

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



ITEM: 1.2  
(ID # 27853)

MEETING DATE:  
Tuesday, June 24, 2025

FROM : TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
RECEIVE AND FILE FOR TENTATIVE PARCEL MAP NO. 38923 – Applicant: Joe Poon –  
Engineer/Representative: Temecula Engineering Consultants Inc – Third Supervisorial District –  
Southwest Area Plan: Community Development: Business Park (CD: BP) – Rancho California  
Zoning Area – Zoning: Specific Plan (SP 265) Planning Area 2 – Location: North of Jolyn Road,  
south of Auld Road, east of Sky Canyon Road, and west of Leon Road – 32.73 Acres (Gross) –  
REQUEST: The Tentative Parcel Map is a Schedule E subdivision of the 32.73 acres (gross)  
site for condominium purposes for the 44 buildings approved by PPT190020 on the subject  
parcels for subdivision. The subdivision is for condominium purposes only. All grading and other  
improvements are either already in place through recorded prior PM33691 or from the recently  
approved PPT190020. A waiver of final map is proposed due to the improvements already  
being completed and prior subdivisions that created the existing parcel boundaries. – APNs:  
963-080-017, 963-080-020, 021, 022, 023, 024, and 025. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the  
Planning Commission on June 4, 2025.

**ACTION:Consent**


  
John Hildebrand, Planning Director 6/17/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: June 24, 2025  
xc: TLMA-Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

TENTATIVE PARCEL MAP No. 38923 (TPM38923) is a Schedule E subdivision of the 32.73 acres (gross) site for condominium purposes for the 44 buildings approved by PPT190020 on the subject parcels for subdivision. The subdivision is for condominium purposes only. All grading and other improvements are either already in place through recorded prior PM33691 or from the recently approved PPT190020. A waiver of final map is proposed due to the improvements already being completed and prior subdivisions that created the existing parcel boundaries.

*Prior Projects*

In 2008 the County originally approved Tentative Parcel Map No. 33691 and Plot Plan No. 21163. The Tentative Parcel Map covered the entire 82 acre area generally bounded by the French Valley Airport to the west, Auld Road and the Southwest Justice Center to the north, Leon Road to the east, and Jolynn Road to the south. The Plot Plan proposed development of parcels 4 through 8 of the Tentative Parcel Map. Following that approval, the entire site was graded based on the Tentative Parcel Map approved for the entire area. Subsequently, based on the conditions of the Plot Plan the approvals expired.

In 2015, the County approved Tentative Parcel Map No. 33691 Revision No. 1 and Plot Plan No. 25183 that included a redesign of the overall subdivision and development of parcels 2, 3, 5, and 6 of the Tentative Parcel Map. An Environmental Impact Report was prepared for this project that included a Phase 1 that included the Plot Plan No. 25183 area and a Phase 2 for the remaining area not entitled. Development under Plot Plan No. 25183 is nearly complete at this point. All road improvements to Industry Way and Wealth Street are already complete, including sidewalk and parkways.

Based on the requirements of the Western Riverside Multi-Species Habitat Conservation Plan (MSHCP), a Habitat Assessment & Negotiation Strategy (HANS) was required to be submitted for these prior approvals. HANS00225 was submitted and resulted in the conservation of a strip of the original property on the west side adjacent to French Valley Airport and then continuing along the southern boundary of the project and also a north-south drainage that crosses the site.

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Most recently, PPT190020 was approved December 2024 that covers the area included on the current Tentative Parcel Map No. 38923 as well as APN 963-080-014. PPT190020 approved the construction of fifty-five (55) single-story industrial shell buildings totaling 399,091 square feet on 34.38 gross acres. An EIR Addendum was considered as part of the approval of PPT190020.

*Current Project*

On March 13, 2024, the applicant, French Valley Airport Center, submitted a request for Tentative Parcel Map No. 38923 that included all the parcels included with PPT190020. Through the County's review of the project it was determined that APN 963-080-014 should not be included in the subdivision since it is not immediately contiguous with the rest of the parcels that were part of PPT190020. A subsequent application is anticipated to be submitted to similarly propose a condominium subdivision of APN 963-080-014 and the 11 buildings approved for that parcel.

The subdivision is defined as a Tentative Parcel Map pursuant to Ordinance No. 460 Section 2.2.J.2.d since the subject land consists of parcels of land having approved access to a public street or highway, is part of a tract of land zoned for industrial development, and is approved as to street alignment and width. It is further defined as a Schedule E Tentative Parcel Map pursuant to Ordinance No. 460 Section 10.10 since the division is of land into 2 or more parcels in an industrial zone.

Due to the improvements already being completed that would normally be a requirement of subdivision pursuant to Ordinance No. 460 Section 6.4.D (shown below) the applicant has requested the waiver of the final map for the subdivision. The requirements and findings for the waiver are included in the Findings and Conclusion section to support the waiver of the final map.

- D. The Advisory Agency, upon the request of the land divider, may waive the requirement that a parcel map be recorded if the Advisory Agency finds that the proposed land division complies with the requirements as to:
1. Area;
  2. Improvement and design;
  3. Flood water drainage control;
  4. Appropriate improved public roads;
  5. Sanitary disposal facilities;
  6. Water supply availability;
  7. Environmental protection and;
  8. Adequate existing survey control;
  9. Other provisions of this and other applicable ordinances of Riverside County and the Subdivision Map Act.

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A 10-day notice was sent to surrounding property owners advising them of a public hearing on TPM38923. The Planning Department did not receive any written communication from the public indicating support or opposition to the proposed Project. Following staff's presentation on the project and soliciting public comment during the Planning Commission, the Planning Commission approved TPM38923 with conditions of approval Commission on June 4, 2025 by a 4-0 vote.

**Impact on Residents and Businesses**

The impacts on this project have been evaluated through the Development Advisory Committee and public hearing process by the Planning Department.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

**Attachment A: PC Report of Actions**

**Attachment B: TPM38923 Exhibit**

**Attachment C: PC Staff Report Package**



Jason Farin, Principal Policy Analyst

6/18/2025



Aaron Gettis, Chief of Deputy County Counsel

6/17/2025



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**  
3.1  
(ID # 27870)  
**MEETING DATE:**  
**Wednesday, June 04, 2025**

**SUBJECT:** TENTATIVE PARCEL MAP NO. 38923 – Applicant: Joe Poon – Engineer/Representative: Temecula Engineering Consultants Inc – Third Supervisorial District – Southwest Area Plan: Community Development: Business Park (CD: BP) – Rancho California Zoning Area – Zoning: Specific Plan (SP 265) Planning Area 2 – Location: North of Jolyn Road, south of Auld Road, east of Sky Canyon Road, and west of Leon Road – 32.73 Acres (Gross) – REQUEST: The Tentative Parcel Map is a Schedule E subdivision of the 32.73 acres (gross) site for condominium purposes for the 44 buildings approved by PPT190020 on the subject parcels for subdivision. The subdivision is for condominium purposes only. All grading and other improvements are either already in place through recorded prior PM33691 or from the recently approved PPT190020. A waiver of final map is proposed due to the improvements already being completed and prior subdivisions that created the existing parcel boundaries. Nothing further required under CEQA – APNs: 963-080-017, 963-080-020, 021, 022, 023, 024, and 025. - Project Planner: Russell Brady at 951-955-3025 or rbrady@rivco.org

**PROPOSED PROJECT**

Case Number(s):	TPM38923
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Russell Brady
Project APN(s):	963-080-017, 963-080-020, 021, 022, 023, 024, and 025
Continued From:	

*John Hildebrand*  
John Hildebrand, Planning Director 5/23/2025

**PROJECT DESCRIPTION AND LOCATION**

**TENTATIVE PARCEL MAP NO. 38923** is a Schedule E subdivision of the 32.73 acres (gross) site for condominium purposes for the 44 buildings approved by PPT190020 on the subject parcels for subdivision. The subdivision is for condominium purposes only. All grading and other improvements are either already in place through recorded prior PM33691 or from the recently approved PPT190020. A waiver of final map is proposed due to the improvements already being completed and prior subdivisions that created the existing parcel boundaries.

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The description as included above constitutes the “Project” as further referenced in this staff report.

