

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 1.2  
(ID # 18468)

**MEETING DATE:**

Tuesday, March 08, 2022

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File of the Planning Commission Decision as Stated in the Report of Actions. All Districts. [\$0]

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on **October 6, 2021, October 20, 2021, November 3, 2021, November 17, 2021, December 1, 2021, January 5, 2022, January 19, 2022, February 2, 2022, and February 16, 2022**, as stated in the Report of Actions.

**ACTION:Consent**

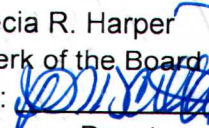
  
John Hildebrand, Planning Director 2/23/2022

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: March 8, 2022  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348, specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File (“R&F”) item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director’s Hearing and Planning Commission hearing will be taken as single Report of Actions item for the Board of Supervisors consideration.

The Planning Commission considered and took the following actions as stated in these Report of Actions related to hearings dated **October 6, 2021, October 20, 2021, November 3, 2021, November 17, 2021, December 1, 2021, January 5, 2022, January 19, 2022, February 2, 2022, and February 16, 2022.**

**Board Action**

The Planning Commission’s decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person timely files a complete appeal application within 10 days from the date the action was taken at the Planning Commission.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Each item’s fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County’s Planning Department website here: <https://planning.rctlma.org/Public-Hearings>

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**ATTACHMENTS:**

- A. PLANNING COMMISSION REPORT OF ACTIONS – OCTOBER 6, 2021**
- B. PLANNING COMMISSION REPORT OF ACTIONS – OCTOBER 20, 2021**
- C. PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 3, 2021**





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 6, 2021**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CONDITIONAL USE PERMIT NO. 200032 and DEVELOPMENT AGREEMENT NO. 2000015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – CEQ200070 – Applicant: Higher Point Cannabis – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Frontage Road, southerly of W. 6<sup>th</sup> Street, and westerly of Paseo Grande – 0.28 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq. ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona area. APN's: 102-250-057 and 102-250-059. Continued from August 18, 2021 and September 22, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY** Approve Development Agreement No. 2000015; and,

**APPROVE** Conditional Use Permit No. 200032, subject to the conditions of approval as modified at hearing.

**3.2 CONDITIONAL USE PERMIT NO. 190021 and APPROVE PUBLIC CONVENIENCE and NECESSITY FINDINGS – Intent to Adopt a Mitigated Negative Declaration** – CEQ190095 – Applicant: ADMG, Inc. c/o Ash Etemadian – Engineer/Representative: Adkan Engineers c/o Mitch Adkison – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Chicago Avenue, and westerly of Little Court – 2.84 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190021 is a proposal for the development of a gas station on 1.5-acres of a 2.8-acre lot, with the residual 1.3 acres to remain vacant. The scope of the proposal includes a canopied fuel pumping station with 16 fueling positions for vehicles, a 3,800 sq. ft. convenience store, and a 1,692 sq. ft. detached drive-thru carwash. The convenience store would include the sale of beer and wine for off-site consumption and approve the Public Convenience and Necessity Findings. To provide sufficient on-site parking for customers and employees, the project site has provided 29 parking spaces including: two (2) ADA and two (2) electrical vehicle parking spaces, and nine (9) parking spaces with vacuum stations, in front of the drive-thru carwash. Landscaping will be included throughout the site, as well as a retention basin. APN: 266-020-001. Continued from September 22, 2021. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190095; and,

**APPROVED** the Determination of Public Convenience and Necessity; and,

**APPROVED** Conditional Use Permit No. 190021, subject to the conditions of approval as modified at hearing.

**3.3 CONDITIONAL USE PERMIT NO. 190014 and NOISE ORDINANCE EXCEPTION NO. 2100002 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190083 – Owner: Isaac

