

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



ITEM: 1.3
(ID # 19808)

MEETING DATE:
Tuesday, August 30, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Planning Commission Decisions as Stated in the Report of Actions. All Districts. [\$0]

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

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on **March 2, 2022, March 23, 2022, April 6, 2022, April 20, 2022, May 4, 2022, May 18, 2022, June 15, 2022, July 6, 2022, and July 20, 2022**, as stated in the Report of Actions.

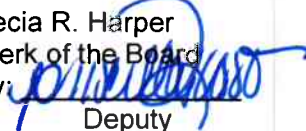
ACTION: Consent


John Hildebrand, Planning Director 8/3/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: August 30, 2022
xc: Planning

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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County's Director's Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348, specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File ("R&F") item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director's Hearing and Planning Commission meetings will be taken as single Report of Actions item for the Board of Supervisors consideration.

The Planning Commission considered and took the following actions as stated in these Report of Actions related to hearings dated **March 2, 2022, March 23, 2022, April 6, 2022, April 20, 2022, May 4, 2022, May 18, 2022, June 15, 2022, July 6, 2022, and July 20, 2022.**

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 timely files a complete appeal application within 10 days from the date the action was taken at the Planning Commission.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

Each item's fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County's Planning Department website here: <https://planning.rctlma.org/Public-Hearings>

ATTACHMENTS:

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

- A. PLANNING COMMISSION REPORT OF ACTIONS – MARCH 2, 2022
- B. PLANNING COMMISSION REPORT OF ACTIONS – MARCH 23, 2022
- C. PLANNING COMMISSION REPORT OF ACTIONS – APRIL 6, 2022
- D. PLANNING COMMISSION REPORT OF ACTIONS – APRIL 20, 2022
- E. PLANNING COMMISSION REPORT OF ACTIONS – MAY 4, 2022
- F. PLANNING COMMISSION REPORT OF ACTIONS – MAY 18, 2022
- G. PLANNING COMMISSION REPORT OF ACTIONS – JUNE 15, 2022
- H. PLANNING COMMISSION REPORT OF ACTIONS – JULY 6, 2022
- I. PLANNING COMMISSION REPORT OF ACTIONS – JULY 20, 2022



Jason Farin, Principal Management Analyst 8/25/2022



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 2, 2022
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:00 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

1.0 CONSENT CALENDAR

NONE

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. 26240 and CHANGE OF ZONE NO. 07932 – Intent to Adopt a Mitigated Negative Declaration** – EA43001 – Applicant: Marwan Alabbasi – Representative: Land Engineering Consultants – Third Supervisorial District – Harvest Valley/Winchester Area Plan -- Homeland Zoning Area – General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: Southerly of Highway 74, easterly of Amanda Avenue, northerly of Old Highway 74, and westerly of Winchester Road – 2.59 Acres – **REQUEST:** A Plot Plan to construct a total of 11,826 sq. ft. of commercial buildings on 2.59 gross acres. The buildings include a 4,276 sq. ft. drive thru restaurant and a 7,550 sq. ft. multi-tenant retail building, parking lots, and retention basin on three (3) parcels. A Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). APN's: 458-103-001, 458-103-002, and 458-103-042. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT A MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 43001**, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7932 amending the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) as shown on the exhibit for Change of Zone No.

7932 subject to Board adoption of the Zoning Ordinance; and,

APPROVE PLOT PLAN NO 26240 subject to the modified conditions of approval and advisory notification document, and subject to final approval of Change of Zone No. 7932.

- 4.2 **CONDITIONAL USE PERMIT NO. 200018 (CUP200018) and TENTATIVE PARCEL MAP NO. 37850 (TPM37850) Intent to Adopt a Mitigated Negative Declaration – CEQ200049 – Applicant: Salmanco, LP – Marwan Alabbasi – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northwesterly of State Highway 74, southerly of 7th Street, northerly of Ellis Avenue, and southeasterly of Clayton Street – 15.61 Gross Acres – Zoning: Mixed Use (MU) – **REQUEST:** The Conditional Use Permit is a proposal to develop six (6) buildings totaling approximately 28,485 sq. ft. on 15.61 gross acres. Two (2) buildings are proposed for restaurants with drive-thrus, two (2) buildings for retail, one (1) building for a convenience store, and one (1) building for a drive-thru car wash. Two (2) fuel canopy structures are proposed at 5,720 sq. ft. and 3,420 sq. ft. The Conditional Use Permit is also a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed. The Tentative Parcel Map is a proposal for a Schedule “E” subdivision of 15.61 gross acres into seven (7) lots. APN’s: 326-240-079 and 326-250-040. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT CEQ200049** based on the findings incorporated in the initial study and the conclusion that the Project will not have a significant effect on the environment with the proposed mitigation; and

APPROVED TENTATIVE PARCEL MAP NO. 37850, subject to the advisory notification document and modified conditions of approval; and

APPROVED CONDITIONAL USE PERMIT NO. 200018, subject to the advisory notification document and modified conditions of approval.

- 4.3 **CHANGE OF ZONE NO. 2200005 – 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. 2200005** is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to modify a provision within the existing Article XIXa, Temporary Events. This amendment extends the ending time for Tier IV, Tier V, and Tier VI events from 2:00am to 4:00am, and**

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA

applies to temporary events located within the unincorporated areas of Riverside County. Project Planner: John Hildebrand at (951) 955-1888, or email at jhildebr@rivco.org.

