

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



ITEM: 1.3
(ID # 28637)

MEETING DATE:
Tuesday, August 26, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Planning Commission Decisions 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 **October 2, 2024, October 23, 2024, November 6, 2024, November 20, 2024, December 9, 2024, January 15, 2025, January 29, 2025, February 5, 2025, and February 26, 2025**, as stated in the Report of Actions.


ACTION: Consent


John Hildebrand, Planning Director 8/14/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, 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: August 26, 2025
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 meetings will be taken as a single Report of Actions item for the Board of Supervisors’ consideration.

The Planning Commission considered and took the following actions as stated in these Report of Actions related to hearings dated **October 2, 2024, October 23, 2024, November 6, 2024, November 20, 2024, December 9, 2024, January 15, 2025, January 29, 2025, February 5, 2025, and February 26, 2025.**

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 file 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 these projects 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 – OCTOBER 2, 2024
- B. PLANNING COMMISSION REPORT OF ACTIONS – OCTOBER 23, 2024
- C. PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 6, 2024
- D. PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 20, 2024
- E. PLANNING COMMISSION REPORT OF ACTIONS – DECEMBER 9, 2024
- F. PLANNING COMMISSION REPORT OF ACTIONS – JANUARY 15, 2025
- G. PLANNING COMMISSION REPORT OF ACTIONS – JANUARY 29, 2025
- H. PLANNING COMMISSION REPORT OF ACTIONS – FEBRUARY 5, 2025
- I. PLANNING COMMISSION REPORT OF ACTIONS – FEBRUARY 26, 2025



Jason Farin, Principal Policy Analyst

8/19/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 2, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE - COMMISSIONER MICHELLE “SHELLIE” CLACK

ROLL CALL: Members Present: Sanchez, Ruiz, Gruytch, Clack, Awad
Members Absent: none

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **CONDITIONAL USE PERMIT NO. 03776 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: John Rowland of Prime Development representing S2A Modular Inc. – Second Supervisorial District – Lakeland Village – Community Elsinore Area Plan – Community Development: Mixed Use (CD:MU) Zoning: R-3 (General Residential), W-1 (Watercourse Area), R-R (Rural Residential), and C-1/C-P (General Commercial) – Location: Southwest corner of the Corydon Road and Union Street, within the Lakeland Village Community of unincorporated Riverside County. The Project site is located south of City of Lake Elsinore and north of City of Wildomar composed of two (2) parcels totaling 10.02 acres – **REQUEST:** Conditional Use Permit No. 03776 proposes a Tesla powered smart mobile home gated senior community for 55 and older, consisting of 71 detached mobile home units with 71 two car garages. The site improvements include but are not limited to street improvements and street dedication, road access, trash enclosure, bio-retention area, and landscaping. The amenities include a club house, swimming pool, spa, barbecue/picnic area, fire pit area, walking trail, and dog park. The project will require an administrative Lot Merger of parcels APN’s: 370-310-002 and 370-310-012. Project Planner: Haide Aguirre at 951-955-1006 or email at haguirre@rivoco.org. Item was continued from September 18, 2024.

Planning Commission Action:

Public Hearing: Open

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

ADOPTED A Mitigated Negative Declaration (SCH2024090305); and,

APPROVED Conditional Use Permit No. 03776 subject to the advisory Notification Document and Conditions of Approval

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN NO. 230049 (PPT230049), TENTATIVE TRACT MAP NO. 38895 (TTM38895), GENERAL PLAN AMENDMENT NO. 230009 (GPA230009), AND CHANGE OF ZONE NO. 2300031 (CZ2300031)** – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: Northeast of Lawson Road, and west of Temescal Canyon Road – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** PPT230049 is a proposal to build a 180,000 sq ft industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq ft) and Tenant Space

Planning Commission Action:

Public Hearing: Closed

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

ADOPT Planning Commission Resolution No. 2024-10; and,

The Planning Commission recommends the Board of Supervisors take the following actions:

ADOPT The Mitigated Negative Declaration; and,

PLANNING COMMISSION – REPORT OF ACTIONS – October 2, 2024

B (104,000 sq ft) The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. Tenant Space A is for the manufacture of plastic parts (thermoplastic elastomer [TPE]) by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motocross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.22 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37 acres) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (CPS) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895 – APNs:283-260-020, 283-18 Project Planner Jose Merlan (951) 955-0314 or email at jmerlan@rivco.org.

TENTATIVELY APPROVE General Plan Amendment No. 230009; and,

TENTATIVELY APPROVE Change of Zone No. 2300031; and,

APPROVE Tentative Tract Map No. 38895 subject to the advisory notification document and conditions of approval as modified; and,

APPROVE Plot Plan No. 230049 subject to the advisory notification document and conditions of approval.

3.2 CONDITIONAL USE PERMIT No. 230007 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15063 – Applicant: Don Shiveley (Quick Quack Carwash) Engineer/Representative: Kimley-Horn c/o Leticia Alvarez – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD:CR) – Location: South of Van Buren Boulevard., north of Krameria Avenue., east of Washington Street, and west of Gardner Avenue – 1.31 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 23007 is a proposal for a 3,596 sq ft car wash facility with new sidewalks, three (3) drive aisles, landscaping, vacuum stations, and existing parking spots on a single 1.31 acre lot – APN: 274-040-049 – Project Planner: Jake Roberts at (951) 955-3107 or email at jroberts@rivco.org.

