



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 23, 2022 COUNTY ADMINISTRATIVE CENTER

1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 a.m.

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

ABSENT: None

1.0 CONSENT CALENDAR:

1.1 **RESCISSION OF THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693 – Nothing Further Required Under CEQA.** Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential – Location: west of Van Buren St, south of 62nd Avenue, east of Calhoun St., and north of Avenue 64th Avenue – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), and Open Area Combining Zone-Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** Schedule "A" map to subdivide 162 acres into 228 single family residential lots – **REQUEST: RESCISSION OF THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** and apply AB1561 18-month extension for a new expiration date of April 17, 2022. Project Planner: John Hildebrand, email at jhildebr@rivco.org.

Planning Commission Action:

Public Comments: None.

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

FOUND that nothing further is required under the California Environmental Quality Act (CEQA) because all potentially significant environmental effects associated with the original Tentative Tract Map No. 32693 have been previously evaluated under CEQA and no changes to the tract map due to the rescission of the extension of time would occur; and,

RESCINDED Approval of the THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693, approved by the Planning Commission on November 18, 2020, based on the findings and conclusions incorporated into the staff report.

1.2 **RESCISSION OF THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32694 – Nothing Further Required Under CEQA.** Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential – Location: west of I-86, east of Van Buren Street, south of 62nd Avenue, and north of 64th Avenue – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), One Family Dwelling, Five Acre Minimum (R-1-5), Planned Residential (R-4), and Open Area Combining Zone-Residential Developments (R-5)

Planning Commission Action:

Public Comments: None.

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

FOUND that nothing further is required under the California Environmental Quality Act (CEQA) because all potentially significant environmental effects associated with the original Tentative Tract Map No. 32694 have been previously evaluated under CEQA and no changes to the tract map due to the rescission of the extension of time would occur; and,

APPROVED PROJECT DESCRIPTION: Schedule "A" map to subdivide 396 acres into 547 single family residential lots – **REQUEST: RESCISSION OF THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** and apply AB1561 18-month extension, for a new expiration date of April 17, 2022. Project Planner: John Hildebrand, email at jhildebr@rivco.org.

RESCINDED Approval of the THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32694, approved by the Planning Commission on November 18, 2020, based on the findings and conclusions incorporated into the staff report.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 180008 (CUP180008) – CEQ180036 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Sameh Ibrahim – Engineer: Robert Reiner, Ventura Engineering Inland, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Mixed Use Area (CD:MUA) – Zoning: Mixed Use (MU) – Location: north of Elmwood Street, south of Cajalco Road, east of Haines Street, and west of Clark Street – 1.68 Acres. **REQUEST: CONDITIONAL USE PERMIT NO. 180008** proposes to construct a neighborhood shopping center to include a service station, mini-mart with drive through, and a restaurant with drive through and/or single or multi-tenant uses. Proposed structures will be comprised of approximately 9,128 sq. ft. and 85 parking spaces are proposed. Access will be provided onto the site from Cajalco Road and Clark Street. APN's 318-140-007, 318-140-028, and 318-140-029. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:
Public Comments: None.

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

CONTINUED CONDITIONAL USE PERMIT NO. 180008 to the Planning Commission meeting of April 6, 2022. This item will be re-noticed and re-advertised.

4.2 **PLOT PLAN NO. 210022, TENTATIVE PARCEL MAP NO. 38147 – Intent to Adopt a Mitigated Negative Declaration – CEQ210040** – Applicant: Benjamin Horning – Engineer/Representative: Norah Jaffan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Land Use Designation: Community Development: Light Industrial: (CD:LI) – Location: north of Perry Street, south of Markham Street, east of Beck Street, and west of Seaton Avenue – 9.8 Gross Acres – Zoning:

Planning Commission Action:
Public Comments: Received.

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

CONTINUED PLOT PLAN NO. 210022, TENTATIVE PARCEL MAP NO. 38147 to the Planning Commission meeting of April 6, 2022.

Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 210022** proposes to develop two (2) 49,470 sq. ft. warehouse buildings each provided with 2,500 sq. ft. of office space, 16 loading docks, separate truck trailer parking courts and separate parking lots. **TENTATIVE PARCEL MAP NO. 38147** proposes a Schedule E subdivision of 9.8 gross acres into two (2) lots. APN: 314-091-005. Project Planner: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org.

