



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.

(ID # 17509)
MEETING DATE:
Wednesday, November 03, 2021

SUBJECT: THIRD EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35408 – MMR & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of 55th Avenue, easterly of Harrison Street, southerly of 54th Avenue, and westerly of Shady Lane – 20 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule “E” Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging in size from 1.2 gross acres to 2.2 gross acres – REQUEST: Third Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchelle@rivco.org.

PROPOSED PROJECT

Case Number(s): PM35408E03

Environmental Type:

Area Plan No. Eastern Coachella Valley

Zoning Area/District: Lower Coachella Valley District

Supervisorial District: Fourth District

Project Planner: Kathleen Mitchell

Project APN(s): 763240036

Continued From:


John Hildebrand, Planning Director 10/27/2021

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final Tentative Parcel Map No. 35408 (TPM35408). The originally approved TPM35408 was for a Schedule “E” subdivision of 20 acres into fourteen (14) industrial lots ranging in size from 1.2 gross acres to 2.2 gross acres.

The project is located in the Eastern Coachella Valley Area Plan. The Project site is located north of 55th Avenue, east of Harrison Street, south of 54th Avenue, and west of Shady Lane.

PROJECT RECOMMENDATION

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EXTENSION OF TIME**

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35408**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2023, subject to previously approved & amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 35408 (TPM35408) was originally approved at Planning Commission on June 27, 2007. It proceeded to the Board of Supervisors where it was received and filed on July 31, 2007.

The First Extension of Time was received June 12, 2017 and approved at Planning Commission on September 6, 2017. The Second Extension of Time was received on June 12, 2018 and approved at Planning Commission on July 18, 2021.

The Third Extension of Time was received June 1, 2021, ahead of expiration date June 27, 2021. The applicant and the County discussed conditions of approval and reached consensus on October 1, 2021.

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EXTENSION OF TIME**

The County Planning Department, as part of the review of this Extension of Time request, recommends that no new conditions of approval will be necessary to determine that the project would not adversely affect the general health, safety, and welfare of the public. However, the seven (7) conditions of approval that were reviewed and agreed upon in the processing of the previous extension of time applications will remain valid and in effect. The applicant and the County discussed this determination, and consensus was reached on October 1, 2021 that these seven (7) conditions are still acceptable. As such, they will be applied to this extension of time request. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (October 1, 2021) indicating the acceptance of this recommendation.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011. SB1185 extended the tentative map's expiration date to June 27, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012. AB333 extended the tentative map's expiration date to June 14, 2013.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014. AB208 extended the tentative map's expiration date to June 14, 2015.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013. AB116 extended the tentative map's expiration date to June 14, 2017.

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EXTENSION OF TIME**

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 1 year, and the 2nd extension granted 3 years. The remaining number of years available to extend this tentative map will be 2 years. With approval of this 3rd extension of time, the map would be extended the remaining two years and set to expire on June 27, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's final expiration date will become June 27, 2023. If a final map has not been recorded prior to this date, the map will expire.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required:

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval.

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EXTENSION OF TIME**

This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



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STAFF REPORT**

Agenda Item No.

(ID # 17243)
MEETING DATE:
Wednesday, November 03, 2021

SUBJECT: CONDITIONAL USE PERMIT NO. 3228, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense) – Applicant: JPMC Properties, LLC/Jim McInnis – Representative: Terry Strom Entitlement – Permitting Project Management – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Plan: Open Space Recreation (OS-R) – Location: Northerly of 19th Avenue, southerly of 18th Avenue, westerly of Langlois Road, and easterly of Corkhill Road, specifically located at 18800 Corkhill Road – 22.04 Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: An extension of time for Conditional Use Permit No. 3228R1 from July 1, 2029 to July 1, 2059 for an existing vacation recreational vehicle (RV) park with accessory/incidental uses. No other changes or new construction is proposed to the existing 291-space RV park. APNs: 659-050-004 and 659-050-021. Project Planner: Jay Olivas at (951) 955-6863 or email at jolivas@rivco.org.