Planning Commission Action:
Public Hearing: Open

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

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

APPROVED Conditional Use Permit No. 230007 subject to the advisory notification document and conditions of approval as modified.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:
NONE

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 10:30 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 23, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE COMMISSIONER MICHELLE “SHELLIE” CLACK

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

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **TENTATIVE TRACT MAP NO. 36467, REVISION NO. 1 – No New Environmental Documentation Required** – (EIR 380) – Applicant: San Pedro Farms-Rancon – Engineer/Representative: X Engineering c/o Puneet Comar – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area – Community Development: Commercial Retail (CD: CR) – High Density Residential (CD: HDR) – Medium Density Residential (CD: MDR) – Public Facilities (CD: PF) – Open Space-Conservation (OS: C) – Open Space-Recreation (OS: R) – Location: West of Eucalyptus Road, south of Ano Crest Drive, and north of Holland Road – 158.81 Gross Acres – Zoning: Specific Plan No. 293 (SP00293 – PA54A, PA54B, PA55 thru PA61) – **REQUEST:** Tentative Tract Map 36467 Revision No. 1 is a proposal for a subdivision of 158.81 gross acres into 396 single-family residential lots and 21 other lots for parks, natural open space, expanded landscape areas, drainage, and for future school, commercial and High Density Residential Development. The Tentative Tract Map Revision would be focused on the increase of 15 residential lots and to modify street and open space design primarily. The proposal increases the park area to 9.6 acres and reduces the streets and alleys by 322,000 sq ft – APN: 466-350-019 – Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. Item was continued from September 18, 2024.

Planning Commission Action:

Public Hearing: Closed

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

FOUND that no new environmental document is required (EIR380); and,

APPROVED Tentative Tract Map 36467 Revision No. 1 subject to the advisory Notification Document and Conditions of Approval

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **CHANGE OF ZONE NO. 2300004 – TENTATIVE TRACT MAP NO. 38605 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Mitch Adkison – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) – Lake Mathews Zoning District – Zoning: Light Agriculture, ten-acre minimum (A-1-10) – Location: North of El Sobrante Road, east of McAllister Street, and south of Travertine Drive – 95.96 acres - **REQUEST:** Change of Zone No. 2300004 is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to

Planning Commission Action:

Public Hearing: Closed

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

ADOPT Mitigated Negative Declaration; and,

TENTATIVELY APPROVE Change of Zone 2300004; and,

PLANNING COMMISSION – REPORT OF ACTIONS – October 23, 2024

One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000). Tentative Tract Map No. 38605 is a proposal for a Schedule “A” subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq ft and 32 lots for open space, drainage, and slopes. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005 – Project Planner: Russell Brady at (951) 955-3025 or via email at rbrady@rivco.org.

APPROVE Tentative Tract Map No. 38605 subject to the advisory notification document and conditions of approval.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240037 (GPA240037) Foundation Component** – Applicant: Antonio Castaneda – Engineer/Representative: Yesenia Andrade c/o Lake Perris Realty – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Rural Community (RC) – Location: North of Deprad Street, east of Meadow Lane, south of Mundo Avenue, and west of Forrest Drive – 20 Gross Acres – Existing Zoning: R-R (Rural Residential) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240037 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Rural Community: Very Low Density Residential (RC-VLDR). 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 GPA240037 is initiated by the Board of Supervisors. – APN: 325-080-019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240037 move forward to the Board of Supervisors.

4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component** – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). 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 GPA240067 is initiated by the Board of Supervisors – APN: 345-020-003– Project Planner: Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240067 move forward to the Board of Supervisors.

4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240042 (GPA240042) Foundation Component** – Applicant: Jack Herrill c/o PJP CHI, L.P. – Engineer / Representative: Kumail Raza c/o EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component – Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Placentia Street, east of Patterson Avenue, south of Rider Street, and west of Harvill Avenue – 17.2 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) and A-1-1 (Light Agriculture, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

PLANNING COMMISSION – REPORT OF ACTIONS – October 23, 2024

whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP). 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 GPA240042 is initiated by the Board of Supervisors. – APN: 317-230-018 through -023 and 317-230-049 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

RECOMMEND That General Plan Amendment No. 240042 move forward to the Board of Supervisors.

4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240049 (GPA240049) Foundation Component** – Applicant: Tyler Banton c/o LI Acquisitions LLC – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: Southwest corner of Orange Avenue and Webster Avenue – 19.07 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240049 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP). 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 GPA240049 is initiated by the Board of Supervisors. – APN: 322-240-016 through -019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240049 move forward to the Board of Supervisors.

4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240063 (GPA240063) Foundation Component** – Applicant: Scott Smith – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lemon Avenue, east of Valview Avenue, south of Orange Avenue, and west of Webster Avenue – 58.92 Gross Acres – Existing Zoning: R-R-2.5 (Rural Residential, 2.5-acre minimum), A-1-2.5 (Light Agriculture, 2.5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), A-1-10 (Light Agriculture, 10-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240063 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) and Rural Community: Estate Density Residential (RC:EDR) to Community Development: Business Park (CD:BP). 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 GPA240063 is initiated by the Board of Supervisors. – APN: 322-224-006, 322-224-009 through -011 and 322-240-020 through 022 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240063 move forward to the Board of Supervisors.

