

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



ITEM: 1.4
(ID # 30655)

MEETING DATE:
Tuesday, June 23, 2026


FROM : TLMA-PLANNING


SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Director's Hearing Decisions as Stated in the Report of Actions. All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and File the Director's Hearing Notices of Decision for the cases acted on by the Planning Director on March 09, 2026, March 30, 2026, April 20, 2026, and May 18, 2026, as stated in the Report of Actions.

ACTION:Consent

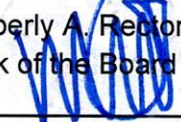

John Hildebrand, Planning Director 6/4/2026


Rania Odenbaugh, TLMA Director 6/17/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: June 23, 2026
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, changed how actions taken by Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348 required certain types of projects to be individually heard by the Board of Supervisors as Receive and File (“R&F”) items. The amendment to Ordinance No. 348 standardized the reporting process by eliminating project-specific R&F items and instead consolidating all actions taken at each Director’s Hearing and Planning Commission meeting into a single Report of Actions item for the Board of Supervisors’ consideration.

The Planning Director considered and took the following actions as stated in the Report of Actions related to hearings dated **March 09, 2026, March 30, 2026, April 20, 2026, and May 18, 2026.**

Board Action

The Planning Director’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 of the date the action was taken at the Director’s Hearing.

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 Planning Department website here:

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

ATTACHMENTS:

- A. DIRECTOR’S HEARING REPORT OF ACTIONS – MARCH 09, 2026**
- B. DIRECTOR’S HEARING REPORT OF ACTIONS – MARCH 30, 2026**
- C. DIRECTOR’S HEARING REPORT OF ACTIONS – APRIL 20, 2026**
- D. DIRECTOR’S HEARING REPORT OF ACTIONS – MAY 18, 2026**

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 6/17/2026



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – MARCH 09, 2026
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 P.M.

1 **CONSENT CALENDAR**
NONE

2 **PUBLIC HEARING – CONTINUED ITEMS**
NONE

3 **PUBLIC HEARINGS – NEW ITEMS**

3.1 29928 PLOT PLAN NO. 240015 (PPT240015) – Intent to Adopt a Mitigated Negative Declaration (MND) (CEQ220067) – Haven Vineyards – Applicant: RTN Development, c/o Rick Neugebauer – Engineer/Representative: Robin Hamers & Associates, Inc., c/o Michael Benesh – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: South of Camino del Vino and west of De Portola Road – 10.15 Gross Acres – Zoning: Wine Country-Winery (WC-W) – REQUEST: PPT240015 proposes the development for a 7,080 sqft Class II winery on an approximately 10.15-gross acres. The project proposes development of three buildings consisting of a (Building A) 2,740 sqft wine tasting room with bathrooms and office, (Building B) 3,740 sqft wine production with office, barrel room, deli kitchen, storage, and covered patio, and (Building C) a 600 sqft storage building. A total of 59 on-site parking spaces are proposed, 2 ADA and 2 EV, to accommodate employees and visitors. Additionally the development includes trash enclosure, parking, walkways, and landscaping. The Project includes a covered outdoor patio associated with the tasting room (Building A) that may be used for outdoor wine tasting and may include occasional non-amplified acoustic musical performances; no outdoor amplified sound or special events are proposed. APN: 927-670-009. – Project Planner: Todd Carpenter at (951) 955-0698, or email at tcarpenter@rivco.org.

Planning Director's Action:

Public Hearing: Closed

The Assistant Planning Director took the following action:

CONTINUED to March 30, 2026

4 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE

5 **PUBLIC COMMENTS**
NONE

ADJOURNMENT: 1:35 P.M.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – MARCH 30, 2026
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 P.M.

1 CONSENT CALENDAR
NONE

2 PUBLIC HEARING – CONTINUED ITEMS

2.1 30099 PLOT PLAN NO. 240015 (PPT240015) – Intent to Adopt a Mitigated Negative Declaration (MND) (CEQ220067) – Haven Vineyards – Applicant: RTN Development, c/o Rick Neugebauer – Engineer/Representative: Robin Hamers & Associates, Inc., c/o Michael Benesh – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: south of Camino del Vino and west of De Portola Road – 10.15 Gross Acres – Zoning: Wine Country-Winery (WC-W) – REQUEST: PPT240015 proposes the development for a 7,080 sqft Class II winery on an approximately 10.15-gross acres. The project proposes development of three buildings consisting of a (Building A) 2,740 sqft wine tasting room with bathrooms and office, (Building B) 3,740 sqft wine production with office, barrel room, deli kitchen, storage, and covered patio, and (Building C) a 600 sqft storage building. A total of 59 on-site parking spaces are proposed, 2 ADA and 2 EV, to accommodate employees and visitors. Additionally the development includes trash enclosure, parking, walkways, and landscaping. The Project includes a covered outdoor patio associated with the tasting room (Building A) that may be used for outdoor wine tasting and may include occasional non-amplified acoustic musical performances; no outdoor amplified sound or special events are proposed. APN: 927-670-009. – Project Planner: Todd Carpenter at (951) 955-0698, or email at tcarpenter@rivco.org. CONTINUED FROM MARCH 9, 2026.

Planning Director's Action:
Public Hearing: Closed

The Planning Director took the following actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ220067; and,

APPROVED Plot Plan No. 240015, subject to the Advisory Notification Document and Conditions of Approval.

3 PUBLIC HEARINGS – NEW ITEMS
NONE

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

5 PUBLIC COMMENTS
NONE

ADJOURNMENT: 1:45 P.M.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – APRIL 20, 2026
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 P.M.

