

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



ITEM: 1.3
(ID # 28947)

MEETING DATE:
Tuesday, October 21, 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: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on **March 05, 2025, March 19, 2025, April 23, 2025, May 07, 2025, May 21, 2025, June 04, 2025, June 25, 2025, July 16, 2025, and July 30, 2025**, as stated in the Report of Actions.


ACTION:Consent


John Hildebrand, Planning Director 10/9/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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: October 21, 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 meeting 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 the Report of Actions related to hearings dated **March 05, 2025, March 19, 2025, April 23, 2025, May 07, 2025, May 21, 2025, June 04, 2025, June 25, 2025, July 16, 2025, and July 30, 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 files a complete appeal application within 10 days from the date the action was taken at the Planning Commission.

Impact on Citizens and Businesses

The impacts of 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 Riverside County's Planning Department website here:

<https://planning.rctlma.org/Public-Hearings>.

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS – MARCH 05, 2025**
- B. PLANNING COMMISSION REPORT OF ACTIONS – MARCH 19, 2025**
- C. PLANNING COMMISSION REPORT OF ACTIONS – APRIL 23, 2025**
- D. PLANNING COMMISSION REPORT OF ACTIONS – MAY 07, 2025**
- E. PLANNING COMMISSION REPORT OF ACTIONS – MAY 21, 2025**

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

- F. PLANNING COMMISSION REPORT OF ACTIONS – JUNE 04, 2025
- G. PLANNING COMMISSION REPORT OF ACTIONS – JUNE 25, 2025
- H. PLANNING COMMISSION REPORT OF ACTIONS – JULY 16, 2025
- I. PLANNING COMMISSION REPORT OF ACTIONS – JULY 30, 2025



Jason Farin, Principal Policy Analyst 10/15/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 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:

AB-General (ABG) No. 25001 – Applicant: Transportation and Land Management Agency (TLMA) – Representative: State of California – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD: CR) and Community Development: Commercial Tourist (CD: CT) – Location: north of Glen Ivy Road, south of Interstate 15, east of Temescal Canyon Road, and west of Interstate 15 – Zoning: Scenic Highway Commercial (C-P-S) A recommendation by the Planning Commission to the Transportation Department, in accordance with County of Riverside policies and procedures, to continue processing ABG No. 25001 for the Conditional General Vacation of Sq___ Mountain Road is at the request of the County of Riverside, pursuant to State Assembly Bill 2022 California Advisory Committee on Geographic Names (CACGN), existing public road and utility easement to be named is dedicated and accepted for public use, and requesting the vacation of a drainage easement that has not been used for its intended purposes and is no longer needed for current or prospective use – APNs: 290-050-043, 290-190-048, 290-190-085 – Project Planner: Steven Chaffin at 951-304-5838 or email at SChaffin@RIVCO.ORG.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

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

RECOMMENDED TO CONTINUE

PROCESSING In accordance with County of Riverside policies and procedures, continue processing of ABG25001.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

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: 10:40 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 19, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 st District Mussa Khiar Vice- Chair	2 nd District Marissa Gruytch	3 rd District Shellie Clack	4 th District Bill Sanchez	5 th District Romelio Ruiz Chair
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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 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 5-0, the Planning Commission took the following action:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 220018; and,

APPROVED Plot Plan NO. 220010, subject to the conditions of approval and advisory notification document as modified at hearing.

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 PLOT PLAN NO. 26225, REVISED PERMIT NO.

1 – Intent to Adopt a Mitigated Negative Declaration (SCH# 2025010668) – Applicant: Akash Patel – Engineer/Representative: Axis 3 Architects c/o Joshua R. Sigler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: North of Calle Contento, west of Rancho California Road, east of Vista del Monte, south of Vino Way – 19.43 Acres – Zoning: Wine County - Winery (WC-W) – **REQUEST:** Plot Plan No 26225, Revised Permit No. 1 proposes to expand the existing wine tasting/production building of 4,851 square feet (sf) by adding an additional 6,075 sf (total 10,926 sf). The expanded building area will consist of increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be modified to add a delicatessen and wine tasting bar. The original patios cover attached to the building will be removed and replaced with nine free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Additionally, the existing Class V Winery seeks to include limited indoor/outdoor special occasions and events on site and will remove the previously entitled Winery Hotel for an additional 132 parking spaces in the same location. No other changes or revisions are proposed then what was already previously approved under the original entitlement. – APN: 247-170-022 – Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez.

