



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 15, 2020**

**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 TENTATIVE PARCEL MAP NO. 37676 (TPM37676) – No New Environmental Document Required** – EIR552 – Applicant: Speedway Developments, LLC – Engineer/Representative: K&A Engineering – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD-LI) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, and northeasterly of Interstate 15 – 33.46 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C) – **REQUEST:** The **TENTATIVE PARCEL MAP** is a proposal for a Schedule “E” subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PP26290 and future development yet to be proposed. 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 4-0

**FOUND** that No New Environmental Document is Required; and,

**APPROVED** Tentative Parcel Map No. 37676, subject to the conditions of approval as modified at hearing.

**4.2 CONDITIONAL USE PERMIT NO. 180023 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180100 – Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Office (CD-CO) – Location: Northerly of Van Gaale Lane, southerly of Auld Road, easterly of Leon Road, and westerly of Van Gaale Lane – 4.16 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) and to approve the Public Convenience and Necessity Findings, within a proposed 7,250 sq. ft. convenience store building with drive thru restaurant and a 1,870 sq. ft. drive thru car wash within a 1.66 area of a 4.16 acre parcel. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180100; and,

**APPROVED** Public Convenience and Necessity Findings; and,

**APPROVED** Conditional Use Permit No. 180023, subject to the conditions of approval as modified at hearing.

**4.3 GENERAL PLAN AMENDMENT NO. 01155, SPECIFIC PLAN NO. 152 AMENDED NO. 5, CHANGE OF ZONE NO. 07881, and TRACT MAP NO. 37002 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – EA42821 – Applicant: Sam Horsethief, LLC – Engineer/Representative: Joel Morse (T&B Planning) – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation Habitat (CH) – Open Space: Rural (OS-R) – Community Development: Very High Density Residential (CD-VHDR) – Location: Easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road, and northerly of Broken Bit Circle – 49 Gross Acres – Zoning: Specific Plan – **REQUEST:** The project has submitted a Specific Plan Amendment (SPA), a General Plan Amendment, Change of Zone, and a Tract Map application. The requested entitlements below are considered the “Project”. The General Plan Amendment would amend the General Plan Land Use Map to incorporate 1.3 acres of vacated right-of-way into Specific Plan 152 as Medium High

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPT** Planning Commission Resolution No. 2020-010; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**CONSIDER** an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 42821; and,

**TENTATIVELY** Approve General Plan Amendment No. 1155; and,

**TENTATIVELY** Approve Amendment No. 5 to Specific Plan No. 152; and,

**TENTATIVELY** Approve Change of Zone No. 7881; and,



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Density Residential, change the General Plan Designations of two (2) Areas and revise the designation boundaries of Areas 22-26. The Amendment will change the designation of Planning Area 22 from Very High Density Residential (CD-VHDR) to Medium High Density Residential (CD-MHDR). Planning Area 23 will change from Medium Density Residential (CD-MDR) to Medium High Density Residential (CD-MHDR), Areas 24, 25 and 26 will retain the existing General Plan Designations; however, their boundaries will be revised per Specific Plan No. 152A5. Change of Zone No. 7881 applies to Planning Areas 22-25 of Specific Plan No. 152. The Change of Zone proposes to amend the approved Specific Plan Zoning Ordinance text for SPA 3 (Ordinance No. 348.4291) to provide amended land use and development standards for the site and formalize planning area boundaries that reflect the refinements proposed as part of SPA 5. This Change of Zone also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way located at the northeastern portion of the project sit from right of way (RW) Specific Plan (SP). The Tract Map No. 37002 proposes a Schedule "A" subdivision of 49 gross acres into 229 proposed lots and one (1) recreation site with a park on 1.6 acres and one (1) recreation site with service road/trail on 3.8 acres, and one (1) open space lot dedicated to the Multiple Species Habitat Conservation Plan (MSHCP) open space on 6.2 acres to implement HCRSP Planning Areas 22, 23 and 24 and added Planning Area 25, and renumbered Planning Area 26. The Specific Plan Amendment No. 5 to Specific Plan 152 proposes to modify the northern portion of the property which is summarized as follows: Eliminates the 210 townhomes and replaces them with 126 detached single family homes, resulting in a project wide decrease in 96 dwelling units. Reconfiguration of the boundaries of Planning Areas 22 through 25. Modifies the minimum lot sizes of Planning Areas 22 and 23. Incorporates 0.7 acres of right of way resulting in an increase of 2.3 acres to the boundaries of the specific plan, from 46.7 acres to 49 acres. This increase of the Project site (and the overall Specific Plan No. 152) by 2.3 acres, which would reflect more precise surveying measurements in Planning Areas 22 through 26 and would incorporate new 1.6-acre parcel that comprises vacated right-of-way located at the corner of De Palma Road and Horsethief Canyon Road into Planning Area 22. Re-designation of Planning Area 22 from "Townhomes" to "Medium High Density Residential" with a maximum allowable density of 6.5 du/ac, which would accommodate the development of 126 single-family detached dwelling units. Re-designation of Planning Area 23 from "Medium Density Residential", which allows 5,000 sq. ft. lots to Medium High Density Residential, with a maximum allowable density of 6.6 du/ac accommodating the development of 103 single-family detached dwelling units. Re-designation of Planning Area 24 from "Recreation Center" to "Open Space – Recreation". The recreation center identified in Planning Area 24 would be replaced with a private park and the size of this planning area would be increased by 0.1 acre, resulting in a 1.6-acre recreation area. Addition of a new Planning Area 25 consisting of 3.8 acres designated "Open Space-Recreation" to accommodate a linear open space buffer between the Conservation Open Space in Planning Area 26 and residential development in Planning Areas 22 and 23 as well as a service road/trail. Re-numbering of Planning Area 25 to Planning Area 26 and re-designation from "MSHCP Open Space" to "Open Space – Conservation Habitat."

