



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 16, 2020**

1.0 CONSENT CALENDAR

- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35924** – Applicant: Olivia Balderrama – Representative: Loudar, LLC c/o Louis Darwish – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road – 178.8 Gross Acres – Zoning: Wine Country-Winery (WC-W) – Approved Project Description: The Tentative Tract Map proposes a Schedule “B” subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres. The lots are comprised of 15 residential lots with a minimum lot size of one (1) acre, four (4) winery lots with a minimum lot size of 10 acres, and one (1) 25 acre production lot. **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35924, extending the expiration date to November 9, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **PULLED** off calendar.
- 1.2 **PLOT PLAN WIRELESS NO. 200007 – RECEIVE and FILE** – **RECEIVED and FILED.** Except from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC. c/o Alisha Strasheim – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Simpson Road, easterly of Leon Road, westerly of Memory Lane, and southerly of Grand Avenue – 9.96 acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** An AT&T Collocation on an existing 63 foot-tall wireless communication facility disguised as a monopine. Ground-mounted equipment proposed within the existing equipment lease area include one (1) 6’ by 6’ steel shelter on helical piers, one (1) 20kw Generac Diesel Generator, one (1) H-Frame, one (1) Utility Cabinet, and one (1) DC Power Plant. Tower-mounted equipment proposed at 48 ft. centerline height of the existing monopine include nine (9) panel antennas, 15 LTE RRU, one (1) MW Antenna, two (2) DC-9 Surge Suppressors, and three (3) DC Power Plant. The proposed collocation does not modify the height, disguising elements, or square footage of the existing equipment lease area. APN: 462-020-051. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
- 1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36288** – Applicant: Dave Jacinto – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Specific Plan No. 293, Amendment No. 5 – Planning Area No. 19: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, easterly of La Ventana Road, southerly of Winchester Hill Drive, and westerly of Leon Road – 10 gross acres – Zoning: Specific Plan (Winchester Hills No. 293) – Approved Project Description: Schedule “A” subdivision of 10 gross acres into 72 single family residential ranging in size from 3,600 to 8,190 sq. ft., and two (2) water quality basin lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 36288, extending the expiration date to November 7, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **PULLED** off calendar.



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- 1.4 **THIRD EXTENSION OF TIME REQUEST 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: Northerly of E Nuevo Road and southerly of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. 239, 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 sq. ft. The project proposes two (2) potential school sites within the Val-Verde Unified School District, one (1) 17.8 acre community sports park, and one (1) 21.2 acre open space parcel to be maintained by CSA146A, and eight (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 December 13, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **PULLED** off calendar.
- 1.5 **PLOT PLAN NO. 25693 – RECEIVE and FILE** – Exempt from the California Environmental Quality Act (CEQA), pursuant State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Owner: Valley Wide Recreation & Park District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southeasterly of Winchester Road, southwestly of Abelia Street, and westerly of Wintersweet Lane – Zoning: Winchester Specific Plan No. 286, Planning Area 10A/11/16 – **REQUEST:** Plot Plan No. 25963 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, 12 panel antennas at the 41-foot height, two (2) parabolic antennas, nine (9) remote radio units, two (2) tower mounted junction boxes, five (5) outdoor equipment cabinets, three (3) GPS antennas, one 15kW stand-by generator, and two (2) 50KVA transformers within a 440 sq. ft. lease area. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **RECIVED and FILED.**
- 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE
- 3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 **CONDITIONAL USE PERMIT NO. 3771 – No New Environmental Documentation Required** – EA43010 – Applicant: Vohne Liche Kennels West – Engineer/Representative: Kathleen Browne – Fifth Supervisorial District – Beaumont/Banning Zoning District – The Pass Area Plan: Agriculture: Agriculture (AG) –Location: Northerly of Death Valley **Planning Commission Action:**
Public Comments: Open
By a vote of 5-0
CONTINUED to January 20, 2021.



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Road, southerly of Hilltop Drive, easterly of Sunset Avenue, and westerly of Turtle Dove Lane – 10 gross acres – Zoning: Light Agriculture (A-1) – **REQUEST:** Conditional Use Permit No. 3771 proposes to expand the existing law enforcement K9 dog kennel training facility to increase the kennel's capacity to 80 dogs, changing the facility from a Class I Kennel to a Class IV Kennel. The previously approved project Plot Plan No. 25072 permitted the applicant to house up to 10 dogs at the kennel. High and low explosives are securely kept on site to train police and military dogs to detect the odor of explosives. All explosive materials shall be maintained per federal, state, and local requirements. No ignition systems are kept on the site, and there is to be no detonation of explosive devices at the site. The expansion will include the construction of a 6,000 sq. ft. office and training facility, two (2) 3,000 sq. ft. kennels (each with a 30-dog capacity) not open to the public, additional OWTS facilities will be constructed. The hours of operation are 7:30am - 5:30pm, Monday through Friday. The dogs are to be trained for police and law enforcement agencies only, and not available for purchase by the general public. Continued from November 18, 2020. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