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

CONTINUED the item to April 23, 2025

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 INITIATION OF GENERAL PLAN AMENDMENT

NO. 240007 (GPA240007) REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240007 to change the General Plan Foundation Component of one (1) parcel from Agriculture: Agriculture (AG: AG) to Community Development: High Density Residential (CD: HDR), to allow for submittal of an application for 34 town home buildings, 158 dwelling units with a community recreation building and adjoining pool, spa, ad patio area; a tot lot and active park area; a second park area; two infiltration basins, and equestrian trail, and 427 parking spaces. 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 GPA240007 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District Zoning Area – Eastern Coachella Valley Area Plan – Applicant: Madeline Luke c/o The Altum Group – Engineer / Representative: Stephen Nieto c/o The Altum Group – Existing Zoning: A-1-20 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 55th Ave, east of Jackson St, south of 54th Ave, and west of Calhoun St – APN(s): 780-320-001 – 18.39 Gross Acres – 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 the General Plan Amendment No. 240007 move forward to the Board of Supervisors.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240015 (GPA240015) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240015 to change the General Plan Foundation Component of twenty-nine (29) parcels from Rural: Rural Mountainous (R: RM) to Community Development: Commercial Retail (CD: CR) and Community Development: Estate Density Residential (CD: EDR), to allow for submittal of an application for a Specific Plan and three Tentative Tract Maps (TTMs) that will include the establishment of ninety-nine agricultural estate residential lots and a small commercial retail center for a 401.5-acre Project site that consist of twenty-three (23) parcels that will surround the existing Cross Creek Golf Course that will maintain the Foundation Land Use Designation of Open Space: Recreation (OS: R). 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

PLANNING COMMISSION – REPORT OF ACTIONS – March 19, 2025

GPA240015 is initiated by the Board of Supervisors. – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Applicant: Beresford Properties, LLC c/o Kenneth Kai Chang – Representative: Ascent c/o Eric J. Ruby – Existing Zoning: Open Area Combining Zone – Open Area Combining Zone - Residential Developments (R-5) and Residential Agricultural Minimum Five Acre (R-A-5). – Existing Land Use: Rural: Rural Mountainous (R: RM) – Location: north of Sandia Creek Drive, east of Carancho Road, south of Tenaja Road/Clinton Keith Road, west of Interstate 15 Highway. – APN(s): 935-370-005, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -031, -032, -033, and -034 – 401.5 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1- Oppose
- District 2- Oppose
- District 3- Oppose
- District 4- Oppose
- District 5- Neutral

RECOMMEND That the General Plan Amendment No. 240015 move forward to the Board of Supervisors.

4.3 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240039 (GPA240039) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240015 to change the General Plan Foundation Component for three (3) parcels of six (6) parcels from Rural: Rural Mountainous (R: RM) and Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD: CR) and change the Temecula Valley Wine Country Policy Area for three (3) parcels of six (6) parcels from Equestrian District to Winery District, to allow for submittal of an application(s) for the development of local and regional retail and service uses, such as a service station and lodging for three (3) of the six (6) parcels located south of De Portola Road, north of State Highway 79/Temecula Parkway, east of Los Caballos Road, and west of Anza Road, and the development of a resort, spa, winery, vineyard, and similar types of uses for three (3) of the six (6) parcels located south of State Highway 79/Temecula Parkway, north of Monte Verde Road, east of Woodchuck Road, and west of Los Caballos Road. 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 **GPA240015** is initiated by the Board of Supervisors. – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Applicant: Ken Smith – Existing Zoning: Rural Residential (R-R) and Wine Country – Equestrian (WC-E) – Existing Land Use: Rural: Rural Mountainous (R: RM) and Rural: Rural Residential (R: RR) – Location: Three (3) of the six

Planning Commission Action:

Public Hearing: Closed

Continued the item to June 25, 2025

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(6) parcels are located south of De Portola Road, north of State Highway 79/Temecula Parkway, east of Los Caballos Road, and west of Anza Road. Three (3) of the six (6) parcels are located south of State Highway 79/Temecula Parkway, north of Monte Verde Road, east of Woodchuck Road, and west of Los Caballos Road – APN(s): 927-180-002, -030, and -031; and 927-580-003, -004, and -005 – 178 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024.

4.4 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 (GPA240055) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240015 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project that would subdivide one (1) into five (5) parcels and develop single-family 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 **GPA240015** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Idyllwild District – REMAP Area Plan – Applicant: Grant Becklund – Existing Zoning: One-Family Dwellings – Mountain Resort, 5-Acre Minimum (R-1A-5) – Existing Land Use: Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) – Location: south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive – APN: 561-210-015 – 5.37 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024.

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 the General Plan Amendment No. 240055 move forward to the Board of Supervisors.

4.5 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018 (GPA240018) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR), to allow for submittal of an application for the allowance to expand the existing Education Facility (Olivet University) through the implementation of a Specific Plan. 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 GPA240018 is initiated by the Board of Supervisors. – Third Supervisorial District –Bautista, South Fork, and Cahuilla Zoning Area – REMAP Area Plan – Applicant: Olivet University c/o Nate Tran – Representative: Ascent c/o Eric Ruby – Existing Zoning: Rural Residential Minimum Twenty Acre (R-R-20) – Existing Land Use: Open Space: Rural (OS: RUR) and Rural: Rural Residential (R: RR) – Location: north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway – APN(s): 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024.

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 the General Plan Amendment No. 240018 move forward to the Board of Supervisors.