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240012 (GPA240012) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land Inc. –

Planning Commission Action:
Public Hearing: Closed

PLANNING COMMISSION – REPORT OF ACTIONS – October 23, 2024

Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Kenton Lane, south of Cajalco Road, and west of Patterson Avenue – 9.77 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240012 to change the General Plan Foundation Component of one (1) parcel from Rural Community-Very Low Density Residential (RC-VLDR) to Community Development: Light Industrial (CD: LI). 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 GPA240012 is initiated by the Board of Supervisors – APN: 317-150-006 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240012 move forward to the Board of Supervisors.

4.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Light Industrial (CD:LI). 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 GPA240082 is initiated by the Board of Supervisors – APN: 317-220-009 through -013 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240082 move forward to the Board of Supervisors.

4.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240059 (GPA240059) Foundation Component** – Applicant: Jeremy Mape c/o Western Realco – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) and Community Development (CD) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Seaton Avenue, south of Cajalco Road, and west of Patterson Avenue – 8.46 Gross Acres – Existing Zoning: R-A-1 (Rural Agricultural, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240059 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC:VLDR) and Community Development: Light Industrial (CD:LI) to

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240059 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – October 23, 2024

Community Development: Light Industrial (CD:LI). 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 GPA240059 is initiated by the Board of Supervisors – APN: 317-150-060. Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 12:34 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

1st District
Mussa Khiar

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE COMMISSIONER MUSSA KHIAR

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

1.0 CONSENT CALENDAR:

1.1 ADOPTION OF THE 2025 PLANNING COMMISSION CALENDAR

Planning Commission Action:

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

APPROVED The 2025 Planning Commission Calendar.

1.2 VACATE THE DECEMBER 4, 2024, PLANNING COMMISSION MEETING AND ADD DECEMBER 9, 2024, MEETING DATE TO BE HEARD AT 4080 LEMON ST RIVERSIDE CA 92501 AT 9:00AM

Planning Commission Action:

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

APPROVED The vacated date and adding the December 9, 2024 date.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component) – Applicant: Industrial VI Enterprises, LLC c/o John Grace – Engineer/Representative: EPD Solutions, c/o Selena Kelaher – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Community Development (CD); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 58.59+/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) & Rural Residential ½ Acre Minimum (R-R-½) – **REQUEST:** The applicant of General Plan Amendment No. 240005 (GPA240005) is making a request to the County of Riverside to change the General Plan Foundation Component of 23 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240005 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – November 6, 2024

with applicable policies, findings, and other factors will be required if the proposed GPA240005 is initiated by the Board of Supervisors – APN: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail twheeler@rivco.org.

4.2 INITIATION OF GENERAL PLAN AMENDMENT NO. 240027 (Foundation Component) – Applicant: Hill Investment Enterprises, c/o Austin Hill – Engineer/Representative: T&B Planning, c/o Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 10.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-A-1) and Rural Agricultural 1-Acre Minimum (R-A-1) – **REQUEST:** The applicant of General Plan Amendment No. 240027 (GPA240027) is making a request to the County of Riverside to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail twheeler@rivco.org.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240027 move forward to the Board of Supervisors.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public comments received.

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 10:59 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

1st District
Mussa Khiar

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Ruiz, Gruytch, Khiar, Sanchez
Members Absent: Clack

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 PLOT PLAN NO. 220003 (PPT220003) – No Further California Environmental Quality Act (CEQA) documentation Required – Applicant: Majestic Freeway Business Center – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – March Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Westerly of Harvill Avenue, southerly of Oleander Avenue, northerly of Markham Street, and easterly of Decker Road/Ellsworth Street – 14.24 Acres (Gross) – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 220003 is a proposal for the construction and operation of a total of 249,136 sq ft warehouse/ distribution/ manufacturing development on 14.24-acres – APNs: 314-040-013, 314-040-014, 314-040-015, 314-040-021, 314-040-023, 314-040-024, 314-040-025, 314-040-026, 314-040-028, 314-040-031 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

Planning Commission Action:

Public Hearing: Closed

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

FOUND That No New Environmental Documentation is Required; and,

APPROVED Plot Plan No. 220003, subject to the conditions of approval.

Planning Commission Action:

Public Hearing: Closed

3.2 GENERAL PLAN AMENDMENT No. 210003, CHANGE OF ZONE No. 2100010, TENTATIVE PARCEL MAP No. 38113 and PLOT PLAN No. 210015 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Hamo Rostamian Engineer/Representative: Denise Goodman – Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) and Community Development: Medium Density Residential (CD:HDR) – Location: North of Hidden River Road, south of 42nd Avenue, east of Washington Street, and west of Calico Glen Drive – 2.44 acres – Zoning: General Residential (R-3-2,000) and One-Family Dwellings (R-1-12,000) – **REQUESTS:** General Plan Amendment No. 210003 proposes to change the property's Land Use Designation to Community Development: Mixed Use (CD:MU). Change of Zone No. 2100010 proposes to change the zone for the property to Mixed Use (MU) and Tentative Parcel Map No. 38113 proposes to subdivide one (1) lot into two (2) lots; Plot Plan No. 210015 proposes the construction of a new, single-story daycare center to comprise 9,990 sq ft of floor area and maximum enrollment of 166 children, in conjunction with new playground area, landscaping, lighting and parking facilities – APN: 609-020-024 – Project Planner Jose Merlan at (951) 955 – 0314 or email at jmerlan@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 action:

ADOPTED Planning Commission Resolution No. 2024-011; and

ADOPTED a Mitigated Negative Declaration; and,

TENTATIVELY APPROVE General Plan Amendment No. 210003; and,

TENTATIVELY APPROVE Change of Zone No. 2100010; and,

APPROVE Tentative Parcel Map No. 38113; and,

APPROVE Plot Plan No. 210015, subject to conditions of approval.

