

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



ITEM: 1.2
(ID # 24615)

MEETING DATE:
Tuesday, April 30, 2024

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 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 **January 17, 2024, February 7, 2024, February 21, 2024, March 6, 2024, and March 20, 2024**, as stated in the Report of Actions.


ACTION: Consent


John Hildebrand, Planning Director 3/25/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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: April 30, 2024
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 **January 17, 2024, February 7, 2024, February 21, 2024, March 6, 2024, and March 20, 2024.**

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 – JANUARY 17, 2024
- B. PLANNING COMMISSION REPORT OF ACTIONS – FEBRUARY 7, 2024
- C. PLANNING COMMISSION REPORT OF ACTIONS – FEBRUARY 21, 2024
- D. PLANNING COMMISSION REPORT OF ACTIONS – MARCH 6, 2024
- E. PLANNING COMMISSION REPORT OF ACTIONS – MARCH 20, 2024



Jason Farin, Principal Management Analyst 4/23/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – January 17, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
VACANT

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

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

1.0 CONSENT CALENDAR:

1.1 **AB-General (ABG) No. 23007** – Applicants / Representatives: Jessica Toohey and Derek Barbour (Richland Ventures, Inc.) – Third Supervisorial District – Winchester Area Zoning Area/District – Harvest Valley/Winchester Area Plan – Locations: Named but unimproved right-of-way (Busby, Spiro, Ano Crest and Leon Roads respectively) traversing 13 lots (to be subdivided and reconfigured pursuant to Tract Map No’s. 30976 and 30977) within Planning Areas 49, 50A, 50B, 54, 55 and 56 of the Winchester Hills Specific Plan (No. 293) – REQUEST: A recommendation by the Planning Commission to the Transportation Department, in accordance with County of Riverside policies and procedures, to continue processing ABG No. 23007 for the Conditional General Vacation of existing Busby and Spiro Roads, as well as portions of existing Ano Crest and Leon Roads for purpose of implementing development pursuant to approved Tract Map No’s. 30977 and 30976 – APNs: 466-340-006, 466-340-009 - 015, 466-340-023 - 025, 340-340-027 and 028. Project Planner: Aubrey Finn at (951) 955-6733or afinn@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following actions:

APPROVED The Transportation Department continue processing ABG23007 road vacations.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37801**– Applicant: Vance Campbell c/o Monroe Properties, LLC – Representative: John Corella c/o Ancore Associates International, Inc – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Community Development: Mixed Use Area (CD-MUA) – Location: Southeast corner of Airport Boulevard and Monroe Street – 22.16 Net Acres – Zoning: Mixed Use (MU) – Approved Project Description: Schedule “E” subdivision to create seven (7) parcels ranging from 1.13 acres to 6.48 acres for the Vista Santa Rosa Gateway Village. REQUEST: First Extension of Time Request extending the expiration date three (3) years from 12/16/2023 to 12/16/2026. APN(s): 764-070-001 thru 003, 764-080-001, 002, 010, 011 – Project Planner: Rosemary Montoya at (951) 955-0897 or romontoya@rivco.org. Staff submitted memo correcting expiration date to February 9, 2027.

APPROVED Fourth Extension of Time Request for Tentative Parcel Map No. 37801, extending the expiration date to February 9, 2027.