4.6 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240074 (GPA240074) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240074 to change the General Plan Foundation Component of two (2) parcels from Rural & Rural Community: Rural Residential & Very Low Density Residential (R:RR & RC:VLDR) to Community Development: High Density Residential (CD:HDR), to allow for submittal of an application for a manufactured home park. 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 GPA240074 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – Applicant: Youhanna Mikhail – Engineer / Representative: Gil Mendoza – Existing Zoning: R-A-1 (Residential Agricultural) – Existing Land Use:

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

RECOMMEND That the General Plan Amendment No. 240074 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – March 19, 2025

Rural Residential & Very Low Density Residential (RR & VLDR) – Location: north of Walther Ave, east of Sean Ct, south of Quincy St, and west of Quincy St – APN(s): 473-120-002 & 473-120-027 – 38 Gross Acres – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

4.7 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240016 (GPA240016) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR), to allow for submittal of an application for large residential lots. 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 GPA240016 is initiated by the Board of Supervisors – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Richard Michael c/o Ramona Dairy, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: A-2-10 (Heavy Agriculture) – Existing Land Use: Rural Residential (RR) – Location: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd – APN(s): 455-110-016 & 455-110-017 – 96.87 Gross Acres – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

RECOMMEND That the General Plan Amendment No. 240016 move forward to the Board of Supervisors.

4.8 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 (GPA240013) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Jason Lee c/o Pastime Lakes Holdings, LLC – Engineer / Representative: Selena Kelaher c/o to EPD Solutions, Inc. – Existing Zoning: A-2-10 (Heavy Agriculture), C-R (Commercial Retail), R-A (Residential Agriculture), W-1 (Watercourse, Watershed & Conservation Area), & W-2 (Controlled Development) – Existing Land Use: Agriculture (AG:AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) – Location: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave – APN(s): 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Commission Action:

The Planning Commission recommendations were as follows:

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

RECOMMEND That the General Plan Amendment No. 240013 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: 1:00pm



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – April 23, 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:

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 38016 – Applicant: FOREMOST Center Street, LLC c/o Mike Canfield – Second Supervisorial District – Highgrove Area Plan – Community Development: Mixed Use Area (CD: MUA) – Location: North of Spring Street, south of Center Street and west of Garfield Avenue – 65.20 Gross Acres – Zoning: Mixed Use (MU) – Approved Project Description: Tentative Tract Map No. 38016 is a Schedule “A” land division of 58.99 gross acres to create 11 lots for multiple family dwellings that only include a residential use, private recreation spaces, public Springbrook Community Park, portion of a public regional trail, public streets, private access, and water quality basin lots. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 38016, extending the expiration date to June 17, 2029. Project Planner: Christian Lua at 951-955-0972 or email at clua@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Khiar, 2nd by Commissioner Ruiz.

By a vote of 5-0, the planning commission took the following action:

APPROVED the First Extension of Time Request for Tentative Tract Map No. 38016.

1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 38025 – Applicant: FOREMOST Center Street, LLC c/o Mike Canfield – First Supervisorial District – Highgrove Area Plan – Community Development: Mixed Use Area (CD: MUA) – Location: North of Spring Street, south of Center Street and west of Garfield Avenue – 65.20 Gross Acres – Zoning: Mixed Use (MU) – Approved Project Description: Tentative Tract Map No. 38025 is a schedule “A” land division of 46.38 net acres to create 846 residential condominiums, public streets, private access, and water quality basins. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 38025, extending the expiration date to June 17, 2029. Project Planner: Christian Lua at 951-955-0972 or email at clua@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez.

By a vote of 5-0, the planning commission took the following action:

APPROVED the First Extension of Time Request for Tentative Tract Map No. 38025.

PLANNING COMMISSION – REPORT OF ACTIONS – April 23, 2025

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 PLOT PLAN NO. 26225, REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration (SCH# 2025010668) – Applicant: Akash Patel – Engineer/Representative: Axis 3 Architects c/o Joshua R. Sigler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: North of Calle Contento, west of Rancho California Road, east of Vista del Monte, south of Vino Way – 19.43 Acres – Zoning: Wine County - Winery (WC-W) – **REQUEST:** Plot Plan No 26225, Revised Permit No. 1 proposes to expand the existing wine tasting/production building of 4,851 square feet (sf) by adding an additional 6,075 sf (total 10,926 sf). The expanded building area will consist of increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be modified to add a delicatessen and wine tasting bar. The original patios cover attached to the building will be removed and replaced with nine free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Additionally, the existing Class V Winery seeks to include limited indoor/outdoor special occasions and events on site and will remove the previously entitled Winery Hotel for an additional 132 parking spaces in the same location. No other changes or revisions are proposed then what was already previously approved under the original entitlement. Continued from March 19,2025 – APN: 247-170-022 – Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org. STAFF RECOMMEND CONTINUANCE OFF CALENDAR.

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez

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

Continued off calendar.

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

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240031 (GPA240031) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240031 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), Open Space: Conservation (OS:C), & Open Space: Conservation Habitat (OS:CH), to allow for submittal of an application for 80 single family residential lots and 15 acres of permanent natural open space. 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 GPA240031 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – Applicant: Brian King c/o Monte Vista Homes – Engineer / Representative: N/A – Existing Zoning: R-A-2 ½ (Residential Agriculture) & R-A-2 ¼ (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Hidden Springs Dr, east of Peoria Ln, south of Pigeon Pass Rd, and west of Pigeon Pass Rd – APN(s): 259-210-023, 259-220-022, 259-230-012, & -013 – 43.77 Gross Acres – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

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 the General Plan Amendment No. 240031 move forward to the Board of Supervisors.

