



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 20, 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)

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 37377** – Applicant: Heather Roberts – Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Agriculture (AG), Rural (RR) – Location: north of Buck Road, east of Anza Road, south of Borel Road, and west of Rancho California Road and Warren Road - Lot Size: 631 gross acres – Zoning: Wine Country - Winery (WCW). **APPROVED PROJECT DESCRIPTION:** Schedule 'B' subdivision proposing to subdivide 631 acres into 108 lots. **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377**, extending the expiration date to March 12, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at renaguil@rivco.org.

Planning Commission Action:
Public Comments: None.

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

APPROVED the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377, extending the expiration date to March 12, 2025, subject to all previously approved and amended Conditions of Approval, with the applicant's consent.

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. 200022 and VARIANCE NO. 200004 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – CEQ200055 – Applicant: DANCO Enterprises, Inc., c/o Joshua Lohman –

Planning Commission Action:
Public Comments: Received. Public Hearing closed.

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

Engineer/Representative: KWC Engineers c/o Mike Taking and Jo Howard – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Highgrove Community Policy Area – Community Development: Light Industrial: (CD:LI) – Location: south of Citrus Street, north of Palmyrita Avenue, west of Prospect Avenue, and east of the BNSF Railroad Riverside tracks in Highgrove – 5.66 Net Acres – Zoning: Manufacturing- Service Commercial (M-SC) – **REQUEST: CONDITIONAL USE PERMIT NO. 200022** is a proposal to entitle an existing recycling processing facility use with outside scrap metal stockpiles and preparation areas located on the western portion of the site shielded by and within the existing 78,643 sq. ft building with 54 parking spaces, perimeter fencing and gates, and updated landscaping. **VARIANCE NO. 200004** is a request to authorize a proposed 10-foot-high electrified security fence as the new gated perimeter surrounding the proposed recycling processing facility. APN: 247-170-022. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

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

APPROVED CONDITIONAL USE PERMIT NO. 200022, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED VARIANCE NO. 200004, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

- 4.2 **CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) and 15273 – Applicant: County of Riverside – Location: Countywide – **REQUEST: CHANGE OF ZONE NO. 2100000** is an amendment to County Ordinance Nos. 927 (Short Term Rentals) and 671 (Consolidated Fees for Land Use). Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of short-term rentals. Ordinance No. 671.22 amends Ordinance No. 671 to include amended registration and annual renewal fees for short-term rentals. Project Planner Steven Jones at (951) 955-0314 or email at sjones@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing remained open.

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

CONTINUED the hearing to the Planning Commission meeting of May 18, 2022.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

Director Hildebrand presented an award of appreciation to Commissioner Shaffer for his years of service on the Planning Commission.

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 3:39 p.m.