Guidelines Section 15061(b)(3) (Common Sense Exemption); and,

ADOPT CHANGE OF ZONE NO. 2200005 and the associated ordinance amendment.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

NONE

ADJOURNMENT: 9:45 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 23, 2022 COUNTY ADMINISTRATIVE CENTER

1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

1.0 CONSENT CALENDAR:

1.1 **RESCISSION OF THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693 – Nothing Further Required Under CEQA.** Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential – Location: west of Van Buren St, south of 62nd Avenue, east of Calhoun St., and north of Avenue 64th Avenue – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), and Open Area Combining Zone-Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** Schedule "A" map to subdivide 162 acres into 228 single family residential lots – **REQUEST: RESCISSION OF THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** and apply AB1561 18-month extension for a new expiration date of April 17, 2022. Project Planner: John Hildebrand, email at jhildebr@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission:

FOUND that nothing further is required under the California Environmental Quality Act (CEQA) because all potentially significant environmental effects associated with the original Tentative Tract Map No. 32693 have been previously evaluated under CEQA and no changes to the tract map due to the rescission of the extension of time would occur; and,

RESCINDED Approval of the **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693**, approved by the Planning Commission on November 18, 2020, based on the findings and conclusions incorporated into the staff report.

1.2 **RESCISSION OF THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32694 – Nothing Further Required Under CEQA.** Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential – Location: west of I-86, east of Van Buren Street, south of 62nd Avenue, and north of 64th Avenue – 162 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), and Open Area Combining Zone-Residential Developments (R-5)

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission:

FOUND that nothing further is required under the California Environmental Quality Act (CEQA) because all potentially significant environmental effects associated with the original Tentative Tract Map No. 32694 have been previously evaluated under CEQA and no changes to the tract map due to the rescission of the extension of time would occur; and,

APPROVED PROJECT DESCRIPTION: Schedule "A" map to subdivide 396 acres into 547 single family residential lots – **REQUEST: RESCISSION OF THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** and apply AB1561 18-month extension, for a new expiration date of April 17, 2022. Project Planner: John Hildebrand, email at jhildebr@rivco.org.

RESCINDED Approval of the THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32694, approved by the Planning Commission on November 18, 2020, based on the findings and conclusions incorporated into the staff report.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 180008 (CUP180008) – CEQ180036 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Sameh Ibrahim – Engineer: Robert Reiner, Ventura Engineering Inland, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Mixed Use Area (CD:MUA) – Zoning: Mixed Use (MU) – Location: north of Elmwood Street, south of Cajalco Road, east of Haines Street, and west of Clark Street – 1.68 Acres. **REQUEST: CONDITIONAL USE PERMIT NO. 180008** proposes to construct a neighborhood shopping center to include a service station, mini-mart with drive through, and a restaurant with drive through and/or single or multi-tenant uses. Proposed structures will be comprised of approximately 9,128 sq. ft. and 85 parking spaces are proposed. Access will be provided onto the site from Cajalco Road and Clark Street. APN's 318-140-007, 318-140-028, and 318-140-029. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:
Public Comments: None.

By a vote of 5-0, the Planning Commission:

CONTINUED CONDITIONAL USE PERMIT NO. 180008 to the Planning Commission meeting of April 6, 2022. This item will be re-noticed and re-advertised.

4.2 **PLOT PLAN NO. 210022, TENTATIVE PARCEL MAP NO. 38147 – Intent to Adopt a Mitigated Negative Declaration – CEQ210040** – Applicant: Benjamin Horning – Engineer/Representative: Norah Jaffan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Land Use Designation: Community Development: Light Industrial: (CD:LI) – Location: north of Perry Street, south of Markham Street, east of Beck Street, and west of Seaton Avenue – 9.8 Gross Acres – Zoning:

Planning Commission Action:
Public Comments: Received.

By a vote of 5-0, the Planning Commission:

CONTINUED PLOT PLAN NO. 210022, TENTATIVE PARCEL MAP NO. 38147 to the Planning Commission meeting of April 6, 2022.

Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 210022** proposes to develop two (2) 49,470 sq. ft. warehouse buildings each provided with 2,500 sq. ft. of office space, 16 loading docks, separate truck trailer parking courts and separate parking lots. **TENTATIVE PARCEL MAP NO. 38147** proposes a Schedule E subdivision of 9.8 gross acres into two (2) lots. APN: 314-091-005. Project Planner: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org.

4.3 **CONDITIONAL USE PERMIT NO. 3204, REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration – EA42740** – Applicant: Camp for Ronald McDonald for Good Times – Engineer/Representative: Andrew Holmquist – Third Supervisorial District – Garner Valley Zoning District – Riverside Extended Mountain Area Plan (REMAP): Open Space: Recreation (OS:R) and Open Space: Conservation Habitat (OS:CH). Location: northerly of Apple Canyon Road and easterly of Hurkey Street Park – 59.09 Acres - Zoning: Natural Assets (N-A) and Natural Assets and 160 Acre Minimum (N-A-160). **REQUEST: CONDITIONAL USE PERMIT NO. 3204, REVISED PERMIT NO. 1** proposes to remove housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kid’s kitchen, maintenance shop, and caretakers’ residence. The new components proposed are to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek. APN: 568-070-025. Related Cases: CUP03204, CUP03204S3, and CUP03204S4. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

4.4 **CONDITIONAL USE PERMIT NO. 200012 and CHANGE OF ZONE NO. 2100125 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption). Applicant: Eric Stahl – First Supervisorial District – South Elsinore Zoning Area

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42740**, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3204, REVISION NO. 1, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

– Elsinore Area Plan: Community Development: Mixed Use Area. Location: east of Koves Road, south of Grand Avenue, and west of Zinck Way – 0.35 Acres. Zoning: Rural Residential (R-R). **REQUEST: CONDITIONAL USE PERMIT NO. 200012** proposes to convert an existing 2,500 square foot garage into a motorcycle repair shop with the existing 720 square foot residence to be used as office space for related business. **CHANGE OF ZONE NO. 2100125** is a proposal to change zoning classification of the project site from R-R to General Commercial (C-1/C-P). APN: 371-240-006. Project Planner: Calora Boyd at (951) 955-6035 or email at cboyd@rivco.org.

