

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



ITEM: 1.3
(ID # 22821)

MEETING DATE:
Tuesday, August 29, 2023

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. Districts 2, 3, 4, and 5. [\$0]

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

RECEIVE and FILE the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on **May 17, 2023, June 21, 2023, and July 19, 2023**, as stated in the Report of Actions.

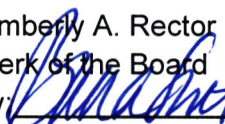
ACTION:Consent


John Hildebrand, Planning Director 8/14/2023

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 Gutierrez
Nays: None
Absent: None
Date: August 29, 2023
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 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 **May 17, 2023, June 21, 2023, and July 19, 2023.**

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>

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS – MAY 17, 2023**
- B. PLANNING COMMISSION REPORT OF ACTIONS – JUNE 21, 2023**

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

C. PLANNING COMMISSION REPORT OF ACTIONS – JULY 19, 2023



Jason Farin, Principal Management Analyst 8/22/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MAY 17, 2023 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Awad, Gruytch, Thornhill, Ruiz, and Sanchez
Members Absent: None

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37155** – Applicant: Jen SoCal 2, LLC – Representative: Paul Onufer – Second Supervisorial District – Alberhill Area – Temescal Canyon Area Plan - Land Use Designation: Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation Habitat (OS: CH), Rural: Rural Residential (R:RR) – Zoning: Planned Residential (R-4) – Location: South of Kingbird Drive, east of Towhee Lane, west of Indian Truck Trail – APN: 290-150-012 – Approved Project Description: Schedule “A” subdivision of 53.7 gross acres into 79 single-family residential lots with an average lot size of 5,930 sq. ft. The project also includes seven (7) open space lots for two (2) detention basins, 3.95 acre park with gravel parking area, 6,657 square foot community passive park, landscaping, and 29.5 acres to be dedicated as open space – REQUEST: First Extension of Time Request for Tentative Tract Map No. 37155 extending the expiration date to August 4, 2026. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 37155, extending the expiration date to August 4, 2026.
- 1.2 **FOURTH EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33687** – Applicant: Legacy Inspirada, LLC., Strack Monte Bella, LLC., CPL Montebella, LLC., Trilogy Inspirada, LLC. – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: North of Nuevo Road, East of Dunlap Drive, South of Sunset Avenue, West of Pico Avenue – 67.16 Acres – Zoning: SP Zone – Lake Nuevo Village (SP#251) – APPROVED PROJECT DESCRIPTION: Schedule “A” subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 open space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres – REQUEST: Fourth Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to March 12, 2024. Project Planner: Blanca Bernardino at (951) 955-6503 or email at BBernardino@rivco.org . **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to March 12, 2024.
- 1.3 **THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/ac) – **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to July 30, 2024.

PLANNING COMMISSION – REPORT OF ACTIONS – May 17, 2023

Location: North of Simpson Road, south of Grand Avenue, east of Leon Road, and west of Beeler Road – 40.18 Acres – Zoning: Light Agriculture, 10 acre min. (A-1-10) – Approved Project Description: Schedule “A” subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to July 30, 2024. Project Planner: Rene Aguilar at (951) 955-6573 or email at renaguil@rivco.org.

- 1.4 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32323** – Applicant: Richland Communities – Representative: Samantha Kuhns – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Rural Community: Low Density Residential (RC:LDR) – Zoning: One Family Dwelling (R-1) - Location: South of Benton Road, north of Auld Road, east of Beech Street, and west of Pourrouy Road – APN: 963-010-006 – Approved Project Description – Schedule “A” Subdivision of 20.3 acres into thirty-four single family residential lots, one (1) private park, and one (1) detention/retention water quality basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2026. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.
- APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2026.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 **CONDITIONAL USE PERMIT NO. 190010, DEVELOPMENT AGREEMENT NO. 1900006, VARIANCE NO. 210103 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: North of Jolora Avenue, east of Temescal Canyon Road, south of El Cerrito Road, and west of Arcadia Street – 0.54 Acre – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190010 proposes to use an existing building as a storefront for a retail cannabis business with existing parking. Development Agreement No. 1900006 would impose a lifespan on the proposed cannabis project and provide community benefit to the Temescal Canyon Area. Variance No. 210103 is a request to allow for a shorter distance of 990 ft. from the required 1,000 ft. from sensitive land uses per Ordinance 348 – APN: 277-110-040, 277-110-017, 277-110-015 – Project Planner: Jose Merlan (951)955-0314 or email at jmerlan@rivco.org. Continued from April 19, 2023.
- Planning Commission Action:**
Public Hearing: Closed
- By a vote of 2-2, the Planning Commission took the following actions:
- Staff’s recommendation did not carry, recommendation by Commissioner Gruytch did not carry. Item will move forward without a recommendation to the Board of Supervisors.