4.2 INITIATION OF GENERAL PLAN AMENDMENT NO. 240054 (GPA240054) REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240054 to change the General Plan Foundation Component of two (2) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for Single-Family Subdivision and a Commercial Parcel. 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 GPA240054 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Applicant: Michael Ramirez – Engineer / Representative: Madeline Luke c/o The Altum Group – Existing Zoning: A-1-20 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 405-250-004 and 405-250-011 – 36.85 Gross Acres – 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 the General Plan Amendment No. 240054 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – April 23, 2025

**5.0 WORKSHOPS:
NONE**

6.0 PUBLIC COMMENTS

7.0 Public comments received.

8.0 DIRECTOR'S REPORT:

9.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 1:00pm



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – May 7, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 st District Mussa Khiar Vice- Chair	2 nd District Marissa Gruytch	3 rd District Shellie Clack	4 th District Bill Sanchez	5 th District Romelio Ruiz Chair
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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 PROJECT NO. CC0131169, GENERAL PLAN AMENDMENT (GPA) NO. 2490093, CHANGE OF ZONE (CZ) NO. 2400060 (Entitlement/Policy Amendment) – CEQA Exempt 15061(b)(3) (Commonsense Exemption) and 15320 (Change in Organization Local Agencies) - Applicant – County of Riverside - First and Second Supervisorial Districts – March Zoning Area - LOCATION: The project is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris, and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres). CC0131169, GPA2490093, and CZ2400060 propose to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority (“March JPA”) to the County of Riverside by doing all of the following: (1) adopt a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County’s land use jurisdiction process; (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County’s land use jurisdiction process; and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County’s land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory. Planning Contact: Sarah Moore at (951) 955-3200.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Ruiz, 2nd by Commissioner Sanchez.

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

CONTINUED the item to May 21, 2025

PLANNING COMMISSION – REPORT OF ACTIONS – May 7, 2025

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

**5.0 WORKSHOPS:
NONE**

**6.0 PUBLIC COMMENTS:
NONE**

7.0 DIRECTOR’S REPORT:

**8.0 COMMISSIONER’S COMMENTS:
ADJOURNMENT: 10:00am**



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – May 21, 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:**

1.1 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33248 (TR33248)– Applicant: Rose Saghbini Naameh – Engineer/Representative: Chaudhry – Second Supervisorial District – East Corona District – Temescal Canyon Area Plan – Rural Community – Low Density Residential (RC-LDR), Open Space – Conservation (OS-C), and Rural – Rural Mountainous (R-RM) – Location: north of South Cliff Court, south of Indiana Avenue, east of Lincoln Street, and west of Sandy Creek Drive – 18 Gross Acres – Zoning: One-Family Dwelling 10,000 Square Foot Minimum (R-1-10,000) and Open Area Combining Zone – Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** a Schedule ‘A’ subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7200 square feet and one (1) 6.73 acre lot for open space – APN: 135-280-001, 135-204-006, 135-204-005, 135-204-007 – Related Cases: CZ07270, GPA00778, PM17160, TR33248 and TR3324E01- Project Planner: Christian Lua at 951-955-0972 or email at clua@rivco.org

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Clack

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

APPROVED the second extension of time request for tentative tract map no. 33248.

1.2 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37377 – Applicant: Standard Temecula, LLC c/o Vincent Tang – Engineer/Representative: EPD Solutions, Inc. c/o Andrea Arcilla – Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Agriculture (AG), Rural (RR) – Location: north of Buck Road, east of Anza Road, south of Borel Road, and west of Rancho California Road and Warren Road - Lot Size: 631 gross acres – Zoning: Wine Country - Winery (WCW). **APPROVED PROJECT DESCRIPTION:** Schedule ‘B’ subdivision proposing to subdivide 631 acres into 107 lots. **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377,** extending the expiration date to September 12, 2029. Project Planner: Hektor Soto at (951) 955-8702 or email at hsoto@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Clack

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

APPROVED the second extension of time request for tentative tract map no. 37377.

PLANNING COMMISSION – REPORT OF ACTIONS – May 21, 2025

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 PROJECT NO. CC013169, GENERAL PLAN AMENDMENT (GPA) NO. 240093 (Entitlement/Policy Amendment), CHANGE OF ZONE (CZ) NO. 2400060 (CONTINUED FROM MAY 7, 2025) – CEQA Exempt 15061(b)(3) (Commonsense Exemption) and 15320 (Change in Organization Local Agencies) - Applicant – County of Riverside - First and Second Supervisorial Districts – March Zoning Area - LOCATION: The project is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris, and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres). CC013169, GPA240093, and CZ2400060 propose to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority (“March JPA”) to the County of Riverside by doing all of the following: (1) adopt a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County’s land use jurisdiction process; (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County’s land use jurisdiction process; and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County’s land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory. Project Planner: Planning@rivco.org or 951-955-3200

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Ruiz, 2nd by Commissioner Gruytch

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

ADOPTED Planning Commission Resolution No. 2025-002.

