

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



ITEM: 1.3
(ID # 25596)

MEETING DATE:
Tuesday, August 27, 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. All Districts. [\$0]

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

1. **RECEIVE and FILE** the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on **April 3, 2024, April 17, 2024, May 1, 2024, May 9, 2024, May 15, 2024, June 5, 2024, and June 26, 2024**, as stated in the Report of Actions.

ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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: August 27, 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 this Report of Actions related to hearings dated **April 3, 2024, April 17, 2024, May 1, 2024, May 9, 2024, May 15, 2024, June 5, 2024, and June 26, 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 – APRIL 3, 2024
- B. PLANNING COMMISSION REPORT OF ACTIONS – APRIL 17, 2024
- C. PLANNING COMMISSION REPORT OF ACTIONS – MAY 1, 2024
- D. PLANNING COMMISSION REPORT OF ACTIONS – MAY 9, 2024
- E. PLANNING COMMISSION REPORT OF ACTIONS – MAY 15, 2024
- F. PLANNING COMMISSION REPORT OF ACTIONS – JUNE 5, 2024
- G. PLANNING COMMISSION REPORT OF ACTIONS – JUNE 26, 2024


Jason Farin, Principal Management Analyst 8/20/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – April 3, 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, Ruiz, Balderrama, Sanchez
Members Absent: Awad

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2000001 – ADOPT AMENDMENT TO ORDINANCE NO. 348 and INTENT TO ADOPT A NEGATIVE DECLARATION**, previously circulated on July 28, 2023 – Applicant: Kok Development, Inc. – Engineer/ Representative: Arean 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, through 19.5 regarding On-Site Advertising Structures and Signs, technical changes, and language clarifications. 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 businesses only and is not for general advertising. Technical changes and language clarifications include the adjustment of formatting for defined terms, and the categorization or reorganization of text sections which do not change the intent or existing requirements within existing language. These changes apply to unincorporated areas of Riverside County. All Districts. Project Planner: Richard Marshalian at (951) 955-2525 or email at RMarshalian@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPT The Negative Declaration; and,

APPROVE Change of Zone No. 2000001.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:38am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – April 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
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

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

1.0 CONSENT CALENDAR:

1.1 ADOPTION OF THE REVISED 2024 PLANNING COMMISSION CALENDAR - CHANGING THE TIME AND LOCATION OF THE MAY 15, 2024 MEETING FROM 9:00 A.M. IN RIVERSIDE TO 6:00 P.M. AT LA QUINTA CITY HALL LOCATED AT 78-495 CALLE TAMPICO, LA QUINTA, CA 92253.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED Time and location change of the May 15, 2024, Planning Commission meeting.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 PLOT PLAN (PPT) NO. 240002, GENERAL PLAN AMENDMENT (GPA) NO. 210117 and CHANGE OF ZONE (CZ) NO. 210132 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – Applicant: Lassen Development Partners, LLP – Engineer/Representative: Norah Jaffan (EPD Solutions Inc.) – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – The Pass Area Plan – Land Use: Rural: Rural Mountainous (R-RM) and Rural: Rural Residential (R-RR) – Zoning: W-2-20 (Controlled Development Area - 20 acre minimum lot size) - Location: South of Fourth Street, east of Jack Rabbit Trail, and west of Potrero Boulevard – 17.34 Acres – **REQUEST: GPA210117 proposes to change the (General Plan) Foundation Component and Land Use designation of the Project site from Rural: Rural Mountainous (R-RM) and Rural: Rural Residential (R-RR) to Community Development: Light Industrial (CD:LI); CZ2100132 proposes to change the zoning of the Project site from W-2-20 to M-M (Manufacturing – Medium), and; PPT240002 proposes the construction of a new, semi- truck trailer parking lot to include a maximum of 444 stalls on one, presently vacant lot. - APN: 424-010-008. Project Planner: Evan Langan at (951) 955-3024 or elangan@rivco.org.**

Planning Commission Action:
Public Hearing: Closed

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

ADOPTED Planning Commission Resolution No. 2024-006; and,

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

CONSIDER Addendum to a Certified Environmental Impact Report No.94092040; and,

TENTATIVELY APPROVE Foundation Component General Plan Amendment No. 210117; and,

TENTATIVELY APPROVE Change of Zone No. 2100132; and,

APPROVE Plot Plan Permit No. 240002 subject to the Advisory Notification Document and Conditions of Approval.

