

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



ITEM: 1.3
(ID # 23446)

MEETING DATE:
Tuesday, November 28, 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. All Districts. [\$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 **August 2, 2023, August 16, 2023, August 23, 2023, September 6, 2023, September 20, 2023, October 4, 2023, and October 18, 2023**, as stated in the Report of Actions.

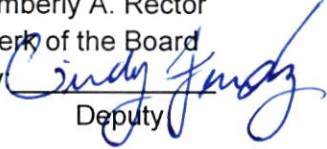
ACTION: Consent


John Hildebrand, Planning Director 11/4/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel 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: November 28, 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 **August 2, 2023, August 16, 2023, August 23, 2023, September 6, 2023, September 20, 2023, October 4, 2023, and October 18, 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>

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

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS – AUGUST 2, 2023
- B. PLANNING COMMISSION REPORT OF ACTIONS – AUGUST 16, 2023
- C. PLANNING COMMISSION REPORT OF ACTIONS – AUGUST 23, 2023
- D. PLANNING COMMISSION REPORT OF ACTIONS – SEPTEMBER 6, 2023
- E. PLANNING COMMISSION REPORT OF ACTIONS – SEPTEMBER 20, 2023
- F. PLANNING COMMISSION REPORT OF ACTIONS – OCTOBER 4, 2023
- G. PLANNING COMMISSION REPORT OF ACTIONS – OCTOBER 18, 2023



Jason Farin, Principal Management Analyst 11/20/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – August 2, 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
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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 TRACT MAP NO. 37531** – Applicant: Kyle Holladay– Engineer/Representative: KWC Engineers – Second Supervisorial District – Lakeland Village District Zoning Area – Elsinore Area Plan – Community Development: Mixed Use Area (CD-MUA) – Location: North of Cottrell Boulevard, south of Grand Avenue, east of Maiden Lane, and west of Blackwell Boulevard – 7.05 Gross Acres - Zoning: Mixed Use (MU) – APN: 381-252-003 – Approved Project Description: Tentative Tract Map No. 37531 is a proposal to subdivide a 7.05-acre parcel into two (2) parcels. Parcel 1 proposes a 5.09-acre parcel that would be improved with 40 attached condominium units and six (6) detached condominium units. Parcel 2 proposes a 1.96-acre parcel to be developed at a later time with a commercial development – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37531, extending the expiration date to May 6, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jlopez@rivco.org.
- APPROVED** First Extension of Time Request for Tentative Tract Map No. 37531, extending the expiration date to May 6, 2026.
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- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37002** – Applicant: Sam Horsethief, LLC.– Second Supervisorial District – Alberhill Area Zoning Area/District – Elsinore Area Plan: Community Development – Medium High Density Residential (CD-MHDR) – Location: North of Broken Bit Circle, east of Glen Eden Road, south of De Palma Road, and west of Horsethief Canyon Road – 49 Gross Acres – Zoning: Specific Plan Horsethief Canyon (SP152) Planning Areas 22, 23, 24, 25, and 26 – APN: 393-110-010, 393-110-011, 393-110-012, 393-110-013, 393-110-014, 393-110-015, 393-110-016 – Approved Project Description: Schedule “A” subdivision of 49 (gross) acres into 229 residential lots, one (1) recreation site with a park on 1.6 acres, one (1) recreation site with service road/trail on 3.8 acres, and one (1) open space lot dedicated to the MSHCP open space on 6.2 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37002, extending the expiration date to July 15, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jlopez@rivco.org.
- APPROVED** First Extension of Time Request for Tentative Tract Map No. 37002, extending the expiration date to July 15, 2026.

PLANNING COMMISSION – REPORT OF ACTIONS – August 2, 2023

1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33913** – Applicant: Mountain View Land Development, Inc. – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Min.) – Location: North of Orchard St, east of Nancy Ave, south of Pass View Drive, and west of Mountain View Drive – 18 Acres – Zoning: Light Agriculture (A-1) – APN: 407-110-034 – Approved Project Description: Schedule “B” subdivision of one (1) lot comprising 18 (gross) acres into 18 residential lots, each with a minimum size of one (1) gross acre – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to March 3, 2025. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jelopez@rivco.org.

