



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – JULY 6, 2022
COUNTY ADMINISTRATIVE CENTER

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

CALL TO ORDER: 9:04 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

1.0 CONSENT CALENDAR:

1.1 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31500** – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (MDR) Location: southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B - Approved Project Description: “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74 – APN(s): 459-020-070, 459-020-068. **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31500**, extending the expiration date to April 5th, 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 4-0, the Planning Commission took the following action:

APPROVED the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31500, extending the expiration date to April 5, 2025, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

1.2 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31857** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: southerly of Grand Avenue, northerly of Simpson Road, and westerly of Beeler Road – 44 Gross Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” Subdivision of 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one drainage lot, one open space lot for a paseo, and a 3.55-acre portion of 5.57-acre joint park with

Planning Commission Action:
Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2024, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

Tentative Tract Map No. 31858. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857**, extending the expiration date to March 1, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

1.3 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33427** – Applicant: Trip Hord Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC), Medium High Density Residential (CD-MHDR) (5-8 DU/AC), Very High Density Residential (CD-VHDR) (14-20 DU/AC), and Open Space: Conservation (OS-C), Recreation (OS-R) – Location: north of Nuevo Road, east of Foothill Avenue, south of Orange Avenue, and west of Chase Road – 93.66 Gross Acres – Zoning: Specific Plan No. 246A1 (McCanna Hills) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” Subdivision of 93.66 gross acres into 291 single family residential lots, 2 water quality basins, and 21 open space landscaping lots. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427**, extending the expiration date to April 26, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to April 26, 2023, 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 **CONDITIONAL USE PERMIT NO. 200011 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Benjamin Day – Engineer: James Bolton – Representative: T&B Planning, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD:CR) – Location: westerly of Temescal Canyon Road, southerly of Trilogy Parkway, northerly of Glen Ivy Road, easterly of Warm Springs Drive – 10.0 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S). **REQUEST: CONDITIONAL USE PERMIT NO. 200011** is a proposal for a 241,244 sq. ft. residential care facility for the elderly on the 10.0-acre site. The facility would consist of a 26,726 sq. ft. single-story building designated for memory care with supporting services and a 214,518 sq. ft. two-story building designated for independent living and assisted living with supporting services. APNs: 290-190-083, 290-190-084. Project Planner: Russell Brady at (951) 955-3025 or email at RBrady@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

CONTINUED the item to August 3, 2022 to provide additional time to respond to comments on the Mitigated Negative Declaration to include in the project record.

4.2 **GENERAL PLAN AMENDMENT NO. 210005 (GPA210005) / SPECIFIC PLAN NO. 327 AMENDMENT NO. 2 (SP327A02) / CHANGE OF ZONE NO. 2100013 (CZ2100013) / TENTATIVE TRACT MAP NO. 38051 (TTM30851) – Intent to Adopt Addendum No. 5 to Environmental Impact Report No. 439** – Applicant: Forestar Toscana Development Company, Stanisal Rush– Engineer/Representative: T & B Planning, Inc., Joel Morse– First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 42.1 Gross Acres - Zoning: Specific Plan. **REQUEST: GPA210005** proposes to re-configure Planning Areas 11 and 14 into four separate Planning Areas which will be reflected on the amended land use maps in Specific Plan document as Planning Areas, 11A, 11B, 14A, and 14B. SP327A02, proposes to: 1) modify the configuration, acreage and unit count of Planning Areas 11 and 14 to create 11A, 11B, 14A, and 14B, 2) proposes to modify the configuration, acreage, unit count and densities of residential Planning Areas 2, 3, 5, 7, 9,

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following action:

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2022-002 recommending adoption of General Plan Amendment No. 210005 to the Board of Supervisors.

Additionally, the Planning Commission recommended that the Board of Supervisors take the following actions:

CONSIDER ADDENDUM No. 5 to ENVIRONMENTAL IMPACT REPORT NO. 439 certified on December 18, 2006, based on the findings and conclusions incorporated in the Initial Study/Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 210005, to re-configure

10, and 12 to reflect previously recorded Tract Maps, and 3) other non-substantive changes throughout the document to accommodate these modifications. **CZ2100013** proposes to modify and re-configure Planning Area 11 and 14 into four Planning Areas, 11A, 11B, 14A, and 14B which will require modifications to the Specific Plan Zoning Ordinance to reflect these changes. **TTM38051** proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. Development of these lots will occur in four phases within four Planning Areas 11A (12.9AC–80 Lots), 11B (8.7AC–62 Lots), 14A (9.9AC–42 Lots), and 14B (10AC–67 Lots). APNs: 283-240-021 & -023, and 290-930-062. Project Planner Deborah Bradford (951) 955-6646, dbradfor@rivco.org.

Planning Areas 11 and 14 into four separate Planning Areas which will be reflected on the amended land use maps in Specific Plan document as Planning Areas, 11A, 11B, 14A, and 14B. as shown on Figure 7, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 327 AMENDMENT NO. 2, to modify the configuration, acreage and unit count of Planning Areas 11 and 14 to create 11A, 11B, 14A, and 14B, and restrict 104 of the 251 dwelling units will be Age-Qualified (55+), to modify the configuration, acreage, unit count, and densities of residential Planning Areas 2, 3, 5, 7, 9, 10, and 12 to reflect previously recorded Tract Maps, restrict Planning Areas 2, 3, 4, 5, 10, and 12 as Age-Qualified neighborhoods, and other non-substantive changes throughout the document to accommodate these modifications, subject to the Advisory Notification document and Conditions of Approval, based on the findings and conclusions incorporated in the staff report; pending adoption of the Specific Plan Amendment Resolution by the Board of Supervisors and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100013, to modify the specific zoning ordinance to re-configure Planning Area 11 and 14 into four Planning Areas, 11A, 11B, 14A, and 14B and establish permitted uses and development standards; and to establish boundaries for Planning Areas 11A, 11B, 14A, and 14 B with metes and bounds in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Specific Plan Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 38051, subject to the Advisory Notification document and modified Conditions of Approval, based upon the findings and conclusions incorporated into the staff report, and pending the Board of Supervisors' subsequent adoption of the resolutions for GPA No. 210005 and Amendment No. 2 to Specific Plan No. 327, and the zoning ordinance for Change of Zone No. 2100013.