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 CHANGE OF ZONE NO. 2500003 – CHANGE OF ZONE NO. 2500009 – EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) – Applicant: Rose Law Group – Fourth Supervisorial District – South Palo Verde Zoning Area, & Blythe Zoning District – Palo Verde Valley Area Plan – Agriculture (AG), Rural Community Estate Density Residential (RC-EDR) – Location: located within the southeastern portion of the County of Riverside (County). The project area is surrounded by unincorporated County land and the city of Blythe to the north and east – 2,612.92 Acres – Zoning: Rural Residential (R-R), Heavy Agriculture (A-2), and Light Agriculture (A-1) – REQUEST: **Change of Zone No. 2500003 – Change of Zone No. 2500009 is a request to Change the subject site’s various zoning classifications from Rural Residential (R-R), Light Agriculture (A-1), and Heavy Agriculture (A-2) to Heavy Agriculture (A-2) for all parcels in order to rezone the properties into Zones consistent with Ordinance No. 348 Section 21.3b’s definition of agricultural zone to establish the Agricultural Preserves. APNs: Various - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org**

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Ruiz

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

FOUND that the project is exempt from ceqa, and;
TENTATIVELY APPROVED change of zone no. 2500003 through 2500009

PLANNING COMMISSION – REPORT OF ACTIONS – May 21, 2025

3.2 CHANGE OF ZONE NO. 2400016 – EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Robert Manno – Third Supervisorial District – Rancho California Zoning Area/District – French Valley Area Plan – Rural Residential (RR) – Location: located north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee – 20.04 Acres – Zoning: Residential Agriculture (R-A-5) – REQUEST: Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer's market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016 - 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 Gruytch

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

TENTATIVELY APPROVED CHANGE OF ZONE NO. 2400016.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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 GPA240003 is initiated by the Board of Supervisors. Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant & Engineer: Armando Magana c/o Maestro Engineering – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R:RR) – Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

Planning Commission Action:

Public Hearing: Closed

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

RECOMMEND That the General Plan Amendment No. 240003 move forward to the Board of Supervisors.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) –REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) & Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. 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 GPA240009 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Alfredo Rangel c/o Rangel Steel – Engineer /

Planning Commission Action:

Public Hearing: Closed

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

RECOMMEND That the General Plan Amendment No. 240009 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – May 21, 2025

Representative: Daniel Patneau c/o DRP Enterprises LLC – Existing Zoning: M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum) – Existing Land Use: Rural Residential (R:RR) & Light Industrial (CD:LI) – Location: north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol – APN(s): APN: 648-110-013 & -016 and 648-120-001 – 30.72 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

4.3 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240057 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Applicant: Pandora Development c/o Peter Zhang – Representative: Heptagon Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.6 5 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

RECOMMEND That the General Plan Amendment No. 240057 move forward to the Board of Supervisors.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:
ADJOURNMENT: 11:30am



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

1 st District Mussa Khiar Vice- Chair	2 nd District Marissa Gruytch	3 rd District Shellie Clack	4 th District Bill Sanchez	5 th 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
- Planning Commission Action:**
Public Hearing: Closed
- Motioned by Commissioner Clack, 2nd 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, 2nd 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

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 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 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 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 25, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 st District Mussa Khiar Vice- Chair	2 nd District Marissa Gruytch	3 rd District Shellie Clack	4 th District Bill Sanchez	5 th 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
Members Absent: Ruiz

1.0 CONSENT CALENDAR

1.1 **GENERAL VACATION SU619020** – Applicant: Transportation and Land Management Agency (TLMA) – Representative: State of California – Fifth Supervisorial District – Edgemont-Sunnymead District– Reche Canyon/Badlands Area Plan – Community Development: Public Facilities (CD:PF) – Location: north of State Route 60, south of San Timoteo Canyon, east of Highland Boulevard, and west of Oak Valley Parkway – Zoning: Controlled Development (W-2) & Controlled Development – 20 Acre Minimum (W-2-20) – REQUEST: A recommendation by the Planning Commission to the Transportation Department, in accordance with County of Riverside policies and procedures, to continue processing SU619020 for the Conditional General Vacation of Ironwood Avenue is at the request of the County of Riverside, to vacate and terminate maintenance of various roads within the Badlands Sanitary Landfill property – APNs: 413-140-033, 413-140-030, 413-140-034, 413-140-036 and 413-140-024– Project Planner: Steven Chaffin at 951-304-5838 or email at SChaffin@RIVCO.ORG.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

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

RECOMMENDED the Transportation Department process SU619020 for the Conditional General Vacation.

2.0 PUBLIC HEARINGS CONTINUED

NONE

3.0 PUBLIC HEARINGS – NEW

3.1 **CHANGE OF ZONE NO. 2400058** – Applicant: Shakil Patel – Engineer/Representative: Shakil Patel – First Supervisorial District – Not within an Area Plan – Community Development – Commercial Office: (CD: CO) – Location: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road – 1.14 Gross Acres – Existing Zoning: Commercial Office (C-O) – Proposed Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Clack

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

FIND No New Environmental Document is Required; and,

TENTATIVELY APPROVE Change of Zone No. 2400058.