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. 210006, CHANGE OF ZONE NO. 2100014 & CONDITIONAL USE PERMIT NO.**

Planning Commission Action:
Public Hearing: Closed

PLANNING COMMISSION – REPORT OF ACTIONS – January 17, 2024

210121 – Intent to Adopt a Mitigated Negative Declaration

– Applicant: The Ridge Wellness Inc. – Fourth Supervisorial District – Garner Valley Zoning Area – REMAP Area Plan – Open Space: Rural (OS-RUR) – Location: North-east of Highway 74 and south of Apple Canyon Road – 36.11 Gross Acres – Existing Zoning: Light Agricultural 20-acre lot minimum (A-1-20) – REQUEST: General Plan Amendment No. 21000, proposal to amend the land use designation of the subject site from Open Space – Rural (OS-RUR) to Open Space – Recreation (OS-R) to allow for the development of a guest ranch. Change of Zone No. 2100014, proposal to change the zoning classification of the subject site from Light Agriculture 20 acre minimum (A-1-20) to Natural Assets (N-A) to align the subject site’s zoning classification more closely with both the proposed land use designation and the development. Conditional Use Permit No. 210121, proposal to develop an eco-conscious private guest wellness ranch on a portion of a 36.11-acre lot. Approximately 29,035 sq ft of building improvements are to be constructed to facilitate the site activities, 35 employees overseeing the operations that are to occur 24 hours a day/seven (7) days a week. These structures include the following: an administrative building, activity hub with an outdoor lap swimming pool, common dining area, four (4) guest cabin buildings with 30 rooms, six (6) glamping tents, a sound bath building, wellness base camp, wellness sanctuary center, and a greenhouse. Recreational activities include both active and passive uses, such as swimming, kayaking, paddle boarding, hiking, mountain biking, horseback riding, and rock climbing. Sixty parking spaces are proposed, including three (3) ADA spaces, three (3) EV spaces, and 18 spaces for staff. Minimal other improvements proposed. Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org.

By a vote of 3-0, the Planning Commission took the following actions:

Adopted Planning Commission Resolution No 2024-001; and,

By a vote of 3-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 210210; and

TENTATIVELY APPROVE General Plan Amendment No. 210006; and,

TENTATIVELY APPROVE Change of Zone No. 2100014; and,

APPROVE Conditional Use Permit No. 210121, subject to the attached Advisory Notification Document, Conditions of Approval.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

None

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:39



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – February 7, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Sanchez, Awad, Balderrama
Members Absent: Ruiz

1.0 CONSENT CALENDAR:

1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180** – Applicant: Laura Vaughn c/o Myron Upton Trust – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC:LDR) – Location: North of Elvira Drive, east of Ramona Avenue, south of Nuevo Road, and west of Rosary Avenue – 5.11 Net Acres – Zoning: R-A (Residential Agricultural) – Approved Project Description: Schedule “B” subdivision of 5.11 acres into eight (8) residential lots with a minimum lot size of 20,000 sq. ft. - REQUEST: Third Extension of Time Request extending the expiration date two (2) years from May 27, 2023 to May 27, 2025 – APN: 309-090-068 – Project Planner: Rosemary Montoya at (951) 955-0897 or romontoya@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED The Third Extension of Time Request extending the expiration date to May 27, 2025.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **NOISE EXCEPTION NO. 2300001 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** – Applicant: Falkner Winery – Third Supervisorial District – Southwest Area Plan: Agriculture (AG) – Location: East of Calle Contento, north of Rancho California Road, west of Anza Road, and south of Vista Del Monte Road and Vino Way – 23.45 Acres – Rancho California Zoning Area – Zoning: Wine Country – Winery (WC-W) – REQUEST: The Noise Exception is a proposal for a Continuous Event Exception for Falkner Winery to the specific provision of Ordinance No. 847 Section 6.d.2 that “sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music”. No other exception to Ordinance No. 847 is proposed, including applicable noise thresholds or timeframes for noise generation – APNs: 943-240-004. Project Planner Russell Brady at (951) 955-3025 or email at rbrady@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; and,

APPROVED Noise Exception No. 2300001, subject to the Advisory Notification Document.