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100125, to change the zoning of the project site from Rural Residential (R-R) to General Commercial (C-1/C-P) in accordance with Exhibit No. 2, based upon the findings and conclusions adopted in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 200012, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.5 **TENTATIVE TRACT MAP NO. 38035, TENTATIVE PARCEL MAP NO. 38037, and PLOT PLAN NO. 210007 – No New Environmental Documentation is Required** – Applicant: Diamond Valley, LLC c/o Hannah Soroudi and Jeff Dinkin – Engineer/Representative: Albert A. Webb Associates c/o Byanka Velasco and Fayes Hall – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR), Community Development: Very High Density Residential (CD:VHDR), and Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: northeast corner of Domenigoni Parkway and Rice Road, south of Olive Avenue, and west of Highway 79/Winchester Road – 23.45 Gross Acres – Zoning: Specific Plan No. 288 – Planning Areas 1, 2, 4, and 6. **REQUEST: TENTATIVE TRACT MAP NO. 38035** is a proposal for a Schedule A subdivision of 13.91 gross acres for 128 lots for residential dwellings and seven (7) open space or conservation lots. **TENTATIVE PARCEL MAP NO. 38037** is a proposal for a Schedule H subdivision with Schedule A improvements of 9.54 gross acres for a 124-unit condominium development. **PLOT**

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

FOUND that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **ENVIRONMENTAL IMPACT REPORT NO. 376** and approved addendum for **SPECIFIC PLAN NO. 288, SUBSTANTIAL CONFORMANCE NO. 2**, pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist; and,

APPROVED TENTATIVE TRACT MAP NO. 38035, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

PLAN NO. 210007 is a proposal for the design and development for Tentative Parcel Map No. 38037 (a condominium unit subdivision). The 124-unit condominium development would consist of twenty-two (22) 4-unit buildings, six (6) 5-unit buildings, and one (1) 6-unit building with a pool, pool house, bocce ball court, and passive recreational turf pocket park with exercise equipment. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

APPROVED TENTATIVE PARCEL MAP NO. 38037, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 210007, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.6 **CHANGE OF ZONE NO. 2100129 – 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. 2100129** proposes to amend the County’s Land Use Ordinance, Ordinance No. 348, to modify certain provisions within the existing Article XIXm, Industrial Hemp Activities, pursuant to the final settlement agreement between the Farm Bureau and the County of Riverside. This amendment applies to all areas located within the unincorporated portions of Riverside County. Project Planner: John Earle Hildebrand III at (951) 955-1888 or email at jhildebr@rivco.org.

Planning Commission Action:
Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that the proposed amendment is **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

ADOPT CHANGE OF ZONE NO. 2100129, based on the findings and conclusions incorporated into the staff report.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

NONE

7.0 **DIRECTOR’S REPORT**

RECEIVED

8.0 **COMMISSIONER’S COMMENTS**

NONE

ADJOURNMENT: 9:54 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 6, 2022
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:00 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

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. 180008 (CUP180008) – CEQ180036 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Sameh Ibrahim – Engineer: Robert Reiner, Ventura Engineering Inland, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Mixed Use Area (CD:MUA) – Zoning: Mixed Use (MU) – Location: north of Elmwood Street, south of Cajalco Road, east of Haines Street, and west of Clark Street – 1.68 Acres. **REQUEST: CONDITIONAL USE PERMIT NO. 180008** proposes to construct a neighborhood shopping center to include a service station, mini-mart with drive through, and a restaurant with drive through and/or single or multi-tenant uses. Proposed structures will be comprised of approximately 9,128 sq. ft. and 85 parking spaces are proposed. Access will be provided onto the site from Cajalco Road and Clark Street. APN's 318-140-007, 318-140-028, and 318-140-029. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180036**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED **CONDITIONAL USE PERMIT NO. 180008**, subject to the Advisory Notification Document and Conditions of Approval.

3.2 **PLOT PLAN NO. 210022, TENTATIVE PARCEL MAP NO. 38147 – Intent to Adopt a Mitigated Negative Declaration – CEQ210040** – Applicant: Benjamin Horning – Engineer/Representative: Norah Jaffan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Land Use Designation: Community Development: Light Industrial: (CD:LI) – Location: north of Perry Street, south of Markham Street, east of Beck Street, and west of Seaton Avenue – 9.8 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 210022** proposes to develop two (2) 49,470 sq. ft. warehouse buildings each provided with 2,500 sq. ft. of office space, 16 loading docks, separate truck trailer parking courts and separate parking lots. **TENTATIVE PARCEL MAP NO. 38147** proposes a Schedule E subdivision of 9.8 gross acres into two (2) lots. APN: 314-091-005. Project Planner: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210040**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PLOT PLAN NO. 210022, subject to the Advisory Notification Document and Conditions of Approval; and,

APPROVED TENTATIVE PARCEL MAP NO. 38147, subject to the Advisory Notification Document and Conditions of Approval.

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CONDITIONAL USE PERMIT NO. 210130 and DEVELOPMENT AGREEMENT NO. 2100115 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) – Applicant: Sean St. Peter – Engineer/Representative: Caryn Bailey – Third Supervisorial District – REMAP – Community Development: Commercial Retail (CD:CR) – Anza Valley Policy Area – Location: north of Cahuilla Road, east of Bautista Road, and south of Mitchell Road – 1.74 net acres – Zoning: General Commercial (C-1/C-P). **REQUEST: CONDITIONAL USE PERMIT NO. 210130** is a proposal to use an existing 3,966 square foot structure as a storefront cannabis retailer to operate seven (7) days a week between the hours of 8:00 A.M. and 10:00 P.M. The alterations to the existing building would include interior demolition and replacement of existing walls and fixtures, as well as exterior façade improvements. Mobile deliveries are also proposed seven (7) days

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 3-1 (Commissioner Shaffer voted No), the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that the project is **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); and,

TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 2100115, based upon the findings in the staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

a week between the hours of 8:00 A.M. and 9:00 P.M., with the stipulation that no mobile deliveries will be scheduled after 9:00 P.M. as it is not permitted per Ordinance No. 348. The project would provide 30 vehicle parking spaces, including two (2) accessible spaces for persons with disabilities, one (1) van accessible EV parking space, a secured bike rack area, and a gate-secured loading area located at the rear of the building. Landscaping and a trash enclosure are also proposed. **DEVELOPMENT AGREEMENT NO. 2100115** is the associated development agreement to CUP210130 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100115 and CUP210130. Project Planner: Kathleen Mitchell (951) 955-6836 or email kmitchell@rivco.org.

