



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MAY 4, 2022 COUNTY ADMINISTRATIVE CENTER 1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 a.m.

OATH OF OFFICE FOR COMMISSIONER SHADE AWAD

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 Shade Awad (District 1)

ABSENT: *Chair David Leonard (District 2) recused himself from Agenda Item 4.1 and left the meeting at 9:05 a.m.

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32282** – Applicant: Grant Becklund – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: northerly of Olive Avenue, easterly of Leon Street, westerly of Winchester Road, and southerly of Simpson Road – 19.54 Gross Acres – Zoning: One Family Dwelling (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” Subdivision of 19.54 acres into 62 single family residential lots with a minimum lot size of 7,200 sq. ft. and 1 lot for a detention basin. – **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32282**, extending the expiration date to March 12, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: None.

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

APPROVED the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32282**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to March 12, 2024, subject to all the 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 **PUBLIC USE PERMIT NO. 190001, REVISION NO. 2** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Imagine Charter Holdings LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR), – Zoning: Scenic Highway Commercial (C-P-S) Zone – Location: southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, westerly of Lake Street – 12.19 acres – **REQUEST:** The revised Public Use Permit is a proposal to expand the use of an existing early-primary-grades charter school. The existing Public Use Permit allows a maximum of 246 students, from TK- to 4th grade, with 25 employees. The revision proposes adding twenty-four (24) new classrooms – four (4) in the existing “Building A” and twenty (20) in three (3) new modular buildings. The revision is to increase the student enrollment to 900 students with grades from Transitional kindergarten (TK) through 8th grade. A commercial kitchen will be added to the existing Building A and a sports field will be added. Each school year the school will be adding an additional grade-level in a phased manner, so it is anticipated the school reaches the enrollment of 8th graders and reaches full capacity in school year 2026/2027. The project would include the demolition of existing hardscape and landscape areas to accommodate the new prefabricated modular buildings. APN: 551-220-069. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0 (Recusal by Chair Leonard), the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** 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 **PUBLIC USE PERMIT NO. 190001 Revision No. 2**, subject to the Advisory Notification Document and revised Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR’S REPORT

RECEIVED

8.0 **COMMISSIONER'S COMMENTS**

RECEIVED

ADJOURNMENT: 9:18 a.m.