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 6, 2021**

Sloan – Applicant: Aaron Cooke – First Supervisorial District – Mead Valley Area Plan – Rural Mountainous (RM) – Rural Residential (RR) – General Plan Designations – Good Hope Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Ethinac Road, westerly of Highway 74, and southerly of Olive Avenue – 90.56 Acres – **REQUEST:** This Conditional Use Permit is to permit a Recreational Motocross park consisting of up to five (5) motocross tracks, a retail parts store, a snack bar, garage, an events hall, two (2) pro race shops, a viewing deck, administration building, motorcycle storage, associated parking, ticket booth, bioretention basin, bike wash, five (5) associated parking areas, an R.V. parking area for overnight dry-camping use, bathrooms, and shower area. The motocross project will host local racing events. The project will be built in three (3) phases based on available funds. The existing residence will remain onsite and used as a caretaker unit. The noise ordinance exception proposes to grant an exception to Ordinance No. 847 Section 4. The overall daytime operational noise level is below the daytime noise limit of 65 dBA Leq that is set by the General Plan Noise Element. APN's: 345-020-011 and 345-020-016. Continued from September 22, 2021. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190083; and,

**APPROVED** Noise Ordinance Exception No. 2100002; and,

**APPROVED** Conditional use Permit No. 190014, subject to the conditions of approval.

- 3.4 **CONDITIONAL USE PERMIT NO. 200045 and DEVELOPMENT AGREEMENT NO. 2000023 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301(l)(3) (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: Brook Duquesnel – Location: Second Supervisorial District, East Corona – **REQUEST:** Approve Conditional Use Permit No. 200045 to authorize commercial cannabis activity within 33,900 sq. ft. of a 36,450 sq. ft. industrial building to include Cannabis Cultivation, a Cannabis Retailer and Cannabis Distribution Facilities with parking, landscaping and other improvements, and to demolish interior mezzanine area and an outdoor enclosure. Tentatively approve Development Agreement No. 2000023 to impose a 10 year lifespan on the proposed cannabis project and provide community benefits to the East Corona, Home Gardens area. APN's: 115-300-028, 115-300-029. Continued from September 22, 2021. Project Planner: Steven Jones at (951) 955-0314 or email at [sjones@rivco.org](mailto:sjones@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY** Approve Development Agreement No. 2000023; and,

**APPROVE** Conditional Use Permit No. 200045, subject to the conditions of approval.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 **CONDITIONAL USE PERMIT NO. 210017 and APPROVE PUBLIC CONVENIENCE and NECESSITY FINDINGS – No New Environmental Docs Required** – Applicant: Steve Rawlings – Consultant – Third Supervisorial District – Anza Area – Riverside Mountain Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of State Highway 371, easterly of Contreras Road, and westerly of Hill Street – 8.11 Acres – Zoning: C-P-S – **REQUEST:** Conditional Use Permit No. 210017 is a proposal to allow for the sale of beer and wine for off-site consumption (ABC Type 20 license) at a new 9,100 sq. ft. grocery store and consumer goods store and to approve the Public Convenience and Necessity Finding. APN(s): 573-260-006 and 573-260-035. Project Planner: Calora Boyd at (951) 955-6035 or email at [cboyd@rivco.org](mailto:cboyd@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**FOUND** that No New Environmental Document is Required; and,

**APPROVED** the Determination of Public Convenience and Necessity; and,

**APPROVED** Conditional Use Permit No. 210017, subject to the conditions of approval.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 6, 2021**

**5.0 WORKSHOP:**

**NONE**

**6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**

- 6.1 **EXECUTIVE OFFICE TECHNICAL COMMITTEE:** Receive and File, and Provide Comment on Draft Redistricting Maps and Receive and File the Public Testimony Package. All Districts [5].
- ITEM** Presented and opened for public comments. Public comments were received at hearing.

**7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**8.0 PLANNING DIRECTOR'S REPORT**

**9.0 PLANNING COMMISSIONERS' COMMENTS**



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 20, 2021**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CONDITIONAL USE PERMIT NO. 190038 and DEVELOPMENT AGREEMENT NO. 1900027 – Intent to Adopt a Mitigated Negative Declaration – CEQ190129 – Applicant: The Fuego Farms LLC – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Min.) – Location: Northerly of Carancho Road, easterly of El Calamar Road, and westerly of Deluz Road – 72.15 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Conditional Use Permit No. 190038 proposes to construct a Cannabis cultivation facility with one (1) 4,800 sq. ft. building, twelve (12) 1,800 sq. ft. mature canopy greenhouses and six (6) 3,240 sq. ft. vegetation greenhouses. Development Agreement No. 1900027 would impose a lifespan on the proposed cannabis project and provide community benefit to Riverside County. APN: 933-020-005. Continued from August 18, 2021 and September 1, 20201. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 3-2