PROPOSED PROJECT	
Case Number(s):	CUP03228R02
Environmental Type:	Exemption
Area Plan No.	Western Coachella Valley
Zoning Area/District:	Pass and Desert District
Supervisorial District:	Fourth District
Project Planner:	Jay Olivas
Project APN(s):	659-050-004; 659050021
Continued From:	



John Hildebrand, Planning Director 10/27/2021

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3228, Revised Permit No. 2 requests an extension of time for CUP No. 3228R1 from July 1, 2029 to July 1, 2059 for an existing vacation recreational vehicle (RV) park with accessory/incidental uses. No other changes or new construction is proposed to the existing 291-space RV park. APNs: 659-050-004, 659-050-021.

The above discretionary actions are hereinafter identified as the “Project”.

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The Project site is located north of 19th Avenue, South of 18th Avenue, west of Langlois Road, and east of Corkhill Road, and specifically located at 18800 Corkill Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section pursuant to State CEQA Guidelines 15301 (Existing Facilities), and Section 15061(b)(3) (Common Sense) based on the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3228, REVISED PERMIT NO. 2, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space-Recreation (OS-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Hot Springs Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (RR)
East:	Rural Residential (RR)
South:	Rural Residential (RR); Rural Desert (RD)
West:	Rural Residential (RR)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Areas (W-2)

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East:	Mobile-Home Subdivisions (R-T)
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Vacation Recreational Vehicle (RV) Park
Surrounding Uses	
North:	Vacant
South:	One Family Dwellings
East:	Vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	22.04	N/A
Existing Building Area (SQFT):	5,000	N/A
Proposed Building Area (SQFT):	N/A	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	25-feet	40-feet
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
RV Park	5,000	1-space per RV site; 1-visitor space per 5 recreational vehicle sites	291+58	291+36
TOTAL:				

Located Within:

City's Sphere of Influence:	No
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Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	Yes – Desert Recreation District
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – San Andreas Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
CVMSHCP:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT BACKGROUND AND ANALYSIS

Background:

The original RV park was previously approved under conditional use permit (CUP No. 2756) which expired in 1995. To provide for the continued use, a new CUP application (CUP No. 3228) was submitted in 1997. CUP No. 3228 was then approved for a vacation RV park with related facilities, and an additional 2.5 acres for RV storage was added to the 20-gross acre site.

There was subsequent revision filed for CUP No. 3228, known as CUP No. 3228R1, which was ultimately approved in 2008. Initially, CUP No. 3228R1 was approved by the Planning Commission in 2007 with a 2-year permit life. However, the owner/applicant at the time filed an appeal on July 6, 2007 challenging conditions of approval for certain improvements to streets and roadways and the 2-year permit life. The appeal was settled with permit life being extended until July 1, 2029.

The 22.04-acre project site consisting of Assessor’s Parcel Numbers 659-050-004 and 659-050-021, which are located within unincorporated land near Desert Hot Springs. The project site consists of an existing vacation recreational vehicle (RV) park with accessory outdoor RV parking and storage yard, maintenance yard, clubhouse, and recreational amenities. The RV park may contain a maximum of 291 RV spaces, with not more than ten (10) (Space Nos. 470 through 479) of the 291 spaces recognized as extended occupancy spaces (stay longer than 30

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days; and maximum of 9-months in any one calendar year), with the remainder being normal vacation RV spaces. The revised permit would extend the permit life of the RV park until July 1, 2059. No other changes or new construction is proposed.

The project site is accessed via Corkill Road along the westerly portion of the adjacent RV park and abuts 19th Avenue along the southerly boundary. No further right-of-way dedications or road improvements are required.

Conditional Use Permit No. 3228, Revised Permit No. 2 was submitted to the County of Riverside on June 22, 2021.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense).

The project conforms to Section 15301 (Existing Facilities) of the State CEQA Guidelines and is exempt from CEQA. Section 15301 exempts the operation, maintenance, and permitting of existing facilities involving negligible or no expansion of use. The project is to allow an existing RV park to extend life of the CUP permit from July 1, 2029 until July 1, 2059. The existing RV park will remain in place with no expansion or physical changes. The project contains existing site improvements such as partially improved streets, asphalt driveways, parking, 291 RV spaces, existing landscaping, drainage features, and decomposed granite surfacing. Additionally, environmental impacts were previously reviewed and analyzed under EA Nos. 36996 and 41279 prepared in conjunction with CUP No. 3228, CUP No. 3228R1 for the same RV land uses in 1997 and 2007, and those land uses are merely continuing as existing facilities with no expansion of use.