The Project is located within the Southwest Area Plan. The Project site is located north of Jolyn Road, south of Auld Road, east of Sky Canyon Road, and west of Leon Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 539** for Plot Plan No. 25183 and Tentative Parcel Map No. 33691 Revision No. 1 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

**APPROVE TENTATIVE PARCEL MAP NO. 38923**, based upon the findings and conclusions incorporated in the staff report, subject to the attached conditions of approval.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	Borel Airpark Center #265
Specific Plan Land Use:	Business Park (BP)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Business Park (BP), Public Facilities (PF)
East:	Business Park (BP)
South:	Business Park (BP)

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West:	Business Park (BP), Public Facilities (PF)
Existing Zoning Classification:	Borel Airpark Center #265, Planning Area 2
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Borel Airpark Center #265, Planning Area 2, Light Agriculture, ten-acre minimum (A-1-10), Manufacturing – Service Commercial (M-SC)
East:	Borel Airpark Center #265, Planning Area 2, Light Agriculture, five-acre minimum (A-1-5)
South:	Borel Airpark Center #265, Planning Area 2
West:	Borel Airpark Center #265, Planning Area 2, Manufacturing – Service Commercial (M-SC)
Existing Use:	Vacant land
Surrounding Uses	
North:	Industrial Office/Warehouse, Southwest Justice Center
South:	Residential
East:	Vacant
West:	Industrial Office/Warehouse, French Valley Airport

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	32.73	N/A
Total Existing Number of Lots:	7	N/A
Total Proposed Condominium Units:	44	N/A
Map Schedule:	E	

**Located Within:**

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No

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Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell # 5879
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within
Airport Influence Area (“AIA”):	Yes – French Valley, Zones B1, B2, D

**PROJECT LOCATION MAP**

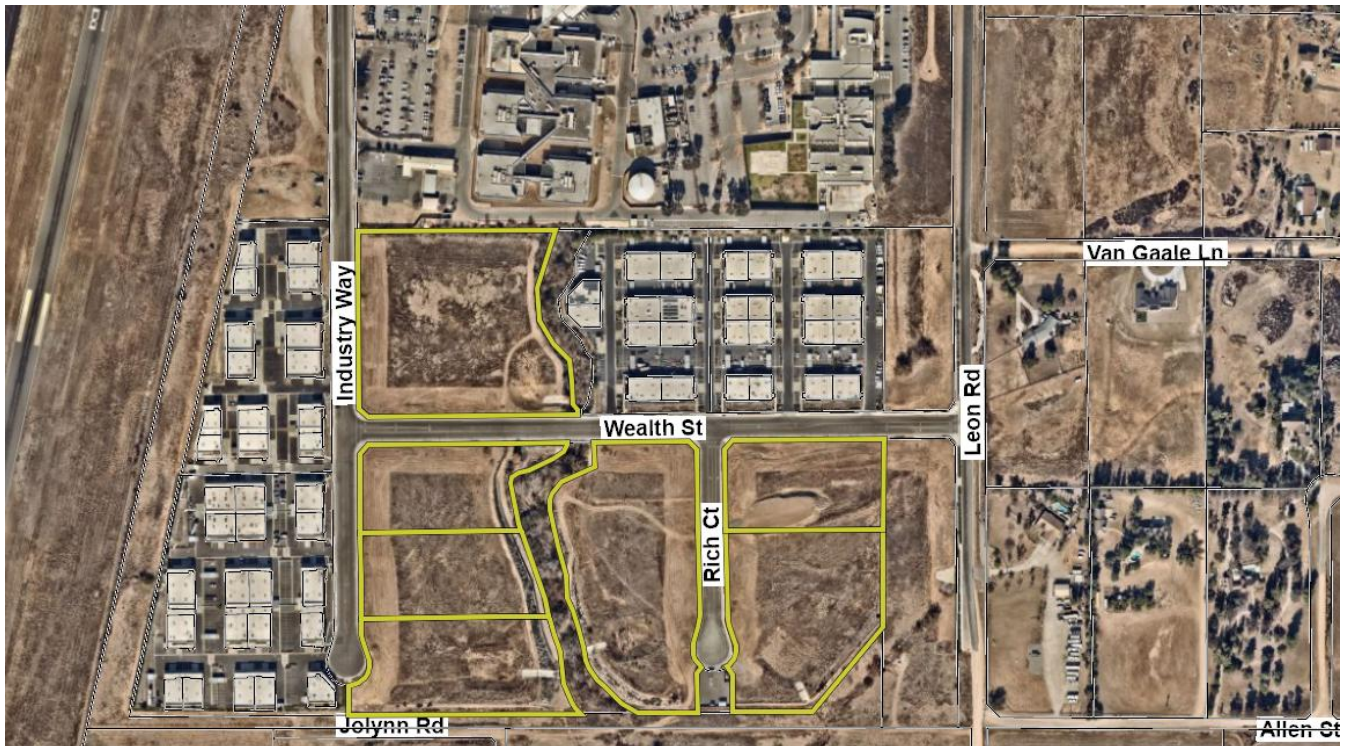


Figure 1: Project Location

**PROJECT BACKGROUND AND ANALYSIS**

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**Background**

*Prior Projects*

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similarly propose a condominium subdivision of APN 963-080-014 and the 11 buildings approved for that parcel.

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Due to the improvements already being completed that would normally be a requirement of subdivision pursuant to Ordinance No. 460 Section 6.4.D (shown below) the applicant has requested the waiver of the final map for the subdivision. The requirements and findings for the waiver are included in the Findings and Conclusion section to support the waiver of the final map.

- D. The Advisory Agency, upon the request of the land divider, may waive the requirement that a parcel map be recorded if the Advisory Agency finds that the proposed land division complies with the requirements as to:
1. Area;
  2. Improvement and design;
  3. Flood water drainage control;
  4. Appropriate improved public roads;
  5. Sanitary disposal facilities;
  6. Water supply availability;
  7. Environmental protection and;
  8. Adequate existing survey control;
  9. Other provisions of this and other applicable ordinances of Riverside County and the Subdivision Map Act.

<b>ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS</b>
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In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map 38923 will not result in any new significant environmental impacts not identified in certified EIR No. 539. The Tentative Parcel Map is a Schedule 'E' map to create industrial condominium units for each building to allow condominium ownership of each building with no further improvements to the site or change in operations of the approved buildings. Therefore, the subdivision will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will

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require major revision to the EIR, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 38923 is a Schedule 'E' map to create industrial condominium units for each building to allow condominium ownership of each building. No physical change will occur in regards to the approved Plot Plan which was the basis of the analysis of the original EIR and prior EIR Addendum and encompasses the proposed Tentative Parcel Map boundaries. Any change to the potential future development on the proposed parcels would be subject to further analysis based on the specifics of the changed development proposed at that time;
- b. The subject site was included within the Plot Plan's project boundary analyzed in the EIR and EIR Addendum;
- c. There are no changes to the mitigation measures included in the EIR; and,
- d. Tentative Parcel Map No. 38923 does not propose any changes to the approved Plot Plan as reviewed in the EIR and EIR Addendum.

**FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings are required to be made:**

**Land Use Findings:**

1. The Project site has a General Plan Foundation Component of Community Development and Land Use Designation of Business Park (CD:BP). The BP Land Use Designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses, and has a building intensity range from 0.25 to 0.6 FAR. The Project proposes the condominium subdivision for 44 buildings to draw in a diverse set of businesses seeking office and warehousing space to conduct commercial and industrial development in local and regional markets. As such, the Project would accommodate the development of new industrial, manufacturing, research and development, and professional offices in an area appropriately designated by the General Plan and area plan land use maps (LU 30.1). In addition, the concentration of these businesses will help to facilitate local employment opportunities while also concentrating industrial and business park uses in proximity to the Highway 79 transit corridor (LU 30.4). County Staff has verified accessibility to adequate and available

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circulation facilities, water resources, and sewer facilities to meet the demands of the proposed land use, which has been analyzed in the environmental analysis conducted for the Project (LU 30.7). As the Project is within a Specific Plan, a detailed set of design guidelines and standards have been adopted for the Planning Areas to ensure that development of the area is conducted in a manner that's sensitive and compatible to existing and planned surrounding land uses and natural assets. Thus, the Project has been designed to meet these standards and visually enhance the surrounding area through coordinated architecture, colors and materials, landscaping, signage, and fencing (LU 30.8)

2. The existing zoning is Specific Plan (Specific Plan No. 265, Planning Area No. 2). The zoning applied to Planning Area No. 2 by the Specific Plan is based on the Manufacturing-Service Commercial (M-SC) zone, which is compatible with the CD:BP Land Use Designation. The BP designation allows for the development of employee-intensive commercial and industrial uses, such as those that are conditionally permitted within the M-SC zone. The proposed Project, as designed and conditioned, complies with the applicable standards of the Zoning Ordinance of SP265, as further discussed in the Development Standards section below.
3. The Project is within the Highway 79 Policy Area, which has been established to address transportation infrastructure capacity within the policy area. As such, all new development projects must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth (HVWAP 7.1). Such analysis and improvement requirements occurred through the prior PPT190020 and PM33691R1 and PP25183. The current proposed subdivision into 44 industrial condominium units would not create more impacts or require further improvements from what the prior was analyzed for and determined consistent with the Highway 79 Policy Area. Therefore, the currently proposed subdivision is also consistent with the Highway 79 Policy Area.
4. The Project site and larger Specific Plan is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. Borel Airpark is a series of planned commercial, business park, industrial, and residential developments initiated through Specific Plan No. 265 (SP265) that is surrounded by existing and planned specific plans with similar development plans to the north, east, and south of the site. The Winchester 1800 (SP286) and Dutch Village (SP106) Specific Plans are directly north of the site; the Crown Valley Village (SP238) and Rancho Bella Vista (SP184) Specific Plans are to the east; and the Winchester Properties Specific Plan (SP213) lies to the south. The western boundary of the site begins the City of Murrieta's jurisdiction.