PLANNING COMMISSION – REPORT OF ACTIONS – February 7, 2024

4.2 **GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 07, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139 - INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – (SCH 1991082004/ CEQ210243).** Applicant: Craig Mazzara - Engineer/Representative: Christine Moore – Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Community Development: Very High Density Residential (CD: VHDR) - Location: North of Domenigoni Parkway, south of Salt Creek, east of Windy Willow Lane, and west of Leon Road - 14.9 Gross Acres - Zoning: SP Zone (Specific Plan No. 293) - REQUEST: General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR). Specific Plan No. 00293 Amendment No. 07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HOR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule “A” condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways, common open space, and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping – APNs: 461-160-053- Project Planner: Haide Aguirre at (951) 955-1006 or email at haquirre@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPT Planning Commission Resolution No. 2024-002; and,

CONSIDER Addendum No. 9; and,

TENTATIVELY APPROVE General Plan Amendment No. 210115; and,

TENTATIVELY APPROVE Specific Plan No. 293, Amendment No. 7; and,

APPROVE Tentative Tract Map No. 38255, subject to the Advisory Notification Document and conditions of approval; and,

APPROVE Plot Plan No. 210139, subject to the Advisory Notification Document and conditions of approval.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 10:06



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – February 21, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

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

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 **PLOT PLAN NO. 05531 REVISION NO. 1 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION** – (SCH2024010597) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: South of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres –Zoning: Wine Country-Winery (WC-W) – REQUEST: Plot Plan No. 05531 Revision No. 1 is a request to classify an existing winery as a Class V winery that is currently comprised of 4,247 sq. ft. tasting room, 3,925 sq. ft. clubhouse, 3,768 sq. ft. winery production building, 3,600 sq. ft. agricultural storage building, and a 3,010 sq. ft. caretakers’ residence. The parcel that contains the existing winery (APN 941-290-011) which will be combined with the adjacent parcel (APN 941-290-005) to meet the minimum acreage standards for a Class V winery, resulting in a total combined property size of 36.39 gross acres. The Project scope also includes modifications to these existing structures to accommodate new uses. These changes include the conversion of the agricultural storage building into a special occasion facility, transition of the clubhouse into a second public tasting room by refurbishing it to include a 2,616 square foot tasting room and 713 sq. ft. kitchen, the installation of a 1,724 sq. ft. outdoor patio adjacent to the clubhouse, and interior renovations to the existing tasting room to create a private tasting area, restrooms, office space, and an expanded storage space for wine barrels – APN: 941-290-005 & -011 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following actions:

ADOPTED A mitigated Negative Declaration; and,

APPROVED Plot Plan No. 05531 Revision No. 1, subject to the Advisory Notification Document and Conditions of Approval.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:36



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – March 6, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Awad, Ruiz, Balderrama
Members Absent: Sanchez

1.0 CONSENT CALENDAR:

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 37590 – Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra - Fourth Supervisorial District - Eastern Coachella Valley Area Plan - General Plan Land Use Designation: Commercial Retail (CR), High Density Residential (HDR), Medium Density Residential (MDR) - Location: North of Middleton Street, south of 66th Avenue, east of Harrison Street, and west of Tyler Street - Zoning: C-1/C-P (General Commercial), R-3 (General Residential), W-2 (Controlled Development Areas) – Approved Project Description: Tentative Parcel Map No. 37590 is a Schedule "E" subdivision of 26.2 acres into four (4) developable lots and realignment of Middleton Avenue - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 37590, extending the expiration date to April 27, 2027 – APN(s): 751-160-004, 751-160-007, 751-160-009, 751- 160-012, 751-160-014 – Project Planner: John Obing at (951) 955-6573 or email jobing@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37590, extending the expiration date to April 27, 2027

1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37358 - Applicant: Pacific Communities Builder Inc., c/o Nelson Chung - Third Supervisorial District-Harvest Valley/Winchester Area Plan - General Plan Land Use Designation: Medium Density Residential (MDR) - Zoning: R-1 (One-Family Dwellings) - Location: North of Mapes Road, south of Vista Road, east of Sherman Road, and west of Antelope Road – Zoning District: Romoland Area – Approved Project Description: Tentative Tract Map No. 37358 proposes a Schedule "A" Subdivision of 45.6 acres into 153 residential lots and seven (7) open space lots - **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37358, extending the expiration date to March 9, 2027 – APN(s): 327-180-005, 327-180-006, 327-180-013, 327-462-028, and 327-463-010 - Project Planner: John Obing at (951) 955-6573 or email jobing@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED First Extension of Time Request for Tentative Tract Map No. 37358, extending the expiration date to March 9, 2027.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