APPROVED Third Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to March 3, 2025.

1.4 **ADOPTION OF THE 2023 REVISED PLANNING COMMISSION CALENDAR- ADDING A HEARING DATE ON WEDNESDAY AUGUST 23, 2023, AT 9:00AM AT COUNTY ADMINISTRATION CENTER BOARD CHAMBERS**

APPROVED the revised Planning Commission Calendar, adding a hearing date on Wednesday, August 23, 2023, at 9:00am.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**
NONE

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**
NONE

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **GENERAL PLAN AMENDMENT NO. 190009, CHANGE OF ZONE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, CONDITIONAL USE PERMIT NO. 200030, PLOT PLAN NO. 200016 AND PLOT PLAN 200017 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ190048) – Applicant: Highgrove Inv. LLC., Steven Berzansky – Engineer/Representative: B & W Consulting Engineering Inc., c/o Andrew Woodard – First Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD: MDR) - Highgrove Community Policy Area – Location: North of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane – 9.17 Gross Acres - Zoning: One-Family Dwelling (R-1) - **REQUEST:** General Plan Amendment No. 190009 is to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion for Parcels 2 and 3 (2.05 acres) and to Community Development: High Density Residential (CD: HDR) for Parcel 1 (6.40 acres). Change of Zone No. 190006 proposes to change the site's zoning for the commercial portion, Parcels 2 and 3, of the project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P). The zoning for the residential portion of the Project site will remain One-Family Dwelling (R-1). Tentative Tract Map No. 37743 is a Schedule “A” Condo Map that includes the subdivision of 9.17 gross acres into three (3) parcels. Conditional Use Permit No. 200030 is to allow for the off-site selling of beer and wine concurrently with the convenience store/gas station located within the commercial portion of the Project site on Parcel 3 and to approve the Public Convenience and Necessity Finding. The gasoline service station and convenience store are proposed to operate 24-hours a day, seven days a week. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m. Plot Plan No. 200016 is for the site design and development of the commercial portion of the project site. The proposed development includes

Planning Commission Action:
Public Hearing: Closed.

By a vote of 2-2, Commissioner Sanchez absent, the item moved forward to the Board of Supervisors without a recommendation from the Planning Commission.

PLANNING COMMISSION – REPORT OF ACTIONS – August 2, 2023

the construction of a take-out/drive through food establishment located on Parcel 2 of the project site. Parcel 3 will include the construction of a gas station with a convenience store with six (6) pumps and 12 spaces. Plot Plan No. 200017 is for the site design and development of the residential portion of the project site within Parcel 1 which will include the construction of 52 single-family detached condominium units, open space area, and a water quality basin - APN: 255-150-001. Project Planner: Jose Merlan (951)955-0341 or email jmerlan@rivco.org.

4.2 GENERAL PLAN AMENDMENT NO. 1205 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

– Applicant: County of Riverside – First and Second Supervisorial Districts – Elsinore Area Plan – Mead Valley Area Plan – LOCATION: Generally located on a 6.8-mile-long noncontiguous corridor of Highway 74 in the unincorporated area between Interstates 15 and 215, between the cities of Lake Elsinore and Perris. The planning area contains approximately 2,220 acres of unincorporated County land, with portions of the unincorporated communities of Good Hope, Meadowbrook, and Warm Springs being within the project boundary. – **REQUEST:** The Highway 74 Community Plan has been prepared by the County to guide land use and planning decisions within the planning area. The proposed project includes GPA1205 to guide the development of potential future residential neighborhoods of varying densities, commercial retail, mixed use, light industrial, business park, public facilities, rural, open space, and recreation areas. In summary, GPA1205 would involve the following amendments: Modify the existing General Plan Land Use Designations, Policy Areas, and policies within the Highway 74 Community Plan planning area – Removal of the Rural Village Land Use Overlay (RVLUO) for all sites within the planning area – Either update both the foundational components and land use designations, or only land use designation of sites – Remove the Perris Policy Area, Good Hope Policy Area, and the Good Hope and Meadowbrook RVLUO's – Remove the Warm Springs Policy Area that overlaps Neighborhood 3. Project Planner: Andrew Svitek (951)955-8514 or email at asvitek@rivco.org.