PLANNING COMMISSION – REPORT OF ACTIONS – April 17, 2024

4.2 **CHANGE OF ZONE NO. 2200040 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Dylan Bertino – Representative: Michael Brendecke – Second Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Southwest corner of Gentian Avenue and Cecil Avenue – 2.28 Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – **REQUEST:** Change of Zone No. 2200040 is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a change of zone to allow the construction of a second residential dwelling on the 2.28-acre site utilizing Senate Bill 9 (SB9) urban lot split subdivision – APN: 280-060-002. Project Planner: Rosemary Montoya at (951) 955-9549 or romontoya@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,

TENTATIVELY APPROVED Change of Zone No. 2200040.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**
ADJOURNMENT: 9:30am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – May 1, 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: Sanchez, Awad, Gruytch, Balderrama,
Members Absent: Ruiz

1.0 CONSENT CALENDAR:

1.1 ADOPTION OF THE REVISED 2024 PLANNING COMMISSION CALENDAR – ADDING A MEETING ON MAY 9, 2024 TO BE HEARD AT 9:00 A.M. IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. RIVERSIDE, CA.

Planning Commission Action:

Public Hearing: Closed

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

APPROVED The addition of the May 9, 2024, Planning Commission meeting.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 220038 (CUP220038) & DEVELOPMENT AGREEMENT NO. 2300009 (DA2300009) – No Further Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) – Applicant: FVC Riverside, c/o Fausto Atilano – Representative: 4M Engineering, c/o Kirk Medeiros – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD:CR) – Location: Southeast of Auld Road and East of Sky Canyon Drive – 0.71 gross acres – Highway 79 Policy Area – Zoning: SP#265 (Boreal Airpark Center) – **REQUEST:** CUP220038 is a proposal to construct a 2,658 sq ft structure to operate a retail cannabis storefront. The retailer would operate seven (7) days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 9:00 p.m., 16 vehicle parking spaces, including one (1) accessible space for persons with disabilities, three (3) EV spaces, two (2) motorcycle parking spaces, and six (6) bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed. DA2300009 is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Rancho California Area – APN: 963-030-014 – 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 recommend that the Board of Supervisors take the following actions:

FIND No new environmental document is required; and,

TENTATIVELY APPROVE Development Agreement No. 2300009; and,

APPROVE Conditional Use Permit No. 220038 subject to the Advisory Notification Document and Conditions of Approval.

PLANNING COMMISSION – REPORT OF ACTIONS – May 1, 2024

4.2 **Change of Zone No. 2200007 and Plot Plan Number 210141 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Joseph Wiens (Lost Ranch Winery LLC) – Engineer/Representative: Kirk Medeiros (4M Engineering) – Third Supervisorial District – Rancho California Area Zoning District – Agricultural Land Use – Location: Southeast corner of Rancho California Road and Glenoaks Road, west of Camino Del Vino, and south of Buck Road – 12.48 Gross Acres (10.11 net ac.) – Existing Zoning: Citrus/Vineyard - 10 Acre Minimum (C/V-10); Proposed Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Change of Zone No. 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) 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 the subject site is within. Plot Plan No. 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 sq ft tasting room with retail sales, pre-package food sales, live indoor music, outside tasting patio, 1,796 sq ft wine production room with barrel storage, restrooms, breakroom, office, and a janitors closet next to an outdoor crush pad/winery production area. The project would provide 58 parking spaces including three (3) ADA and three (3) EV spaces and project landscaping – APN: 942-030-007 – Project Planner: at (951) 955-6060 or twheeler@rivco.org.

4.3 **PLOT PLAN NO. 220008, PLOT PLAN NO. 220009, PLOT PLAN NO. 220015 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT** – Applicant: Majestic Freeway Business Center – Engineer/ Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: South of Oleander Avenue, west of I-215 Freeway, north of Martin Street, and east of Decker Road. PPT220008/Building 13 is located at the northwest corner of Martin Street and Harvill Avenue. PPT220009/Building 17 is located at the northeast corner of Harvill Avenue and America’s Tire Drive. PPT220015/Buildings 14A and 14B are located at the northwest corner of Perry Street and Harvill Avenue – 55.68 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC), Industrial Park (I-P) - **REQUEST:** Plot Plan No. 220008 is a proposal for the construction and operation of a total of 307,616 sq ft warehouse/ distribution/ manufacturing development on 19.03 gross acres identified as Building 13 for the Majestic Freeway Business Center Phase II. Plot Plan No. 220009 is a proposal for the construction and operation of a total of 256,148 sq ft warehouse/ distribution/ manufacturing development on 16.10 gross acres identified as Building 17 for the Majestic Freeway Business Center Phase II. Plot Plan No. 220015 is a proposal for the construction and operation of a total of 337,698 sq ft within two (2) buildings of warehouse/ distribution/ manufacturing development on 20.34 gross acres identified as Buildings 14A and 14B for the Majestic Freeway Business Center Phase II. Building 14A is 200,624 sq ft and Building 14B is 137,074 square feet. The EIR covers these three (3) Plot Plans as well as an additional Plot Plan (PPT220003) that is not currently scheduled for consideration by the Planning Commission. APN(s): 314-130-015, 314-130-023, 314-130-024, 314-130-026, 314-130-027, 314-100-082, 314-100-084, 314-270-009, 314-270-010, 314-270-011, 314-