Additionally, no exceptions to the CEQA 15301 Exemptions applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the Project. Furthermore, the site is not within an airport compatibility plan, and the project is not a hazardous waste site.

The proposed revision to CUP No. 3228 is also covered by the general rule (Section 15061(b)(3)), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, because the proposed extension of time for the existing RV park contains previously disturbed land with existing improved RV spaces and improved recreational amenities previously constructed that

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will not be impacted or expanded, and therefore will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that the overall project, for extension of time, would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a current land use designation of Open Space: Recreation (OS-R). The proposed project is consistent with OS-R since project consists of an existing vacation RV park which is a recreation related land use.
2. The project site is located within the Hot Springs Policy Area and the proposed extension of time would encourage continuation of existing RV park consistent with the policy area which encourages varying housing types as stated within the General Plan.
3. The project site has an existing Zoning Classification of Controlled Development Areas (W-2), which is conditionally consistent with the Riverside County General Plan Land Use Designation of OS:R since both can accommodate RV Parks.
4. The proposed project is an allowed use within the W-2 zone with the approval of a Conditional Use Permit in accordance with RV Park standards outlined in Section 19.98 of Zoning Ordinance No. 348, further outlined below under Development Standards Findings.
5. The proposed project for extension of time for existing RV Park with 291 spaces conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties since the project is located within unincorporated land with existing RV parks, Mobile home parks, residential land uses, and vacant land in the immediate vicinity.
6. The project is located south of Dillon Road, and west of Corkill Road which provides direct access to the project site. The project as reviewed by the Transportation Department

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provides sufficient improved right-of-row along Dillon Road and Corkill Road to access the project site.

7. The site is located within the Whitewater Watershed, and, and portions of the land are located within a floodplain. However, due to existing topography and drainage patterns, no further drainage improvements are required since the Project is in a developed area and was previously designed in a manner that ensures that all existing drainage courses will remain as constructed.
8. The project was reviewed by the County Geologist to address geotechnical concerns. The Project adequately addresses geology concerns since all structures are existing and due to the following: based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered low. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote. Locally, no fissures or other surficial evidence of subsidence were observed during the field investigations or during a review of aerial imagery. Therefore, risks associated with subsidence are considered low.
9. The project site is mapped within areas of flood potential; however, the proposed project is located within an unincorporated urbanized area of flat topography, with prior ground disturbance, and has been conditioned to address this potential impact. With compliance with these required standard measures, impacts relating to flooding will be less than significant and would not be considered mitigation under CEQA.

Entitlement Findings:

10. The proposed use conforms to all the requirements of the General Plan, Ordinance No. 348 and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation is Open Space: Recreation (OS-R), which encourages recreational type land uses on privately owned land with access and public services, and thus would be compatible on the 22.04-acre site. Additionally, the proposed Project, for existing vacation RV park located within the existing Controlled Development (W-2) zone, will be fully consistent with this existing zoning classification with the approval of the Project.
11. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise which levels will remain the same or similar since the project has been previously constructed and no physical site changes will occur with the proposed extension of time. The Project site is

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adequately served by Dillon Road and Corkill Road and can provide access for emergency vehicles. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.