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190129; and,

**TENTATIVELY** Approve Development Agreement No. 1900027; and,

**APPROVE** Conditional Use Permit No. 190038, subject to the conditions of approval as modified at hearing.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**NONE**

**5.0 WORKSHOP:**

**NONE**

**6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**

**NONE**

**7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**8.0 PLANNING DIRECTOR'S REPORT**

**9.0 PLANNING COMMISSIONERS' COMMENTS**



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 3, 2021**

**1.0 CONSENT CALENDAR**

1.1 **ADOPTION OF THE 2022 PLANNING COMMISSION CALENDAR** **ADOPTED** the 2022 Planning Commission Calendar.

1.2 **THIRD EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35408** – MMR & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of 55<sup>th</sup> Avenue, easterly of Harrison Street, southerly of 54<sup>th</sup> Avenue, and westerly of Shady Lane – 20 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule “E” Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging in size from 1.2 gross acres to 2.2 gross acres – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchelle@rivco.org](mailto:kmitchelle@rivco.org). **APPROVED** the Third Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2023.

**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. 3228, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense) – Applicant: JPMC Properties, LLC/Jim McInnis – Representative: Terry Strom Entitlement – Permitting Project Management – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Plan: Open Space Recreation (OS-R) – Location: Northerly of 19<sup>th</sup> Avenue, southerly of 18<sup>th</sup> Avenue, westerly of Langlois Road, and easterly of Corkhill Road, specifically located at 18800 Corkhill Road – 22.04 Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** An extension of time for Conditional Use Permit No. 3228R1 from July 1, 2029 to July 1, 2059 for an existing vacation recreational vehicle (RV) park with accessory/incidental uses. No other changes or new construction is proposed to the existing 291-space RV park. APNs: 659-050-004 and 659-050-021. Project Planner: Jay Olivias at (951) 955-6863 or email at [jolivias@rivco.org](mailto:jolivias@rivco.org). **Planning Commission Action:** Public Comments: Closed By a vote of 5-0 **FOUND** the project exempt from the California Environmental Quality Act (CEQA); and, **APPROVED** Conditional Use Permit No. 3228 Revised Permit No. 2, subject to the conditions of approval as modified at hearing.

**5.0 WORKSHOP:**  
**NONE**

**6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**

6.1 **EXECUTIVE OFFICE TECHNICAL COMMITTEE:** Receive and File, and Provide Comment on Draft Redistricting Maps and Receive and File the Public Testimony Package. All Districts. **ITEM** Presented and opened for public comments. Public comments were received at hearing. The EOTC recommendations were received and recommended to the Board of Supervisors.

**7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**8.0 PLANNING DIRECTOR'S REPORT**

**9.0 PLANNING COMMISSIONERS' COMMENTS**



1.0 CONSENT CALENDAR

**NONE**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

**NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

**NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **TENTATIVE TRACT MAP NO. 38016 and TENTATIVE TRACT MAP NO. 38025 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – CEQ210014 – Applicant: Foremost Center Street, LLC – Second Supervisorial District – University District Zoning Area – Highgrove Area Plan: Community Development: Mixed Use Area (CD-MUA) (Highest Density Residential – 20+ du/ac) – Location: Center Street/Spring Street near Garfield Avenue – 65.2 Acres – Zoning: Mixed Use (MU) – **REQUEST:** To authorize schedule “A” land divisions to create 11 lots for multiple family dwellings that only include residential uses, private recreation, public Springbrook Community Park, a portion of a public regional trail, public streets and private access, and water quality basin lots. APNs: 255-060-014, 255-110-029, 255-110-019, 255-110-003, 255-110-005, 255-110-006, 255-060-022, 255-060-028, 255-110-015 and 255-110-004. Project Planner: Steven Jones at (951) 955-0314 or email at [sjones@rivco.org](mailto:sjones@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 3-0
- FOUND** the project exempt from the California Environmental Quality Act (CEQA); and,  
**APPROVED** Tentative Tract Map No. 38016; and,  
**APPROVED** Tentative Tract Map No. 38025, subject to the conditions of approval.
- 5.0 WORKSHOP:  
**NONE**
- 6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION  
**NONE**
- 7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 8.0 PLANNING DIRECTOR’S REPORT
- 9.0 PLANNING COMMISSIONERS’ COMMENTS