PLANNING COMMISSION – REPORT OF ACTIONS – JUNE 25, 2025

approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center – Nothing Further Required under CEQA - APN: 294-030-047 – Related Cases: PP25382S03 and PPA240094 - Project Planner: Christian Lua at 951-955-0972 or email at clua@rivco.org.

3.2 **GENERAL PLAN AMENDMENT NO. 230008 (GPA230008), CHANGE OF ZONE NO. 2300030 (CZ2300030), and PLOT PLAN NO. 230048 (PPT230048)** – Adopt an MND (SCH No. 2025050128) under CEQA, Applicant: Thrifty Oil, Co. c/o Stephane Wandel – Engineer/ Representative: The Orden Company c/o Jaime Jones – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Rural Community- Very Low Density Residential (RC-VLDR) – Location: North of Water Ave., south of Placentia Ave., west of Harvill Ave., and east of Tobacco Rd. – 9.62 Gross Acres – Zoning: Rural Residential- one acre minimum (R-R-1) - REQUEST: General Plan Amendment No. 230008 proposes to change the General Plan Foundation Component from Rural Community (RC) to Community Development (CD), and the General Plan land use designation from Very Low Density Residential (VLDR) to Business Park (BP). Change of Zone No. 2300030 proposes to change the zone from Rural Residential (R-R-1) to Industrial Park (I-P). Plot Plan No. 230048 proposes to construct a 185,912 square foot warehouse with 9,000 square feet of office space, including 23 loading dock doors, 126 parking spaces, and 33 truck trailer spaces on approximately 9.62 gross acres- APNs 317-260-017, 317-260-018- Project Planner: Krista Mason at 951-955-1722 or email at kmason@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch,

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

ADOPTED Planning Commission Resolution 2025-003; and,

Recommends that the Board of Supervisors take the following actions:

TENTATIVELY APPROVE General Plan Amendment No. 230008; and,

TENTATIVELY APPROVE Change of Zone No. 2300030; and,

APPROVE Plot Plan No. 230048, Subject to Conditions of Approval, and Advisory Notification Document.

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240019 (GPA240019) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240019 to change the General Plan Foundation Component of one (1) parcel from Open Space: Rural (OS: RUR) to Rural Community: Low Density Residential (RC: LDR), to allow for submittal of an application for mixed-use with a small eco-tourist or glamping resort on a 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 GPA240019 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Open Space: Rural (OS: RUR) – Location: 0.5

Planning Commission Action:

Public Hearing: Closed

CONTINUED off Calendar

PLANNING COMMISSION – REPORT OF ACTIONS – JUNE 25, 2025

miles north of Mission Lakes Boulevard and 0.9 miles east of Annandale Avenue – APN(s): 638-070-001 – 161.76 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or 951-955-3024.

4.2 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240039 (GPA240039)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240039 to change the General Plan Foundation Component for 3 of 6 parcels from Rural: Rural Mountainous (R: RM) & Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for the development of local & regional retail & service uses, such as a service station & lodging for three (3) of the six (6) parcels; & change the Temecula Valley Wine Country Policy Area for 3 of 6 parcels from Equestrian District to Winery District to allow for the submittal of an application for the development of a resort, spa, winery, vineyard, & similar types of uses. Additional development applications & review by the County to confirm that the overall project complies with applicable standards, policies, findings, & other requirements will be required if the proposed GPA240039 is initiated by the Board of Supervisors. – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Applicant: Ken Smith – Existing Zoning: R-R (Rural Residential) & WC-E (Wine Country – Equestrian) – Existing Land Use: Rural: Rural Mountainous (R: RM) & Rural: Rural Residential (R: RR) – Location: Three (3) of the six (6) parcels are located south of De Portola Road, north of State Highway 79/Temecula Parkway, east of Los Caballos Road, & west of Anza Road. Three (3) of the six (6) parcels are located south of State Highway 79/Temecula Parkway, north of Monte Verde Road, east of Woodchuck Road, & west of Los Caballos Road – APN(s): 927-180-002, -030, & -031; & 927-580-003, -004, & -005 – 178 Gross Acres – Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024. – THE APPLICANT HAS WITHDRAWN THEIR APPLICATION. NO ACTION IS REQUIRED AT THIS TIME.

Planning Commission Action:
Public Hearing: Closed

APPLICATION WITHDRAWN by Applicant

5.0 **WORKSHOPS**
NONE

6.0 **PUBLIC COMMENTS**
PUBLIC COMMENTS RECEIVED

7.0 **DIRECTOR’S REPORT**
NONE

8.0 **COMMISSIONER’S COMMENTS**
NONE

ADJOURNMENT: 9:51 A.M.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JULY 16, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 st District Ariel Savage	2 nd District Marissa Gruytch Vice-Chair	3 rd District Shellie Clack	4 th District Bill Sanchez	5 th District Romelio Ruiz Chair
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CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

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

1.0 CONSENT CALENDAR

1.1 ELECTION OF THE PLANNING COMMISSION VICE-CHAIRMAN

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Ruiz, 2nd by Commissioner Clack

By vote of 4-0 (Sanchez Absent) the Planning Commission took the following actions:

ELECTED Commissioner Gruytch as the Vice-Chairman.