4.3 **CHANGE OF ZONE NO. 7949, GENERAL PLAN AMENDMENT NO. 1224, TENTATIVE TRACT MAP NO. 37154 – Intent to Adopt a Mitigated Negative Declaration** – (EA43048) – Applicant/Engineer: Adkan Engineers c/o Michael Brendecke – First Supervisorial District – Alberhill Zoning Area/Temescal Canyon Area Plan – Open Space: Conservation Habitat (OS:CH), Rural: Rural Residential (R:RR), and Community Development: Very Low Density Residential (CD:VLDR) – Location: north of the Cleveland National Forest, south of Guffey Ranch Way, east of Maitri Rd., and west of Indian Truck Trail – 34 Acres - Zoning: Rural Residential (RR), SP 256 PA 17C Zone. **REQUEST: GENERAL PLAN AMENDMENT NO. 1224** includes a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment. The Technical General Plan Amendment proposes to modify 0.14 Rural: Rural Residential (R:RR) acres and 0.32 of Open Space: Conservation Habitat (OS:CH) acres to Community Development: Medium Density Residential (CD:MDR). The Entitlement/Policy General Plan Amendment proposes to amend 4.73 acres of Community Development: Very Low Density Residential (CD:VLDR) to Community Development: Medium Density Residential (CD:MDR). **CHANGE OF ZONE NO. 7949** proposes to modify the zoning classification from Rural Residential (R-R) to One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1). **TENTATIVE TRACT MAP NO. 37154** is a Schedule “A” tract map to subdivide approximately 34 acres into 15 single family residential lots and three (3) non-residential lots. Proposed lot sizes are an average of 13,305 sq. ft. with a minimum lot size of 8,109 sq. ft. Approximately 3.48 acres are to be designated for three (3) open space lots. 26.8 acres will remain undisturbed open space. APNs: 290-160-027, 290-902-001, 290-902-002. 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, the Planning Commission took the following action:

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2022-001 recommending adoption of General Plan Amendment No. 1224 to the Riverside County Board of Supervisors.

Additionally, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. EA43038, 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,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1224, amending the General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD), change the site’s General Plan Land Use Designation that is currently designated Open Space: Conservation Habitat (OS: CH), Rural: Rural Residential (R:RR), and Community Development: Very Low Density Residential (CD:VLDR) to Community Development: Medium Density Residential (CD: MDR) in accordance with the proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report; and, subject to the final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7949 to change the project site’s Zoning Classification from Rural Residential (R-R) to the One-Family Dwellings (R-1) and W-1 (Watercourse, Watershed and Conservation Areas) Zoning classifications in accordance with proposed Change of Zone Exhibit No. 2, based upon the findings and conclusions adopted in the staff report and pending final adoption of the Zoning Ordinance and General Plan Amendment Resolution by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37154, subject to the Advisory Notification document and Conditions of Approval, based upon the findings and conclusions incorporated in the staff report, and subject to the Board of Supervisors’ subsequent adoption of the General Plan Amendment Resolution for General Plan Amendment No. 1224 and the zoning ordinance for Change of Zone No. 7949.

4.4 **CHANGE OF ZONE NO. 2000004, CONDITIONAL USE PERMIT NO. 200001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ200003) – Applicant/Representative: Wayne Dollarhide – Third Supervisorial District – Winchester Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: south of Newport Road, west of Winchester Road, east of Rice Road – 5.8 Acres - Zoning: Rural Residential - (R-R Zone) - **REQUEST: CHANGE OF ZONE NO. 2000004** is a proposal to change the current zoning classification of the site from Rural Residential (R-R) to General Commercial (C-1/C-P) for the area designated Commercial Retail (CR) in the General Plan while retaining the current Rural Residential (R-R) zoning classification for the area designated Rural Mountainous (RM) in the General Plan at the southwest corner of the property. **CONDITIONAL USE PERMIT NO. 200001** proposes to construct a 3,200 sq. ft. gas station/convenience store that includes the sale of beer and wine, with a 3,180 square foot drive-thru car wash, and a mini storage facility with recreational vehicle and boat parking on 5.81 gross acres. The storage facility consists of four (4) buildings: a single-story 3,075 sq. ft. building with 1,247 square feet of office space, a single-story 11,358 sq. ft. mini storage building, a single-story 56,348 sq. ft. mini-storage building, and a two-story 9,404 sq. ft. mini storage building with a water tank and underground detention basin. APNs: 466-050-019, 466-050-020, and 466-050-021. 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, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT CEQ200003** based on the findings incorporated in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000004, amending the zoning classification for the subject property from Rural Residential (R-R) to General Commercial (C-1/C-P) in accordance with the Change of Zone Exhibit, based upon the findings and conclusions provided in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 200001, subject to the Advisory Notification document and 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: 9:55 a.m.