5.0 **WORKSHOP:**

NONE

6.0 **RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION:**

6.1 REDISTRICTING

**Planning Commission Action:**

Public Comments: Received and hearing closed.

By a vote of 4-1 approved by the



“Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption” as a permitted use with a Conditional Use Permit again. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**APPROVE** Change of Zone No. **2100131** and the associated Ordinance amendment, to modify the text of Ordinance No. 348 Section 9.86.C.

- 4.2 PLOT PLAN NO. 180003 (PPT180003) and NOISE EXCEPTION NO. 2000001 – No New Environmental Documentation is Required** – Applicant: Koll Development/Greg Koll – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) within the Temecula Valley Wine Country Policy Area – Winery District – Location: northerly of De Portola Road, easterly of Monte De Oro Road, southerly of Meng Asbury Road, and westerly of Camino Arroyo Seco – 42.63 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST: Plot Plan No. 180003 (PPT180003)** is a proposal for a Class V Winery facility in five (5) phases. Phase One would consist of a 5,611 sq. ft. wine tasting building with a tower, terraced areas, restrooms, and a 1,805 sq. ft. detached office building; plus a 9,554 sq. ft. wine production facility building with wine lab. Phase Two would consist of a 6,235 sq. ft. special occasion facility (banquet hall for indoor weddings/events). Phase Three would consist of a 4,250 sq. ft. restaurant building. Phase Four would consist of an addition of an 8,750 sq. ft. wine case storage to the existing wine production building; a 6,000 sq. ft. detached expanded wine production facility building; and a 17,400 sq. ft. wine cave building into a hillside and covered in vineyard. No events shall be held in the wine cave. Phase Five would consist of a 9,045 sq. ft. two-story Country Inn with 10 rooms and porte-cochere; plus, a pool, snack bar, and a garden area. The Project offers 339 parking spaces (including 11 ADA parking spaces and 10 EV parking spaces), infiltration area, subsurface disposal system, tours, and signage. This Class V Winery would require ABC licensing (Type 2 and/or other ABC licenses) to be acquired. Noise Exception No. 2000001 has been applied for in relation to the special occasion facility (limited potential overflow outdoors of events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348 – APN: 941-180-032 – Related Cases: CEQ180004 and APD180001. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**  
Public Comments: None.

By a vote of 4-0 (Commissioner Sanchez absent):

**CONTINUED Plot Plan No. 180003 and Noise Exception No. 2000001** to the Planning Commission meeting of February 2, 2022.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

NONE

7.0 **DIRECTOR'S REPORT**

RECEIVED

8.0 **COMMISSIONER'S COMMENTS**

RECEIVED

**ADOURNMENT: 9:14 a.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT PLANNING COMMISSION – JANUARY 19, 2022 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> FLOOR, BOARD CHAMBERS 4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** PRESENT: Chair David Leonard (District 2)  
Vice-Chair Gary Thornhill (District 3) - *Teleconference*  
Commissioner Bill Sanchez (District 4)  
Commissioner Eric Kroencke (District 5)  
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

### 1.0 CONSENT CALENDAR

- 1.1 **FOURTH EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Winchester Valley 85 LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medium Density Residential, and Medium High Density Residential (CD:CR, MDR, MHDR) (0.20–0.35 FAR, 2-5 D.U./Acre, 5-8 D.U./Acre) – Location: southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Rd – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46). **APPROVED PROJECT DESCRIPTION:** Schedule ‘E’ commercial subdivision of 18.37 acres into nine (9) commercial parcels. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671**, extending the expiration date to April 28, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).
- Planning Commission Action:**  
Public Comments: None.
- By a vote of 5-0, the Planning Commission:
- APPROVED** the Fourth Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2022, subject to all the previously approved and amended Conditions of Approval.