APPROVE CONDITIONAL USE PERMIT NO. 210130, subject to the Advisory Notification Document and modified Conditions of Approval.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 10:14 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 20, 2022 COUNTY ADMINISTRATIVE CENTER 1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 37377** – Applicant: Heather Roberts – Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Agriculture (AG), Rural (RR) – Location: north of Buck Road, east of Anza Road, south of Borel Road, and west of Rancho California Road and Warren Road - Lot Size: 631 gross acres – Zoning: Wine Country - Winery (WCW). **APPROVED PROJECT DESCRIPTION:** Schedule 'B' subdivision proposing to subdivide 631 acres into 108 lots. **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377**, extending the expiration date to March 12, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at renaguil@rivco.org.

Planning Commission Action:
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377, extending the expiration date to March 12, 2025, subject to all previously approved and amended Conditions of Approval, with the applicant's consent.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 200022 and VARIANCE NO. 200004** – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – CEQ200055 – Applicant: DANCO Enterprises, Inc., c/o Joshua Lohman –

Planning Commission Action:
Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission took the following actions:

Engineer/Representative: KWC Engineers c/o Mike Taking and Jo Howard – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Highgrove Community Policy Area – Community Development: Light Industrial: (CD:LI) – Location: south of Citrus Street, north of Palmyrita Avenue, west of Prospect Avenue, and east of the BNSF Railroad Riverside tracks in Highgrove – 5.66 Net Acres – Zoning: Manufacturing- Service Commercial (M-SC) – **REQUEST: CONDITIONAL USE PERMIT NO. 200022** is a proposal to entitle an existing recycling processing facility use with outside scrap metal stockpiles and preparation areas located on the western portion of the site shielded by and within the existing 78,643 sq. ft building with 54 parking spaces, perimeter fencing and gates, and updated landscaping. **VARIANCE NO. 200004** is a request to authorize a proposed 10-foot-high electrified security fence as the new gated perimeter surrounding the proposed recycling processing facility. APN: 247-170-022. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

- 4.2 **CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) and 15273 – Applicant: County of Riverside – Location: Countywide – **REQUEST: CHANGE OF ZONE NO. 2100000** is an amendment to County Ordinance Nos. 927 (Short Term Rentals) and 671 (Consolidated Fees for Land Use). Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of short-term rentals. Ordinance No. 671.22 amends Ordinance No. 671 to include amended registration and annual renewal fees for short-term rentals. Project Planner Steven Jones at (951) 955-0314 or email at sjones@rivco.org.

5.0 **WORKSHOPS**

NONE

FOUND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 200022, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED VARIANCE NO. 200004, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Commission Action:

Public Comments: Received. Public Hearing remained open.

By a vote of 5-0, the Planning Commission took the following action:

CONTINUED the hearing to the Planning Commission meeting of May 18, 2022.

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

Director Hildebrand presented an award of appreciation to Commissioner Shaffer for his years of service on the Planning Commission.

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 3:39 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – MAY 4, 2022
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 a.m.

OATH OF OFFICE FOR COMMISSIONER SHADE AWAD

ROLL CALL: PRESENT: Chair David Leonard (District 2)*
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

ABSENT: *Chair David Leonard (District 2) recused himself from Agenda Item 4.1 and left the meeting at 9:05 a.m.

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32282** – Applicant: Grant Becklund – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: northerly of Olive Avenue, easterly of Leon Street, westerly of Winchester Road, and southerly of Simpson Road – 19.54 Gross Acres – Zoning: One Family Dwelling (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” Subdivision of 19.54 acres into 62 single family residential lots with a minimum lot size of 7,200 sq. ft. and 1 lot for a detention basin. – **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32282**, extending the expiration date to March 12, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32282**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to March 12, 2024, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **PUBLIC USE PERMIT NO. 190001, REVISION NO. 2** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Imagine Charter Holdings LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR), – Zoning: Scenic Highway Commercial (C-P-S) Zone – Location: southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, westerly of Lake Street – 12.19 acres – **REQUEST:** The revised Public Use Permit is a proposal to expand the use of an existing early-primary-grades charter school. The existing Public Use Permit allows a maximum of 246 students, from TK- to 4th grade, with 25 employees. The revision proposes adding twenty-four (24) new classrooms – four (4) in the existing “Building A” and twenty (20) in three (3) new modular buildings. The revision is to increase the student enrollment to 900 students with grades from Transitional kindergarten (TK) through 8th grade. A commercial kitchen will be added to the existing Building A and a sports field will be added. Each school year the school will be adding an additional grade-level in a phased manner, so it is anticipated the school reaches the enrollment of 8th graders and reaches full capacity in school year 2026/2027. The project would include the demolition of existing hardscape and landscape areas to accommodate the new prefabricated modular buildings. APN: 551-220-069. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0 (Recusal by Chair Leonard), the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PUBLIC USE PERMIT NO. 190001 Revision No. 2, subject to the Advisory Notification Document and revised Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR’S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 9:18 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – MAY 18, 2022
COUNTY ADMINISTRATIVE CENTER

1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:03 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

With Commission consensus, Chair Leonard moved the order of the agenda to hear Agenda Item 3.1 after Agenda Items 4.1 and 4.2.

1.0 CONSENT CALENDAR:

1.1 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: west of Van Buren St., south of 62nd Ave., east of Calhoun St., and north of 63rd Ave. – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), and Open Area Combining Zone-Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” subdivision of 162 gross acres into 228 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lots, and one lot for an equestrian use. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 to April 17, 2024 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

CONTINUED the **Fourth Extension of Time Request for Tentative Tract Map No. 32693** off calendar – date uncertain.