**Entitlement Findings:**

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**Tentative Parcel Map**

Tentative Tract Map No. 38923 is a Schedule E subdivision of the 32.73 acres (gross) site for condominium purposes for the 44 buildings approved by PPT190020 on the subject parcels for subdivision. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. Prior approved development applications were conditioned for and completed the required road and other improvements to facilitate development of the site. No further improvements are required through the current Tentative Parcel Map. The proposed subdivision to foster potential future business development is also located amongst current and planned residential uses in the wider area that are in need of commercial services and locations for businesses nearby that assists in achieving more efficient land uses. The Tentative Parcel Map site is designated Business Park by the General Plan and is consistent with this land use designation by fostering future commercial development on the site and is consistent with all other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and is located in an area that is conducive to commercial development that would be fostered by the proposed subdivision. Infrastructure to serve potential commercial development including water and sewer are readily available. This subdivision is consistent with the General Plan land use designation of Business Park as noted in previous findings.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or improvements and any development impacts of have been previously addressed in the EIR Addendum prepared for PPT190020.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements and any potential impacts from development have been detailed in the EIR Addendum prepared for PPT190020. The current subdivision itself does

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not propose any further impacts than what was previously addressed in the EIR Addendum prepared for PPT190020.

5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'E' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'E' improvement requirements of Ordinance No. 460 Section 10.10 as listed below:
  - a. Streets. Streets are already improved as shown on the Tentative Map, which include frontage improvements to Wealth Street, Rich Court, Leon Road, and Industry Way with the required street width dedication and improvements consistent with the required street width dedication and improvements consistent with the General Plan Circulation Element and Ordinance No. 461. Curb and gutter and sidewalks are included for all proposed improved streets.
  - b. Domestic Water. Domestic water service will be supplied Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
  - c. Fire Protection. The subdivision and any future potential commercial development will be required to comply with Ordinance No. 787. Fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
  - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District, which has sufficient capacity to handle the anticipated waste load.
  - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. A drainage area exists in the south central portion of the subdivision. Fencing is already required and approved with PPT190020.
  - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines place underground
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would need to be removed.

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7. Tentative Parcel Map No. 38923 is consistent with the minimum lot size allowed by the project site's Zoning Classification of Specific Plan No. 265 Planning Area 2 that is 20,000 square feet that was met through the prior subdivision Tentative Parcel Map No. 33691 Revision No. 1. The current proposed Tentative Parcel Map is for condominium subdivision and will not alter the lot size itself, so it would continue to be consistent with the minimum lot size requirement.
  
8. Pursuant to Ordinance No. 460 Sections 9.12 and 6.4.D a request for a waiver of a final map may be considered when the below requirements are met. As indicated below, all requirements are met and the waiver request may be granted as part of the approval of the Tentative Parcel Map.
  - a. *Enough information is available that the necessary conditions of the tentative parcel map have been met.* The below requirements from Section 6.4.D indicate the required information to be met to consider waiver of a Final Parcel Map.
  
  - b. *Area.* The proposed Tentative Parcel Map meets all applicable area requirements for existing lot size.
  
  - c. *Improvement and design.* All improvements and the design of them have been previously approved through Tentative Parcel Map No. 33691 Revision No. 1 and related Plot Plan Nos. 25183 and 190020. Adjacent road, drainage, and other infrastructure improvements have also already been completed as part of these prior approvals.
  
  - d. *Flood water drainage control.* Analysis of drainage impacts and necessary infrastructure to support development of the site were previously included within the approved Tentative Parcel Map No. 33691 Revision No. 1 and related Plot Plan Nos. 25183 and 190020. Drainage improvements have also generally been completed on the project site to facilitate drainage on and around the site. Remaining improvements to be completed relate to on-site improvements as part of the development of Plot Plan No. 190020.
  
  - e. *Appropriate improved public roads.* Adjacent roads Wealth Street, Rich Court, Leon Road, and Industry Way have previously been improved to County requirements from prior Tentative Parcel Map No. 33691 Revision No. 1.
  
  - f. *Sanitary disposal facilities.* Sewer facilities have already been extended on the project site through the underlying roads and further extension of the facilities will occur through any pending development from approved Plot Plan No. 190020.

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- g. Water supply availability.* Water facilities have already been extended on the project site through the underlying roads and further extension of the facilities will occur through any pending development from approved Plot Plan No. 190020.
- h. Environmental protection.* All environmental impacts were analyzed through the original EIR No. 539 and most recently through the EIR Addendum prepared for PPT190020 and appropriate mitigation incorporate where applicable to minimize any potentially significant impacts of the overall project.
- i. Other provisions of the County and Subdivision Map Act.* There are not other applicable provisions of Ordinance No. 460, other requirements of the County, or the Subdivision Map Act that would apply to the proposed subdivision and the request for waiver of a final map.

**Development Standards Findings:**

The Project is located within Planning Area 2 (PA 2) of SP265, which draws from the Manufacturing-Service Commercial (M-SC) zone classification of Ordinance No. 348 to establish the planning area uses and development standards. The following standards shall apply to all uses and development in PA 2 per SP265:

1. **Lot Size.** *The minimum lot size shall be twenty thousand square feet (20,000) with a minimum average width of seventy-five feet (75').* The subdivision does not propose division into smaller parcels, just for creation of condominium units. Therefore, there would be no creation of lots smaller than currently exist, which is 3.39 acres, 2.58 acres, 4.04 acres, 7.70 acres, 5.94 acres, 4.49 acres, and 3.68 acres for the six current parcels.
2. **Setbacks.**
  - a. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
  - b. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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- c. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
- d. *Within the exception of those portions of the setback area for which landscaping is required by the Landscape section below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.

**3. Height Requirements.** *The height of structures, including buildings, shall be as follows:*

- a. *Structures shall not exceed 40 feet at the yard setback line.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
- b. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
- c. *Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of this ordinance.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
- d. *Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.

**4. Masonry Wall.** *Prior to occupancy of any industrial use permitted in this article, a six-foot-high solid masonry wall or combination landscaped earthen berm and masonry wall shall be*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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*constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*

**5. Landscaping.**

*a. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*

*b. A minimum ten-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*

*c. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, RT, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*

**6. Parking Areas.** *Parking areas shall be provided as required by Section 18.12. of Ordinance No. 348. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*

**7. Trash Collection Areas.** *Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*

**8. Outside Storage and Service Areas.** *Outside storage and service areas shall be screened by structures or landscaping. No development is proposed beyond what was already*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.

9. **Utilities.** *Utilities shall be installed underground except electrical lines rated at 33kV or greater.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
10. **Mechanical Equipment.** *Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
11. **Lighting.** *All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.

**Other Findings:**

1. The Project site is located within a Criteria Cell of the Multi-Species Habitat Conservation Plan. A Habitat Acquisition and Negotiation Strategy (HANS) was completed at the time the Specific Plan was established under HANS00225. The conservation area for the subject site was agreed upon via this process and has been delineated on the exhibits for the proposed Project. The County Biologists verified consistency with the conservation area established by HANS00225, thus confirming that the project is in compliance with the MSHCP standards.
2. The Project site is located within the City of Temecula's Sphere of Influence. Therefore, the Project was sent along to the city for their review and comment. No comments were received from the City of Temecula in regard to the proposed subdivision.
3. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since No Further Environmental Documentation is Required as is detailed in the previous Environmental Findings in this staff report and in the Initial Study/Addendum. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures from the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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previous EIR will still apply to the related approved Plot Plan relative to cultural resources, tribal cultural resources, and related monitoring.

4. The Project site is located within Airport Compatibility Zones B1, B2, and D of the French Valley Airport Influence Area, and, therefore, is subject to the Airport Land Use Commission (ALUC) review. On October 10, 2019, ALUC found the Project to be conditionally consistent with the French Valley Airport Land Use Compatibility Plan, provided that Planning applied the recommended conditions listed in their approval letter. These conditions have been applied to the previously approved Plot Plan. Therefore, the Project is in compliance.
5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings**

1. The Project site is not located within a Cal Fire State Responsibility Area (SRA), nor is it located within a fire hazard severity zone. However, the previously approved Plot Plan was conditioned by the Fire Department to meet various fire safety requirements due to the scope of construction and operations proposed. This includes submittal and approval of water system plans, verification of installation of water access, including all fire hydrants, and review of all proposed structures prior to construction. No such requirements are applicable to the proposed subdivision for condominium purposes for the current Tentative Parcel Map.

**Conclusion:**

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from anyone who indicated either support or opposition to the proposed project.

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the decision appears on the Board's agenda.

