175 – Applicant: Duke Realty – Representative: Michael Weber – First Supervisorial District – Mead Valley Area Plan – North Perris Area Zoning District – General Plan: Light Industrial (LI) – Zoning: Manufacturing Heavy (M-H) – Manufacturing – Service Commercial (M-SC) – Location: Northeasterly corner of Harvill Avenue and Rider Street – 15.07 acres – REQUEST A Plot Plan to construct a construct a 334,922 sq. ft. warehousing and distribution facility with approximately 10,990 sq. ft. of first floor office, 7,850 sq. ft. of office mezzanine, 316,082 sq. ft. of warehouse, 41 dock doors, parking for automobiles and trucks and one water quality detention basin, and associated improvements. The project includes two (2) water quality basins, 333 standard parking spaces, which includes six (6) accessible parking spaces, 49 additional spaces are designated as trailer parking spaces, and a Change of Zone to from Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) to Manufacturing Service Commercial (M-SC) throughout the property. APN's: 317-170-024 and 317-170-045. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0
The Planning Commission Recommends that the Board of Supervisors take the following actions:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190175; and,
TENTATIVELY Approve Change of Zone No. 2000008; and,
APPROVE Plot Plan No. 190039, subject to the conditions of approval.



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- 4.2 **CONDITIONAL USE PERMIT NO. 190010 and DEVELOPMENT AGREEMENT NO. 1900006 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail: (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street – 0.26 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900006 is a proposed 10-year agreement to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006. Conditional Use Permit No. 190010 is a proposal to occupy an existing 1,625 sq. ft. building to be used as a retail cannabis storefront on a 0.26-acre lot with a parking lot and landscaping. APN: 277-110-040. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
CONTINUED to June 16, 2021.
- 4.3 **CONDITIONAL USE PERMIT NO. 190036 and DEVELOPMENT AGREEMENT NO. 1900024 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061 (b)(3) (Common Sense) – Applicant: Nibble This – Lake Elsinore, LLC – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Mixed Used Area: (MUA) – Location: Northerly of Akley Street, easterly of Evergreen Street, southerly of Grand Avenue, and westerly of Adelfa Street – 1.34 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900024 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. 1900024 and conditional Use Permit No. 190036, which will provide community benefits to the Elsinore Area. Conditional Use Permit No. 190036 proposes to use an existing 3,313 sq. ft. building as a storefront cannabis retailer with delivery services on a 1.34-acre lot with parking and landscaping. APN: 381-273-029. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
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. 1900024; and,
APPROVE Conditional Use Permit No. 190036, subject to the conditions of approval.
- 4.4 **GENERAL PLAN AMENDMENT NO. 190004 (GPA190004) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) – Applicant: County of Riverside – Countywide – Location: Unincorporated County within Environmental Justice communities/areas – **REQUEST:** Conduct a public hearing for GPA190004, and continue the public hearing to the Planning Commission scheduled on Wednesday, June 2, 2021. GPA190004 proposes to Amend the General Plan Land Use Element and Healthy Communities Element for Compliance with Senate Bill (SB) 1000 (Environmental Justice General Plan Components) to incorporate Environmental Justice provisions into the General Plan. The purpose of SB1000 is to require the preparation of remediation policies, through a robust outreach process, which are applicable to Environmental Justice Communities defined as “low-income area[s] that [are] disproportionately affected by environmental pollution”. The Land Use Element amendment is proposed to include the spatial definition of environmental justice
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
CONTINUED to June 2, 2021.



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communities/areas, along with the legal requirements and framework for compliance with SB1000. The Healthy Communities Element is proposed to include the remediation polices. Additionally, an Environmental Justice Implementation Plan is also being proposed. Project Planner: Peter Hersh at (951) 955- 8514 or email at phersh@rivco.org.

- 4.5 **CONDITIONAL USE PERMIT NO. 180010 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Delphi RE Holdings, LLC – Fifth Supervisorial District – Engineer/Representative – Wilfredo Ventura, P.E., Q.S.D/P – Area Plan: The Pass – Zoning Area/District: Beaumont-Banning District – General Plan: Agriculture – Location: Southerly of Sun Lakes Boulevard, northerly of Wolfskill Truck Road, and westerly of Portero Road – 32.59 Gross Acres – Zoning: Controlled Development Areas Zone – W-2 – **REQUEST:** A Conditional Use Permit application to allow the operation of a state licensed Alcohol or Drug Abuse Treatment Facility. The proposed facility will be within an existing 6,280 sq. ft. single-family residential building. Services include detoxification, incidental medical services, and recovery and treatment services for a total of 16 beds. The facility would have staff which includes 24-hour care by licensed therapist, nurses, and physicians. APN: 544-260-007. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

APPROVE Conditional Use Permit No. 180010, subject to the conditions of approval.