4.3 **CONDITIONAL USE PERMIT NO. 3204, REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration – EA42740** – Applicant: Camp for Ronald McDonald for Good Times – Engineer/Representative: Andrew Holmquist – Third Supervisorial District – Garner Valley Zoning District – Riverside Extended Mountain Area Plan (REMAP): Open Space: Recreation (OS:R) and Open Space: Conservation Habitat (OS:CH). Location: northerly of Apple Canyon Road and easterly of Hurkey Street Park – 59.09 Acres - Zoning: Natural Assets (N-A) and Natural Assets and 160 Acre Minimum (N-A-160). **REQUEST: CONDITIONAL USE PERMIT NO. 3204, REVISED PERMIT NO. 1** proposes to remove housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kid’s kitchen, maintenance shop, and caretakers’ residence. The new components proposed are to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek. APN: 568-070-025. Related Cases: CUP03204, CUP03204S3, and CUP03204S4. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:
Public Comments: None. Public Hearing closed.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42740**, 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,

APPROVED **CONDITIONAL USE PERMIT NO. 3204, REVISION NO. 1**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.4 **CONDITIONAL USE PERMIT NO. 200012 and CHANGE OF ZONE NO. 2100125 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption). Applicant: Eric Stahl – First Supervisorial District – South Elsinore Zoning Area

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:

– Elsinore Area Plan: Community Development: Mixed Use Area. Location: east of Koves Road, south of Grand Avenue, and west of Zinck Way – 0.35 Acres. Zoning: Rural Residential (R-R). **REQUEST: CONDITIONAL USE PERMIT NO. 200012** proposes to convert an existing 2,500 square foot garage into a motorcycle repair shop with the existing 720 square foot residence to be used as office space for related business. **CHANGE OF ZONE NO. 2100125** is a proposal to change zoning classification of the project site from R-R to General Commercial (C-1/C-P). APN: 371-240-006. Project Planner: Calora Boyd at (951) 955-6035 or email at cboyd@rivco.org.

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100125, to change the zoning of the project site from Rural Residential (R-R) to General Commercial (C-1/C-P) in accordance with Exhibit No. 2, based upon the findings and conclusions adopted in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 200012, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.5 **TENTATIVE TRACT MAP NO. 38035, TENTATIVE PARCEL MAP NO. 38037, and PLOT PLAN NO. 210007 – No New Environmental Documentation is Required** – Applicant: Diamond Valley, LLC c/o Hannah Soroudi and Jeff Dinkin – Engineer/Representative: Albert A. Webb Associates c/o Byanka Velasco and Fayes Hall – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR), Community Development: Very High Density Residential (CD:VHDR), and Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: northeast corner of Domenigoni Parkway and Rice Road, south of Olive Avenue, and west of Highway 79/Winchester Road – 23.45 Gross Acres – Zoning: Specific Plan No. 288 – Planning Areas 1, 2, 4, and 6. **REQUEST: TENTATIVE TRACT MAP NO. 38035** is a proposal for a Schedule A subdivision of 13.91 gross acres for 128 lots for residential dwellings and seven (7) open space or conservation lots. **TENTATIVE PARCEL MAP NO. 38037** is a proposal for a Schedule H subdivision with Schedule A improvements of 9.54 gross acres for a 124-unit condominium development. **PLOT**

Planning Commission Action:

Public Comments: None. Public Hearing closed.

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

FOUND that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **ENVIRONMENTAL IMPACT REPORT NO. 376** and approved addendum for **SPECIFIC PLAN NO. 288, SUBSTANTIAL CONFORMANCE NO. 2**, pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist; and,

APPROVED TENTATIVE TRACT MAP NO. 38035, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

PLAN NO. 210007 is a proposal for the design and development for Tentative Parcel Map No. 38037 (a condominium unit subdivision). The 124-unit condominium development would consist of twenty-two (22) 4-unit buildings, six (6) 5-unit buildings, and one (1) 6-unit building with a pool, pool house, bocce ball court, and passive recreational turf pocket park with exercise equipment. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

APPROVED TENTATIVE PARCEL MAP NO. 38037, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 210007, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.6 **CHANGE OF ZONE NO. 2100129 – 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. 2100129** proposes to amend the County’s Land Use Ordinance, Ordinance No. 348, to modify certain provisions within the existing Article XIXm, Industrial Hemp Activities, pursuant to the final settlement agreement between the Farm Bureau and the County of Riverside. This amendment applies to all areas located within the unincorporated portions of Riverside County. Project Planner: John Earle Hildebrand III at (951) 955-1888 or email at jhildebr@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 the proposed amendment is **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

ADOPT CHANGE OF ZONE NO. 2100129, based on the findings and conclusions incorporated into the staff report.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR’S REPORT

RECEIVED

8.0 COMMISSIONER’S COMMENTS

NONE

ADJOURNMENT: 9:54 a.m.