**ATTACHMENTS**

- A – GIS Exhibits
- B – Tentative Parcel Map Exhibit
- C – Tentative Parcel Map Conditions of Approval

RIVERSIDE COUNTY PLANNING DEPARTMENT

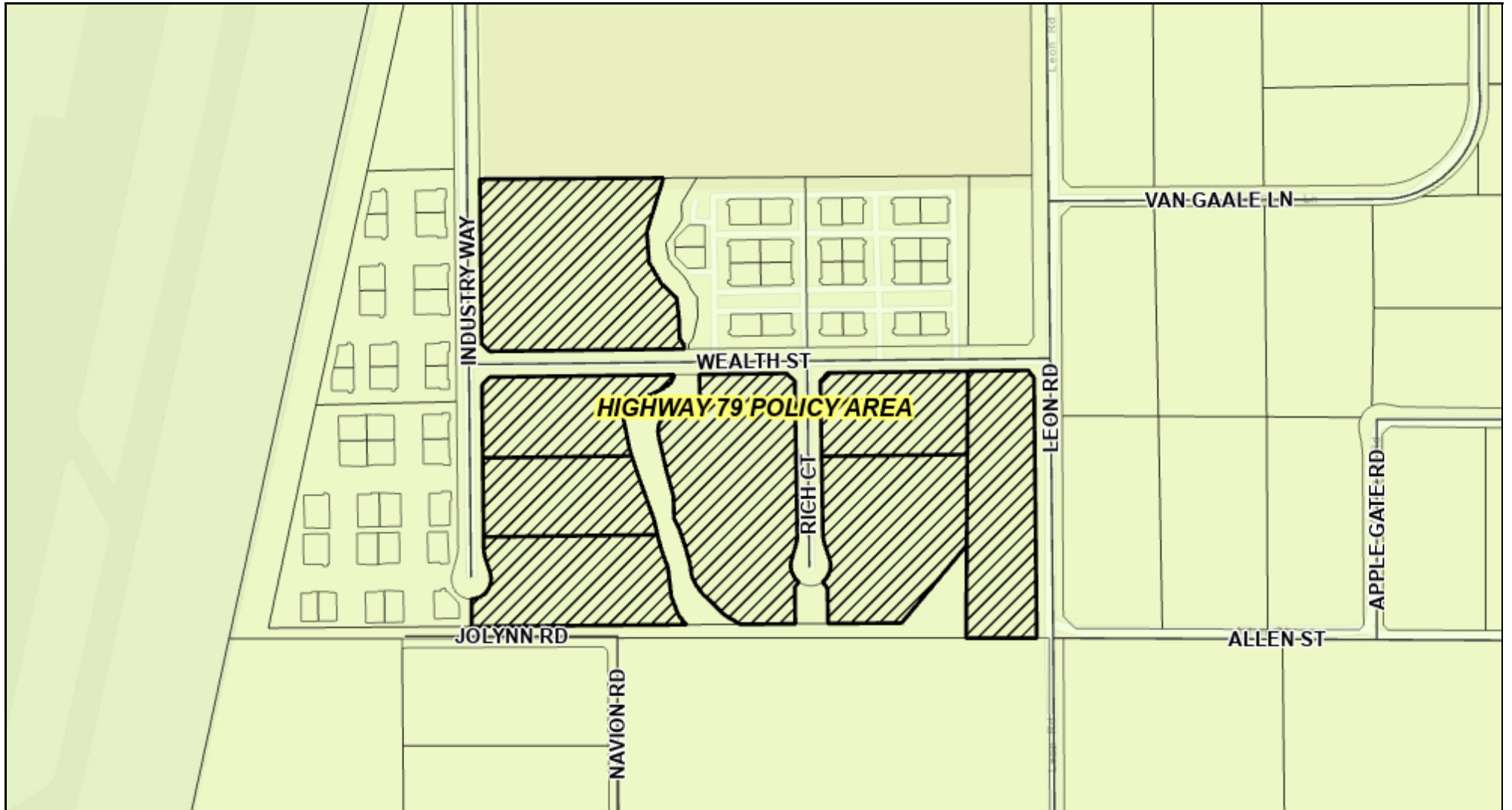
TPM38923

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

Date: 5-5-2025

District: 3



Zoning Area/District: RANCHO CALIFORNIA

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38923

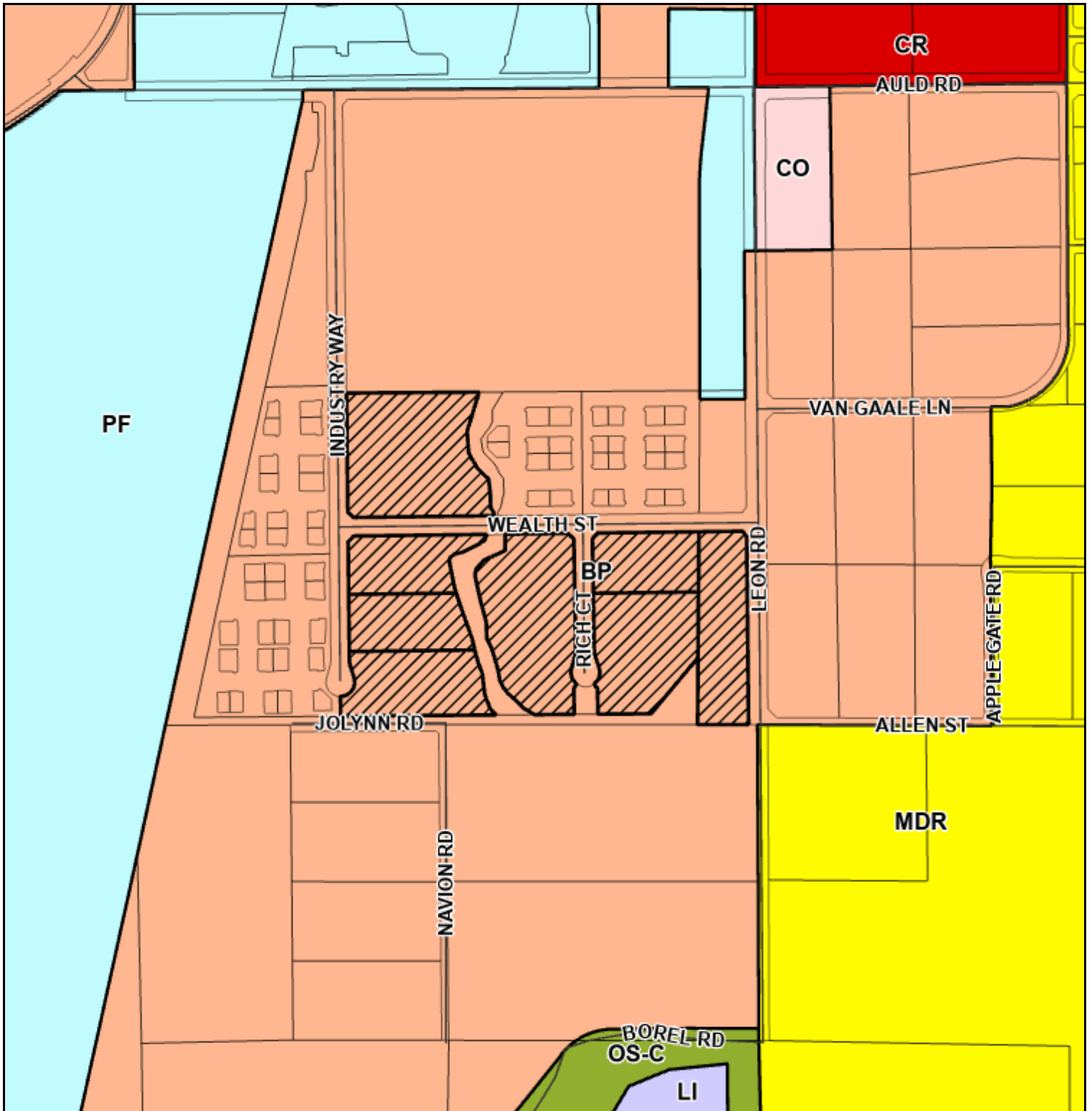
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