1.2 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32694** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

Zoning District – Eastern Coachella Valley Area Plan: Rural: Rural Residential (R:RR), Community Development: Medium Density Residential (CD:MDR), and Community Development: Public Facilities (CD:PF) – Location: west of I-86, east of Van Buren St., south of 62nd Ave., and north of 64th Ave. – 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) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” Tentative Tract Map to subdivide 396 acres into 547 residential lots. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 to April 17, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

CONTINUED the **Fourth Extension of Time Request for Tentative Tract Map No. 32694** off calendar – date uncertain.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **CHANGE OF ZONE NO. 2100000** – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) and 15273 – Applicant: County of Riverside – Location: Countywide. **REQUEST: CHANGE OF ZONE NO. 2100000** is an amendment to County Ordinance No. 927 (Short Term Rentals) and Ordinance No. 671 (Consolidated Fees for Land Use). Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of short-term rentals. Ordinance No. 671.22 amends Ordinance No. 671 to include amended registration and annual renewal fees for short-term rentals. All Districts. Project Planner Steven Jones at (951) 955-0314 or email at sjones@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that **Ordinance No. 927.1** and **Ordinance No. 671.22** are **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15273, based on the findings and conclusions incorporated in the staff report; and,

APPROVE CHANGE OF ZONE NO. 2100000, an amendment to **Ordinance No. 927 (Short-Term Rentals)**, which is a comprehensive update to definitions, permitting, occupancy,

operations, and enforcement of Short-Term Rentals, with an additional provision allowing multiple bookings for verified hosted short-term rentals with five or fewer bedrooms; and an amendment to **Ordinance No. 671 (Consolidated Fees for Land Use)**, which includes the Short-Term Rental fees and increases the initial Short-Term Rental application fee to \$740.00 and the annual renewal fee to \$540.00, based on the findings and conclusions incorporated in the staff report.

DIRECT STAFF to schedule workshops with the Planning Commission to further review short-term rentals based on comments presented by the Commission and the public, such as: caps on number of permitted short-term rentals, locations, and limits based on proximity to other properties; hosted rentals versus un-hosted rentals; revisions to occupancy limits; and paved roads requirement.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CHANGE OF ZONE NO. 2100237 – No New Environmental Documentation Required**, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Newtech, Inc., c/o Pablo Brahim – Representative: BF5, Inc., c/o Ninive Parga – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas – 5.01 Gross Acres – Zoning: Citrus Vineyard (C/V). **REQUEST: CHANGE OF ZONE. 2100237** is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC- W). The applicant is requesting a change of zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. APN: 942-190-014. Project Planner Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions; and,

4.2 **PUBLIC USE PERMIT NO. 210002 and TENTATIVE PARCEL MAP NO. 38214 – Intent to Adopt a Mitigated Negative Declaration (CEQ210003)** – Applicant: Birkin Construction, LLC., c/o Robert Ritner and Richard Chou – Engineer/Representative: Creative Design Associates, Inc. c/o Kenneth Pang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) and Open Space: Conservation (OS:C) – Location: north of Markham Street, south of Landin Lane, east of Cole Avenue, and west of Barton Street – 30.79 Gross Acres – Zoning: Residential Agricultural – One (1) Acre Minimum (R- A-1) and Controlled Development Areas – 10 Acres Minimum (W-2-10). **REQUEST: PUBLIC USE PERMIT NO. 210002** is a proposal to construct a 53,466 sq. ft. temple facility on 30.79 gross acres. The temple facility would consist of the following: an exhibition building with reception area and restrooms; a main prayer hall; a two-story auditorium; two meeting room buildings; an office building; a Sunday school building with rooms; a dining hall with a kitchen and laundry room; a library building; and an en-suite building consisting of six (6) bedrooms and kitchen. The project proposes 248 parking spaces. The eastern portion of the proposed project site is within a Conservation area and would not be disturbed. **TENTATIVE PARCEL MAP NO. 38214** is a proposal for a four-parcel Schedule J Map of 30.79 gross acres for future residential subdivision. APN: 266-320-025. Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100237, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

Planning Commission Action:
Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210003** (CEQ210003), based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PUBLIC USE PERMIT NO. 210002, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED TENTATIVE PARCEL MAP NO. 38214, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

NONE

7.0 **DIRECTOR'S REPORT**

NONE

8.0 **COMMISSIONER'S COMMENTS**

NONE

ADJOURNMENT: 3:10 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 15, 2022 COUNTY ADMINISTRATIVE CENTER 1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:00 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

1.0 CONSENT CALENDAR:

1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32372** – Applicant: Richland Communities, Inc. c/o Samantha Kuhns & Brian Hardy – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), Community Development: Medium High Density Residential (CD:MHDR) (5-8 du/ac), Community Development: Very High Density Residential (CD:VHDR), Community Development: Commercial Retail (CD:CR), Community Development: Community Center (CD:CC) (5-40 du/ac), Open Space: Recreation (OS:R), Open Space: Conservation (OS:C) – Location: north of E Nuevo Road and south of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. SP239, Planning Areas 4, 5, 9, 12/20, 13, 16, 21, 22, 25A and 25B and Specific Plan No. 246A1, Planning Areas 20, 21, 22, and 25A and 25B – **APPROVED PROJECT DESCRIPTION:** Tract Map No. 32372 is a Schedule A subdivision of 305.80 gross acres into 803 single family residential lots with a minimum lot size of 5,000 square feet. The project scope also included the following: two school sites within the Val-Verde Unified School District; one 17.8-acre community sports park and one 21.2-acre open space parcel to be maintained by CSA146A; and 8 open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association. **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32372**, extending the expiration date to June 13, 2024. Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to June 13, 2024, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

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. 210017, CHANGE OF ZONE NO. 2100011, and NOISE EXCEPTION NO. 2100001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ210027) – (State Clearinghouse Number: SCH2022050266) – Applicant: EPD Solutions, c/o Emily Neudecker – Engineer/Representative: 4M Engineering, c/o Matt Liesemeyer – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Madera de Playa Dr., east and west of Calle Encantado, and south of Rancho California Rd. – 21.10 Gross Acres – Zoning: Citrus/Vineyard (C/V). **REQUEST: CHANGE OF ZONE NO. 2100011** is a proposal to alter the subject sites' existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area. **PLOT PLAN NO. 210017** is a proposal for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed and Breakfast to provide 10 rooms for patrons and overnight guests. **NOISE EXCEPTION NO. 2100001** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4 APNs: 951-020-001, 951-020-002, 951-060-001, 951-060-002. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 210027, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 2100011, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVED NOISE EXCEPTION NO. 2100001, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 210017, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.2 **CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). **REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026** is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

Planning Commission Action:
Public Comments: Received. Public Hearing remained open.