1.2 ADOPTION OF THE REVISED 2025 PLANNING COMMISSION CALENDAR – Vacating the October 1, 2025 Hearing Date.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Ruiz, 2nd by Commissioner Clack

By vote of 4-0 (Sanchez Absent) the Planning Commission took the following actions:

ADOPTED the Revised 2025 Planning Commission Calendar.

2.0 PUBLIC HEARINGS CONTINUED NONE

3.0 PUBLIC HEARINGS – NEW

3.1 CHANGE OF ZONE NO. 2400062 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Thomas Decarlo - Third Supervisorial District- Rancho California Zoning Area/District - Southwest Area Plan - Rural Community: Estate Density Residential (RC:EDR) - Location: East of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road - 2.14 Acres - Zoning: Residential Agriculture - 2 Acre Minimum (R-A-2) – REQUEST: Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture - 2 Acre Minimum (R-A-2) to Wine Country-

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Gruytch

By vote of 4-0 (Sanchez Absent) the Planning Commission took the following actions:

CONTINUED to July 30, 2025.

PLANNING COMMISSION – REPORT OF ACTIONS – JULY 16, 2025

Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 951-190-015 - Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org. STAFF RECOMMENDS CONTINUANCE TO JULY 30, 2025.

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040) – Applicant: Scott Taschner – Representative: Buena Vista Development c/o Jason Chen – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Area Plan – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: South of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 sq. ft. 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 GPA240040 is initiated by the Board of Supervisors. APN(s): 657-300-004 and -005 – 38.8 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240040.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – Applicant: Scott Taschner – Engineer / Representative: SRK Architects Inc. c/o Brian Kite – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: South of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD:

Planning Commission Action:
Public Hearing: Closed

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

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240051.

PLANNING COMMISSION – REPORT OF ACTIONS – JULY 16, 2025

MDR), to allow for submittal of an application for an implementing project to subdivide three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 sq. ft. to 15,000 sq. ft. for the purpose of establishing seventy (70) single-family dwellings. 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 GPA240051 is initiated by the Board of Supervisors. APN(s): 656-270-013, -015, and -044 – 29.35 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

4.3 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 (GPA240060)

– Applicant: Ever Quinn Land, LLC c/o Dennis Beyle – Representative: Albert A. WEBB Associates c/o Aaliyah Webb – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Existing Zoning: R-A-10 (Residential Agriculture, 10-acre minimum) and M-SC (Manufacturing – Service Commercial) – Existing Land Use: Rural: Rural Mountainous (R: RM) and Community Development: Light Industrial (CD: LI) – Location: North of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor’s yard. 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 GPA240060 is initiated by the Board of Supervisors. APN: 347-100-001 – 13.34 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240060.

5.0 WORKSHOPS
NONE

6.0 PUBLIC COMMENTS
NONE

7.0 DIRECTOR’S REPORT
NONE

8.0 COMMISSIONER’S COMMENTS
NONE

ADJOURNMENT: 10:20 A.M.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JULY 30, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 st District Ariel Savage	2 nd District Marissa Gruytch Vice-Chair	3 rd District Shellie Clack	4 th District Bill Sanchez	5 th District Romelio Ruiz Chair
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CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE
ROLL CALL: Members Present: Savage, Gruytch, Clack, Sanchez
 Members Absent: Ruiz

1.0 CONSENT CALENDAR

1.1 SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT NO. 36813 – Applicant: Silver Beach Grand Corporation c/o Tony Tang –Representative: Rick Engineering Company c/o Bill Rohal, Darla Clauson – Second Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low-Density Residential (RC:VLDR) Land Use Designation – One-Family Dwellings (R-1) Zoning – REQUEST: Second Extension of Time for approved Tentative Tract No. 36813 to extend the expiration date an additional 3 years to July 23,2028 and will be subsequently extended an additional 1.5 years by AB2729 to January 23, 2030, to allow for the recordation of the final map to subdivide 38.271 acres for 38 residential lots, four (4) lettered lots for open space, emergency secondary access and a bio-retention basin, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depths of lots 9, 10, 11, 12 and 15 to exceed four times the width. – APN: 273-450-002, 273450-003, 273-450-017, 273-450-018, 273-450-019 – Project Planner: Hektor Soto at (951) 955-8702, or email at hsoto@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Vice-Chair Gruytch, 2nd by Commissioner Sanchez

By vote of 4-0 (Commissioner Ruiz Absent) the Planning Commission took the following action:

APPROVED the Second Extension of Time Request for Tentative Tract No. 36813.