Planning Commission Action:

Public Hearing: Open

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

APPROVED Staff's request for continuance to a date certain of August 16, 2023.

5.0 WORKSHOPS:

None

6.0 PUBLIC COMMENTS:

Public Comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 10:27



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – August 16, 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, Sanchez, and Ruiz
Members Absent: None

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37676** - Applicant: ICI Development Co - Engineer/Representative: Fred Irianto - Second Supervisorial District - Temescal Zoning Area - Elsinore Area Plan - FC Community Development: (CD: CR) - Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, and northeasterly of Interstate 15 – 33.46 Gross Acres- Zoning: California Scenic Highway (C-P-S) – Approved Project Description: Schedule "E" subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PPT26290 and future development yet to be proposed – REQUEST: First Extension of Time Request for Tentative Tract Map No. 37676, extending the expiration date to July 15, 2026 – APN: 290-130-003, 290-130-004, 290-130-005, 290-130-006, 290-130-052, 290-130-053, 290-130-085, 290-130-086 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37676, extending the expiration date to July 15, 2026.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

GENERAL PLAN AMENDMENT NO. 1205 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT – Applicant: County of Riverside – First and Second Supervisorial Districts – Elsinore Area Plan – Mead Valley Area Plan – LOCATION: Generally located on a 6.8-mile-long noncontiguous corridor of Highway 74 in the unincorporated area between Interstates 15 and 215, between the cities of Lake Elsinore and Perris. The planning area contains approximately 2,220 acres of unincorporated County land, with portions of the unincorporated communities of Good Hope, Meadowbrook, and Warm Springs being within the project boundary. – REQUEST: The Highway 74 Community Plan has been prepared by the County to guide land use and planning decisions within the planning area. The proposed project includes GPA1205 to guide the development of potential future residential neighborhoods of varying densities, commercial retail, mixed use, light industrial, business park, public facilities, rural, open space, and recreation areas. In summary, GPA1205 would involve the following amendments: Modify the existing General Plan Land Use Designations, Policy Areas, and policies within the Highway 74 Community Plan planning area – Removal of the Rural Village Land Use Overlay (RVLUO) for all sites within

Planning Commission Action:
Public Hearing Closed

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

TENTATIVELY CERTIFY The Environmental Impact Report (SCH# 2019059042); and,

TENTATIVELY APPROVE General Plan Amendment No. 1205.

PLANNING COMMISSION – REPORT OF ACTIONS – August 16, 2023

the planning area – Either update both the foundational components and land use designations, or only land use designation of sites – Remove the Perris Policy Area, Good Hope Policy Area, and the Good Hope and Meadowbrook RVLUO's – Remove the Warm Springs Policy Area that overlaps Neighborhood 3. Project Planner: Andrew Svitek (951)955-8514 or email at asvitek@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

5.0 WORKSHOPS:

None

6.0 PUBLIC COMMENTS:

Public Comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 9:13



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – August 23, 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 Sanchez
 Members Absent: Ruiz

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:

CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 2100000 is an amendment to Riverside County's Ordinance No. 927 (Short-Term Rentals). The changes to Ordinance No. 927 include establishing a cap on the number of Short-Term Rentals allowed in Idyllwild and Temecula Wine Country, creation of separation requirements, ownership limits and a lottery system for allowing new Short-Term Rental certificates when there is capacity. Other changes include additional enforcement provisions and other minor changes to further clarify permitting and operating requirements for Short-Term Rentals. These changes apply to the unincorporated areas of Riverside County – Project Planner: John Hildebrand at jhildebr@rivco.org