Date: 5-5-2025

Exhibit: 5



Zoning Area/District: RANCHO CALIFORNIA

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38923

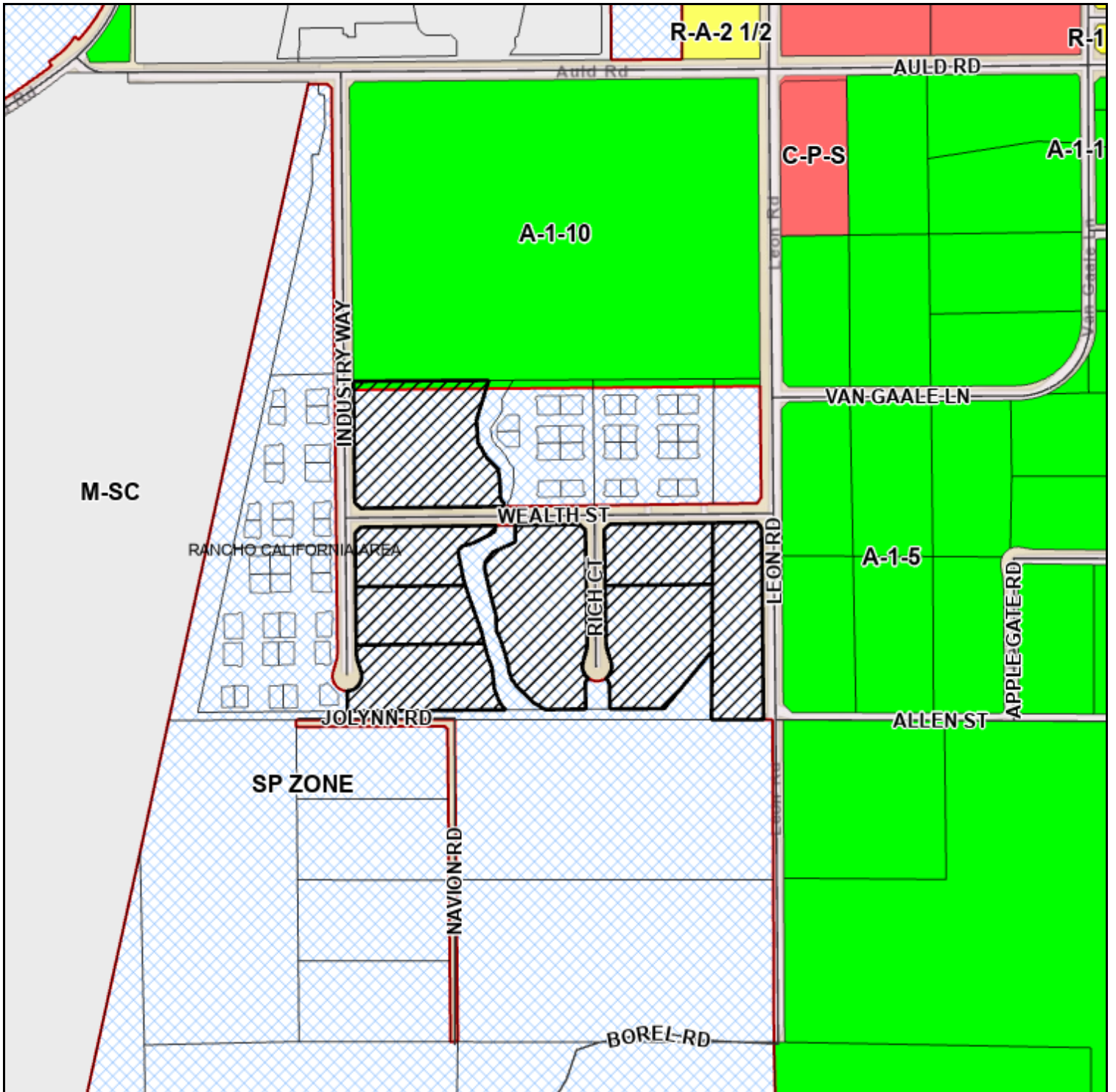
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

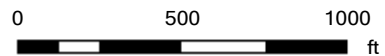
Date: 5-5-2025

Exhibit: 2



Zoning Area/District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38923

LAND USE

Supervisor:CHUCK WASHINGTON

Date: 5-5-2025

District: 3

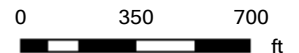
Exhibit: 1



Zoning District: RANCHO CALIFORNIA



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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Rania Odenbaugh, MBA., MPM.  
TLMA Agency Director



05/27/25, 10:34 am

**TPM38923**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM38923. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM38923) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2            AND - Project Description & Operational Limits**

TENTATIVE PARCEL MAP NO. 38923 is a Schedule E subdivision of the 32.73 acres (gross) site for condominium purposes for the 44 buildings approved by PPT190020 on the subject parcels for subdivision. The subdivision is for condominium purposes only. All grading and other improvements are either already in place through recorded prior PM33691 or from the recently approved PPT190020. A waiver of final map is proposed due to the improvements already being completed and prior subdivisions that created the existing parcel boundaries.

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT(S)

TENTATIVE MAP = Tentative Parcel Map No. 38923, Exhibit A, dated 5/1/25.

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)**

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### **Advisory Notification. 5                    AND - Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Tentative Parcel Map, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 5                    AND - Hold Harmless (cont.)**

in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### E Health

#### **E Health. 1                                    DEH - ECP COMMENTS**

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

### Fire

#### **Fire. 1    Adverse Impact Mitigation**

The Fire Planning Division within the Riverside County Fire Department assesses proposed developments across the jurisdiction of the department's service areas. Our evaluation focuses on ensuring compliance with departmental standards, considering factors such as response times, existing fire station locations, equipment availability, and the anticipated impact on service requests resulting from these proposed developments. The three closest Riverside County Fire Department (and partner city) Fire Stations by drive times are as follows:

- Fire Station 83 – 37500 Sky Canyon Rd, Murrieta, CA. It is approximately 2.9 minutes away.
- Fire Station 73 – 27415 Enterprise Circle West, Temecula CA. It is approximately 8.7 minutes away.
- Fire Station 34 – 32655 Haddock Street, Winchester, CA. It is approximately 13 minutes away.

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### **Fire. 1 Adverse Impact Mitigation (cont.)**

Below are the specific comments and conditions imposed on this project submittal:

This project will increase the workload of the nearest Riverside County Fire Station. The nearest fire station is Riverside County Fire Station 83, which is currently operating at or above its optimal capacity. The fire station in question receives approximately 3,403 calls for service annually. Generally, a station can sustain a maximum of around 3000 calls for service per year. In order to mitigate this impact, the project will be subject to Development Impact Fees in accordance with Riverside County Ordinance.

If we can be of further assistance, please feel free to contact the Riverside County Fire Department, Fire Planning Division at (951) 955-4777 or [rvclplanningsubmittals@fire.ca.gov](mailto:rvclplanningsubmittals@fire.ca.gov).

#### **Fire. 2 Fire Alarm and Detection System**

A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.

#### **Fire. 3 Fire Department Access**

Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

#### **Fire. 4 Fire Department Access Turn Around**

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 21 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

#### **Fire. 5 Fire Department Building Construction Plan Review**

Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### **Fire. 5 Fire Department Building Construction Plan Review (cont.)**

construction plan submittal. Reference CFC 105.1.

#### **Fire. 6 Fire Protection Water Supplies/Fire Flow**

Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

#### **Fire. 7 Fire Protection Water Supplies/Hydrants**

The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24.

#### **Fire. 8 Fire Sprinkler System**

All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside.

#### **Fire. 9 Secondary Access**

Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet). Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.

#### **Fire. 10 Traffic Calming Devices**

Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC 503.4.1.

#### **Fire. 11 Unlimited Area Building**

Based upon the building construction type and requirements of the California Building Code (CBC), 60 feet of open space (with some reductions permitted) may be required around the building. Consult with your architect for additional information. Reference CBC 507.





## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Waste- General (cont.)

project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Plan: TPM38923

Parcel: 963080022

60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1                      Prior to grading - Water Plans                      Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Planning

060 - Planning. 1                      Grading Permits Refer to PPT                      Not Satisfied

All grading permits on the parcel shall refer to the applicable conditions of approval of PPT190020

Planning-PAL

060 - Planning-PAL. 1                      Gen - Custom                      Not Satisfied

PRIOR TO SCHEDULING ANY IMPLEMENTING PROJECT FOR PUBLIC HEARING, THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT:

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  - a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  - b. PRIMP must be accompanied by the final grading plan for the subject project.
  - c. Description of the proposed site and planned grading operations.
  - d. Description of the level of monitoring required for all earth-moving activities in the project area.
  - e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  - f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  - g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  - h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.



Plan: TPM38923

Parcel: 963080022

70. Prior To Grading Final Inspection

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (<https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf>).

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit - Fire Department Plan Review Not Satisfied

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

080 - Fire. 2 Prior to permit - Phased Construction Access and Water Not Satisfied

If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Contact our office for submittal instructions.