### 2.0 ITEMS REMOVED FROM CONSENT CALENDAR

NONE

### 3.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

**4.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**5.0 PUBLIC HEARINGS – NEW ITEMS:**

5.1 **CONDITIONAL USE PERMIT NO. 210124 (CUP210124) – No New Environmental Documentation Required** - Applicant: Sandeep Hampal - Third Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: northerly of State Route 74 and westerly of Creag Ave – 0.33 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST: CONDITIONAL USE PERMIT NO. 210124** is a request to allow for the sale of liquor in addition to the currently permitted sale of beer and wine at an existing 2,546 sq. ft. convenience store and to approve the Public Convenience and Necessity Finding. APN: 457-181-033. Project Planner: Calora Boyd at (951) 955-6035 or email at [cboyd@rivco.org](mailto:cboyd@rivco.org).

**Planning Commission Action:**

Public Comments: None. Public Hearing closed.

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

**FOUND** that No Further Environmental Documentation is Required because all potentially significant effects on the environment have been adequately analyzed in the previous environmental analysis for Plot Plan No. 9254 pursuant to applicable legal standards, and none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist based on the findings, modified findings at the meeting, and conclusions; and

**APPROVED** the Determination of Public Convenience and Necessity, so that a license to allow the sale of liquor for off-site consumption on the subject property may be issued by the California Department of Alcoholic Beverages Control; and

**APPROVED** Conditional Use Permit No. 210124, subject to the Advisory Notification Document and the Conditions of Approval.

5.2 **TENTATIVE TRACT MAP NO. 36902 MINOR REVISION NO. 1 – No New Environmental Documentation Required** – Applicant: CPF Monroe 40, LLC – Engineer/Representative: MSA Consulting, c/o Mike Rowe and Nicole Vann – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: 55150 Monroe Street, Thermal, CA – northerly of Airport Blvd., easterly of Monroe St., southerly of Avenue 55, westerly of Arabia St. – 40 gross acres – Zoning: One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000) – **REQUEST: Tentative Tract Map No. 36902 (TTM36902) Minor Revision No. 1** requests alterations to the approved and

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

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

**FOUND** that No New Environmental Documentation is Required since all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Assessment No. 42813, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the

recorded map. These revisions include minor changes to lot dimensions while maintaining the minimum lot size (10,000 sq. ft.), the addition of a community center, and changes to interior street configurations. TTM36902 was originally approved to subdivide 40 gross acres into 80 single family residential lots (Schedule "A" & "B"), with lots ranging from approximately 10,000 sq. ft. up to 38,000 sq. ft. The map includes private streets, an open space retention basin, and perimeter buffers. APN(s): 780-310-001 & 780-310-002. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist based on the findings and conclusions; and

**APPROVED** Tentative Tract Map No. 36902 Minor Revision No. 1, subject to the Advisory Notification Document and Conditions of Approval.

**6.0 WORKSHOPS**

NONE

**7.0 PUBLIC COMMENTS**

NONE

**8.0 DIRECTOR'S REPORT**

RECEIVED

**9.0 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT:** 9:28 a.m.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT PLANNING COMMISSION – FEBRUARY 2, 2022 COUNTY ADMINISTRATIVE CENTER 1<sup>ST</sup> FLOOR, BOARD CHAMBERS 4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:05 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)

ABSENT: None

### 1.0 CONSENT CALENDAR

NONE

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **PLOT PLAN NO. 180003 (PPT180003) and NOISE EXCEPTION NO. 2000001 – No New Environmental Documentation is Required** – Applicant: Koll Development/Greg Koll – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) within the Temecula Valley Wine Country Policy Area – Winery District – Location: northerly of De Portola Road, easterly of Monte De Oro Road, southerly of Meng Asbury Road, and westerly of Camino Arroyo Seco – 42.63 Acres – Zoning: Wine Country-Winery (WC-W). **REQUEST: Plot Plan No. 180003 (PPT180003)** is a proposal for a Class V Winery facility in five (5) phases. Phase One would consist of a 5,611 sq. ft. wine tasting building with a tower, terraced areas, restrooms, and a 1,805 sq. ft. detached office building; plus a 9,554 sq. ft. wine production facility building with wine lab. Phase Two would consist of a 6,235 sq. ft. special occasion facility (banquet hall for indoor weddings/events). Phase Three would consist of a 4,250 sq. ft. restaurant building. Phase Four would consist of an addition of an 8,750 sq. ft. wine case storage to the existing wine production building; a 6,000 sq. ft. detached expanded wine production

#### Planning Commission Action:

Public Comments: Received. Public Hearing closed.