Planning Commission Action:
 Public Hearing Closed

By a vote of 4-0, Commissioner Ruiz Absent the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND Ordinance No. 927.2, exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Change of Zone 2100000, as modified at hearing.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
 Public Comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 12:46



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – September 6, 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 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37134** - Applicant: LGI Homes, c/o Adrian Peters - Fifth Supervisorial District - Nuevo Area District - Lakeview/Nuevo Area Plan - Community Development: Medium Density Residential (CD: MOR)- 18.39 gross acres - Zoning: Planned Residential (R-4) - The project is located North of Porter Street, east of Palomar Road, west of Menifee Road, and south of Central Avenue - APNs: 309-060-001, 309-060-004 – Approved Project Description: Schedule 'A' subdivision to divide two (2) existing vacant lots composed of 18.39 acres into 73 single family residential lots - **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 37134, extending the expiration date to September 19, 2026 – Project Planner: Joseluis Aparicio at (951) 955-6503 or email at jlaparicio@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 37134, extending the expiration date to September 19, 2026.

1.2 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 33750** – Applicant: Steven Tangney - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Open Space: Conservation (OS:C) – Community Development: Light Industrial (CD:LI) – Location: East of Leon Road, west of Winchester Road, and south of Thompson Road - 12.76 Acres - Zoning: Dutch Village Specific Plan - Industrial Park (I-P) – Approved Project Description: Schedule "E" Subdivision into four (4) parcels which include; one (1) parcel for self-storage and RV parking, one (1) parcel for a carwash, and two (2) open space lots – **REQUEST:** Second Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2026 – Project Planner: Rene Aguilar at (951) 955-6573 or email at renaguil@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 33750, extending the expiration date to May 9, 2026.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

PLANNING COMMISSION – REPORT OF ACTIONS – September 6, 2023

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2300014 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Chris Campbell - Owner: Smith Family Trust - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - 4.57 Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** Change of Zone No. 2300014 is a proposal to change the zoning classification of the subject site from Citrus Vineyard (CV) to Wine Country - Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area - Winery District that it is within - APN: 941-300-001 - Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends the Board of Supervisors take the following actions:

FIND No new Environmental Document is required; and,

TENTATIVELY APPROVE Change of Zone No. 2300014.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public Comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 9:19



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – September 20, 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. 37675** – Applicant: Perthus, c/o Arne SAP Living Trust, - Fourth Supervisorial District - Bermuda Dunes District - Western Coachella Valley Area Plan - Community Development: Light Industrial (CD:LI) -0.70 Acres - Zoning: Industrial Park (1-P) – Location: South of Interstate 10 and Country Club Drive, north of Bermuda Dunes Airport, east of Adams Street, and west of Jefferson Street – APN: 607-400-002 – Approved Project Description: Schedule “E: subdivision that will create a single parcel of 0.70 acres with five (5) commercial condominium units for Vehicle, Recreation Vehicle (R-V), and boat storage. The commercial condominium units vary between 1,125 to 1,660 square feet in area – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 37675, extending the expiration date to August 19, 2026 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37675, extending the expiration date to August 19, 2026.

1.2 **ADOPTION OF THE 2024 PLANNING COMMISSION CALENDAR**

ADOPTED The 2024 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 **PLOT PLAN NO. 23819 REVISION NO. 1 and CZ23000005 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301, Section 15303, & Section 15061(b)(3) – Applicant: Walt Allen Architects, c/o Chris Campbell - Representative/Engineer: Ventura Engineer, c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Location: North of Rancho California Road, east of La Serena, and west of Calle Contento Road – 10.18 acres – Current Zone: Citrus Vineyard (C/V) – Proposed Zone: Wine Country-Winery Existing (WC-WE) – **REQUEST:** Change of Zone No. 2300005 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) to Wine Country-Winery Existing (WC-WE). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within. Plot Plan No. 23819 Revision No. 1 is a request to classify an existing winery as a Class III winery that is comprised of a 1,233 sq ft tasting room, 4,849 sq ft deck area,

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, 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. 2300005; and,

APPROVE Plot Plan 23819 Revision No. 1.