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 **CHANGE OF ZONE NO. 2100122, PLOT PLAN NO. 220049, Exempt from the California Environmental Quality Act (CEQA)**, pursuant to sections 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structure) –
- Planning Commission Action:**
Public Hearing: Closed

PLANNING COMMISSION – REPORT OF ACTIONS – May 17, 2023

Applicant: Diamond Valley Lodge – Third Supervisorial District – San Jacinto Valley Area Plan: Open Space: Recreation (OS:R) – Rural Community: Low Density Residential (RC:LDR) – Location: South of Cactus Valley Road, north east of Sage Road, west of Kel Star Road – 60.32 Acres – Hemet / San Jacinto Zoning District – Zoning: Open Area Combining Zone-Residential Developments (R-5) – **REQUEST:** Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-029, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A). Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers. The site already accommodates a nine (9) hole golf course and clubhouse facility approved most recently through PP12891S01 – APNs: 469-160-005, 469-160-029, 469-160-035, 469-160-037 – Project Planner: Russell Brady, phone (951) 955-3025 or email at rbrady@rivco.org.

By a vote of 5-0, the Planning Commission recommends the Board of Supervisors take the following actions:

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

APPROVE Change of Zone No. 2100122; and,

APPROVE Plot Plan No. 220049, subject to the advisory notification document and conditions of approval.

4.2 **CHANGE OF ZONE NO. 2200060** – No New Environmental Documentation Required – EIR524 – Applicant: Azizi Hafizullah – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R:RR) – Location: North of Bella Vista Road, east of East Benton Road, south of Calle Jojoba West, and west of Mesa Road - 5.53 acres, 21.14 acres, 14.88 acres, and 11.73 acres – Zoning: Light Agriculture, 10 acre minimum (A-1-10) – **REQUEST:** Change of Zone No. 2200060 is a proposal to change the zoning classification of the subject sites from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the properties into compliance with the standards of the Temecula Valley Wine Country Policy Area Winery District that it is within. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances - APNs: 924-300-005, -006, -007, and 008 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 5-0, the Planning Commission recommends the Board of Supervisors take the following actions:

FIND No new Environmental Document is required; and,

APPROVE Change of Zone No. 2200060.

5.0 WORKSHOPS

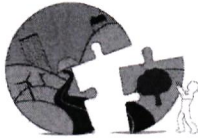
NONE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADJOURNMENT: 11:32am



RIVERSIDE COUNTY **PLANNING DEPARTMENT**

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – June 21, 2023 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Thornhill, Awad, and Ruiz
Members Absent: Sanchez

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36664** – Applicant: Roseville Richland LTD – Fifth Supervisorial District – Nuevo Area Zoning Area/District – Lakeview/Nuevo Area Plan: Community Development – Medium Use Area (CD-MUA) – Location: North of San Jacinto Avenue, east of Dunlap Drive, south of Nuevo Road, west of Pico Avenue Drive – 266 Gross Acres – Zoning: Mixed Use (MU) and Planned Residential (R-4) – APN: 309-020-046, 309-020-047, 310-230-056, 310-230-058, 310-230-027, 310-230-028, 310-230-061, 310-230-062, 310-230-063, 310-270-011, 310-270-012, 310-270-013, 310-270-014 – Approved Project Description: is a Scheduled 'I' subdivision of 266 acres into eight (8) parcels, with a minimum parcel size of 21 gross acres. Parcel 7 has a land use designation of Mixed-Use Area (MUA) and zoning classification of Mixed Use (MU) – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36664, extending the expiration date to June 4, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jlopez@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 36664, extending the expiration date to June 4, 2026.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36665** – Applicant: Roseville Richland LTD – Fifth Supervisorial District – Nuevo Area Zoning Area/District – Lakeview/Nuevo Area Plan: Community Development – Medium Density Residential (CD-MDR) – Location: North of San Jacinto Avenue, east of Dunlap Drive, south of Nuevo Road, and west of Pico Avenue Drive – 18 Acres – Zoning: Planned Residential (R-4) – APN: 309-020-046, 310-230-056, 310-230-058, 310-230-028, 310-230-061, 310-230-062, and 310-230-063 – Approved Project Description: Scheduled 'A' subdivision of 171.68 acres into 599 lots, which will include, 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, 3 water quality detention basins, and 2 sewage lift stations – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36665, extending the expiration date to June 4, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jlopez@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 36665, extending the expiration date to June 4, 2026.