By a vote of 4-0, the Planning Commission took the following action:

CONTINUED CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026, to the Planning Commission meeting of July 20, 2022.

4.3 **Appeal of the Planning Director’s Decision on April 18, 2022, Approving PLOT PLAN WIRELESS NO. 210108 - Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction) – Applicant: Alisha Strasheim – Engineer/Representative: Frank Valle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Low Density Residential (LDR) – Location: east of Anza Road, south of Anza Road, west of Swarhout Lane - Zoning: Rural Residential (RR) - **REQUEST: PLOT PLAN WIRELESS NO. 210108** is a proposal to install a new unmanned wireless telecommunication facility disguised as a eucalyptus tree. The tower is proposed to be 50’ tall with twelve (12) panel antennas mounted on the tower. At the base of the tower, concealed from view, will be a backup emergency diesel generator and all ground equipment. APN: 917-380-014. Project Planner: Calora Boyd at (951) 955- 6035, or email at cboyd@rivco.org.

Planning Commission Action:
Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

DENIED THE APPEAL of the Planning Director’s decision on April 18th, 2022, approving Plot Plan Wireless No. 210108; and

UPHELD the Planning Director’s **FINDING** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA guidelines Section 15303 (New Construction), based on the findings and conclusions provided in the initial study, the findings and conclusions included in the staff report, and the conclusion that the project will not have a significant effect on the environment; and

UPHELD THE PLANNING DIRECTOR’S APPROVAL OF PLOT PLAN WIRELESS NO. 210108, subject to the revised conditions of approval and advisory notification document and based upon the findings and conclusions incorporated in the staff report and its attachments.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

NONE

7.0 **DIRECTOR'S REPORT**

RECEIVED

8.0 **COMMISSIONER'S COMMENTS**

RECEIVED

ADJOURNMENT: 11:14 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – JULY 6, 2022
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:04 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

1.0 CONSENT CALENDAR:

1.1 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31500** – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (MDR) Location: southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B - Approved Project Description: "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74 – APN(s): 459-020-070, 459-020-068. **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31500**, extending the expiration date to April 5th, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at renaguil@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31500**, extending the expiration date to April 5, 2025, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

1.2 **FOURTH 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) – 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

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2024, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

Tentative Tract Map No. 31858. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857**, extending the expiration date to March 1, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

- 1.3 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33427** – Applicant: Trip Hord Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC), Medium High Density Residential (CD-MHDR) (5-8 DU/AC), Very High Density Residential (CD-VHDR) (14-20 DU/AC), and Open Space: Conservation (OS-C), Recreation (OS-R) – Location: north of Nuevo Road, east of Foothill Avenue, south of Orange Avenue, and west of Chase Road – 93.66 Gross Acres – Zoning: Specific Plan No. 246A1 (McCanna Hills) – **APPROVED PROJECT DESCRIPTION:** Schedule "A" Subdivision of 93.66 gross acres into 291 single family residential lots, 2 water quality basins, and 21 open space landscaping lots. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427**, extending the expiration date to April 26, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to April 26, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

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

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

CONTINUED the item to August 3, 2022 to provide additional time to respond to comments on the Mitigated Negative Declaration to include in the project record.

4.2 **GENERAL PLAN AMENDMENT NO. 210005 (GPA210005) / SPECIFIC PLAN NO. 327 AMENDMENT NO. 2 (SP327A02) / CHANGE OF ZONE NO. 2100013 (CZ2100013) / TENTATIVE TRACT MAP NO. 38051 (TTM30851) – Intent to Adopt Addendum No. 5 to Environmental Impact Report No. 439** – Applicant: Forestar Toscana Development Company, Stanislaus Rush-Engineer/Representative: T & B Planning, Inc., Joel Morse– First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 42.1 Gross Acres - Zoning: Specific Plan. **REQUEST: GPA210005** proposes to re-configure Planning Areas 11 and 14 into four separate Planning Areas which will be reflected on the amended land use maps in Specific Plan document as Planning Areas, 11A, 11B, 14A, and 14B. SP327A02, proposes to: 1) modify the configuration, acreage and unit count of Planning Areas 11 and 14 to create 11A, 11B, 14A, and 14B, 2) proposes to modify the configuration, acreage, unit count and densities of residential Planning Areas 2, 3, 5, 7, 9,

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following action:

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2022-002 recommending adoption of General Plan Amendment No. 210005 to the Board of Supervisors.

Additionally, the Planning Commission recommended that the Board of Supervisors take the following actions:

CONSIDER ADDENDUM No. 5 to ENVIRONMENTAL IMPACT REPORT NO. 439 certified on December 18, 2006, based on the findings and conclusions incorporated in the Initial Study/Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 210005, to re-configure

10, and 12 to reflect previously recorded Tract Maps, and 3) other non-substantive changes throughout the document to accommodate these modifications. **CZ2100013** proposes to modify and re-configure Planning Area 11 and 14 into four Planning Areas, 11A, 11B, 14A, and 14B which will require modifications to the Specific Plan Zoning Ordinance to reflect these changes. **TTM38051** proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. Development of these lots will occur in four phases within four Planning Areas 11A (12.9AC–80 Lots), 11B (8.7AC–62 Lots), 14A (9.9AC–42 Lots), and 14B (10AC–67 Lots). APNs: 283-240-021 & -023, and 290-930-062. Project Planner Deborah Bradford (951) 955-6646, dbradfor@rivco.org.