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

**FOUND** that No New Environmental Documentation is Required because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for Environmental Assessment No. 180004 (CEQ180004), pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**WITHDREW** Noise Exception No. 2000001; and,

**APPROVED** Plot Plan No. 180003, subject to the Advisory Notification Document and modified Conditions of Approval.

facility building; and a 17,400 sq. ft. wine cave building into a hillside and covered in vineyard. No events shall be held in the wine cave. Phase Five would consist of a 9,045 sq. ft. two-story Country Inn with 10 rooms and porte-cochere; plus, a pool, snack bar, and a garden area. The Project offers 339 parking spaces (including 11 ADA parking spaces and 10 EV parking spaces), infiltration area, subsurface disposal system, tours, and signage. This Class V Winery would require ABC licensing (Type 2 and/or other ABC licenses) to be acquired. Noise Exception No. 2000001 has been applied for in relation to the special occasion facility (limited potential overflow outdoors of events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348 – APN: 941-180-032 – Related Cases: CEQ180004 and APD180001. Continued from January 5, 2022. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CHANGE OF ZONE NO. 1900005, TENTATIVE PARCEL MAP NO. 37655 – Intent to Adopt a Mitigated Negative Declaration – CEQ190029 – Applicant: Forest Hansen – Engineer/Representative: Kolibrien – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum): Location: northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. – 20.08 Gross Acres – Zoning: Residential Agricultural – 10-Acre Minimum (R-A-10) – REQUEST: CHANGE OF ZONE NO. 1900005 proposes a Change of Zone from Residential Agricultural – 10-Acre Minimum (R-A-10) to Residential Agricultural – 5-Acre Minimum (R-A-5). TENTATIVE PARCEL MAP NO. 37655 is a Schedule “H” subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres – APN:470-200-010. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).**

**Planning Commission Action:**

Public Comments: None. 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. CEQ190029, 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. 1900005 amending the zoning classification for the subject property from Residential Agricultural 10-acre minimum (R-A-10) to Residential Agricultural 5- acre minimum (R-A-5); and,

**APPROVE** Tentative Parcel Map No. 37655, subject to the Advisory Notification Document and Conditions of Approval.

4.2 **CONDITIONAL USE PERMIT NO. 190065 (CUP190065) – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Shane Stewart - Engineer/Representative: Sitetech Inc. - Fourth Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: easterly of Idyllwild Road/SH-243, northerly of Pine Crest Avenue, westerly of Alderwood Street, and southerly of Jameson Drive – 2.43 Acres - Zoning: Existing: Village Tourist Residential (R-3A) - **REQUEST: CONDITIONAL USE PERMIT NO. 190065** proposes to expand the existing eighteen (18) unit motel and add twenty five (25) units for a total of forty-three (43) unit motel on 2.43 acres. APN(s): 563-250-028, 563-250-031. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

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

**CONTINUED** Conditional Use Permit No. 190065 (CUP190065) off calendar to a date uncertain. When the date is determined, it will be re-noticed to the public.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

NONE

**7.0 DIRECTOR'S REPORT**

RECEIVED

**8.0 COMMISSIONER'S COMMENTS**

RECEIVED

**ADJOURNMENT:** 11:50 a.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT PLANNING COMMISSION – FEBRUARY 16, 2022 COUNTY ADMINISTRATIVE CENTER 1<sup>ST</sup> FLOOR, BOARD CHAMBERS 4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:06 a.m.