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:

FIND No new environmental document is required; and,

TENTATIVELY APPROVE Change of Zone No. 2200007; and,

APPROVE Plot Plan No. 210141 subject to the Advisory Notification Document and Conditions of Approval.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Planning Resolution No 2024-005 Certifying the Environmental Impact Report; and,

APPROVED Plot Plan No. 220008 subject to the Advisory Notification Document and Conditions of Approval; and,

APPROVED Plot Plan No. 220009 subject to the Advisory Notification Document and Conditions of Approval; and,

APPROVED Plot Plan No. 220015 subject to the Advisory Notification Document and Conditions of Approval.

PLANNING COMMISSION – REPORT OF ACTIONS – May 1, 2024

270-012, 314-270-013, 314-270-014, 314-280-001, 314-280-002, 314-280-003, 314-280-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 10:32am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – May 9, 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: Sanchez, Awad, Gruytch, Balderrama, Ruiz
Members Absent: None

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **DEVELOPMENT AGREEMENT NO. 2400002** – Not a Project under CEQA or Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines section 15061(b)(3) – Applicant:– Representative/Engineer: KWC Engineers c/o John Snell – First and Second Supervisorial Districts – Mead Valley Zoning District – Lake Matthews/Woodcrest / Mead Valley Area Plans – Open Space: Recreation (OS: R); Rural Community: Low Density Residential (RC: LDR); Rural Community: Estate Density Residential (RC: EDR) – Open Space: Conservation (OS: C) – Open Space: Recreation (OS: R) – Location: north of Rider Street, south of Cajalco Road, east of Wood Road, and west of Barton Street – 364.27+/- acres – Specific Plan: Boulder Springs #229 – **REQUEST:** Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 thru TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-027, 019, 321-140-023, 024, 031, 032, 321-410-011, 013, 014, 015, 321-140-020, 321-410-001, 006, 321-140-022. 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 that the Board of Supervisors take the following actions:

TENTATIVELY APPROVE Development Agreement No. 2400002 to extend the expiration date to July 9, 2029.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:21am



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – May 15, 2024
LA QUINTA CITY HALL
78495 CALLE TAMPICO, LA QUINTA, CALIFORNIA 92253

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: 6:00 p.m.

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

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2100127 – 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: Western and Eastern Coachella Valley Area Plans – **REQUEST:** Change of Zone No. 2100127 is an amendment to Riverside County’s Ordinance No. 348 (Land Use), to include Rancho Community Event Facilities as an allowed use in A-1, A-2, W-2, and R-A zoning classifications with a plot plan or a conditional use permit for private events held primarily outdoors. The ordinance amendment creates a permitting process and operating parameters and also includes requirements for minimum lot size, minimum agricultural use and date palm planting, maximum number of attendees, and development standards. A Rancho Community Event Facility is limited to being located only within the Western and Eastern Coachella Valley Area Plan boundaries. District 4 – Contact: email Planning Department at RanchoCommunityEvents@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,

APPROVE Change of Zone No. 2100127.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 8:30 pm



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – June 5, 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: Sanchez, Awad, Gruytch, Balderrama, Ruiz
Members Absent: None

1.0 CONSENT CALENDAR:

1.1 ADOPTION OF THE REVISED PLANNING COMMISSION CALENDAR - VACATING THE JUNE 19, 2024, MEETING AND ADDING A MEETING JUNE 26, 2024 TO BE HEARD AT 9:00 A.M. IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. RIVERSIDE, CA.