Development Standards Findings:

12. The proposed project is consistent with Ordinance No. 348, Section 9.4 Development Standards set forth in the existing Controlled Development Areas (W-2) zone, including:
 - A. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. Existing structures do not exceed height limits and therefore comply with this standard.
 - B. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The overall lot sizes exceed 20,000 square feet and therefore comply with this standard.
 - C. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. No animals in a commercial capacity, such as in a kennel or farming operation, are kept at the existing RV park, and therefore the project complies with this criterion.
 - D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. The proposed site plan indicates 291 RV-parking sites with approximately 36-visitor spaces, and adjacent 2-Acre RV storage site to the west, and therefore complies with minimum automobile storage spaces in accordance with Section 9.5D.
12. The existing RV Park is consistent with the development standards set for in Section 19.98 Development Standards for Vacation Recreational Vehicle Parks of Zoning Ordinance No. 348 in that:
 - i) The minimum area of each recreational vehicle space shall be 1,250 square feet. Each existing RV space range from 1,250 square feet to 2,400 square feet, which meets or exceeds minimum area of 1,250 square feet.

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- ii) A parking space shall be provided for each recreational vehicle site not less than 9 feet by 25 feet in size. Each parking space is a minimum of 9 feet by 25 feet as depicted on the provided site plan.
- iii) All areas not in hard surface shall be landscaped pursuant to Section 18.12 of Zoning Ordinance No. 348. The existing RV Park contains desert landscaping.
- iv) Each recreational vehicle space shall be provided with water service outlet. Each of the 291 RV spaces complies and contains a water service outlet.
- v) Utility Services within the RV Park including electrical, telephone, and televisions services are provided.
- vi) Wheels shall not be removed from recreational vehicles. This condition has been made part of the CUP project as well as the Vacation RV's only being allowed to remain 30 consecutive days or 120 days in one calendar year.
- vii) Accessory structures shall be limited to patio covers, RV awnings and the occupied lot area shall not exceed 75 percent which has been made a condition of the CUP.
- viii) Recreational areas are provided such as sports courts, pool, and recreation building in compliance with requirement for recreational areas
- ix) Existing walls and fences are provided including along Corkill Road and project perimeter in compliance with walls and fencing criteria.

Other Findings:

1. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.
3. The project was presented to the Desert Edge Community Council on September 21, 2021 for informational purposes.
4. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
7. Existing domestic water is provided by the Coachella Valley Water District. Sanitation is provided by existing on-site septic systems. Domestic water and sanitation are provided in conformance with the water and sanitation policies of the General Plan.

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8. The project is approximately four miles from a fire station and provides additional on-site fire protection such as a water system and fire hydrants in conformance with the fire services policies of the General Plan.
9. Policy 1.2 of the Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels which the existing RV park would support.
10. The Project is not located within an Environmental Justice Affected Community.

Fire Findings:

1. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
2. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a fire hazard zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise and Desert Sun Newspapers on October 24, 2021 for the November 3, 2021 Planning Commission public hearing. Additionally, public hearing notices were mailed to property owners within a 1600-foot of the proposed project site. As of the writing (10/21/21) of this report Planning Staff has not received any further written communication, or phone calls in favor or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth

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in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's decision.

REPORT:

Prepared by Jay Olivas

Reviewed by Robert Flores

Approved by John Hildebrand

ATTACHMENTS:

Attachment A: GIS Exhibits

Attachment B: Project Exhibits (Site Plan, Elevations)

Attachment C: Advisory Notification Document

Attachment D: Conditions of Approval

Attachment E: Case Applications

Attachment F: Radius Labels

Attachment G: Notice of Exemption



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Agenda Item No.

(ID # 17567)
MEETING DATE:
Wednesday, November 03, 2021

SUBJECT: EXECUTIVE OFFICE TECHNICAL COMMITTEE: Receive and File, and Provide Comment on Draft Redistricting Maps and Receive and File the Public Testimony Package. All Districts. [\$0]

PROPOSED PROJECT

Case Number(s): N/A

Environmental Type:

Area Plan No.

Zoning Area/District:

Supervisory District: All Districts

Project Planner: Rania Odenbaugh

Project APN(s):

Continued From:

PROJECT DESCRIPTION AND LOCATION

Presentation of Redistricting draft maps to the Riverside County Advisory Redistricting Commission.

