



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

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

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

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

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

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

**TENTATIVELY** Approve General Plan Amendment No. 190004.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

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

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

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

**APPROVE** Change of Zone No. 1900011.

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

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

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

**TENTATIVELY** Approve Change of Zone No. 7783; and,

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



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- 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](mailto:kmitchell@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0  
The Planning Commission Recommends that the Board of Supervisors take the following actions:  
**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,  
**TENTATIVELY** Approve Change of Zone No. 2000026.
- 4.4 CHANGE OF ZONE NO. 2100003 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Representative: Rich Malacoff – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District – Light Agriculture – 20 Acre Minimum (A-1-20) – Light Agriculture – 10 Acre Minimum (A-1-10) – Location: Northerly of 54 Avenue, westerly of Calhoun Street, southerly of Avenue 53, and easterly of Jackson Street – 28.35 Acres – **REQUEST:** Change of Zone No. 21000030 the proposal is to change the zone classification for two (2) parcels totaling approximately 28.35 acres from Light Agriculture, 20 Acre Minimum (A-1-20), and Light Agriculture, 10 Acre Minimum (A-1-20), to Light Agriculture (A-1). Project Planner: Ruben Villalpando Jr. (951) 955-9721 or email at [rvillalp@rivco.org](mailto:rvillalp@rivco.org). STAFF RECOMMENDS A CONTINUANCE TO JUNE 16, 2021.
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0  
**CONTINUED** to June 16, 2021.
- 5.0 WORKSHOP:**  
**NONE**
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 7.0 DIRECTOR’S REPORT**
- 8.0 COMMISSIONER’S COMMENTS**