PLANNING COMMISSION – REPORT OF ACTIONS – March 6, 2024

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **SPECIFIC PLAN NO. 265-SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 2000034, PLOT PLAN NO. 200033 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Scott Yorkison – Engineer: Cross Engineering Services, c/o Joseph Cross – Third Supervisorial District – Rancho California Zoning Area – Highway 79 Policy Area – Southwest Area Plan – Community Development: – Light Industrial (CD: LI) – Location: North of Auld Road and the French Valley Airport, east of Temeku Court, west of Leon Road, and south of Benton Road – 2.24 Net Acres – Specific Plan-Borel Airpark Center #265, Planning Area No. 3 (SP265-PA3, M-SC zone) – REQUEST: Specific Plan No. 265, Substantial Conformance No. 3 is a proposal to incorporate changes to the Specific Plan Zoning Ordinance to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265 (Borel Airpark Center). Change of Zone No. 2000034 is a proposal to modify the Specific Plan Zoning Ordinance for Specific Plan No. 265 to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265. Plot Plan No. 200033 is a proposal to construct on approximately 2.24 net acres a 5,215 sq. ft. automated drive-thru car wash with 18 vacuum parking stalls, a 2,535 sq. ft. drive-thru restaurant with indoor dining, and a 729-sq. ft. drive-thru restaurant with outdoor dining only. Total shared parking proposed for this development is 53 parking spaces, including the 18 vacuum stalls, three (3) ADA parking spaces, four (4) EV parking spaces, and loading spaces for the restaurants. The project also includes landscaping, trash enclosures, and stormwater retention chambers throughout the development – APN: 963-070-018 – Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED Staffs request to continue Specific Plan No. 265-Substantial Conformance No. 3, Change of Zone No. 2000034, and Plot Plan No. 200033 to a date certain of March 20, 2024.

4.2 **GENERAL PLAN AMENDMENT NO. 220011 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – Applicant: GCRE & Butterfield Stage Center, LLC c/o Amy Williams – Engineer/ Representative: Temecula Engineering Consultants, Inc c/o Stanley D. Heaton – Third Supervisorial District – Rancho California Zoning Area – South West Area Plan – Commercial Retail (CR) – Location: North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path – 23.98 Gross Acres – Zoning: General Commercial (C-1/ C-P) – REQUEST: Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. Project Planner: Krista Mason at (951)955-1722 or email at kmason@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

ADOPTED Resolution No. 2024-003, and;

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

ADOPT Addendum NO.1 to Mitigated Negative Declaration for Environmental Assessment No. 39564, and;

TENTATIVELY APPROVE General Plan Amendment No. 220011.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
NONE

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:
ADJOURNMENT: 9:12am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – March 20, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Awad, Ruiz, Balderrama, Sanchez
Members Absent:

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 SPECIFIC PLAN NO. 265-SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 2000034, PLOT PLAN NO. 200033 – Intent to Adopt a Mitigated Negative Declaration