3.3

CHANGE OF ZONE NO. 2300032 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Koll Development – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community Estate Density Residential (RC-EDR) – Location: North of Summitville Street and east of Warren Road – 5.05 Acres – Zoning: Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) – **REQUEST:** Change of Zone No. 2300032 is a proposal to change the zoning classification of the 5.05 acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area – Winery District that it is within APN: 915-690-007 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

FOUND That No New Environmental Document is Required; and,

TENTATIVELY APPROVE Change of Zone No. 2300032

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component) – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) This item is being **CONTINUED OFF CALENDAR** per applicant request.

Planning Commission Action:

Public Hearing: Open

The Planning Commission took the following action:

CONTINUED off calendar.

4.2 INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: North of Avenue D, east of Cole Avenue, south of Markham Street, and generally west of Ravenwood Drive – 103± Gross Acres – Existing Zoning: Very Low Density Residential (VLDR).

Planning Commission Action:

Public Hearing: Open

The Planning Commission took the following action:

CONTINUED off calendar.

GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail twheeler@rivco.org.

PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024

- 4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component** – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Avenue C, east of Wood Road, south of Markham Street, and generally west of Markham Street – 97.25 Gross Acres – Existing Zoning: Very Low Density Residential (VLDR). This item is being continued per applicant request.
- Planning Commission Action:**
Public Hearing: Open
- The Planning Commission took the following action:
CONTINUED off calendar.
- 4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240044 (GPA240044) Foundation Component** – Applicant: Sam Chebeir c/o Westates Holdings LLC – Engineer / Representative: Aaliyah Webb c/o Albert A. Webb Associates – Second Supervisorial District – Lake Mathews Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Open Space (OS) - Proposed: Community Development (CD) – Location: North of Silverton Court, east of Eagle Canyon Road, south of La Sierra Ave, and west of La Sierra Ave – 36.09 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5 acre minimum) & R-A-1 (Residential Agriculture, 1-acre minimum).
- Planning Commission Action:**
Public Hearing: Closed
- The Planning Commission recommendations were as follows:
District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support
- The Planning Commission took the following action:
RECOMMEND That General Plan Amendment No. 240044 (GPA240044) move forward to the Board of Supervisors.
- 4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1-Acre Minimum (R-R-1)
- Planning Commission Action:**
Public Hearing: Closed
- The Planning Commission recommendations were as follows:
District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support
- The Planning Commission took the following action:
RECOMMEND That General Plan Amendment No. 240004 (GPA240004) move forward to the Board of Supervisors.
- 4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) Foundation Component** – Applicant: Edward Divita c/o Discovery Land Co. – Engineer / Representative: Les Johnson c/o T&B Planning, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning Area/District – Eastern Coachella Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Open Space (OS) - Proposed: Community Development (CD) – Location: North of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street – 173.85 Gross Acres – Existing Zoning: R-1-20000 (One-Family Dwellings) R-A-2 (Residential Agriculture, 2 acre minimum), R-5 (Open Area Combining Zone - Residential Developments).
- Planning Commission Action:**
Public Hearing: Closed
- The Planning Commission recommendations were as follows:
District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support
- The Planning Commission took the following action:
RECOMMEND That General Plan Amendment No. 240010(GPA240010) move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024

4.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240064 (GPA240064) Foundation Component** – Applicant: Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline Lan Doan – Engineer / Representative: Mitch Adkison c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Krameria Avenue, east of Gardner Avenue, south of Van Buren Boulevard, and west of Porter Avenue – 3.76 Gross Acres – Existing Zoning: C-P-S (Scenic Highway Commercial).

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240064 (GPA240064) move forward to the Board of Supervisors.

4.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240066 (GPA240066) Foundation Component** – Applicant: Lawrence Canale – Engineer / Representative: Michael Brhel – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Community Development (CD) - Proposed: Community Development (CD) – Location: North of Van Buren Boulevard, east of King Avenue, south of Tava Lane, and west of Washington Street – 9.42 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1 acre minimum) & C-P-S (Scenic Highway Commercial).

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240066 (GPA240066) move forward to the Board of Supervisors.

4.9 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240070 (GPA240070) Foundation Component** – Applicant: Armando Benitez c/o Brandon’s Diner – Engineer / Representative: Mitch Adkinson c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue – 3.45 Gross Acres – Existing Zoning: R-A (Residential Agriculture) & C-R (Rural Commercial).

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240070 (GPA240070) move forward to the Board of Supervisors.

4.10 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240077 (GPA240077) Foundation Component** – Applicant: Luis Mejia – Engineer / Representative: Alan Hillwig c/o Hillwig-Goodrow, Inc. – Second Supervisorial District – Gavilan Hills Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of El Baquero Road, east of Fort Lauderdale Lane, south of Los Beceros, and west of La Barranca Road – 66.77 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2 ½ acre minimum).