080 - Fire. 3 Prior to permit - Tract Water Verification Not Satisfied

The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

Planning

080 - Planning. 1 Building Permits Refer to PPT Not Satisfied

All building permits on the parcel shall refer to the applicable conditions of approval of PPT190020

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan (WRP): Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted to the Riverside County Department of Waste Resources for review and approval to [WastePlanning@rivco.org](mailto:WastePlanning@rivco.org). A copy of Form B can be found at

Plan: TPM38923

Parcel: 963080022

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan (WRP): (cont.) Not Satisfied  
(<https://www.rcwaste.org/Waste-Guide/CandD>). At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record-keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

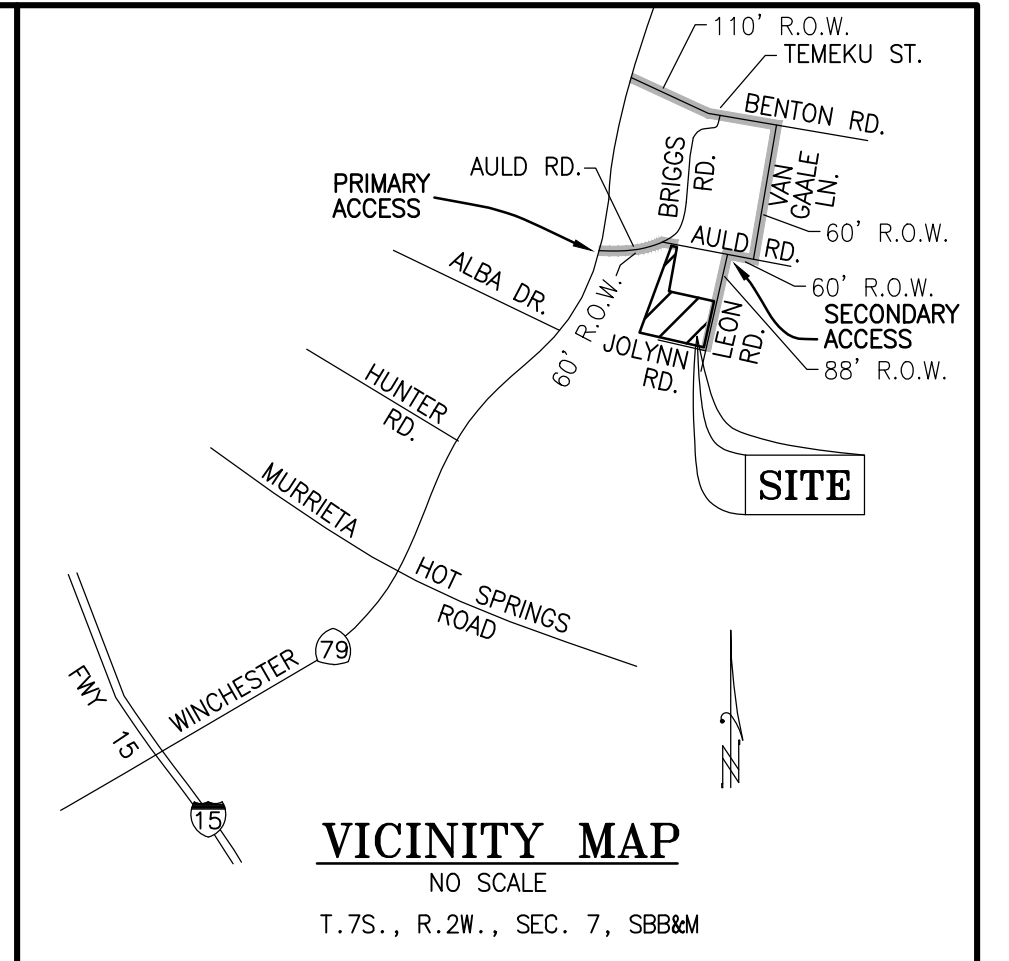
90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form Not Satisfied  
Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at [WastePlanning@rivco.org](mailto:WastePlanning@rivco.org). Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).

# WAIVED TENTATIVE PARCEL MAP NO. 38923

PARCELS 4, 7-12 PM33691 FOR CONDOMINIUM PURPOSES



**APPLICANT & OWNER:**  
 FRENCH VALLEY AIRPORT CENTER, LLC  
 TEL: JOE POON 213-891-1928  
 EMAIL: JOE@EDWARDSPROPERTIES.COM  
 445 SOUTH FIGUEROA STREET, STE. 2360  
 LOS ANGELES, CA 90071

**REPRESENTATIVE & PREPARER:**  
 TEMECULA ENGINEERING CONSULTANTS, INC.  
 29377 RANCHO CALIFORNIA RD., SUITE 202  
 TEMECULA, CALIFORNIA 92591  
 EMAIL: STAN.HEATON@TECINC.NET  
 TEL: (951) 676-1018  
 FAX: (951) 676-2294

**ASSESSORS PARCEL NUMBERS**  
 963-080-017-2, 963-080-020-4, 963-080-021-5, 963-080-022-6,  
 963-080-023-7, 963-080-024-8, 963-080-025-9

**BASIS OF BEARINGS:**  
 BASIS OF BEARING IS CENTERLINE LEON RD. - SEC. 7 EASTLINE BETWEEN E 1/4 AND SECTION CORNER 6, 7 & 8.

**BENCHMARK:**  
 RIVERSIDE COUNTY DESIGNATION: TM 1-89, CHISELED BOX IN  
 NORTHEAST CORNER OF CONC. SLAB, 75 FEET SOUTHERLY OF AULD  
 ROAD AND 87 FEET WESTERLY OF LEON ROAD, ELEV.=1365.03

**THOMAS BROTHERS GUIDE**  
 T. 75., R. 2W., SEC 7  
 MAP PAGE 929, 82-83, 2001 EDITION

**ACREAGE:**  
 GROSS 32.73± ACRES  
 NET 28.54± ACRES

**EXISTING ZONING**  
 SP ZONE, SP 265, PA 2

**PROPOSED ZONING**  
 SP ZONE

**EXISTING LAND USE**  
 VACANT, AGRICULTURE - DRY FARMING

**PROPOSED LAND USE**  
 INDUSTRIAL PARK, OFFICE-COMMERCIAL  
 44 CONDOMINIUM UNITS

**SPECIFIC PLAN NO. 265**  
 BOREL AIRPARK CENTER SPECIFIC PLAN NO. 265, PLANNING AREA NO. 2.0, ADOPTED OCTOBER 4, 1994.

**UTILITIES:**  
 ELECTRIC SOUTHERN CALIFORNIA EDISON  
 GAS SOUTHERN CALIFORNIA GAS  
 SEWER EASTERN MUNICIPAL WATER DISTRICT  
 WATER EASTERN MUNICIPAL WATER DISTRICT  
 FRONTIER FRONTIER  
 CABLE TV SPECTRUM

**SCHOOL DISTRICT**  
 TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

**SOURCE OF TOPOGRAPHY**  
 DJI INC., DATED 10/17/2017, SUPPLEMENTED WITH GROUND SURVEY (2017-2025)

**CONTIGUOUS OWNERSHIP**  
 THIS TENTATIVE MAP INCLUDES A PORTION OF  
 THE OWNERSHIP OF THE LAND DIVIDER.

**GEOTECHNICAL INFORMATION:**  
 THIS LAND IS NOT SUBJECT TO LIQUEFACTION, OR OTHER  
 GEOLOGIC HAZARDS, AND IS NOT WITHIN A SPECIAL STUDIES  
 ZONE.

**FLOOD INFORMATION AND DRAINAGE:**  
 FEMA PANEL 0602452755A FLOOD ZONE C  
 THERE ARE NO FEMA MAPPED FLOODPLAINS OR FLOODWAYS  
 DRAINAGE SYSTEMS SHALL BE DESIGNED TO RCFC&WCD STANDARDS AND  
 CONVEY THE 100-YEAR STORM

ALL ONSITE DRAINAGE SHALL COMPLY WITH RIVERSIDE COUNTY DRAINAGE  
 AREA MANAGEMENT PLAN PRIOR TO DISCHARGE  
 PROPOSED ONSITE STORM DRAINS, SO DESIGNATED, SHALL BE OWNED AND  
 MAINTAINED BY RCFC&WCD WITHIN DEDICATED EASEMENTS.