PROJECT RECOMMENDATION

EXECUTIVE OFFICE TECHNICAL COMMITTEE RECOMMENDATIONS:

1. That the Riverside County Advisory Redistricting Commission receive and file, and provide comment on draft maps EOTC E, F and G, which were deemed Board drawn by the Board of Supervisors at the October 19, 2021 public hearing; and
2. Receive and file, and provide comment on draft maps EOTC H, I, and J presented by the Redistricting Executive Office Technical Committee; and
3. Receive and file, and provide comment on draft maps labeled Community Maps 1.0, 1.1, 3.0, 4.0, 4.1, 4.2 and 5.0; and
4. Receive and file the attached public testimony package, containing all public comments received through October 27, 2021; and
5. Receive, file, and provide comment on any additional community maps received through November 1, 2021; and
6. Direct the Executive Office Technical Committee to present draft maps EOTC F, G H, I, and Community Map 1.1, and any additional draft maps selected by the

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- Advisory Redistricting Commission, with associated Advisory Redistricting Commission comments, at the public hearing of the County Board of Supervisors on November 9, 2021, for receipt of additional public input; and
7. Schedule an ARC meeting on December 1st.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	
East:	
South:	
West:	
Existing Zoning Classification:	
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	
East:	
South:	
West:	
Existing Use:	
Surrounding Uses	
North:	
South:	
East:	

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West:

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):		
Existing Building Area (SQFT):		
Proposed Building Area (SQFT):		
Floor Area Ratio:		
Building Height (FT):		
Proposed Minimum Lot Size:		
Total Proposed Number of Lots:		
Map Schedule:		

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
TOTAL:				

Located Within:

City's Sphere of Influence:	N/A
Community Service Area ("CSA"):	N/A
Special Flood Hazard Zone:	N/A
Agricultural Preserve:	N/A
Liquefaction Area:	N/A
Subsidence Area:	N/A
Fault Zone:	N/A
Fire Zone:	N/A
Mount Palomar Observatory Lighting Zone:	N/A
WRCMSHCP Criteria Cell:	N/A

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CVMSHCP Conservation Boundary:	N/A
Stephens Kangaroo Rat ("SKR") Fee Area:	N/A
Airport Influence Area ("AIA"):	N/A

PROJECT BACKGROUND AND ANALYSIS

Every ten years, after the federal census, district boundaries for federal, state, and local elected offices are redrawn to reflect new population data and shifting populations to ensure equal voter representation to the extent possible. This process is called redistricting.

Under State law, the Board of Supervisors may establish, by resolution, ordinance or charter amendment, an independent redistricting commission, a hybrid redistricting commission, or an advisory redistricting commission composed of residents of the County to complete the redistricting of the five County Supervisorial districts.

Elections Code 23002 applies to Advisory Redistricting Commissions. It states in relevant part, "(b) Notwithstanding any other law, the local jurisdiction may prescribe the manner in which members are appointed to the commission; (c) A person who is an elected official of the local jurisdiction, or a family member, staff member, or paid campaign staff of an elected official of the local jurisdiction shall not be appointed to serve on the commission; (d) A local jurisdiction may impose additional requirements or restrictions on the commission, members of the commission, or applicants to the commission in excess of those prescribed by this section."

On November 17, 2020 (Agenda Item 3.3), the Riverside County Board of Supervisors established the 2021 Advisory Redistricting Commission by resolution, which is the existing Planning Commission for the County of Riverside and is a Brown Act body of five members selected by the Board of Supervisors. Each Planning Commissioner is a resident of the County, with one Planning Commissioner representing each Supervisorial District. The Planning Commission receives support through the County of Riverside Planning Department and regularly meets on the first and third Wednesdays of each month.

The 2021 Advisory Redistricting Commission (ARC) receives direct support through a Technical Committee established by the County Executive Office (EOTC), which is comprised of staff from the Executive Office, County Counsel, Riverside County Information Technology Department, Registrar of Voters, and Transportation Land Management Agency, as well as the five Chiefs of Staff for each Supervisorial District. Both the ARC and the EOTC have been committed to ensuring as much public participation as possible in the Redistricting process and ensuring that the final Board recommended map(s) will accurately and fairly represent the residents of Riverside County pursuant to applicable laws.