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240077 (GPA240077) move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
Public comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:
ADJOURNMENT: 1:49 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – December 9, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Mussa Khiar

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Ruiz, Gruytch, Clack, Khiar
Members Absent: Sanchez

1.0 CONSENT CALENDAR:

1.1 ELECTION OF THE PLANNING COMMISSION CHAIRMAN

Planning Commission Action:

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

APPROVED Election of the Planning Commission Chairman

1.2 ELECTION OF THE PLANNING COMMISSION VICE-CHAIRMAN

Planning Commission Action:

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

APPROVED Election of the Planning Commission Vice-Chairman

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

GENERAL PLAN AMENDMENT NO. 220004, CHANGE OF ZONE NO. 2200013 and PLOT PLAN NO. 220022 – Intend to Certify an Environmental Impact Report - Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – Fourth Supervisorial District – Thousand Palms District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI), Community development: Medium Density Residential (CD:MDR) – Location: East of Rio del Sol Road, north of 30th Avenue, west of Robert Road and south of Vista Chino – 82.99 Acres – Zoning: Manufacturing – Service Commercial (M-SC) and Residential Agricultural (R-A) – **REQUEST:** The General Plan Amendment is a proposal to change the land use designation of the eastern parcel of the project site (APN 648-150-034) from Medium Density Residential (MDR) to Light Industrial (LI). The western parcel of the project site (APN 648-150-035) would remain as Light Industrial (LI). The Change of Zone is a proposal to change the zoning classification on the eastern parcel of the project site (APN 648-150-034) from Residential Agricultural (R-A) to Manufacturing – Service Commercial (M-SC). The western parcel of the project site (APN 648-150-035) would

Planning Commission Action:

Public Hearing: Closed

By Vote 4-0

The Planning Commission took the following action: Adopted Planning Commission Resolution No. 2024-02; and;

RECOMMEND That the Board of Supervisors take the following actions:

ADOPT a resolution certifying the environmental impact report (EIR) and,

TENTATIVELY APPROVE General Plan Amendment No. 220004; and,

TENTATIVELY APPROVE Change of Zone No. 2200013; and,

APPROVE Plot Plan No. 220022 Subject to Conditions of Approval and Advisory Notification Document.

PLANNING COMMISSION – REPORT OF ACTIONS – December 9, 2024

remain as Manufacturing – Service Commercial (M-SC). The Plot Plan is a proposal for the construction and operation of a total of 1,238,992 sq ft warehouse/distribution/manufacturing development on 82.99-acres. – APNs: 648-150-034, 648-150-035. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

CHANGE OF ZONE NO. 2400054 (CZ2400054) and CONDITIONAL USE PERMIT NO. 210136 (CUP210136) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3)(Common Sense/General Rule) – Applicant: Dhaliwal, Kirpal – Palo Verde Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Zoning: Scenic Highway Commercial (C-P-S) – Location: north of Interstate-10 and Black Rock Road, and west of Mesa Drive – 13.75 Acres – Fourth Supervisorial District – Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section 18.48.C to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station - APN: 818-260-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

Planning Commission Action:

Public Hearing: Closed

By vote 4-0

The Planning Commission took the following action:

RECOMMEND That the Board of Supervisors take the following actions:

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

TENTATIVELY APPROVE Change of Zone No. 2400054

APPROVE Conditional Use Permit No. 210136 Subject to the Conditions of Approval and Advisory Notification Document.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:
NONE

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
Public comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:
ADJOURNMENT: 10:59 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JANUARY 15, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Mussa Khiar
Vice- Chair

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez

5th District
Romelio Ruiz
Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Sanchez, Gruytch, Clack, Khiar
Members Absent: Ruiz

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 CHANGE OF ZONE NO. 2200029 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR319) – Applicant: Chris Courtney, KB HOME – Engineer/Representative: David Currington – Fifth Supervisorial District – Perris Reservoir and Nuevo Area District – Lakeview/Nuevo Area Plan – Land Use: Medium Density Residential (CD:MDR), Conservation (OS:C), Recreation (OS:R), Rural Residential (R:RR) – Zoning: Specific Plan No. 246 McCanna Hills – Location: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue – 57.3 Gross Acres – **REQUEST:** Change of Zone No. 2200029 is a proposal to establish the zoning boundaries within Specific Plan No. 246 for planning areas 1, 2A, 2B, 3A, and 4 – APN: 307-410-013, 307-410-014 – Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

Planning Commission Action:
Public Hearing: Open

Item was continued to February 5th, 2025.

3.2 FIRST EXTENSION of TIME for TENTATIVE TRACT MAP NO. 36784 – Applicant: Mehraban Buicki (Base Construction Inc.) – Owner: Mehra Mehraban Buicki (Base Construction Inc.) – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Misanca, South of Monte Verde Road, West of Cebalo Street – 10.08 Acres – Zoning: to One-Family Dwellings (R-1) - APN: 917-310-034, 917-310-035 – **APPROVED PROJECT DESCRIPTION:** Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. **REQUEST:** FIRST EXTENSION of TIME for TENTATIVE TRACT MAP NO. 36784, extending the expiration date to April 28th, 2027 – Project Planner: Jake Roberts at 951-955-3107 or email at JRoberts@rivco.org

Planning Commission Action:
Public Hearing: Closed

By vote 4-0

The Planning Commission took the following action:

APPROVED First Extension of Time for Tentative Tract Map No 36784 as modified at hearing.