Planning Areas 11 and 14 into four separate Planning Areas which will be reflected on the amended land use maps in Specific Plan document as Planning Areas, 11A, 11B, 14A, and 14B. as shown on Figure 7, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 327 AMENDMENT NO. 2, to modify the configuration, acreage and unit count of Planning Areas 11 and 14 to create 11A, 11B, 14A, and 14B, and restrict 104 of the 251 dwelling units will be Age-Qualified (55+), to modify the configuration, acreage, unit count, and densities of residential Planning Areas 2, 3, 5, 7, 9, 10, and 12 to reflect previously recorded Tract Maps, restrict Planning Areas 2, 3, 4, 5, 10, and 12 as Age-Qualified neighborhoods, and other non-substantive changes throughout the document to accommodate these modifications, subject to the Advisory Notification document and Conditions of Approval, based on the findings and conclusions incorporated in the staff report; pending adoption of the Specific Plan Amendment Resolution by the Board of Supervisors and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100013, to modify the specific zoning ordinance to re-configure Planning Area 11 and 14 into four Planning Areas, 11A, 11B, 14A, and 14B and establish permitted uses and development standards; and to establish boundaries for Planning Areas 11A, 11B, 14A, and 14 B with metes and bounds in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Specific Plan Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 38051, subject to the Advisory Notification document and modified Conditions of Approval, based upon the findings and conclusions incorporated into the staff report, and pending the Board of Supervisors' subsequent adoption of the resolutions for GPA No. 210005 and Amendment No. 2 to Specific Plan No. 327, and the zoning ordinance for Change of Zone No. 2100013.

4.3 **CHANGE OF ZONE NO. 7949, GENERAL PLAN AMENDMENT NO. 1224, TENTATIVE TRACT MAP NO. 37154 – Intent to Adopt a Mitigated Negative Declaration** – (EA43048) – Applicant/Engineer: Adkan Engineers c/o Michael Brendecke – First Supervisorial District – Alberhill Zoning Area/Temescal Canyon Area Plan – Open Space: Conservation Habitat (OS:CH), Rural: Rural Residential (R:RR), and Community Development: Very Low Density Residential (CD:VLDR) – Location: north of the Cleveland National Forest, south of Guffey Ranch Way, east of Maitri Rd., and west of Indian Truck Trail – 34 Acres - Zoning: Rural Residential (RR), SP 256 PA 17C Zone. **REQUEST: GENERAL PLAN AMENDMENT NO. 1224** includes a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment. The Technical General Plan Amendment proposes to modify 0.14 Rural: Rural Residential (R:RR) acres and 0.32 of Open Space: Conservation Habitat (OS:CH) acres to Community Development: Medium Density Residential (CD:MDR). The Entitlement/Policy General Plan Amendment proposes to amend 4.73 acres of Community Development: Very Low Density Residential (CD:VLDR) to Community Development: Medium Density Residential (CD:MDR). **CHANGE OF ZONE NO. 7949** proposes to modify the zoning classification from Rural Residential (R-R) to One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1). **TENTATIVE TRACT MAP NO. 37154** is a Schedule “A” tract map to subdivide approximately 34 acres into 15 single family residential lots and three (3) non-residential lots. Proposed lot sizes are an average of 13,305 sq. ft. with a minimum lot size of 8,109 sq. ft. Approximately 3.48 acres are to be designated for three (3) open space lots. 26.8 acres will remain undisturbed open space. APNs: 290-160-027, 290-902-001, 290-902-002. Project Planner Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following action:

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2022-001 recommending adoption of General Plan Amendment No. 1224 to the Riverside County Board of Supervisors.

Additionally, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. EA43038**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1224, amending the General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD), change the site's General Plan Land Use Designation that is currently designated Open Space: Conservation Habitat (OS: CH), Rural: Rural Residential (R:RR), and Community Development: Very Low Density Residential (CD:VLDR) to Community Development: Medium Density Residential (CD:MDR) in accordance with the proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report; and, subject to the final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7949 to change the project site's Zoning Classification from Rural Residential (R-R) to the One-Family Dwellings (R-1) and W-1 (Watercourse, Watershed and Conservation Areas) Zoning classifications in accordance with proposed Change of Zone Exhibit No. 2, based upon the findings and conclusions adopted in the staff report and pending final adoption of the Zoning Ordinance and General Plan Amendment Resolution by the Board of Supervisors; and,

4.4 **CHANGE OF ZONE NO. 2000004, CONDITIONAL USE PERMIT NO. 200001 – Intent to Adopt a Mitigated Negative Declaration – (CEQ200003) –** Applicant/Representative: Wayne Dollarhide – Third Supervisorial District – Winchester Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: south of Newport Road, west of Winchester Road, east of Rice Road – 5.8 Acres - Zoning: Rural Residential - (R-R Zone) - **REQUEST: CHANGE OF ZONE NO. 2000004** is a proposal to change the current zoning classification of the site from Rural Residential (R-R) to General Commercial (C-1/C-P) for the area designated Commercial Retail (CR) in the General Plan while retaining the current Rural Residential (R-R) zoning classification for the area designated Rural Mountainous (RM) in the General Plan at the southwest corner of the property. **CONDITIONAL USE PERMIT NO. 200001** proposes to construct a 3,200 sq. ft. gas station/convenience store that includes the sale of beer and wine, with a 3,180 square foot drive-thru car wash, and a mini storage facility with recreational vehicle and boat parking on 5.81 gross acres. The storage facility consists of four (4) buildings: a single-story 3,075 sq. ft. building with 1,247 square feet of office space, a single-story 11,358 sq. ft. mini storage building, a single-story 56,348 sq. ft. mini-storage building, and a two-story 9,404 sq. ft. mini storage building with a water tank and underground detention basin. APNs: 466-050-019, 466-050-020, and 466-050-021. Project Planner Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

