



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – AUGUST 17, 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)

1.0 **CONSENT CALENDAR:**

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37678** – Applicant: Johnson Commercial Real Estate, Inc., c/o Matthew Johnson – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD:CR) and Light Industrial (CD:LI) – Location: South of Wildcat Dr., west of Washington St., east of Berkey Dr., north of Varner Rd. - Zoning: Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to create a single 2.77-acre parcel with 36 commercial condominium units for vehicle, recreational vehicle, and boat storage. The condominium units will consist of 24 24x50 square-foot units and 12 30x50 square-foot units, including 1 unit for an office/member clubhouse. APN: 748-370-042. **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37678**, extending the expiration date to reflect June 5, 2025. 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 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37678, extending the expiration date and to reflect June 5, 2025, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36813** - Applicant: Silver Beach Grand Corporation, C/O Tony Tang - First Supervisorial District - Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low-Density Residential (RC:VLDR) - Location: South of Heather Ln., west

Planning Commission Action:
Public Comments: None.

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

of Whispering Spur St., east of Pick Pl., north of Van Buren Blvd. - 38.3 Gross Acres - Zoning: One-Family Dwellings (R-1) - **APPROVED PROJECT DESCRIPTION:** The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depths of lots 9, 10, 11, 12 and 15 to exceed four times the width. APNs: 273-450-002, 003, 017, 018, and 019. **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36813**, extending the expiration date to July 23, 2025. Project Planner: Joey Mendoza at (951) 995-0897 or email at joemendo@rivco.org.

APPROVED the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36813, extending the expiration date and to reflect AB1561 benefits to July 23, 2025, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

1.3 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35924** – Applicant: Olivia Balderrama – Representative: Louidar LLC, c/o Louis Darwish - Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area - Winery District Location: north of Rancho California Road, east of La Serena Way, west of Calle Contento, and south of Vista Del Monte Road – 178.8 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **APPROVED PROJECT DESCRIPTION:** The Tentative Tract Map proposes a Schedule “B” subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres. The lots are comprised of 15 residential lots with a minimum lot size of one acre, 4 winery lots with a minimum lot size of 10 acres, and one 25-acre production lot. **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35924**, extending the expiration date to May 9, 2025. 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 of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35924, extending the expiration date to May 9, 2025, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

1.4 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32816** – Applicant: The Woods (Riverside) Venture, LLP, C/O Bryan Ingersoll – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: High Density Residential (CD: HDR), Community Development: Medium High Density Residential (CD: MHDR) – Zoning: General Residential (R-3), Specific Plan 293 (Winchester Hills) – APN: 461-280-034 - Location: north of Domenigoni Pkwy., east of Leon Rd., west of Rice Rd., south of Olive Ave. - **APPROVED PROJECT DESCRIPTION:** The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 13.34 acres for 84 condominium units. – **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816**, extending the expiration date to October 11, 2023. Project Planner: Joey Mendoza at 951-955-0897 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 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816, extending the expiration date and reflecting SB1185, AB333, AB208, AB116, and AB1561 benefits to October 11, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

1.5 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32817** – Applicant: The Woods (Riverside) Venture, LLP, C/O Bryan Ingersoll – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High-Density Residential (CD: HDR), Open Space: Recreation (OS: R), Community Development: Public Facilities (CD: PF) – Zoning: Specific Plan 293 (Winchester Hills) – APN: 461-280-036 – Location: north of Domenigoni Pkwy., east o Leon Rd., west of Rice Rd., south of Olive Ave. - **APPROVED PROJECT DESCRIPTION:** The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 35.74 acres for 100 condominium units, 275 parking spaces, common open space areas with a variety of recreational amenities, and three remainder parcels for future school, park, and residential development. – **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817**, extending the expiration date to August 8, 2023. Project Planner: Joey Mendoza at 951-955-0897 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 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817, extending the expiration date and reflecting SB1185, AB333, AB208, AB116, and AB1561 benefits to August 8, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

1.6 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32818** – Applicant: The Woods (Riverside) Venture, LLP, C/O Bryan Ingersoll – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD: HDR), Community Development: Medium High Residential (CD:MHDR) – Zoning: Specific Plan 293 (Winchester Hills), General Residential (R-3) – APN: 461-280-035 – Location: north of Domenigoni Pkwy., east of Leon Rd., west of Rice Rd., south of Olive Ave. - **APPROVED PROJECT DESCRIPTION:** The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 24.84 acres for 252 condominium units, 617 parking spaces, and common open space areas with a variety of recreational amenities. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818**, extending the expiration date to September 1, 2023. Project Planner: Joey Mendoza at 951-955-0897 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 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818, extending the expiration date and reflecting SB1185, AB333, AB208, AB116, and AB1561 benefits to September 1, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

1.7 **FOURTH EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33743** - Applicant: The Woods (Riverside) Venture, LLP, C/O Bryan Ingersoll - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High-Density Residential (CD:HDR) - Zoning: Specific Plan 293 (Winchester Hills) – 5.61 Acres - Location: north of Domenigoni Pkwy., east of Leon Rd., west of Rice Rd., south of Olive Ave. – **APPROVED PROJECT DESCRIPTION:** The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 5.61 acres into one lot for 57 condominium units and one recreation area. - APN: 461-280-035, 036 - **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743**, extending the expiration date to reflect August 4, 2023. Project Planner: Joey Mendoza at 951-955-0897 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 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743, extending the expiration date and reflecting AB333, AB208, and AB1561 benefits to August 4, 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:

3.1 **CHANGE OF ZONE NO. 2100120, PLOT PLAN NO. 210133 – Intent to Adopt a Mitigated Negative Declaration – (CEQ220015) -** Applicant: Phelan Development Company LLC, Katrina DeArmedy – 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 St., south of Cajalco Rd., east of Seaton Ave., and west of Patterson Ave. – Approximately 17.5 gross acres – Zoning: Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, one acre lot minimum (R-A-1). **REQUEST: CHANGE OF ZONE NO. 2100120** requests to change the site’s zoning classification of Light Agriculture, one acre lot minimum (A-1-1), Rural Residential, one acre lot minimum (R-R-1), and Residential Agricultural, one 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 sq. ft. industrial building, including 15,000 sq. ft. of ancillary office/mezzanine uses. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 44 feet in height. A total of 235 parking spaces are provided. Access will be provided from Cajalco Rd. and Seaton Ave. 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.