**ARCHITECTURAL SITE PLAN:**  
 SEE ARCHITECTURAL SITE PLANS FOR THE FOLLOWING:  
 AREA DENSITY CALCULATIONS  
 AREA LABELING (COMMON, OPEN SPACE)  
 PARKING SPACE INFORMATION  
 LANDSCAPE AREA INFORMATION  
 BUILDING INFORMATION (ELEVATIONS, SQUARE FOOTAGE, ETC.)  
 CONCEPTUAL PLANTING PLAN

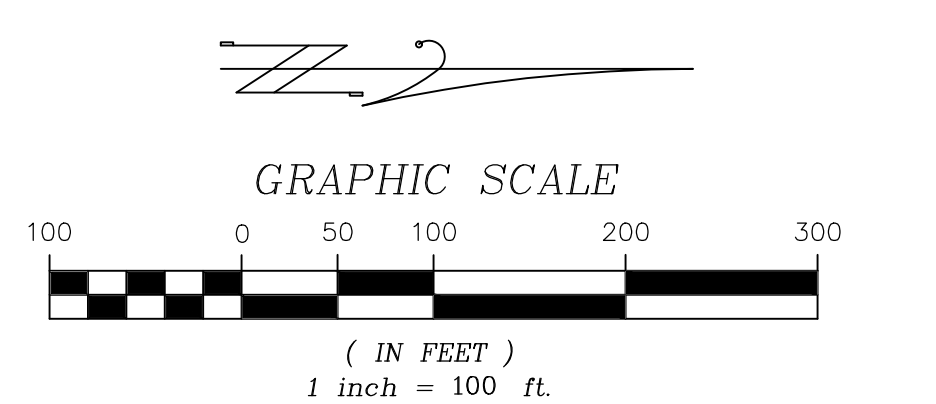
**MSHCP CONSERVATION AREA:**  
 SITE IS LOCATED WITHIN WRMSHCP CELL NO. 5879  
 (HANS00225)

**LEGAL DESCRIPTION:**  
 PARCELS 4 AND 7 THROUGH 12 OF PARCEL  
 MAP NO. 33691, COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA, AS PER MAP FILED IN  
 BOOK 242, PAGES 48 THROUGH 55 OF  
 PARCEL MAPS, IN THE OFFICE OF THE  
 COUNTY RECORDER, TOGETHER WITH THAT  
 CERTAIN CERTIFICATE OF CORRECTION  
 RECORDED FEBRUARY 15, 2018 AS  
 INSTRUMENT NO. 2018-058012 OF OFFICIAL  
 RECORDS, TOGETHER WITH THAT CERTAIN  
 CERTIFICATE OF CORRECTION RECORDED  
 OCTOBER 17, 2018 AS INSTRUMENT NO.  
 2018-0410743 OF OFFICIAL RECORDS.

**AIRPORT INFLUENCE AREA:**  
 SITE IS LOCATED WITHIN THE FRENCH VALLEY  
 AIRPORT INFLUENCE AREAS B2 AND D

**LEGEND & ABBREVIATION:**

R/W	RIGHT OF WAY
C	CENTERLINE
P	PROPERTY LINE
H.P.	HIGH POINT
L.P.	LOW POINT
G.B.	GRADE BREAK
F.S.	FINISHED SURFACE
F.G.	FINISHED GRADE
FL	FLOWLINE
AC.	ACREAGE
TPM	TPM BOUNDARY
Y 2:1	2:1 SLOPE (UNLESS OTHERWISE NOTED)
(1900)	EXISTING CONTOUR
1900	PROPOSED CONTOUR



SCHEDULE 'E'

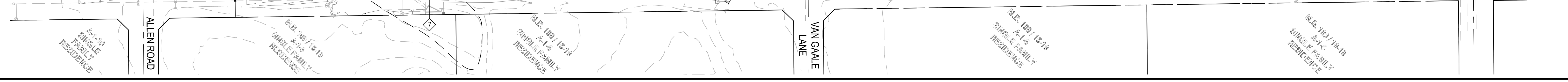
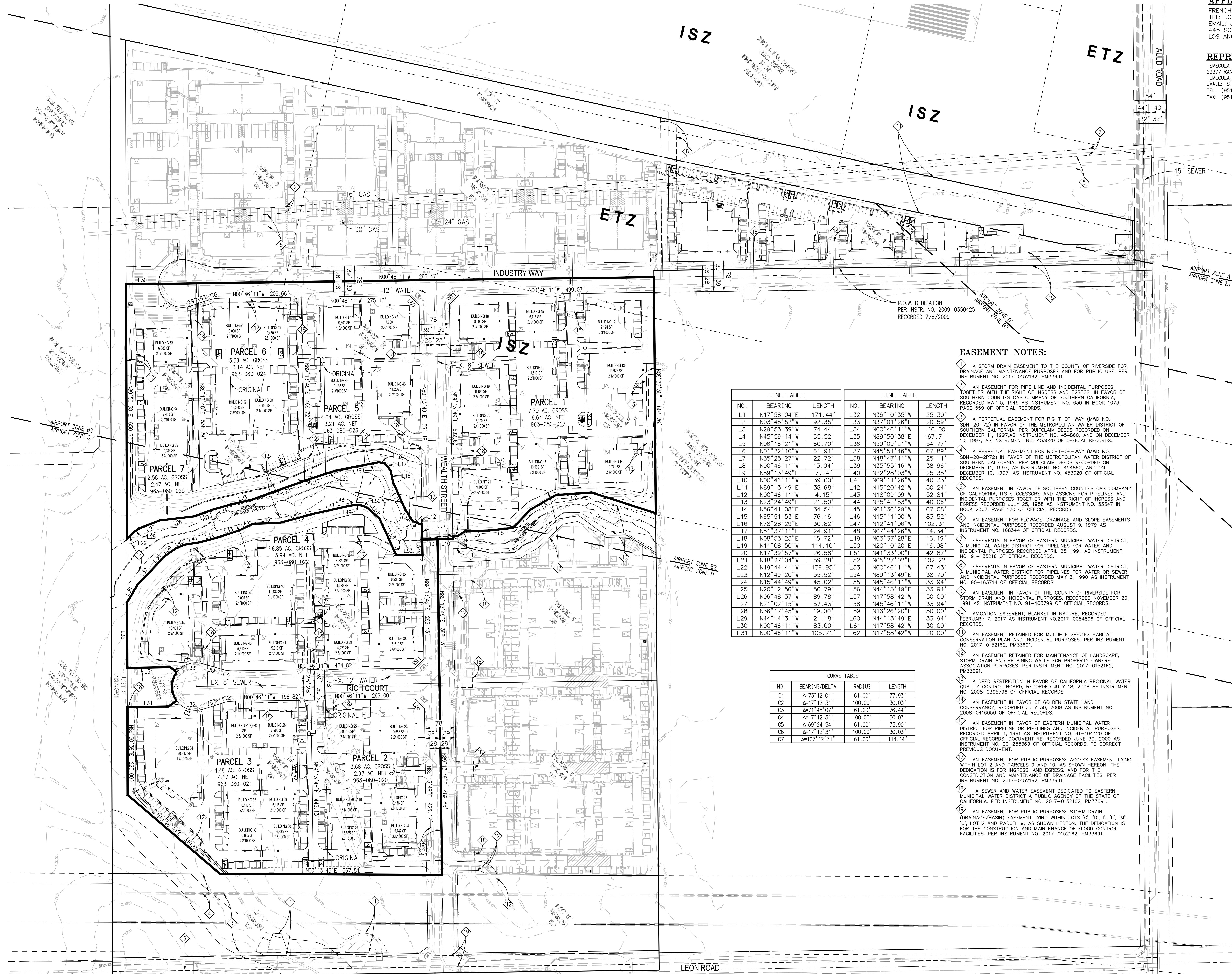
**TEC TEMECULA ENGINEERING CONSULTANTS, INC.**  
 LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS  
 29377 RANCHO CALIF. RD., SUITE 202, TEMECULA, CA 92591  
 \* TELEPHONE 951-676-1018 \* EMAIL stan.heaton@tecinc.net \*  
 DATE: 5/1/2025 JOB NO. 777-8

12/19/24	TEC	REVISD ACREAGE, REVISED PROPOSED LAND USE NOTE FOR CLARIFICATION
03/11/25	TEC	REVISED TO BE A WAIVED TENTATIVE PARCEL MAP

DATE	BY	MARK	REVISIONS	APPR	DATE
DESIGNED BY	SDH	DRAWN BY	TEC, INC	CHECKED BY	SDH
					COUNTY
					PAGE 1 OF 1

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N17°58'04"E	171.44'	L32	N36°10'35"W	25.30'
L2	N03°45'52"W	92.36'	L33	N37°01'26"E	20.59'
L3	N29°53'39"W	74.44'	L34	N00°46'11"W	110.00'
L4	N45°59'14"W	65.52'	L35	N89°50'38"E	167.71'
L5	N06°16'21"W	60.70'	L36	N59°09'21"W	54.77'
L6	N01°22'10"W	61.91'	L37	N45°51'46"W	67.89'
L7	N35°25'22"W	22.72'	L38	N48°47'41"W	25.11'
L8	N00°46'11"W	13.04'	L39	N35°55'16"W	38.96'
L9	N89°13'49"E	7.24'	L40	N22°28'03"W	25.35'
L10	N00°46'11"W	39.00'	L41	N09°11'26"W	40.33'
L11	N89°13'49"E	38.68'	L42	N15°20'42"W	50.24'
L12	N00°46'11"W	4.15'	L43	N18°09'09"W	52.81'
L13	N23°24'49"E	21.50'	L44	N25°42'53"W	40.06'
L14	N56°41'08"E	34.54'	L45	N01°36'29"W	67.08'
L15	N65°51'53"E	76.16'	L46	N15°11'00"W	83.52'
L16	N78°28'29"E	30.82'	L47	N12°41'06"W	102.31'
L17	N51°37'11"E	24.91'	L48	N07°44'26"W	14.34'
L18	N08°53'23"E	15.72'	L49	N03°37'28"E	15.19'
L19	N11°08'50"W	114.10'	L50	N20°10'20"E	18.08'
L20	N17°39'57"W	26.58'	L51	N41°33'00"E	42.87'
L21	N18°27'04"W	59.28'	L52	N65°27'02"E	102.22'
L22	N19°44'41"W	139.95'	L53	N00°46'11"W	67.43'
L23	N12°49'20"W	55.52'	L54	N89°13'49"E	38.70'
L24	N15°44'49"W	45.02'	L55	N45°46'11"W	33.94'
L25	N20°12'56"W	50.79'	L56	N44°13'49"E	33.94'
L26	N06°48'37"W	89.78'	L57	N17°58'42"W	50.00'
L27	N21°02'15"W	57.43'	L58	N45°46'11"W	33.94'
L28	N36°17'45"W	19.00'	L59	N16°26'20"E	50.00'
L29	N44°14'31"W	21.18'	L60	N44°13'49"E	33.94'
L30	N00°46'11"W	83.00'	L61	N17°58'42"W	30.00'
L31	N00°46'11"W	105.21'	L62	N17°58'42"W	20.00'