**APPROVE** Tentative Parcel Map No. 37002, subject to the conditions of approval.



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Removal of the previously identified operating gated entries on private roadways that would access the Project site from De Palma Road and Horsethief Canyon Road in order to allow ungated vehicular access. The Faux Gates at each entry have been retained. Overall, the modifications to the Horsethief Canyon Ranch Specific Plan (HCRSP) proposed under SPA 5 would reduce the maximum number of residential units throughout the Specific Plan area (Planning Areas 1 through 25) from 2,307 units to 2,211 units, increase the residential acreage within the Specific Plan area from 849.5 acres to 851.8 acres, and reduce the overall Specific Plan target density from 2.7 du/ac to 2.6 du/ac. Additionally, SPA 5 would increase the amount of "Open Space-Recreation" acreage throughout the Specific Plan from 74 acres to 77.9 acres, while maintaining the amount of MSHCP Open Space at 6.2 acres. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**4.4 PUBLIC USE PERMIT NO. 190001 REVISION NO. 1 (PUP190001R01) – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061(b)(3) and 15301 (Existing Facilities) – 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, and westerly of Lake Street – 12.19 Acres – **REQUEST:** A Revised Public Use Permit is to expand the use of an existing early-primary-grades chartered school. The existing Public Use Permit is for a 191 students TK-1<sup>st</sup> Grade. The revised permit is to expand the use from TK-1<sup>st</sup> Grade to 4<sup>th</sup> grade to a maximum of 246 students, with 25 employees. It will include the installation of vehicular gates, gate doors, playground equipment and three shade structures. APN: 551-220-069. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 3-0

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

**APPROVED** Public Use Permit No. 190001 Revision No. 1, subject to the conditions of approval.

**4.5 GENERAL PLAN AMENDMENT NO. 190013, SPECIFIC PLAN NO. 286 AMENDMENT NO. 7, CHANGE OF ZONE NO. 1900017, and TENTATIVE TRACT MAP NO. 37715 – Intent to Consider an Addendum to Environmental Impact Report (EIR) No. 374** – CEQ1900440 – Applicant: MLC Holdings/Matt Maehara – Engineer/Representative: Huitt-Zollars/Steven Cook – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Community Development: Very High Density Residential (CD-VHDR) – Location: Northerly of Benton Road, southerly of San Remo Drive, easterly of Winchester Road, and westerly of Pourroy Road – 16.6 Acres – Zoning: Specific Plan – **REQUEST: General Plan Amendment No. 190013** is a proposal to modify the General Plan Land Use Designation of the project site from Community Development: Commercial Retail (CD-CR) to Community Development: High Density Residential (CD-HDR) and from Community Development: Very High Density Residential (CD-VHDR) to Community Development: High Density Residential (CD-HDR). **Specific Plan No. 286A7** is a proposal to amend the Land Use designation for Planning Area 40 from Commercial Retail to High Density Residential and for Planning Area 41 from Very High Density Residential to High Density Residential, re-configure the boundaries and acreages of Planning Areas 40 and 41, re-allocate the unused units from Planning Area

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPT** Planning Commission Resolution No. 2020-007; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**CONSIDER** an Addendum to Environmental Impact Report No. 374; and,

**TENTATIVELY** Approve General Plan Amendment No. 190013; and,

**TENTATIVELY** Approve Specific Plan No. 286 Amendment No. 7; and,

**TENTATIVELY** Approve Change of Zone No. 1900017; and,

**TENTATIVELY** Approve Tentative Tract Map No. 37715, subject to the conditions of approval as modified.



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41 to Planning Area 40. The total number of units proposed for Planning Area 40 and the overall Specific Plan remains consistent with the overall development of the Specific Plan and actually represents a reduced development intensity than what was originally evaluated in EIR No. 374. **Change of Zone No. 1900017** proposes to modify the Specific Plan Zone Ordinance text and Change of Zone Map to reflect the re-configuration of Planning Area boundaries and acreages, and modify the minimum lot size requirements, permitted uses, and other development standards for Planning Area 40. **Tentative Tract Map No. 37715** a Scheduled "A" Map proposes to subdivide one (1) 16.6 acre lot into 141 residential lots with a minimum lot size of 2,700 sq. ft. and a density of 8.75 dwelling units per acre. Access into the subdivision will be provided from San Remo Drive and Benton Road. Two (2) detention basins will be provided within the Project site one located along the northwestern corner of the project site and the other to the east of the main entrance along Benton Road. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

- 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