PLANNING COMMISSION – REPORT OF ACTIONS – JANUARY 15, 2025

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Avenue C, east of Wood Road, south of Markham Street, and west of Cole Ave. – 97.25± Gross Acres – Existing Zoning: A-1-1 (Light Agricultural), R-A-1 (Residential Agricultural) – Existing Land Use: Very Low Density Residential (VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development – Medium Density Residential (CD:MDR). 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 GPA240050 is initiated by the Board of Supervisors. – APN: 321-090-004, -007, -008, -009, -026, and -052. – Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240050 move forward to the Board of Supervisors.

4.2 INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: north of Avenue D, east of Cole Avenue, south of Markham Street, and generally west of Ravenwood Dr. – 103± Gross Acres – Existing Zoning: A-1-1 (Light Agriculture) – Existing Land Use: Very Low Density Residential (RC:VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR) & Open Space: Conservation (OS:C). Additional development applications and review by

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240041 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – JANUARY 15, 2025

the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240041 is initiated by the Board of Supervisors. – APN: 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002 – Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

4.3 INITIATION OF GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) Foundation Component – Applicant: Mike Cho c/o TRG Land Inc – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development – Location: north of Lawson Road, east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road – 56.5 Gross Acres – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum) – Existing Land Use: RC:EDR (Rural Community: Estate Density Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF). 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 GPA240020 is initiated by the Board of Supervisors. – APN: 283-150-016 and -048 & 283-170-018, -019, and -020 – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240020 move forward to the Board of Supervisors.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public comments received.

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 10:40 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 5, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Mussa Khiar
Vice- Chair

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez

5th District
Romelio Ruiz
Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Sanchez, Gruytch, Clack, Khiar, Ruiz

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 SPECIFIC PLAN NO. 343 AMENDMENT NO. 3, GENERAL PLAN AMENDMENT NO. 230005, CHANGE OF ZONE NO. 2300013 – Applicant: H.N. & Frances C. Berger Foundation– Douglas Vance – Representative: MSA Consulting, Inc. – Christopher Brizuela – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Commercial Retail (CD: CR), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 450 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment (SPA00343A03) is a proposal to amend the existing Specific Plan with a variety of updates to the land use plan to facilitate the development of uses and repurposing portions of the project with entertainment, hospitality and food/beverage uses that better complement the existing arena/iceplex. The amendment will combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 (Golf Course) and PA-4 (Mixed Use); and a boundary adjustment between PA-1 (Golf course) and PA-3 (Golf View Hotel). The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the

Planning Commission Action:
Public Hearing: Open

Item was continued to February 5th, 2025.

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

General Plan to match those as proposed by the Specific Plan Amendment. The Change of Zone (CZ2300013) is a proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. – APNs: 695-100-17, 695-100-001, 695-100-003 695-100-004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695-100-023, 695-100-024, & 695-100-025. – Project Planner: Jose Merlan (Principal Planner); 951-955-0314; jmerlan@rivco.org.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240006 (GPA240006)** Foundation Component – Applicant: Ross Yamaguchi c/o Highpointe Communities Inc.– Engineer/Representative: Frank Coyle c/o CASC Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Scott Road, east of Beeler Road, south of Loretta Avenue, west of Ashford Lane – 39.09 Gross Acres – Existing Zoning: Rural Residential (R-R) – Existing Land Use: Rural: Rural-Residential (R: R-R) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240006 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural-Residential (R: R-R) to Community Development: Medium Density Residential (CD: MDR). If the initiation is approved, the applicant intends to apply for a Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from Rural Residential (R-R) to Planned Residential (R-4). 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 GPA240006 is initiated by the Board of Supervisors. – APN: 466-250-007 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

RECOMMEND That General Plan Amendment No. 240006 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

4.2 INITIATION OF GENERAL PLAN AMENDMENT NO.

240028 (GPA240028) Foundation Component – Applicant: Timothy Ison c/o Hyman Family Trust – Engineer/Representative: Frank Coyle c/o CASC Engineering – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Garbani Road, east of La Ventana Road, south of York Lane, west of Brandon Lane – 38.9 Gross Acres – Existing Zoning: Light Agriculture, 5-acre minimum (A-1-5) – Existing Land Use: Rural Community: Estate Density Residential (RC: EDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240028 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR). If the initiation is approved, the applicant intends to apply for a Tentative Tract Map (TTM) to allow for a subdivision of the 38.9-acre site into 195 residential lots to reach a target density of 5 dwelling units per acre. 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 GPA240028 is initiated by the Board of Supervisors. – APN: 466-130-036 through -039 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

RECOMMEND That General Plan Amendment No. 240028 move forward to the Board of Supervisors.