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In prior census years, data collection was complete by July of the census year. However, due to challenges in collecting data posed by the COVID-19 pandemic, the Census Bureau extended data collection to October 2020. In addition, during prior census and redistricting cycles, the Census Bureau released data to the states for distribution to local governments by April of the year following the census. This year, the Redistricting Data was forecasted for release to states by September 2021, nearly five months later than prior redistricting cycles. The significant delays on the release of data by both the federal and state governments have created a very tight timeline for local jurisdictions to complete the redistricting process, which by law must be complete by no later than December 15, 2021, to allow for those districts to be ready for use in the June 7, 2022 primary election.

The EOTC has attended four ARC meetings since the ARC was established by the Board in November. During these meetings, the EOTC provided updates and gathered feedback from the ARC and the public. The most recent update provided to the ARC was on October 6, 2021; during that meeting, the EOTC presented four draft maps, labeled EOTC A, B, C and D, and received comments from the public and the ARC. At that time, the ARC was made aware that draft maps EOTC A, B, C and D did not include the California's adjusted U.S. Census Data for breakdown of voting age population data by ethnicity, the Citizen Voting Age Population (CVAP) data, and prisoner population, as this information was not available for analysis at the time of the creation of those maps.

On October 14, 2021 the EOTC created three additional draft maps, EOTC E, F, and G. The EOTC updated the original maps A, B, C, and D and the additional maps E, F, and G to include the California's adjusted U.S. Census Data for breakdown of voting age population data by ethnicity, the CVAP data, and prisoners population data.

On October 19, the EOTC presented draft EOTC maps A through G as well as several maps submitted by the public to the Board of Supervisors at a public hearing. At the conclusion of the public hearing, the Board of Supervisors directed the EOTC to do the following:

- 1) No longer consider draft EOTC Maps A through D;
- 2) Deem draft EOTC Maps E through G as Board Drawn and bring them forward to the ARC on November 3rd for review and consideration for the purpose of providing recommendations to the Board of Supervisors for a November 9th public hearing;
- 3) Direct the EOTC to apply CVAP data to the draft maps submitted by the Inland Empire Redistricting Hub, Debbie Walsh, and Jerry Sincich and bring them forward to the ARC on November 3rd for review and consideration for the purpose of providing recommendations to the Board of Supervisors for the November 9th public hearing;
- 4) Draft an additional map (EOTC H) to include Temecula, Murrieta, Wildomar, Lake Elsinore, Temescal Valley, Wine Country, and French Valley into one District for consideration by the ARC;

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- 5) Request that any draft maps from the public or EOTC be submitted to the EOTC by 5pm on November 1st;
- 6) Direct the EOTC to hire an external consultant to conduct an assessment of racially polarized voting in the county as an additional measure to assist in determining compliance with Section 2 of the Voting Rights Act; and
- 7) Schedule a 5th public hearing for the November 16th Board of Supervisors meeting.

Since the October 19th public hearing, the EOTC drafted additional maps, draft EOTC Maps H, I, and J. Additionally, a slight boundary revision was made to draft EOTC Map G that places the community of El Cariso in District 2. The revision does not substantially impact the population numbers for draft EOTC Map G.

Today, the EOTC is requesting the ARC to review and consider draft EOTC Maps F, G, H, and I as well as Community Map 1.1 submitted by the Inland Empire Redistricting Hub for the purpose of providing recommendations to the Board of Supervisors for the November 9th public hearing. After applying the appropriate data and analyzing the draft maps as indicated on the attached comparison matrix, the EOTC's recommendation is to no longer consider any of the remaining maps.

Impact on Residents and Businesses

The County's redistricting efforts will have a direct impact on the residents and businesses of Riverside County as the results will maintain a proportionate number of voters between supervisorial districts and will determine representation at the County level.

ATTACHMENTS (if any, in this order):

- A. Redistricting Maps – EOTC E, F, G, H, I, and J
- B. Redistricting Maps – Community Maps 1.0, 1.1, 3.0, 4.0, 4.1, 4.2, and 5.0
- C. Public Testimony Package as of 10/27/21 – Email
- D. Public Testimony Package as of 10/27/21 – Survey
- E. Comparison Matrix – EOTC Maps
- F. Comparison Matrix – Community Maps