5.0 **WORKSHOPS**

NONE

APPROVE TENTATIVE TRACT MAP NO. 37154, subject to the Advisory Notification document and Conditions of Approval, based upon the findings and conclusions incorporated in the staff report, and subject to the Board of Supervisors' subsequent adoption of the General Plan Amendment Resolution for General Plan Amendment No. 1224 and the zoning ordinance for Change of Zone No. 7949.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT CEQ200003** based on the findings incorporated in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000004, amending the zoning classification for the subject property from Rural Residential (R-R) to General Commercial (C-1/C-P) in accordance with the Change of Zone Exhibit, based upon the findings and conclusions provided in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 200001, subject to the Advisory Notification document and Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 9:55 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JULY 20, 2022 COUNTY ADMINISTRATIVE CENTER 1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)*
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

*Chair Leonard recused himself from Agenda Item 4.2 due to a conflict of interest and left the dais at 9:23 a.m. Vice-Chair Thornhill presided over the meeting. Chair Leonard returned to the dais at 9:36 a.m.

1.0 **CONSENT CALENDAR:**

1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31842** – Applicant: Tabletop Mountain Partners, LLC c/o Andy Bodewin – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) – Location: north of Nandina Ave, south of Mariposa Ave, east of Washington St, and west of Frankland Ln – 73.13 Acres – Zoning: Light Agriculture (A-1-1) – **APPROVED PROJECT DESCRIPTION:** Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10-foot wide community trail along the westerly edge of the project site – **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842**, extending the expiration date to July 24, 2024. Project Planner: Joey Mendoza at (951) 995-0897 or email at joemendo@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 benefits to July 24, 2024, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

3.1 **CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). **REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026** is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

By a vote of 4-1 (NO vote by Commissioner Awad), the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 200105**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 200049, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 200026, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2100120 (CZ2100120) AND PLOT PLAN NO. 210133 (PPT210133) – Intent to Adopt a Mitigated Negative Declaration – (CEQ220015) - Applicant: Phelan Development Company LLC, Katrina DeArney – Engineer: EPD Solutions Inc., Dane Palanjlan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – approximately 17.5 gross acres (16.75 net acres) – Zoning: Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Rural Agricultural, 1-acre lot minimum (R-A-1) – **REQUEST: CHANGE OF ZONE NO. 2100120** is a request to change the site’s zoning classification of Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1) to Manufacturing- Service Commercial (M-SC). Plot Plan No. 210133 is a request for the construction of a 350,481 square foot industrial building including 15,000 square feet of ancillary office/mezzanine uses. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 46**

Planning Commission Action:
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

CONTINUED the item to the August 3, 2022, Planning Commission meeting.

feet in height. A total of 235 parking spaces are provided. Access will be provided from Cajalco Road and Seaton Avenue. – APNs: 317-140-004, 317-140-005, 317-140-019, 317-140-020, 317-140-028, 317-140-044, 317-140-045, and 317-140-046 – Project Planner: Deborah Bradford at 951-955-6646 or email at dbradfor@rivco.org.

4.2 **CHANGE OF ZONE NO. 2100016, TENTATIVE TRACT MAP NO. 37737 and PLOT PLAN NO. 210143 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ210055) - Applicant: Joseph Rivani - Engineer/Representative: Anderson Consulting Engineers, Inc., Jeff Anderson -Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/ Winchester Area Plan - Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD: HDR)- Highway 79 Policy Area- Location: north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. - 30 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST: CHANGE OF ZONE NO. 2100016** proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). **TENTATIVE TRACT MAP NO. 37737** is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. **PLOT PLAN NO. 210143** is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040- 025, 026, and 027. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0 (Recusal by Chair Leonard), the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210055**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100016, to change the site's zoning classification of Controlled Development Areas (W-2) Zone to Planned Residential (R-4) Zone, in accordance with Exhibit No. 3, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37737, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report and subject to the Board of Supervisors subsequent adoption of the Zoning Ordinance for Change of Zone No. 2100016; and,

APPROVE PLOT PLAN NO. 210143, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report and subject to the Board of Supervisors subsequent adoption of the of the Zoning Ordinance for Change of Zone No. 2100016.

4.3 **CHANGE OF ZONE NO. 2200008 (CZ2200008) – Exempt from the California Environmental Quality Act (“CEQA”)**, pursuant to Section 15061 (b)(3) (Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Mandy Hansen – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Tourist (CD:CT) – Location: north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Amaz – 10.02 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST: CHANGE OF ZONE NO. 2200008** proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. APN: 927-560-006. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

4.4 **CHANGE OF ZONE NO. 2200019 – No New Environmental Documentation is Required** – Applicant: Lennar Homes, c/o Jennifer Brooks – Engineer/Representative: Rick Engineering, c/o Darla R. Clauson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail, Medium Density Residential and Open Space Conservation (CD:CR, MDR and OPC) – Existing Zoning: Winchester, Specific Plan No. 286 – Proposed Zoning: Winchester, Specific Plan No. 286, Planning Areas 2A, 7, 8, and 9 – Location: north of Safflower St., east of State Highway 79, south of Koon St., and west of Woodshire Dr. **REQUEST: CHANGE OF ZONE NO. 2200019** proposes to establish legal boundaries of Planning Areas 2A, 7, 8, and 9 within Specific Plan No. 286 (Winchester). The Project site is comprised of approximately 36.689 gross acres. APNs 476-010-063, 476-010-072, 476-010-073, 476-010-074. Project Planner: Calora Boyd at (951) 955-6035, or email at cboyd@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that the Project is **EXEMPT from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15305 based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200008, to amend the zoning classification of the Project site from Rural Residential (R-R) to Tourist Commercial (C-T), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 374** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200019, to establish the boundaries of Planning Area 2A,7,8, &9 within Specific Plan No. 286 (Winchester) subject to adoption of the Zoning Ordinance by the Board of Supervisors.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 9:50 a.m.