4.3 INITIATION OF GENERAL PLAN AMENDMENT NO.

240011 (GPA240011) Foundation Component – Applicant: John Miller c/o Revival Christian Fellowship – Engineer/Representative: Chris Morlok c/o SDH & Associates – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Scott Road, east of El Centro Lane, south of Wickerd Road, west of Leon Road – 38.46 Gross Acres – Existing Zoning: Light Agriculture, 5-acre minimum (A-1-5) – Existing Land Use: Rural: Rural Residential (R:R-R) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240011 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural-Residential (R: R-R) to Community Development: Medium Density Residential (CD: MDR). 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 GPA240011 is initiated by the Board of Supervisors. – APN: 466-220-034 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240011 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

4.4 INITIATION OF GENERAL PLAN AMENDMENT NO. 240021

(GPA240021) Foundation Component – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer/Representative: Brian Taylor c/o Warmington Residential – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Keller Road, east of Leon Road, south of Sunny Hills Drive, west of Viculin Lane – 78.19 Gross Acres – Existing Zoning: Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural (R-A), Residential Agricultural, 1.5-acre minimum (R-A-1.5) – Existing Land Use: Rural Community: Estate Density Residential (RC: EDR), Rural Community: Low Density Residential (RC: LDR), and Rural Community: Very Low Density Residential (RC: VLDR)– REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC-EDR), Rural Community: Low Density Residential (RC-LDR), Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR). If the initiation is approved, the applicant intends to apply for a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site with a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors. – APN: 472-090-001 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

RECOMMEND That General Plan Amendment No. 240021 move forward to the Board of Supervisors.

4.5 INITIATION OF GENERAL PLAN AMENDMENT NO. 240029

(GPA240029) Foundation Component – Applicant: Grant Becklund c/o Grant Becklund Civil Engineering – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Meadowgate Lane, east of Brandon Lane, south of Garbani Road, west of Leon Road – 16.7 Gross Acres – Existing Zoning: Rural Residential (R-R) – Existing Land Use: Rural Community: Estate Density Residential (RC: EDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240029 to change the General Plan Foundation Component of four (4) parcel from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium Density Residential (CD: MDR). If the initiation is approved, the applicant intends to apply for a Tentative Tract Map (TTM) to allow for a subdivision of the 20-acre site into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet. 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

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

RECOMMEND That General Plan Amendment No. 240029 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

required if the proposed GPA240029 is initiated by the Board of Supervisors. – APN: 466-210-021 through -024 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

4.6 INITIATION OF GENERAL PLAN AMENDMENT NO. 240056

(GPA240056) Foundation Component – Applicant: Grant Becklund c/o Grand Becklund Civil Engineering – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Keller Road, east of Hwy 79/Winchester Road, south of Coventry Lane, west of Washington Street – 5.06 Gross Acres – Existing Zoning: Light Agriculture, 5-acre minimum (A-1-5) – Existing Land Use: Rural Residential (R-R) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240056 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: R-R) to Community Development: Commercial Retail (CD: CR). If the initiation is approved, the applicant intends to apply for a Plot Plan Permit (PPT) to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from Light Agriculture, 5-acre minimum (A-1-5) to General Commercial (C-1/C-P). 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 GPA240056 is initiated by the Board of Supervisors. – APN: 472-110-024 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

RECOMMEND That General Plan Amendment No. 240056 move forward to the Board of Supervisors.

4.7 INITIATION OF GENERAL PLAN AMENDMENT NO. 240078

(GPA240078) Foundation Component – Applicant: Heide McBroom c/o Heritage27 Management – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Scott Road, east of El Centro Lane, south of Wickerd Road, west of Leon Road – 152.99 Gross Acres – Existing Zoning: Light Agricultural, 5-acre minimum (A-1-5) – Existing Land Use: Rural Residential (R-R) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240078 to change the General Plan Foundation Component of six (6) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD:HDR). If the initiation is approved, the applicant intends to apply for a housing project that will include 831 dwelling 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 GPA240078 is initiated by the Board of Supervisors. – APN: 466-220-009, -013 through -016 and 466-220-033 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

RECOMMEND That General Plan Amendment No. 240078 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 10:30 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 5, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Mussa Khiar
Vice- Chair

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez

5th District
Romelio Ruiz
Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Sanchez, Gruytch, Clack, Khiar, Ruiz

**1.0 CONSENT CALENDAR:
NONE**

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 SPECIFIC PLAN NO. 343 AMENDMENT NO. 3, GENERAL PLAN AMENDMENT NO. 230005, CHANGE OF ZONE NO. 2300013 – Applicant: H.N. & Frances C. Berger Foundation– Douglas Vance – Representative: MSA Consulting, Inc. – Christopher Brizuela – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Commercial Retail (CD: CR), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 450 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment (SPA00343A03) is a proposal to amend the existing Specific Plan with a variety of updates to the land use plan to facilitate the development of uses and repurposing portions of the project with entertainment, hospitality and food/beverage uses that better complement the existing arena/Iceplex. The amendment will combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 (Golf Course) and PA-4 (Mixed Use); and a boundary adjustment between PA-1 (Golf course) and PA-3 (Golf View Hotel). The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The Change of Zone (CZ2300013) is a

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Planning Commission Resolution NO. 2024-013

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

CONSIDER ADDENDUM No. 2 to Environmental Impact Report No. 470; and,

TENTATIVELY APPROVE General Plan Amendment No. 230005; and,

TENTATIVELY APPROVE Amendment No. 3 to Specific Plan No. 343; and,

TENTATIVELY APPROVE Change of Zone No. 2300013, subject to the conditions of approval and advisory notification document as modified at hearing.

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. – APNs: 695-100-17, 695-100-001, 695-100-003 695-100-004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695-100-023, 695-100-024, & 695-100-025. – Project Planner: Jose Merlan (Principal Planner); 951-955-0314; jmerlan@rivco.org.

