



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT PLANNING COMMISSION – FEBRUARY 16, 2022 COUNTY ADMINISTRATIVE CENTER 1st FLOOR, BOARD CHAMBERS 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:06 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3) - *Teleconference*
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

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 **CHANGE OF ZONE NO. 2200002 – No New Environmental Documentation Required**, per State CEQA Guidelines Section 15162 (Previous EIR329) – Applicant: Lennar Homes Inc., c/o Sonia Villaneda – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) – Highway 79 Policy Area – Location: northerly of Highway 74, easterly of Sultanas Road, southerly of Watson Road, and westerly of Leon Road – 59.5 gross acres – Zoning: Menifee North, Specific Plan No. 260. **REQUEST: CHANGE OF ZONE NO. 2200002 (CZ2200002)** is a proposal to establish the legal boundaries of Planning Areas 41, 42 and 46 within Specific Plan No. 260 (Menifee North). APN(s): 457-340-002, 457-340-004 through -016, 457-340-018 through -021, 457-340-028, 457-340-029, 457-340-032. Project Planners: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org, or Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that No New Environmental Document is Required because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 329 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200002, subject to adoption of the Zoning Ordinance by the Board of Supervisors.

4.2 **SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 2, PLOT PLAN NO. 200012, and CONDITIONAL USE PERMIT NO. 200023 – Consider Addendum to Certified Environmental Impact Report No. 376** – Applicant: Diamond Valley, LLC c/o Jeff Dinkin and Hannah Woskow – Engineer/Representative: Albert A. Webb Associates c/o Fayres Hall – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD:CR) – Highway 79 Policy Area – Location: northerly of Domenigoni Pkwy, easterly of Rice Rd, southerly of Olive Ave, and westerly of Hwy 79/Winchester Rd – 25.48 Gross Acres – Zoning: Specific Plan no. 288, Amendment No. 2 (SP288A2) The Crossroads in Winchester – Planning Area 3. **REQUEST: SPECIFIC PLAN NO. 288, SUBSTANTIAL CONFORMANCE NO. 2** is a proposal to adjust the dwelling unit (DU) allocation for Planning Areas (PA) 1 and 6. PA 1 would increase from 106 DU to 128 DU and PA 6 would decrease from 154 DU to 124 DU, for an overall decrease of 8 DU for the PAs from 925 DU to 917 DU. Additionally, the Substantial Conformance would modify the trail system throughout most undeveloped areas within the SP. **Plot Plan No. 200012** is a proposal to develop approximately 42,329 sq. ft. of commercial retail on 12.62 gross acres of TPM36545 for a shopping center which would include the following: Parcel 7 - a multi-tenant retail building; Parcels 8 and 9 - drive-thru restaurants; Parcel 10 – a retail building; Parcel 11 – two (2) drive-thru restaurants; Parcel 12 – a multi-tenant retail building with a drive-thru; Parcel 13 – a dual drive-thru restaurant; Parcel 14 – a self-service gas station/convenience store with canopied fuel pumps. Parking consisting of 304 spaces, including 19 ADA and 19 EV spaces. **CONDITIONAL USE PERMIT NO. 200023** is a proposal to allow for the sale of beer and wine for off-site consumption for the gas station and a detached drive-thru carwash. The sale of beer and wine would not occur between the hours of 2:00 a.m. and 6:00 a.m. APN: 461-220-037. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

CONSIDERED an ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 376, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment and none of the conditions described in State CEQA Guidelines Section 15162 exist; and,

APPROVED SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 2, subject to the Advisory Notification Document and modified Conditions of Approval: and,

APPROVED PLOT PLAN NO. 200012, subject to the Advisory Notification Document and modified Conditions of Approval; and,

APPROVED CONDITIONAL USE PERMIT NO. 200023, subject to the Advisory Notification Document and modified Conditions of Approval.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

NONE

7.0 **DIRECTOR'S REPORT**

RECEIVED

8.0 **COMMISSIONER'S COMMENTS**

NONE

ADJOURNMENT: 9:29 a.m.