Planning Commission Action:

Public Hearing: Closed

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

APPROVED The revised planning Commission calendar.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 180017 REVISION NO. 01 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Los Panchos Market and Restaurant Inc. – Engineer/Representative: Ross Accounting and Advisory Services c/o Myles Ross – Second Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Lorimer Street, west of Grand Avenue, and south of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P) – **REQUEST: Conditional Use Permit No. 180017R01 is a request to revise an existing Conditional Use Permit from an ABC License Type 20 (Off-Sale Beer & Wine) to a Type 21 (Off-Sale General) in conjunction with the existing market and restaurant – APNs: 381-221-028, 029, and 030 - Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org.**

Planning Commission Action:

Public Hearing: Closed

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

FOUND The Project is exempt from the California Environmental Quality Act (“CEQA”); and,

APPROVED Conditional Use Permit No. 180017R01, subject to the advisory notification document and conditions of approval.

4.2 CONDITIONAL USE PERMIT NO. 210241 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15303 and 15061 (b)(3) – Applicant: Ali Salman – Engineer/Representative: Rod Arsalan – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CR) – Location: North of Temescal Canyon Road, east of Coronita Street, and south of Arcadia Street – Zoning: General Commercial (C-1/C-P) – 2.18 gross acres – **REQUEST: Applicant is proposing the construction of a RV sales lot with a 2,160 sq ft office showroom. The site will consist of four (4) display stalls for RV’s, nine (9) public parking stalls with one (1) ADA, 10 parking spaces total, a showroom, office,**

Planning Commission Action:

Public Hearing: Closed

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

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

APPROVED Conditional Use Permit No. 210241, subject to the advisory notification document, and conditions of approval.

PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024

restroom, landscaping, trash enclosure, and a six (6) ft tall pilaster fence. APN(s): 279-064-003, 279-064-002, 279-064-001. Project Planner: Jose Merlan at (951)955-0314 or jmerlan@rivco.org.

4.3 **CONDITIONAL USE PERMIT NO. 230006 - Intent to Adopt a Mitigated Negative Declaration**, pursuant to the California Environmental Quality Act (CEQA). Applicant: Marianne Cordova Breen Engineer/Representative: Lindsey Engels (Arclogica Architects) - Fifth Supervisorial District - Cherry Valley District - The Pass Area Plan - Community Development: Commercial Retail (CD:CR) - Location: North of Brookside Avenue, south of Cherry Valley Boulevard, east of Nancy Avenue and west of Mountain View Avenue – three (3) parcels totaling 18.44 acres - Zoning: C-1/C-P (General Commercial) - **REQUEST:** Conditional Use Permit No. 230006 proposes to establish a "self-storage and recreational vehicle storage facility" comprised of 10 single-story buildings (ranging in size between 5,060 sq ft and 24,930 sq ft), one (1) single-story administration building (measuring 1,365 sq ft in area), and five (5) detached permanent canopies for the storage of 150 recreational vehicles. The project will require a Lot Line Adjustment (not currently scheduled for consideration) between parcels APN: 405-230-002, 405-230-006, and 405-230-010 (totaling 18.44-acres) to create two (2) sites - one of which is the Project site at 8.27-acres - coupled with demolition of the existing structures located at APN's 405-230-006 and 405-230-010. The existing residence located at APN 405-230-002 will remain – Project Planner: Haide Aguirre at (951) 955-1006 or email at haguirre@rivoco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED A Mitigated Negative Declaration (SCH No. 2024040661); and,

APPROVED Conditional Use Permit No. 230006 subject to the advisory notification document, and conditions of approval.

4.4 **CHANGE OF ZONE NO. 2200053 – No New Environmental Documentation Required**, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Julie’s Dream Winery, c/o Julie Damewood – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North-east of Calle Contento, south of Vista del Monte, and west of Anza Road – 25 Gross Acres – Current Zoning: Citrus Vineyard (C/V) 10 acre minimum (C/V-10) – Proposed Zoning: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 2200053 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard, 10 acre minimum (C/V-10) 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: 943-210-013 & - 014 – 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 recommend that the Board of Supervisors take the following actions:

FIND That no new environmental document is required; and,

APPROVE Change of Zone No. 2200053.