2.2 CHANGE OF ZONE NO. 2200029 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR319) – Applicant: Chris Courtney, KB HOME – Engineer/Representative: David Currington – Fifth Supervisorial District – Perris Reservoir and Nuevo Area District – Lakeview/Nuevo Area Plan – Land Use: Medium Density Residential (CD:MDR), Conservation (OS:C), Recreation (OS:R), Rural Residential (R:RR) – Zoning: Specific Plan No. 246 McCanna Hills – Location: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue – 57.3 Gross Acres – **REQUEST:** Change of Zone No. 2200029 is a proposal to establish the zoning boundaries within Specific Plan No. 246 for planning areas 1, 2A, 2B, 3A, and 4 – APN: 307-410-013, 307-410-014 – Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

FIND That no New Environmental Document is Required Environmental Impact Report No. 319; And,

TENTATIVELY APPROVE Change of Zone No. 2200029

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **GENERAL PLAN AMENDMENT NO. 1144, CHANGE OF ZONE NO. 6361, CONDITIONAL USE PERMIT NO. 3265, and SURFACE MINING PERMIT NO. 197R1** – Intent to adopt a Mitigated Negative Declaration – Applicant: Corona Clay Company Engineer/Representative: Lilburn Corporation – Second Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – Location: East of Interstate 15 and north of Dawson Canyon Road – 110.5 gross acres – REQUEST: General Plan Amendment No. 1144 proposes to amend the project site’s General Plan Land Uses, resulting in a final designation consisting of 59.7 acres of Open Space-Recreation and 50.8 acres to Open Space – Conservation Habitat. Change of Zone No. 6361 will change the zoning classification of the project site to W-2 (Controlled Development – 59.7 acres) for the developed portions of the property and change the zoning classification to N-A (Natural Assets – 50.8 acres) for the non-developable portions pursuant to the HANS development footprint (HANS 2278) as agreed to by the County and Corona Clay. Conditional Use Permit No. 3265 proposes to entitle the existing on-site uses and to reclaim a one-acre slope area on Corona Clay Company’s site known as “Dawson Canyon Clay Facility”. Existing uses to be entitled on an approximate total of 60 acres of the project site include motorcycle test tracks on 30 acres, a clay processing and recycling facility on 18.5 acres a model airplane field on 4.8 acres, and 6.4 acres of roads and ancillary uses. The remaining 50.8 acres will be designated Open Space - Conservation Habitat in accordance with the Western Riverside County Multi-Species Habitat Plan (WRCMSHCP) – APNs: 283-190-040, 283-190-022, 283-190-021, & 283-190-019 – Project Planner: John Hildebrand or email at jhildebr@rivco.org.

Planning Commission Action:

Public Hearing: Closed
By a vote of 5-0, the Planning Commission took the following action:

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2025-001

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

ADOPT A Mitigated Negative Declaration for Environmental Assessment No. Cfg 1610; and,

TENTATIVELY APPROVE General Plan Amendment No. 1144; And,

TENTATIVELY APPROVE Change of Zone No. 6361; and,

TENTATIVELY APPROVE Conditional Use Permit No. 230007; and,

TENTATIVELY APPROVE Surface Mining Permit No. 197, Revision 1

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
Public comments received.

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:
ADJOURNMENT: 10:30 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 26, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Mussa Khiar
Vice- Chair

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez

5th District
Romelio Ruiz
Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Sanchez, Gruytch, Clack, Khiar
Members Absent: Ruiz

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 PLOT PLAN NO. 220010 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mexin Teme Agriculture – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture (AG) – Location: At the north-east corner of Calle Contento and Rancho California Road – 20.04 Acres – Zoning: Wine Country Winery (WC-W) – REQUEST: **Plot Plan No. 220010** is a proposal for the construction of a Class V Winery facility on a 20.04 gross acre lot. The development would consist of the following areas: a winery warehouse that contains the production, storage, bottling, and labeling for the wine production operations; an interior service space with a wine tasting area, a wine bar, a dining room, and a general retail area; an exterior service space with a wine tasting area, a fire pit, and a lawn venue for special occasion ceremonies; and a Bed & Breakfast Inn with 10 suites. The use of outdoor amplified sound is not permitted at any time during the operation of the winery nor the special occasion uses (e.g., the outdoor lawn venue area, and any other outdoor spaces intended to be used during the ceremony, cocktail hour, or reception of a special occasion event). The proposal includes 139 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 4 bicycle parking spaces, to service these amenities during regular operations. To service special event operations, an additional 6 tandem overflow valet parking spaces can be utilized, if needed, for a total of 145 spaces. APN: 943-250-019 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Ruiz.

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

CONTINUED to March 19, 2025.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Very High Density Residential (CD:VHDR), to allow for submittal of an application for a multifamily complex on 11.67 net acres. The project will include patios, garages, common areas, and stairs & corridors in residential tuck under stack flats (3 buildings) and 2-story carriage buildings (5 buildings). 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 (GPA240008) is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road. – APN: 283-180-001 & 283-260-020 – 12.7 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240008 move forward to the Board of Supervisors.

5.0 WORKSHOPS:

5.1 **SUBJECT:** Amendment to Board of Supervisors Policy No. B-9 (Commercial Cannabis Activities) – Applicant: County of Riverside – All Supervisorial Districts – REQUEST: Workshop to discuss amendment options to the Board of Supervisors B-9 (Commercial Cannabis activities) community benefit fee rate structure.

6.0 PUBLIC COMMENTS:

Public comments received.

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 10:40 a.m.