1 **CONSENT CALENDAR**
NONE

2 **PUBLIC HEARING – CONTINUED ITEMS**
NONE

3 **PUBLIC HEARINGS – NEW ITEMS**

3.1 30099 PLOT PLAN 250012 (PPT250012) – Intent to Adopt a Mitigated Negative Declaration (MND) - CEQ260018 - Applicant: Rick Cook - Engineer: David Turner - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan - Community Development: Light Industrial (CD:LI) - Zoning: Manufacturing - Service Commercial - Location The property is located on the south side of 54th Avenue, east of Harrison Street and west of Shady Lane. 20 acres. REQUEST: PPT250012 proposes to establish a concrete batch plant to produce the cement mix for the use of concrete products. The project will also include a manufacturing facility for fabrication of concrete products such as benches, containers and tables on a 19.01 gross acres site. The proposed project will include an 88,400 sq. ft building, of which 83,700 sq. ft. will be for manufacturing and warehouse uses, 1,900 sq. ft. for administrative office use and a 2,800 square foot area for employee support/breaks. The project also includes 106 parking spaces and a water retention basin. The project also proposes a 40,000 square foot outdoor storage area for finished products, a 55,700 square foot area for mold storage, and 62,000 square foot area for potential future expansion. APN 666-050-010 – Project Planner: Yesenia Becerril at (760) 863-7509, or email at ybecerril@rivco.org. District 4. STAFF RECOMMENDS CONTINUANCE TO MAY 18, 2026.

Planning Director's Action:

Public Hearing: Closed

The Planning Director took the following action:

CONTINUED to May 18, 2026.

4 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE

5 **PUBLIC COMMENTS**
NONE

ADJOURNMENT: 1:32 P.M.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – MAY 18, 2026
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 P.M.

1 CONSENT CALENDAR
NONE

2 PUBLIC HEARING – CONTINUED ITEMS

2.1 30431 PLOT PLAN NO. 250012 (PPT250012) – Intent to Adopt a Mitigated Negative Declaration (MND) – CEQ260018 – SCH NO. 2026041256 – Applicant: Rick Crook – Engineer: David Turner – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Community Development: Light Industrial (CD:LI) – Zoning: Manufacturing- Service Commercial (M-SC) – Location: south side of 54th Avenue, east of Harrison Street, and west of Shady Lane – 20 Acres – Thermal Oasis Environmental Justice Community – REQUEST: PPT250012 proposes to establish a concrete batch plant to produce the cement mix for the use of concrete products. The project will also include a manufacturing facility for fabrication of concrete products such as benches, containers and tables on a 19.01 gross acres site. The proposed project will include an 88,400 sq. ft building, of which 83,700 sq. ft. will be for manufacturing and warehouse uses, 1,900 sq. ft. for administrative office use and a 2,800 square foot area for employee support/breaks. The project also includes 106 parking spaces and a water retention basin. The project also proposes a 40,000 square foot outdoor storage area for finished products, a 55,700 square foot area for mold storage, and 62,000 square foot area for potential future expansion. APN 763-230-006 – Project Planner: Yesenia Becerril at (760) 863-7509, or email at ybecerril@rivco.org. District 4. CONTINUED FROM APRIL 20, 2026.

Planning Director's Action:

Public Hearing: Closed

The Planning Director took the following action:

CONTINUED item off calendar.

3 PUBLIC HEARINGS – NEW ITEMS

3.1 30396 PLOT PLAN WIRELESS NO. 240011 (PPW240011) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Leticia Smith on behalf of Verizon Wireless – Third Supervisorial District – Romoland Area – Harvest Valley/Winchester, Lakeview/Nuevo Area Plans – Community Development: Commercial Retail (CD:CR) – Location: east of Menifee Road, west of Gunther Road, north of Mountain Avenue, and south of Ellis Avenue – 11.78 Acres – Zoning: Rural Commercial (C-R) – REQUEST: PPW240011 is a proposal to install a unmanned wireless communication facility disguised as a 50-foot-tall faux water tower with twelve (12) panel antennas and associated tower equipment, enclosed within an

Planning Director's Action:

Public Hearing: Closed

The Planning Director took the following actions:

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

APPROVED Plot Plan Wireless No. 240011, subject to the Advisory Notification Document and Conditions of Approval.

DIRECTOR’S HEARING – REPORT OF ACTIONS – MAY 18, 2026

approximately 800-square-foot lease area with various equipment cabinets and a 30kw back-up diesel generator screened by an eight-foot-high concrete masonry unit (CMU) wall with a gate. APN: 327-100-038 – Project Planner: Todd Carpenter at (951) 955-0698, or email at tcarpenter@rivco.org. District 3.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 29655 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240073 (GPA240073) – REQUEST: The applicants request that the County of Riverside consider to recommend the initiation of GPA240073 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Light Industrial (CD:LI), to allow for the submittal of applications for entitlements under the light industrial land use including nurseries, contractor material yards and support facilities. 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 GPA240073 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – Applicant: Doug Sadler – Engineer / Representative: N/A – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Very Low Density Residential (RC:VLDR) – Location: north of Moreno Valley Fwy, east of Center World Logistics Center Pkwy, south of Ironwood Ave, and generally west of Moreno Valley Fwy – APN(s): 422-020-003, 422-020-004, 422-020-005, 422-020-006, and 422-020-007 – 7.56 Gross Acres – Project Planner: Candice Hughes at (951) 955-1639, or email at chughes@rivco.org. District 5.

Planning Director’s Action:

Public Hearing: Closed

The Planning Director took the following action:

RECOMMENDED General Plan Amendment No. 240073 move forward to the Planning Commission.

5 PUBLIC COMMENTS

NONE

ADJOURNMENT: 1:47 P.M.