



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JUNE 2, 2021

**Planning
Commissioners
2021**

1st District
Carl Bruce
Shaffer
Chairman

2nd District
David Leonard
Vice-Chairman

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric Kroencke

**Planning
Director**
John Hildebrand

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting.

CALL TO ORDER: **SALUTE TO THE FLAG** **ROLL CALL**

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter

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:** 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 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.

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter

- 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.
- 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.
- 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.
- 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-1-10), 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.**5.0 WORKSHOPS:****NONE****6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION****NONE****7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****8.0 PLANNING DIRECTOR’S REPORT****9.0 PLANNING COMMISSIONERS’ COMMENTS**