CURVE TABLE			
NO.	BEARING/Delta	RADIUS	LENGTH
C1	Δ73°12'01"	61.00'	77.93'
C2	Δ17°12'31"	100.00'	30.03'
C3	Δ71°48'07"	61.00'	76.44'
C4	Δ17°12'31"	100.00'	30.03'
C5	Δ89°24'54"	61.00'	73.90'
C6	Δ17°12'31"	100.00'	30.03'
C7	Δ107°12'31"	61.00'	114.14'





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – June 4, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Mussa Khiar Vice- Chair	2 <sup>nd</sup> District Marissa Gruytch	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.  
**OATH OF OFFICE**  
**ROLL CALL:** Members Present: Khiar, Gruytch, Clack, Sanchez

### 1.0 CONSENT CALENDAR

NONE

### 2.0 PUBLIC HEARINGS CONTINUED

NONE

### 3.0 PUBLIC HEARINGS – NEW

- 3.1 **TENTATIVE PARCEL MAP NO. 38923** – Applicant: Joe Poon – Engineer/Representative: Temecula Engineering Consultants Inc – Third Supervisorial District – Southwest Area Plan: Community Development: Business Park (CD: BP) – Rancho California Zoning Area – Zoning: Specific Plan (SP 265) Planning Area 2 – Location: North of Jolyn Road, south of Auld Road, east of Sky Canyon Road, and west of Leon Road – 32.73 Acres (Gross)  
**PROJECT DESCRIPTION:** The Tentative Parcel Map is a Schedule E subdivision of the 32.73 acres (gross) site for condominium purposes for the 44 buildings approved by PPT190020 on the subject parcels for subdivision. The subdivision is for condominium purposes only. All grading and other improvements are either already in place through recorded prior PM33691 or from the recently approved PPT190020. A waiver of final map is proposed due to the improvements already being completed and prior subdivisions that created the existing parcel boundaries. – APNs: 963-080-017, 963-080-020, 021, 022, 023, 024, and 025. – Project Planner: Russell Brady at 951-955-3025 or [rbrady@rivco.org](mailto:rbrady@rivco.org)
- Planning Commission Action:**  
Public Hearing: Closed
- Motioned by Commissioner Clack, 2<sup>nd</sup> by Commissioner Gruytch
- By vote of 4-0, Ruiz absent, the Planning Commission took the following actions:
- FOUND** No New Environmental Document is Required; and
- APPROVED** Tentative Parcel Map No. 38923, subject to the attached conditions of approval and modified at hearing.
- 3.2 **CHANGE OF ZONE NO. 2500016 (CZ2500016)** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section ( Section 15061(b)(3) – Applicant: Drill Tech Drilling & Shoring Inc. c/o Jeff Geist – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan. Community Development: Light Industrial (CD:LI), Rural Mountainous (CD:RM) – Location: North of Grand Avenue, West of Leon Road, and East Briggs Road – 132.74 Gross Acre Site – Zoning: Rural
- Planning Commission Action:**  
Public Hearing: Closed
- Motioned by Commissioner Clack, 2<sup>nd</sup> by Commissioner Gruytch
- By vote of 4-0, Ruiz absent, the Planning Commission recommends that the Board of Supervisors take the following actions:
- FIND** the Project is Exempt from the California Environmental Quality Act (CEQA); and

**PLANNING COMMISSION – REPORT OF ACTIONS – June 4, 2025**

Residential (R-R) **PROJECT DESCRIPTION:** Change of Zone No. 2500016 proposes to change a portion of the subject site’s zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC) in order to bring a portion site consistent with the current general plan land use designation of Light Industrial (LI). CEQA Exempt per State CEQA Guidelines Section 15061(b)(3). – Project Planner: Blanca Bernardino, (951) 955-6503, Email: [BBernardino@rivco.org](mailto:BBernardino@rivco.org)

**TENTATIVELY APPROVE** Change of Zone No. 2500016, to amend the zoning classification of the portion of the Project site from Rural Residential (R-R) to Manufacturing Service Commercial (M-SC).

4.1 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240038 (GPA240038) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240038 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Mountainous (R:RM) to Rural Community: Estate Density Residential (RC:EDR) **PROJECT DESCRIPTION:** To allow for submittal of an application for growing of grapes, the processing of grapes into wine, a winery, a wedding venue, and approximately 11-28 residential units. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240038 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Banning Heights District Zoning Area/District – The Pass Area Plan – Applicant: Robert Hardesty – Engineer / Representative: Terry Strom – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Mountainous (R:RM) – Location: north of Canyon Pl, east of Chisholm Trl, generally south of Oak Glen Rd, and generally west of Banning Sta – APN(s): 408-030-003 – 57.96 Gross Acres – Planning Contact: Victoria Gomez at [vicgomez@rivo.org](mailto:vicgomez@rivo.org) or (951) 955-9549.

**Planning Commission Action:**  
Public Hearing: Closed

- District 1 – Neutral
- District 2 – Support
- District 3 – Oppose
- District 4 – Neutral
- District 5 – Absent

**RECOMMENDED** that the General Plan Amendment No. 240038 move forward to the Board of Supervisors.

4.2 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 to change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR) **PROJECT DESCRIPTION:** To allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc on the newly designated Commercial Retail portion. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements

**Planning Commission Action:**  
Public Hearing: Closed

- District 1 – Support
- District 2 – Support
- District 3 – Neutral
- District 4 – Support
- District 5 – Absent

**RECOMMENDED** that the General Plan Amendment No. 240075 move forward to the Board of Supervisors.

**PLANNING COMMISSION – REPORT OF ACTIONS – June 4, 2025**

will be required if the proposed GPA240075 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Chuckwalla Area Zoning Area/District – Desert Center Area Plan – Applicant: Allen Grant c/o Grant Development – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Existing Zoning: C-P-S (Scenic Highway Commercial), N-A (Natural Assets), R- 3 (General Residential), and W-2-10 (Controlled Development Areas; 10-acres minimum) – Existing Land Use: Commercial Retail (CD: CR), Medium Density Residential (CD: MDR), Rural (OS: RUR), Rural Desert (R: RD), and Rural Residential (R: RR) – Location: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue – APN(s): 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004 – 335.63 Gross Acres – Planning Contact: Jordan Leffew at [jleffew@rivco.org](mailto:jleffew@rivco.org) or (951) 955-9721

4.3 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240033 **PROJECT DESCRIPTION:** To change the General Plan Foundation Component of nine (9) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240033 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representatives: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 52nd, east of Calhoun St, south of 53rd avenue and west of Jackson St – APN(s): 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006 – 216.22 Gross Acres – Planning Contact: Edward Lincoln at [elincoln@rivco.org](mailto:elincoln@rivco.org) or (951) 955-8514.

**Planning Commission Action:**

Public Hearing: Closed

- District 1 – Support
- District 2 – Support
- District 3 – Support
- District 4 – Support
- District 5 – Absent

**RECOMMENDED** that the General Plan Amendment No. 240033 move forward to the Board of Supervisors.

4.4 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 **PROJECT DESCRIPTION:** To change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC: EDR)

**PLANNING COMMISSION – REPORT OF ACTIONS – June 4, 2025**

to Community Development: Medium High Density residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for commercial and residential uses that include retail, restaurants, singlefamily homes, and duplex's. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240034 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representative: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR) – Location: north of 53rd Ave, east of Monroe St, south of 52nd Ave, and west of Arabia St – APN(s): 780-010-001 and 780-010-002 – 17.45 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

**Planning Commission Action:**

Public Hearing: Closed

District 1 – Support  
District 2 – Support  
District 3 – Support  
District 4 – Support  
District 5 – Absent

**RECOMMENDED** that the General Plan Amendment No. 240033 move forward to the Board of Supervisors.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

Public Comments Received

**7.0 DIRECTOR'S REPORT**

NONE

**8.0 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT: 10:17 A.M.**