4.5 **PLOT PLAN NO. 210132 & NOISE EXCEPTION NO. 2100003 – Intent to Adopt a Mitigated Negative Declaration** – State Clearinghouse Number: SCH2024041219 – Applicant: Austin Vineyards, c/o Austin Randall – Engineer/Representative: Temecula Valley Winery Management, c/o Roxie Storey – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino – 22.33 Gross Acres – Zoning: Wine Country-

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:

ADOPT A Mitigated negative Declaration; and,

PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024

Winery (WC-W) – **REQUEST:** Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. The development would consist of two (2) phases of construction. Phase I includes the construction of a 4,506 sq ft winery building, 2,970 sq ft outdoor tasting patio, 4,000 sq ft cellar, and a 2,200 sq ft outdoor production area. Phase II consists of the construction of an event space, which includes a 156-seat ceremony area and a 2,568 square foot outdoor reception area. There are no structures proposed in the event space, only landscaping and paving. Special occasions will not operate at the same time as normal winery business hours. The proposal includes a total of 116 parking spaces, which are disseminated as follows: 89 standard guest parking spaces, including five (5) ADA accessible spaces and three (3) EV spaces; nine (9) parking spaces for employees, including one (1) ADA accessible space; three (3) spaces for limousines; and 24 spaces that can be utilized for overflow parking, if needed. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. – APN: 942-030-011 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

APPROVE Noise Exception No. 2100003 subject to the advisory notification document, and conditions of approval.

APPROVE Plot Plan No. 210132, subject to the advisory notification document and conditions of approval.

4.6 **SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 9, TENTATIVE TRACT MAP NO. 38586 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – EIR 380 – Applicant: D.R. Horton, Dan Boyd – Representative: T & B Planning, Joel Morse – Third Supervisorial District – Winchester Area – Harvest Valley / Winchester Area Plan – Public Facilities (PF) – Location: South of Simpson Road, west of Leon Road, east of La Ventana Road, and north of Olive Road – 16.42 gross Acres – Zoning: Specific Plan (SP 293) Winchester Hills, Planning Area 12 – **REQUEST:** Specific Plan No. 293 and Substantial Conformance No. 9 is a proposal to utilize the current specific plan provisions for Planning Area 12 designated as a school site for the backup purposes of residential development, but to allocate additional units from other planning areas in the specific plan while maintaining the total number of units for the specific plan as 5,354. Tentative Tract Map No. 38586 is a proposal for a Schedule “A” subdivision of a 16.42 gross acres parcel into 77 single-family residential lots, and one (1) open space lot – APN: 461-482-002. 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:

CONSIDERED Addendum No. 10 to certified Environmental Impact Report No. 380; and,

APPROVED Specific Plan No. 293 Substantial Conformance No. 9; and,

APPROVED Tentative Tract Map No. 38586 subject to the advisory notification document and conditions of approval.

4.7 **GENERAL PLAN AMENDMENT No. 220003, CHANGE OF ZONE No. 2200003, PLOT PLAN No. 220004 and TENTATIVE PARCEL MAP No. 38337 – Intent to Certify an Environmental Impact Report (EIR) – Applicant: Jeremy Mape - Engineer/Representative: T&B Planning c/o., Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing General Plan Designation: Community Development-Medium Density Residential (CD: MDR); Proposed General Plan Designation: Community Development-Light Industrial (CD: LI) – Location: North of Walnut Street, south of Rider Street, east of Vista del Lago, and west of Patterson Avenue – 38.8 gross acres – Existing Zoning Classification: R-1, A-1-1, and R-R-1; Proposed Zoning Classification: Industrial Park (I-P) – **REQUEST:** General Plan**

Planning Commission Action:
Public Hearing: Closed

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

ADOPTED Planning Commission Resolution No. 2024-007; and,

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

PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024

Amendment No. 220003 is a proposal to change the General Plan land use designation of ±36.0 acres of the project site from CD:MDR to CD:LI. Change of Zone No. 2200003 is a proposal to change the zoning classification of ±36.0 acres of the project site from R-1, A-1-1, and R-R-1 to I-P. Tentative Parcel Map No. 38337 is a proposal to consolidate the existing eight (8) parcels into one (1) ±36.0-acre parcel, which will include roadway cul-de-sacs, two streets (Wildwood Lane and Sunny Canyon Street), and a dedication for public road improvements along the project site’s frontages. Plot Plan No. 220004 is a proposal to entitle Parcel 1 for an industrial development with a 591,203 sq ft shell building consisting of 7,300 sq ft office space, 7,300 sq ft mezzanine office space, and 576,603 sq ft warehouse space. Other features 84 truck docking doors, 115 truck trailer stalls, 359 parking stalls, frontage improvements along Patterson Avenue, Walnut Street, and Rider Street – APNs: 317-210-006, 008, 010, 011, 018, 022, 023, and 024. Project Planner: Tim Wheeler at (951) 955-6060 or via email at twheeler@rivco.org.