PLANNING COMMISSION – REPORT OF ACTIONS – September 20, 2023

600 sq ft office space, 1,500 sq ft barrel room, 1,500 sq ft receiving room, and 74 parking spaces. The Project scope also includes minor modifications to accommodate an additional use, which includes the conversion of the 1,500 sq ft barrel room into a commercial kitchen – APN 943-110-020 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org

- 4.2 **CHANGE OF ZONE NO. 2000001** – Intent to Adopt a Negative Declaration – Applicant: Kok Development, Inc – Engineer/Representative: Areal Park – Location: Countywide – **REQUEST:** Change of Zone No. 2000001 is an amendment to Ordinance No. 348, Ordinance of the County of Riverside Providing for Land Use Planning and Zoning Regulations and Related Functions, Article XIX Advertising Regulations, Sections 19.2 and 19.4 regarding On-Site Advertising Structures and Signs. Change of Zone No. 2000001 will establish locations, development and operation standards, and a permitting process to allow for on-site digital signage. The intent of the digital signage is to provide information about onsite, associated businesses only and is not for general advertising. These changes apply to unincorporated areas of Riverside County. Project Planner: Rosana Franco at (951) 955-9549 or email at rofranco@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

CONTINUED item off calendar per staff request.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
Public Comments received.

7.0 **DIRECTOR'S REPORT:**

8.0 **COMMISSIONER'S COMMENTS:**
ADJOURNMENT: 9:10



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – October 4, 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, Sanchez, Awad, and Ruiz
 Members Absent: Thornhill

1.0 CONSENT CALENDAR:

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37537 – No further environmental documentation required (EIR No. 255) – Applicant: Claudia Grajeda – Engineer/Representative: Alex Irshaid – First Supervisorial District – Mead Valley Zoning District – Lake Matthews/Woodcrest Area Plan – Community Development – Commercial Retail: (CD:CR) – Location: North of Cajalco Road, south of Carpinus Drive, east of Wood Road, and West of Silver Summit Circle – 9.79 Gross Acres Zoning: Specific Plan No. 229 - Planning Area 1 – Approved Project Description: Tentative Parcel Map No. 37537 proposes to subdivide the existing 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres, parcel 2 will be 3.62 gross acres, parcel 3 will be 1.29 gross acres, and parcel 4 will be 1.29 gross acres – REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37537, extending the expiration date to July 14th, 2026. Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37537, extending the expiration date to July 14, 2026.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36805 - Applicant: Palm Creek Ranch LLC – Fourth Supervisorial District - Thousand Palms District Area Zoning - Western Coachella Valley Area Plan - Community Development – Medium Density Residential and High Density Residential (CO- MDR) (CD-HOR) - Location: North of Ramon Road, south of 30th Avenue, west of Vista Del Sol , and east of Desert Moon Drive – 108 Gross Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule 'A' subdivision of 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 sq ft minimum to 14,000 sq ft maximum, with private streets and separate retention areas, tot lots, dog park, walking and jogging trails, training track, BBQ areas, and water features. Unit phasing consists of TR36805-1 with 128 residential lots, commercial lot, and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 106 residential lots and common open space – APN: 650-310-004, 005- 006, 650- 230-032– REQUEST: Second Extension of Time Request for Tentative Tract Map No. 36805, extending the expiration date to June 5, 2026. Project Planner: Joseluis Aparicio at (951)- 955-6035 or email at jlaparicio@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 36805, extending the expiration date to June 5, 2026.