3.2 **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

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:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ220015, 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. 2100120, to change the site’s existing 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), in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report and all exhibits and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE PLOT PLAN NO. 210133, subject to the Advisory Notification document and modified conditions of approval, based upon the findings and conclusions provided in the staff report and all exhibits, and subject to the Board of Supervisors’ adoption of the zoning ordinance for Change of Zone No. 2100120.

Planning Commission Action:

Public Comments: None

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

Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD:CR) – Location: west of Temescal Canyon Road, south of Trilogy Parkway, north of Glen Ivy Road, east 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.

CONTINUED CONDITIONAL USE PERMIT NO. 200011 to the Planning Commission meeting of September 21, 2022.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 8 – No New Environmental Documentation is Required** – Applicant: FPG Tricon Woods Property, LLC – Representative: T&B Consulting, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – General Plan: Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR) – Location: north of Domenigoni Parkway, east of Leon Road, west of Prairie Crossing Drive, and south of Olive Avenue and Salt Creek – 49.7 Acres – Zoning: Specific Plan (SP 293) General Residential (R-3) – **REQUEST: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 8** is a proposal to modify the allocation of dwelling units within Planning Areas 38A, 38B, 39, and 40. The re-allocation of dwelling units would redistribute 27 dwelling units within the respective Planning Areas and would maintain the same maximum number of dwelling units within the Specific Plan. Specifically, the Specific Plan Substantial Conformance would re-allocate dwelling units by adding four (4) units to Planning Area 38A (123 units to 127 units), adding 12 units to Planning Area 38B (100 units to 112 units), adding 11 units to Planning Area 39 (57 units to 68 units), and decreasing 27 units in Planning Area

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

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

FOUND 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. 380** for Specific Plan No. 293 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVED SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 8, subject to the Advisory Notification Document, and based upon the findings and conclusions provided in the staff report.

40 (213 units to 186 units) – APNs: 461-280-034, 461-280-035, 461-280-036. Project Planner: Russell Brady at (951) 955-3025 or rbrady@rivco.org.

4.2 CONDITIONAL USE PERMIT NO. 3370, REVISION NO. 2 – Intent to Consider an Addendum to a Mitigated Negative Declaration

– Applicant: Clean Energy c/o Bradley Beaudette
 – Engineer/Representative: Clean Energy c/o Matthew Loser – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Commercial Retail (CD:CR) – Location: southeast corner of Cajalco Road/Ramona Expressway and Harvill Avenue – 11.50 Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST: CONDITIONAL USE PERMIT NO. 3370, REVISION NO. 2** is a proposal to replace the previously entitled drive-thru restaurants that were approved for Phase II of the Multi-Use Traveler Center with a Time-Fill Renewable Compressed Natural Gas (RCNG) Fueling Station. The RCNG Fueling Station would be a private parking lot operated by Clean Energy. The gated facility will include 93 parking spaces for fleet vehicles with time-fill fueling capabilities and 90 standard parking spaces for employees and fleet vehicle drivers. The proposal also includes a request to remove the 20-year life span previously set by Conditional Use Permit No. 3370. APNs: 317-110-034, 317-110-035. Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.3 SURFACE MINE PERMIT NO. 102, REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration

– (CEQ/EA No.43042) - Applicant: Double D Mining, LLC - Engineer/Representative: N/A - Fourth Supervisorial District – Natural Assets Zone – Eastern Riverside County Desert Areas (Non-Area Plan) – Open Space-Rural (OS-RUR) – Location: West side of the Little Maria Mountains, approximately 25 miles northwest from the City of Blythe and 10 miles west of Middle Road - **REQUEST:** To revise approved Surface Mine Permit No. 102 to allow an approximately 59-acre, two-phase expansion of an existing, 110.3-acre surface mine to include additional extraction of gypsum, as well as temporary stockpiling of

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

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

CONSIDERED an ADDENDUM to the ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38638 adopted on July 1, 2003, based on the findings and conclusions provided in the addendum, and the conclusion that the project changes will not have a significant effect on the environment and none of the conditions described in State CEQA Guidelines Section 15162 exists; and,

APPROVED CONDITIONAL USE PERMIT NO. 3370 REVISION NO. 2, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Commission Action:

Public Comments: None.

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

CONTINUED SURFACE MINE PERMIT NO. 102, REVISION NO. 1 to the Planning Commission meeting of October 5, 2022.

excavated surface materials (overburden) for a period of 50 years. The expanded mine would comprise 169.5 acres, with an average of 450,000 tons (maximum 900,000 tons) of material to be extracted annually. The total volume to be removed is estimated at 61 million tons over the lifetime of the mine. Following conclusion of the second phase, the entirety of the mine, in addition to 21 acres outside of the footprint of proposed operations, would be “reclaimed” in accordance with the revised Reclamation Plan and ultimately return a total of 190.5 acres to open space, habitat and restored drainage courses. Project Planner Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

RECEIVED

7.0 DIRECTOR’S REPORT

RECEIVED

8.0 COMMISSIONER’S COMMENTS

NONE

ADJOURNMENT: 10:00 a.m.