2.0 PUBLIC HEARINGS CONTINUED

2.1 CHANGE OF ZONE NO. 2400062 - No New Environmental Document is Required – Applicant: Thomas Decarlo – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – Location: East of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road – 2.14 Acres – Zoning: Residential Agriculture – 2 Acre Minimum (R-A-2) – REQUEST: Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Vice-Chair Gruytch

By vote of 4-0 (Commissioner Ruiz Absent) the Planning Commission took the following actions:

FOUND that No New Environmental Document is Required; and,

TENTATIVELY APPROVED Change of Zone No. 2400062.

PLANNING COMMISSION – REPORT OF ACTIONS – JULY 30, 2025

Area. APN: 951-190-015. Continued from July 16, 2025 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org.

3.0 PUBLIC HEARINGS – NEW

3.1 PUBLIC USE PERMIT NO. 230001 (PUP230001) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temecula Valley Charter School – Represented: Richard Hansberger – Grant Becklund (Grant Becklund Civil Engineering) – Third Supervisorial District – Rancho California Area – Highway 79 Policy Area – Land Use: Community Development: Medium Density Residential (CD:MDR) – Zoning: One-Family Dwellings (R-1) – Location: North of Thompson Road, south of Yates Road, and east of Washington Street – 11.99 Acres – REQUEST: Public Use Permit No. 230001 is a proposal to construct a charter school intended for children grades Transitional Kindergarten (TK) through eighth grade for approximately 900 students and approximately 70 staff on 11.99-acres. The total building area for the project is 53,992 sq. ft; consisting of a one-story main building of 17,292 sq. ft. along with 29 modular classrooms (single and double classroom buildings), four (4) restroom buildings, six (6) storage structures, and a trash enclosure. The site improvements will include 148 parking spaces, and outdoor recreational areas, including but not limited to turf areas, playground areas, basketball courts, wall ball, pickleball, soccer field, lunch patio structures, pedestrian access and circulation improvements, hardscape and landscape, lighting improvements, and infrastructure and utility improvements. APN: 472-210-002 – Project Planner: Haide Aguirre at (951) 955-1006, or email at haquirre@rivco.org.

3.2 CONDITIONAL USE PERMIT NO. 220023 (CUP220023) – Intent to Consider an Addendum No. 1 to Mitigated Negative Declaration (MND) – EA39577 – CEQ220071 – Applicant: Ranch RV & Self Storage – Engineer/ Representative: Ariel Ekema, Rancon Group – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR) – Location: South of Koon Street, west of McColery Road, north of Brumfield Street, and east of Winchester Road – Approximately 4.36 Gross Acres – Zoning: Specific Plan No. 286 Winchester 1800 (PA8) – REQUEST: CUP220023 is a proposal to construct a 145,978 sq. ft. recreational vehicle and self-storage facility on an approximately 4.36 acre lot. The facility includes six separate buildings of varying sizes and configuration including 1,027 self-storage units, a basement within Building “E,” and 1,758 sq. ft. of office space. The Project site will include

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez

By vote of 4-0 (Commissioner Ruiz Absent) the Planning Commission took the following actions:

ADOPTED a Mitigated Negative Declaration; and,

APPROVED Public Use Permit No. 230001, subject to Conditions of Approval and Advisory Notification Document.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Vice-Chair Gruytch

By vote of 4-0 (Commissioner Ruiz Absent) the Planning Commission took the following actions:

ADOPTED Addendum No. 1 to the Mitigated Negative Declaration; and,

APPROVED Conditional Use Permit No. 220023, subject to Conditions of Approval and Advisory Notification Document.

PLANNING COMMISSION – REPORT OF ACTIONS – JULY 30, 2025

39 spaces for RVs and 15 standard parking spaces for customer and employee use. In addition to the parking, the proposed project includes driveways, pedestrian walkways, and landscaped areas. APN: 476-560-006 - Project Planner: Krista Mason at (951) 955-1722, or email at kmason@rivco.org.

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: South of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for residential development for senior housing that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 GPA240036 is initiated by the Board of Supervisors. – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240036 move forward to the Board of Supervisors.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240071 (GPA240071) – Applicant: Scott Taschner – Representative: SKR Architect Inc. c/o Brian Kite – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Existing Zoning: R-T (Mobile home Subdivision and Mobile home Park) and W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Desert (R: RD) – Location: North of Charles Street, east of Bennet Road, south of 18th Avenue, and west of Ford Avenue – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240071 to change the General Plan Foundation Component of nine (9) parcels from Rural: Rural Desert (R: RD) to Rural Community: Very Low Density Residential (RC:

Planning Commission Action:
Public Hearing: Closed

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

DID NOT RECOMMEND the Initiation of Foundation Component General Plan Amendment No. 240071 move forward to the Board of Supervisors.

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VLDR), to allow for submittal of an application for an implementing project that would allow the future development of the site with fifty-six (56) plus/minus approximately 1.25-acre single-family lots. 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 GPA240071 is initiated by the Board of Supervisors. APNs: 659-100-005, -007, -008, -009, -012, -014, -015, -017, and -033 – 78.79 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

5.0 WORKSHOPS
NONE

6.0 PUBLIC COMMENTS
NONE

7.0 DIRECTOR'S REPORT
NONE

8.0 COMMISSIONER'S COMMENTS
NONE

ADJOURNMENT: 11:46 A.M.