REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – JULY 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 Shade Awad (District 1)

*Chair Leonard recused himself from Agenda Item 4.2 due to a conflict of interest and left the dais at 9:23 a.m. Vice-Chair Thornhill presided over the meeting. Chair Leonard returned to the dais at 9:36 a.m.

1.0 CONSENT CALENDAR:

1.1 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31842 – Applicant: Tabletop Mountain Partners, LLC c/o Andy Bodewin – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) – Location: north of Nandina Ave, south of Mariposa Ave, east of Washington St, and west of Frankland Ln – 73.13 Acres – Zoning: Light Agriculture (A-1-1) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10-foot wide community trail along the westerly edge of the project site – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842, extending the expiration date to July 24, 2024. Project Planner: Joey Mendoza at (951) 995-0897 or email at joemendo@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. 31842, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 benefits to July 24, 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:

3.1 CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed

Planning Commission Action:
Public Comments: Received. Public Hearing closed.
Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

By a vote of 4-1 (NO vote by Commissioner Awad), the Planning Commission took the following actions:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 200105, 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. 200049, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 200026, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 2100120 (CZ2100120) AND PLOT PLAN NO. 210133 (PPT210133) – Intent to Adopt a Mitigated Negative Declaration – (CEQ220015) - Applicant: Phelan Development Company LLC, Katrina DeArmey – Engineer: EPD Solutions Inc., Dane Palanjlan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – approximately 17.5 gross acres (16.75 net acres) – Zoning: Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Rural Agricultural, 1-acre lot minimum (R-A-1) – REQUEST: CHANGE OF ZONE NO. 2100120 is a request to change the site’s zoning classification of Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1) to Manufacturing: Service Commercial (M-SC). Plot Plan No. 210133 is a request for the construction of a 350,481 square foot industrial building including 15,000 square feet of ancillary office/mezzanine uses. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 46 feet.

Planning Commission Action:
Public Comments: None.

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

CONTINUED the item to the August 3, 2022, Planning Commission meeting.
Planning Commission – Report of Actions

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0 (Recusal by Chair Leonard), the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ210055, 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 CHANGE OF ZONE NO. 2100016, to change the site’s zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4) Zone, in accordance with Exhibit No. 3, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37737, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report and subject to the Board of Supervisors subsequent adoption of the Zoning Ordinance for Change of Zone No. 2100016; and,

APPROVE PLOT PLAN NO. 210143, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report and subject to the Board of Supervisors subsequent adoption of the of the Zoning Ordinance for Change of Zone No. 2100016.

feet in height. A total of 235 parking spaces are provided. Access will be provided from Cajalco Road and Seaton Avenue. – APNs: 317-140-004, 317-140-005, 317-140-019, 317-140-020, 317-140-028, 317-140-044, 317-140-045, and 317-140-046 – Project Planner: Deborah Bradford at 951-955-6646 or email at dbradfor@rivco.org.

4.2 CHANGE OF ZONE NO. 2100016, TENTATIVE TRACT MAP NO. 37737 and PLOT PLAN NO. 210143 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210055) - Applicant: Joseph Rivani - Engineer/Representative: Anderson Consulting Engineers, Inc., Jeff Anderson - Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/Winchester Area Plan - Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD: HDR) - Highway 79 Policy Area - Location: north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. - 30 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: CHANGE OF ZONE NO. 2100016 proposes to change the site’s zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). TENTATIVE TRACT MAP NO. 37737 is a Schedule “A” Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. PLOT PLAN NO. 210143 is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040-025, 026, and 027. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
4.3 **CHANGE OF ZONE NO. 2200008 (CZ2200008) – Exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15061 (b)(3) (Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations)** – Applicant: Mandy Hansen – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Tourist (CD:CT) – Location: north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Arnaz – 10.02 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST: CHANGE OF ZONE NO. 2200008** proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. APN: 927-560-006. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**Planning Commission Action:**
Public Comments: Received. 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 Project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15305 based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200008**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Tourist Commercial (C-T), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

4.4 **CHANGE OF ZONE NO. 2200019 – No New Environmental Documentation is Required** – Applicant: Lennar Homes, c/o Jennifer Brooks – Engineer/Representative: Rick Engineering, c/o Darla R. Clauson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail, Medium Density Residential and Open Space Conservation (CD:CR, MDR and OPC) – Existing Zoning: Winchester, Specific Plan No. 286 – Proposed Zoning: Winchester, Specific Plan No. 286, Planning Areas 2A, 7, 8, and 9 – Location: north of Safflower St., east of State Highway 79, south of Koon St., and west of Woodshire Dr. **REQUEST: CHANGE OF ZONE NO. 2200019** proposes to establish legal boundaries of Planning Areas 2A, 7, 8, and 9 within Specific Plan No. 286 (Winchester). The Project site is comprised of approximately 36.689 gross acres. APNs 476-010-063, 476-010-072, 476-010-073, 476-010-074. Project Planner: Calora Boyd at (951) 955-6035, or email at cboyd@rivco.org.

**Planning Commission Action:**
Public Comments: Received. 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. 374 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 based on the findings and conclusions set forth herein; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200019**, to establish the boundaries of Planning Area 2A,7,8, & within Specific Plan No. 286 (Winchester) subject to adoption of the Zoning Ordinance by the Board of Supervisors.
5.0 WORKSHOPS
   NONE

6.0 PUBLIC COMMENTS
   NONE

7.0 DIRECTOR’S REPORT
   RECEIVED

8.0 COMMISSIONER’S COMMENTS
   RECEIVED

ADJOURNMENT: 9:50 a.m.