PLANNING COMMISSION – REPORT OF ACTIONS – June 21, 2023

- 1.3 **AB-General No. 22005** – Applicant: Greg Heggstad – Fourth Supervisorial District – Cahuilla Area Zoning Area/District – Western Coachella Valley Area Plan – Location: Vicinity of Paisano Road and Corey Lane – **REQUEST:** AB-General No. 22005 to allow vacation of the County’s Right to accept a portion of US Grant Deed No. 1154139 on land located in the vicinity of Paisano Road and Corey Lane – 48710 Paisano Road (APN 628- 360-041) - Project Planner: Chris Trinidad: (951)-955-6846 or email at ctrinida@rivco.org. **APPROVED** AB-General No. 22005 to allow vacation of a portion of Paisano Road and Corey Lane.
- 1.4 **ADOPTION OF THE REVISED 2023 PLANNING COMMISSION CALENDAR** – To Cancel the December 6, 2023, hearing. Adding a hearing on Monday December 11, 2023, to be heard at 9:00 a.m. located at 4080 Lemon St. Riverside in the board chambers. **APPROVED** The revised 2023 Planning Commission Calendar.
- 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**
NONE
- 3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**
NONE
- 4.0 **PUBLIC HEARINGS – NEW ITEMS:**
- 4.1 **PUBLIC USE PERMIT NO. 200001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ200014) – State Clearinghouse Number: SCH2023050439 – Applicant: Anza Electric Cooperative – Engineer: Rincon Consultants, Inc. – Third Supervisorial District – Anza Zoning Area – REMAP Area Plan – Rural: Rural Residential (R:RR), Rural Community-Estate Density Residential (RC-EDR), Rural Community-Very Low Density Residential (RC-VLDR) – Agriculture: Agriculture (AG:AG) – Community Development: Light Industrial (CD: LI) – Community Development: Commercial Retail (CD:CR) – Location: Within the rights-of-way of CA State Route 371 (SR 371) between Bautista Road and South Kirby Road in the unincorporated community of Anza, as well as within existing Anza Electric Cooperative (AEC) utility easements that are north of SR 371 along existing local roadways. The substation is located on a property north of SR 371 and east of Bautista Road – 3.1 miles – Zoning: Rural Residential 2 ½ acre minimum (R-R-2 ½) – Rural Residential 5 acre minimum (R-R-5) – Rural Residential 20 acre minimum (R-R-20) – General Commercial (C-1/C-P) – Scenic Highway Commercial (C-P-S) - Manufacturing Medium (M-M) - Manufacturing Service Commercial (M-SC) – **REQUEST:** Public Use Permit No. 200001 is a proposal to remove and replace existing transmission lines within the rights-of-way of SR 371, and within existing AEC utility easements north of SR 371 along existing local roadways. These systems are to be replaced with approximately 3.1 miles of 34.5-kilovolt lines that would be strung on existing wooden utility poles that stand approximately 25 to 45 feet in height. The scope of work would not be located on Cahuilla Reservation lands or U.S. Forest Service lands. In addition, the proposal includes the construction of a new substation on APN 576-060-040. This station is unmanned and will not require a dedicated operations staff. Operational activities would be limited to maintenance and inspection of the project components, this is anticipated to occur once a year – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **Planning Commission Action:** Public Hearing: Closed.
By a vote of 4-0, the Planning Commission took the following actions:
ADOPTED Mitigated Negative Declaration for Environmental Assessment No. 200014 (CEQ200014); and,
APPROVED Public Use Permit No. 200001, subject to the advisory notifications document and conditions of approval.