CERTIFY Environmental Impact Report SCH No. 2022120110 for Environmental Assessment No. 220007; and,

TENTATIVELY APPROVE General Plan Amendment No. 220003; and,

TENTATIVELY APPROVE Change of Zone No. 2200003; and,

APPROVE Tentative Tract Map No. 38337 subject to the advisory notification document and conditions of approval; and,

APPROVE Plot Plan No. 220004 subject to the advisory notification document and conditions of approval.

5.0

WORKSHOPS:

- 5.1 General Plan Amendment No. 1207 (Winchester Community Plan) includes the proposed changes; 1) The expansion of the existing Winchester Policy Area from approximately 287 acres to approximately 23,153 acres of land within the General Plan’s Harvest Valley/Winchester Area Plan. 2) Amending the boundaries of the General Plan’s Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans so that the expanded Winchester Policy Area falls within the limits of the Harvest Valley/Winchester Area Plan only. 3) Revising land use designations within the expanded Winchester Policy Area, including Foundation Component amendments. Approximately 227 parcels totaling 1,480 acres require Foundation Component Amendments that include changes from the Rural and Rural Community components to the Community Development component. The project site is located within the southwestern portion of the County of Riverside (County). 4) Revision to the Highway 79 Policy Area. The project area is surrounded by unincorporated County land and the city of Hemet to the north and east, unincorporated County land and the cities of Murrieta and Temecula to the south, and the cities of Murrieta and Menifee to the west. The project area is almost entirely within the General Plan’s Highway 79 Policy Area (Approximately 50,061 acres) boundary.

Planning Commission Action:

Public Hearing: Closed

Item presented.

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 1:10pm



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – June 26, 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: Sanchez, Awad, Gruytch, Ruiz
Members Absent: Balderrama

1.0 CONSENT CALENDAR:

1.1 VACATE THE JULY 3, 2024, PLANNING COMMISSION MEETING - THE NEXT PLANNING COMMISSION MEETING TO BE HELD ON JULY 24, 2024 TO BE HEARD AT 9:00 A.M. IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. RIVERSIDE, CA

Planning Commission Action:
Public Hearing: Closed

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

APPROVED Vacating the July 3, 2024, Planning Commission Meeting.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 2200055 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines, Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022 - 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 recommend the Board of Supervisors take the following actions:

FIND No new Environmental Document is required; and,

APPROVE Change of Zone 2200055.

4.2 CHANGE OF ZONE NO. 1900030, TENTATIVE TRACT MAP NO. 38201, AND PLOT PLAN NO. 190026 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ190099 - Applicant: Enermax Global Development Inc., Vivian Liang – Engineer/Representative: Rick Engineering Company c/o, Juan Angeles – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Highest Density Residential (CD: HHDR) – Location: East of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, and west of Windsong Street – 4.56 Gross Acres – Zoning: Residential Incentive – (R-6) – REQUEST: Change of Zone No. 1900030 is a proposal to

Planning Commission Action:
Public Hearing: Closed

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

ADOPT A Mitigated Negative Declaration for Environmental Assessment No CEQ 190009; and,

APPROVE Change of Zone 1900030; and,

PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024

change the site’s Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). Tentative Tract Map No. 38201 is a Schedule “A” Tract Map that includes the subdivision of one (1) 4.56 gross acre lot into two (2) parcels; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size. Plot Plan No.190026 is a proposal to construct 46 single family detached condominiums and 44 attached townhouses for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, outdoor lounging area, bathroom/ storage facilities, and adjacent showers located within an 800 sq ft pool building – APN(s) 135-063-016 and 135-063-019. - Project Planner: Kim Zuppiger at (951)955-6646 or email at kzuppiger@rivco.org.

APPROVE Tentative Tract Map No. 38201; and,
APPROVE Plot Plan No. 190026.

4.3 GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 200022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed
By a vote of 4-0, the Planning Commission took the following actions:
ADOPTED Planning Commission Resolution No. 2024-008; and,
By a vote of 4-0, the Planning Commission recommend the Board of Supervisors take the following actions:
FIND The Project is Exempt from the California Environmental Quality Act (CEQA); and,
TENTATIVELY APPROVE General Plan Amendment No. 200006; and,
TENTATIVELY APPROVE Change of Zone No. 2000022; and,
APPROVE Conditional use Permit No. 200040 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: 10:44am