3.2 GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 1900034, TENTATIVE PARCEL MAP NO. 37801, and CONDITIONAL USE PERMIT NO. 190030 – Intent to Adopt a Mitigated Negative Declaration – CEQ190110 – Applicant: Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG) – Proposed: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Otymar Lane, southerly of Airport Boulevard, and easterly of Monroe Street – 27.11 Acres (GPA/CZ)/23.21 Acres (TPM/CUP) – Zoning: Existing: Light Agriculture – 20 Acre Minimum (A-1-20) – Rural Commercial (C-R) – Proposed: Mixed Use (MU) – **REQUEST: General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD-MUA) on 27.11 acres. Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture, 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. Tentative Parcel Map No. 37801 is a proposal for a Schedule “E” subdivision of 23.21 gross acres into seven (7) parcels ranging from 1.13 acres to 6.48 acres. Conditional Use Permit No. 190030 is a proposal to construct a 7,550 sq. ft. multi-tenant retail building, a 5,800 sq. ft. gas station with a convenience store including sale of beer and wine, eight (8) fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800 sq. ft. pharmacy retail building with sale of beer, wine, and liquor, a 2,400 sq. ft. fast food restaurant with a drive-thru, and a 158,800 sq. ft. two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). APN: 764-070-001 thru 004, and 764-080-001 thru 006, 010, 011. Project**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2020-015; and,

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 1901110; and,

TENTATIVELY Approve General Plan Amendment No. 190012; and,

TENTATIVELY Approve Change of Zone No. 1900034; and,

APPROVE Tentative Parcel Map No. 37801; and,

APPROVE the Determination of Public Convenience and Necessity; and,

APPROVE Conditional Use Permit No. 190030, subject to the conditions of approval as modified at hearing.



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Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **Change of Zone No. 1900012 – Intent to Adopt a Negative Declaration** – CEQ180084 – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 1900012 proposes an amendment to Ordinance No. 348 (Land Use Ordinance) in accordance with State law and the Riverside County General Plan’s Housing Element. The amendment to the Land Use Ordinance (ordinance) would: (1) add a new article to address Single-Room Occupancy units (“SROs”); (2) add a new article to address Tiny Homes and Container Housing; (3) add sections that address Supportive and Transitional Housing, Density Bonus, and Employee Housing; (4) modify existing articles and sections that include the R-3 Zone (General Residential), the R-6 Zone (Residential Incentive), the R-7 Zone (Highest Density Residential), the MU Zone (Mixed Use), and Family Day Care Homes; (5) add new definitions that include “Supportive Housing,” “Transitional Housing,” and “Employee Housing;” and (6) make global changes for consistency of the ordinance. No new development is being proposed. Project Planner: Peter Hersh at (951) 955-8514 or email at phersh@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-1

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

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180084; and,

APPROVE Change of Zone No. 1900012.

4.2 **CONDITIONAL USE PERMIT NO. 190006 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190078 – Halle Properties, LLC./Scott Fournier – Engineer: R. A. Smith, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD-BP) – Location: Northeasterly of Cambern Avenue, southwesterly of Conrad Avenue, southeasterly of 10th Street, and northwesterly of Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190006 proposes to allow for the construction of an 8,192 sq. ft. building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, 26 feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. APN: 377-020-026. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ190078; and,

APPROVED Conditional Use Permit No. 190006, subject to the conditions of approval as modified at hearing.

4.3 **PLOT PLAN NO. 190011 – Intent to Certify an Environmental Impact Report (CEQ190038)** – Applicant: Sares Regis Group Perris, LP c/o Patrick Russell – Engineer/Representative: Michael Baker International c/o Cesar Mota – First Supervisorial District – March Zoning Area/Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Oleander Avenue, southerly of Nandina Avenue, easterly of Day Street, and westerly of Decker Road – 93.84 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Plot Plan No. 190011 is a proposal to construct two (2) industrial warehouse buildings on two (2) parcels. The total project site consists of four (4) parcels that would adjust their existing lot lines to consist of the following: Parcel 1 of 20.90 acres would include a 363,367 sq. ft. industrial building (Building A) with 15,000 sq. ft. of office/mezzanine space and 348,367 sq. ft. of warehouse area with 46 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 245 parking spaces for vehicles and 62 parking stalls for trucks. Parcel 2 of 19.59 acres would include a 347,369

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2020-016; and,

APPROVED Plot Plan No. 190011, subject to the conditions of approval as modified at hearing.



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sq. ft. industrial building (Building B) with 15,000 sq. ft. of office/mezzanine space and 332,369 sq. ft. of warehouse area with 39 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 224 parking spaces for vehicles and 53 parking stalls for trucks. Landscaping will surround the perimeter of both industrial sites. Parcels 3 and 4, totaling approximately 53.35 acres will remain vacant. APN: 295-310-012, 013, 014, and 015. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@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