**ROLL CALL:** PRESENT: Chair David Leonard (District 2)  
Vice-Chair Gary Thornhill (District 3) - *Teleconference*  
Commissioner Bill Sanchez (District 4)  
Commissioner Eric Kroencke (District 5)  
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

### 1.0 **CONSENT CALENDAR**

NONE

### 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

### 3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

### 4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CHANGE OF ZONE NO. 2200002 – No New Environmental Documentation Required**, per State CEQA Guidelines Section 15162 (Previous EIR329) – Applicant: Lennar Homes Inc., c/o Sonia Villaneda – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) – Highway 79 Policy Area – Location: northerly of Highway 74, easterly of Sultanas Road, southerly of Watson Road, and westerly of Leon Road – 59.5 gross acres – Zoning: Menifee North, Specific Plan No. 260. **REQUEST: CHANGE OF ZONE NO. 2200002 (CZ2200002)** is a proposal to establish the legal boundaries of Planning Areas 41, 42 and 46 within Specific Plan No. 260 (Menifee North). APN(s): 457-340-002, 457-340-004 through -016, 457-340-018 through -021, 457-340-028, 457-340-029, 457-340-032. Project Planners: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org), or Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

#### **Planning Commission Action:**

Public Comments: None. 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. 329 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; and,

**TENTATIVELY APPROVE** CHANGE OF ZONE NO. 2200002, subject to adoption of the Zoning Ordinance by the Board of Supervisors.

- 4.2 **SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 2, PLOT PLAN NO. 200012, and CONDITIONAL USE PERMIT NO. 200023 – Consider Addendum to Certified Environmental Impact Report No. 376** – Applicant: Diamond Valley, LLC c/o Jeff Dinkin and Hannah Woskow – Engineer/Representative: Albert A. Webb Associates c/o Fayres Hall – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD:CR) – Highway 79 Policy Area – Location: northerly of Domenigoni Pkwy, easterly of Rice Rd, southerly of Olive Ave, and westerly of Hwy 79/Winchester Rd – 25.48 Gross Acres – Zoning: Specific Plan no. 288, Amendment No. 2 (SP288A2) The Crossroads in Winchester – Planning Area 3. **REQUEST: SPECIFIC PLAN NO. 288, SUBSTANTIAL CONFORMANCE NO. 2** is a proposal to adjust the dwelling unit (DU) allocation for Planning Areas (PA) 1 and 6. PA 1 would increase from 106 DU to 128 DU and PA 6 would decrease from 154 DU to 124 DU, for an overall decrease of 8 DU for the PAs from 925 DU to 917 DU. Additionally, the Substantial Conformance would modify the trail system throughout most undeveloped areas within the SP. **Plot Plan No. 200012** is a proposal to develop approximately 42,329 sq. ft. of commercial retail on 12.62 gross acres of TPM36545 for a shopping center which would include the following: Parcel 7 - a multi-tenant retail building; Parcels 8 and 9 - drive-thru restaurants; Parcel 10 – a retail building; Parcel 11 – two (2) drive-thru restaurants; Parcel 12 – a multi-tenant retail building with a drive-thru; Parcel 13 – a dual drive-thru restaurant; Parcel 14 – a self-service gas station/convenience store with canopied fuel pumps. Parking consisting of 304 spaces, including 19 ADA and 19 EV spaces. **CONDITIONAL USE PERMIT NO. 200023** is a proposal to allow for the sale of beer and wine for off-site consumption for the gas station and a detached drive-thru carwash. The sale of beer and wine would not occur between the hours of 2:00 a.m. and 6:00 a.m. APN: 461-220-037. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

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

**CONSIDERED an ADDENDUM** to ENVIRONMENTAL IMPACT REPORT NO. 376, 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 none of the conditions described in State CEQA Guidelines Section 15162 exist; and,

**APPROVED** SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 2, subject to the Advisory Notification Document and modified Conditions of Approval: and,

**APPROVED** PLOT PLAN NO. 200012, subject to the Advisory Notification Document and modified Conditions of Approval; and,

**APPROVED** CONDITIONAL USE PERMIT NO. 200023, subject to the Advisory Notification Document and modified Conditions of Approval.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

NONE

**7.0 DIRECTOR'S REPORT**

RECEIVED

**8.0 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT:** 9:29 a.m.