PLANNING COMMISSION – REPORT OF ACTIONS – June 21, 2023

4.2 **TENTATIVE TRACT MAP NO. 38307 & PLOT PLAN NO. 220020 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Taylor Morrison, c/o Yvonne Benschop – Engineer/Representative: Albert A. Webb Associates, c/o Max Gutierrez – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: High Density Residential (CD: HDR) - Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: North of Fields Drive, east of Washington Street and Belle Terre Parkway, and south of Rawson Road – 11.7 Gross Acres – Zoning: Specific Plan No. 382, Planning Area 2 - **REQUEST:** Tentative Tract Map No. 38307 is a proposal for a Schedule "A" subdivision of 11.67 acres into 157 condominium units. Plot Plan No. 220020 is a proposal for the construction of 157 condominium units. There are five (5) unit types arranged into 30, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage, and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine (9) handicap stalls and 10 EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture – APN: 472-170-037 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

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

FOUND the Project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Tract Map No. 38307 subject to the advisory notification document, and conditions of approval; and,

APPROVED Plot Plan No. 220020 subject to the advisory notification document, and conditions of approval.

5.0 **WORKSHOPS:**
None

6.0 **PUBLIC COMMENTS:**

7.0 **DIRECTOR'S REPORT:**

8.0 **COMMISSIONER'S COMMENTS:**

ADJOURNMENT: 9:21



RIVERSIDE COUNTY **PLANNING DEPARTMENT**

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – July 19, 2023
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Thornhill, Awad, and Ruiz
Members Absent: Sanchez

1.0 CONSENT CALENDAR:

1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32585** - Applicant: Denise Williams - Second Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan - Community Development: Medium Density Residential (2-5 du/ac) - Location: North of Lakeview Avenue, east of Dreycott Avenue, south of Laguna Avenue, and west of Riverside Drive - 46.7 - Acres - Zoning: R-1 (One-Family Dwelling) - Approved Project Description: Schedule "A" subdivision of 46.7 gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7 gross acres park site, 30,927 sq. ft. pocket park size, 0.38 acre water quality basin, and three (3) open pace lots. **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32585, extending the expiration date to April 17, 2024 - Project Planner: Rene Aguilar at (951) 955-6573 or email at renaguil@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 32585, extending the expiration date to April 17, 2024.

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. 3708, VARIANCE NO. 230001 – Intent to Adopt a Mitigated Negative Declaration (EA42719)** - Applicant: Southeastern California Conference of SDA – Engineer-Representative: Chad Fletemeyer, Fletemeyer & Lee Associates – Fourth Supervisorial District – San Jacinto Zoning Area – REMAP – General Plan: Open Space – Conservation (OS-C) and Open Space – Rural (OS-RUR) – Location: Westerly of Apple Canyon Road and northerly of Bonita Vista Road – Zoning: Natural Assets (N-A-160) – **REQUEST:** Conditional Use Permit No. 3708 is a proposal to re-entitle and expand a camp facility known as Pine Springs Ranch on 315.98 gross acres to provide a master plan for phased further development of the camp facility for up to 700 guests with a total of 169,255 building square feet. Variance No. 230001 is a proposal to allow for certain buildings to exceed the maximum building height of 20 feet – APN: 567-230-001. Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Hearing: Closed.

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

ADOPTED Mitigated Negative Declaration for Environmental Assessment No. 42719; and,

APPROVED Variance No. 230001; and,

APPROVED Conditional Use Permit No. 3708, subject to the advisory notifications document and conditions of approval.

PLANNING COMMISSION – REPORT OF ACTIONS – July 19, 2023

4.2 **PLOT PLAN NO. 220006** – Intent to Adopt a Mitigated Negative Declaration – CEQ220010 – State Clearinghouse Number: SCH2023060555 – Applicant: BF5 Inc. – Engineer/Representative: Studio 2G Architects, c/o Jeffrey Baucom and Heidi Gibson – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area -- Winery District – Location: North of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Camino del Vino – 20.49 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 220006 is a proposal for the construction of a Class V Winery facility on a 20.49 gross acre lot. The development would consist of a wine production building, hospitality building, outdoor gazebo area for ceremonies, and four 2-story guest casitas providing eight (8) units for overnight accommodation. The first floor of the hospitality building includes a tasting room with a wine bar, dining room, event room with a wine bar, outdoor patio area, kitchen, offices, restrooms, and storage. The second floor of the hospitality building is to be utilized exclusively by wine club members, and will include roof decks, wine bars, and restrooms. The winery operations will also include special events that will be offered after normal winery operation hours. These events will have a maximum guest occupancy of 120 people, and no use of outdoor amplified sound will be used at any time. The proposal includes 98 parking stalls for customers, including six (6) ADA parking spaces and six (6) EV parking spaces, to service the amenities during operations. There are 17 dedicated spaces for employees, including one (1) ADA parking space, and eight (8) dedicated parking spaces for the casitas – APN: 942-210-062. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed.