– Applicant: Scott Yorkison – Engineer: Cross Engineering Services, c/o Joseph Cross – Third Supervisorial District – Rancho California Zoning Area – Highway 79 Policy Area – Southwest Area Plan – Community Development: – Light Industrial (CD: LI) – Location: North of Auld Road and the French Valley Airport, east of Temeku Court, west of Leon Road, and south of Benton Road – 2.24 Net Acres – Specific Plan-Borel Airpark Center #265, Planning Area No. 3 (SP265-PA3, M-SC zone) – **REQUEST:** Specific Plan No. 265, Substantial Conformance No. 3 is a proposal to incorporate changes to the Specific Plan Zoning Ordinance to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265 (Borel Airpark Center). Change of Zone No. 2000034 is a proposal to modify the Specific Plan Zoning Ordinance for Specific Plan No. 265 to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265. Plot Plan No. 200033 is a proposal to construct on approximately 2.24 net acres a 5,215 sq. ft. automated drive-thru car wash with 18 vacuum parking stalls, a 2,535 sq. ft. drive-thru restaurant with indoor dining, and a 729-sq. ft. drive-thru restaurant with outdoor dining only. Total shared parking proposed for this development is 53 parking spaces, including the 18 vacuum stalls, three (3) ADA parking spaces, four (4) EV parking spaces, and loading spaces for the restaurants. The project also includes landscaping, trash enclosures, and stormwater retention chambers throughout the development – APN: 963-070-018 – Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPT A Mitigated Negative Declaration for Environmental Assessment No. 200113; and,

APPROVE Specific Plan No. 265 Substantial Conformance No. 3, subject to the Advisory Notification Document; and,

APPROVE Change of Zone No. 2000034 subject to the Advisory Notification Document; and,

APPROVE Plot Plan No. 200033, subject to the Advisory Notification Document and Conditions of Approval.

PLANNING COMMISSION – REPORT OF ACTIONS – March 20, 2024

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **SPECIFIC PLAN NO. 286 AMENDMENT NO. 8, GENERAL PLAN AMENDMENT NO. 210219, CHANGE OF ZONE NO. 2100234, AND TENTATIVE TRACT MAP NO. 38300, PLOT PLAN NO. 230031 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – CEQ210351 – Applicant: Griffin Residential, c/o Jed Solomon – Engineer/Representative: Adkan Engineers, c/o Mitch Adkinson –Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Commercial Tourist (CD: CT); Highway 79 Policy Area– Location: South of Benton Road, east of Moser Road, north of Auld Road, west of Washington Street – 20.02 Gross Acres - Zoning: Specific Plan No. 286, Planning Area 48. - **REQUEST:** SP00286A08, is a request to amend the land use designation of approximately 20 acres of the current 36.7-acre Planning Area 48 to 13.0 acres of Medium High Density Residential (MHDR) (PA 53) for 95 dwelling units and 7.0 acres to High Density Residential (HDR) (PA 54) for 93 dwelling units. The remaining 16.7 acres of Planning Area 48 would remain designated as Commercial Tourist (CT). GPA210219 is a proposal to modify the land use designations consistent with the proposed Specific Plan Amendment. CZ2100234, is a proposal to modify the Planning Area Boundaries of Planning Areas 48 to accommodate the new Planning Areas 53 and 54 consistent with SP00286A08 and modify the Permitted Uses and Development Standards of Planning Areas 53 and 54 in the Specific Plan document and the Specific Plan Zoning Ordinance. TTM38300 is a Schedule “A” Map to subdivide the 20.02 gross acre site into 95 single-family residential lots with a minimum lot size of 2,800 sq. ft., three (3) lots to accommodate 93 condominium units, and three (3) open space lots for park and drainage purposes. PPT230031 is a proposal for a development plan for the 95 single family lots and 93 condo units – APN: 964-030-001 – 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 Resolution No. 2024-004; and,

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

CONSIDER Addendum No. 7 to certified Environmental Impact Report No. 374 (SCH No. 1992032040); and,

TENTATIVELY APPROVE General Plan Amendment No. 210219; and,

TENTATIVELY APPROVE Specific Plan No. 286, Amendment No. 8; and,

TENTATIVELY APPROVE Change of Zone No. 2100234; and,

APPROVE Tentative Tract Map No. 38300 subject to the Advisory Notification Document and Conditions of Approval; and,

APPROVE Plot Plan No. 230021 subject to the Advisory Notification Document and Conditions of Approval.

5.0 **WORKSHOPS:**

NONE

6.0 **PUBLIC COMMENTS:**

NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 9:35am