PLANNING COMMISSION – REPORT OF ACTIONS – October 4, 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. 230003** - No New Environmental Documentation Required, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR No. 539) – Applicant: Dan Woolstenhulme - Third Supervisorial District - Rancho California Zoning Area/District - Southwest Area Plan - Business Park (BP) (0.25 - 0.60 FAR) - The Project is located North of Wealth Street, west of Leon Road, east of Industry Way, and south of Auld Road - 0.74 Acres - Zoning: Specific Plan No. 265, Planning Area 2 (SP265, PA2) - REQUEST: Conditional Use Permit No. 230003 is a proposal for a microbrewery within an existing 4,969 square foot industrial building, located within the French Valley Airport Center. The microbrewery will produce beer for wholesale to wineries and restaurants, as well as serve within their taproom for on-site consumption – APN: 963-081-023 - Project Planner: Joseluis Aparicio at (951)-955- 6035 or email at jlaparicio@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

FOUND No new Environmental Document is required, (EIR No. 539); and,

APPROVED Conditional Use Permit No. 230003, subject to the advisory notifications document and conditions of approval.

4.2 **TENTATIVE TRACT MAP NO. 38175, TENTATIVE TRACT MAP NO. 38263, & PLOT PLAN NO. 220005** Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Albert A Webb Associates, c/o Fayres Hall – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD:MHDR) – Highway 79 Policy Area – Location: East of Sally Street, south of Fields Drive, and west of Rebecca Street – Zoning: Specific Plan No. 382, Planning Area 9 & 28 - REQUEST: Tentative Tract Map No. 38175 is a proposal for a Schedule “A” subdivision of 17.40 acres into 96 single-family residential lots. The lots range in size from 3,960 square feet to 11,323 square feet. Tentative Tract Map No. 38263 is a proposal for a Schedule “A” subdivision of 22.1 acres into 135 condominium units. Plot Plan No. 220005 is a proposal for the construction of 155 detached condominium units with enclosed 2 car garages. Additional site improvements are shared with the adjacent tract and include a passive recreation area with shade structure, picnic tables, BBQ pit, and water quality basins – APN’s: 472-180-052, -053, & - 054 – 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. 38175, subject to the advisory notification document and conditions of approval; and,

APPROVED Tentative Tract Map No. 38263, subject to the advisory notification document and conditions of approval; and,

APPROVED Plot Plan No. 220005, subject to the advisory notification document and conditions of approval.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public Comments received.

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:39



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – October 18, 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:

NONE

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. 210119 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION** - CEQ210207 - Applicant: Morningstar Village, LLC c/o Sunny Goyal – Engineer/Representative: CSL, Engineering c/o Jeff LeGrand- Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Winchester Road, south of Koon Street, and east of the intersection of Pourroy Road and Ruft Road – 6.81 Gross Acres – Zoning: General Commercial (C1/CP) – **REQUEST:** Conditional Use Permit No. 210119 is a proposal to construct a gas station which will include 12 fueling pumps, a 6,100 sq ft Food Mart/ Convenience Store, and an automated Carwash. The gas station will include a single-story convenience store with 1,000 sq ft of restaurant space that will include the sale of beer and wine. The car wash will be automated and will include 20 canopied vacuum stalls. The project site proposes 61 parking spaces including three (3) ADA accessible spaces, and three (3) electric vehicle parking spaces. The project proposes the sale of beer and wine; therefore, a Type - 20 Alcoholic Beverage Control (ABC) Off-Sale Beer and Wine license is required - Related Cases: PM36161 and PP24054 - APN: 476-010-079, 476-010-080, 476-101-081, 476-010-082, 476-010-083, 476-010-084 – Project Planner: Krista Mason at (951) 955-1722 or email: kmason@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 (CEQ210207); and,

APPROVED Conditional Use Permit No. 210119, subject to the advisory notifications document and conditions of approval.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public Comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 9:18