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

ADOPTED Mitigated Negative Declaration for Environmental Assessment No.220010; and,

APPROVED Plot Plan No. 220006 subject to the advisory notification document, and conditions of approval.

4.3 **SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 4, TENTATIVE TRACT MAP NO. 38503** – No New Environmental Documentation Required – EIR 329 – Applicant: Strata Mountain Gate LLC. – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) as reflected in Specific Plan No. 260 (Menifee North) – Location: Easterly of Briggs Road, southerly of Meadow Oaks Street, northerly of Matthews Road - Zoning: Specific Plan Zone (SP260) as reflected in Specific Plan No. 260 – 9.9 gross acres - **REQUEST:** Specific Plan No. 260 Substantial Conformance No. 4 is a proposal to utilize the current specific plan provisions for Planning Area 39 designated as a school site for the backup purposes of residential development, but to allocate 37 units from other planning areas in the specific plan to Planning Area 39 to implement the planned backup residential development while maintaining the total number of units at 2,025 for the specific plan. Tentative Tract Map No. 38503 is a proposal for a Schedule “A” subdivision of 9.9 acres into 37 single family residential lots and two (2) lots for open space/drainage. APNs 461-020-049. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

Planning Commission Action:

Public Hearing: Closed.

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

FOUND No New Environmental Documentation Required; and,

APPROVED Specific Plan No. 260 Substantial Conformance No. 4, subject to the attached advisory notification document; and,

APPROVED Tentative Tract Map No. 38503 subject to the attached advisory notification document and conditions of approval.

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4.4 **CHANGE OF ZONE NO. 2100001, PLOT PLAN NO. 200030, PLOT PLAN NO. 200031, Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301(Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – Applicant: Bob Brown – Engineer: JDP Designs, c/o Javier Perez - Third Supervisorial District – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – Temecula Valley Wine Country Policy Area – Equestrian District – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: North of De Portola Road, west of Anza Road, south of Linda Rosea Road, and east of Calle Contento Road – 53.56 Gross Acres – **REQUEST:** Change of Zone No. 2100001 is a proposal to alter the subject sites' existing zoning from Rural Residential (R-R) to Wine Country-Equestrian (WC-E) to bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. Plot Plan No. 200030 is a proposal for the permitting of a Class II Equestrian Establishment that consist of approximately 31,016 sq. ft. of existing buildings and 74,941 sq. ft. of existing arenas and stables on the approximate 20-acre project site. The structures/buildings existing on the project site are comprised of the primary and secondary dwelling units, café, office, arenas, stables, storage, and hay barn. Plot Plan No. 200031 is a proposal for the permitting of a Class II Equestrian Establishment that consists of the permitting of approximately 21,760 sq. ft. of existing buildings and 39,674 sq. ft. of existing stables on the approximate 30-acre site. A total of 355 parking spaces have been provided. The existing structures/buildings existing on the project site are comprised of primary dwelling unit, ranch house, guest house (no kitchen), barn, office, tractor barn, mechanic shop, and show stables – APNs: 951-260-005, 951-260-007, and 951-260-008 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

Planning Commission Action:

Public Hearing: Closed.

By a vote of 5-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

FIND The project EXEMPT from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE Change of Zone No. 2100001; and,

APPROVE Plot Plan No. 200030, subject to the attached Advisory Notification Document and Conditions of Approval; and,

APPROVE Plot Plan No. 200031, subject to the attached Advisory Notification Document and Conditions of Approval.

5.0 **WORKSHOPS:**

None

6.0 **PUBLIC COMMENTS:**

7.0 **DIRECTOR'S REPORT:**

8.0 **COMMISSIONER'S COMMENTS:**

ADJOURNMENT: 9:21