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**



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JUNE 2, 2021**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **GENERAL PLAN AMENDMENT NO. 190004 (GPA190004) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) – Applicant: County of Riverside – Countywide – Location: Unincorporated County within Environmental Justice communities/areas – **REQUEST:** GPA190004 proposes to Amend the General Plan Land Use Element and Healthy Communities Element for Compliance with Senate Bill (SB) 1000 (Environmental Justice General Plan Components) to incorporate Environmental Justice provisions into the General Plan. The purpose of SB1000 is to require the preparation of remediation policies, through a robust outreach process, which are applicable to Environmental Justice Communities defined as “low-income area[s] that [are] disproportionately affected by environmental pollution”. The Land Use Element amendment is proposed to include the spatial definition of environmental justice communities/areas, along with the legal requirements and framework for compliance with SB1000. The Healthy Communities Element is proposed to include the remediation policies. Additionally, an Environmental Justice Implementation Plan is also being proposed. Continued from May 19, 2021. Project Planner: Peter Hersh at (951) 955- 8514 or email at phersh@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPT the Planning Commission Resolution No. 2021-006; and,

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 General Plan Amendment No. 190004.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CHANGE OF ZONE NO. 1900011 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 1900011 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to modify the existing Article XIXa, Temporary Events. This is a comprehensive amendment, updating and clarifying provisions related to permitting, operations, and enforcement, as well as establishing a class structure based upon the number of event attendees and applies to all temporary events, located within the unincorporated areas of Riverside County. Project Planner: Steven Jones at (951) 955-0314 or email at sjones@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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,

APPROVE Change of Zone No. 1900011.

- 4.2 **CHANGE OF ZONE NO. 7783 and TENTATIVE TRACT MAP NO. 36365 – Intent to Adopt a Mitigated Negative Declaration – EA42519 – Applicant: Stone Star Riverside, LLC – Engineer/Representative: United Engineering Group – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) – Location: Northerly of Simpson Road, southerly of Grand Avenue, and easterly of Leon Road – 70.60 Gross Acres – Zoning: Rural Residential (RR) – **REQUEST:** The Change of Zone is a proposal to change the zoning classification of the project site from Rural Residential (R-R) to Planned Residential (R-4). The Tentative Tract Map is a proposal for a Schedule “A” subdivision of 70.60 acres into 224 single-family residential lots and 17 lots for a park, regional basin, water quality basins, and landscaping. APN’s: 461-050-012, 462-020-039, and 462-020-049. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42519; and,

TENTATIVELY Approve Change of Zone No. 7783; and,

APPROVE Tentative Tract Map No. 36365, subject to the conditions of approval.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 2, 2021**

- 4.3 **CHANGE OF ZONE NO. 2000026 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (Common Sense Exemption) – Applicant: JS63 MX, Inc., c/o Aaron Cooke – First Supervisorial District – Good Hope Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Simpkins Road, easterly of Main Street, southerly of Eucalyptus Avenue, and westerly of Spring Street – 14.65 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 2000026 (CZ2000026) proposes to change the zoning classification of APN 345-040-001 from Rural Residential (R-R) to Light Agriculture (A-1) in order to align the subject site’s zoning classification more closely with the agricultural uses that have historically been present on-site. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
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 Change of Zone No. 2000026.
- 4.4 **CHANGE OF ZONE NO. 2100003 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Representative: Rich Malacoff – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District – Light Agriculture – 20 Acre Minimum (A-1-20) – Light Agriculture – 10 Acre Minimum (A-1-10) – Location: Northerly of 54 Avenue, westerly of Calhoun Street, southerly of Avenue 53, and easterly of Jackson Street – 28.35 Acres – **REQUEST:** Change of Zone No. 21000030 the proposal is to change the zone classification for two (2) parcels totaling approximately 28.35 acres from Light Agriculture, 20 Acre Minimum (A-1-20), and Light Agriculture, 10 Acre Minimum (A-1-20), to Light Agriculture (A-1). Project Planner: Ruben Villalpando Jr. (951) 955-9721 or email at rvillalp@rivco.org. STAFF RECOMMENDS A CONTINUANCE TO JUNE 16, 2021.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
CONTINUED to June 16, 2021.
- 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



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 16, 2021**

**1.0 CONSENT CALENDAR
NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **CONDITIONAL USE PERMIT NO. 190010 and DEVELOPMENT AGREEMENT NO. 1900006 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail: (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street – 0.26 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900006 is a proposed 10-year agreement to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006. Conditional Use Permit No. 190010 is a proposal to occupy an existing 1,625 sq. ft. building to be used as a retail cannabis storefront on a 0.26-acre lot with a parking lot and landscaping. APN: 277-110-040. Continued from May 19, 2021. Project Planner: Steven Jones at (951) 955-0341 or email at sjones@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

DENY the proposed project.

3.2 **CHANGE OF ZONE NO. 2100003 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Representative: Rich Malacoff – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District – Light Agriculture – 20 Acre Minimum (A-1-20) – Light Agriculture – 10 Acre Minimum (A-1-10) – Location: Northerly of 54 Avenue, westerly of Calhoun Street, southerly of Avenue 53, and easterly of Jackson Street – 28.35 Acres – **REQUEST:** Change of Zone No. 21000030 the proposal is to change the zone classification for two (2) parcels totaling approximately 28.35 acres from Light Agriculture, 20 Acre Minimum (A-1-20), and Light Agriculture, 10 Acre Minimum (A-1-20), to Light Agriculture (A-1). Continued from June 2, 2021. Project Planner: Ruben Villalpando Jr. (951) 955-9721 or email at rvillalp@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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 Change of Zone No. 2100003.

**4.0 PUBLIC HEARINGS – NEW ITEMS:
NONE**

**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