



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – APRIL 17, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:36 p.m.

1.0 CONSENT CALENDAR
NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 PLOT PLAN No. 210016 – Intent to Adopt a Mitigated Negative Declaration - (CEQ200087) - Applicant: Joseph Karaki; Karaki – Western States - Engineer/Representative: N/A - First Supervisorial District - Elsinore Area Plan – General Plan Land Use Designation: Light Industrial (LI) - Zoning: Manufacturing – Service Commercial (M-SC) - Zoning District: Meadowbrook Area - Location: APNs 347-130-028 and 029 (two [2] lots) - **REQUEST:** To allow the construction of a new fuel station to include six (6), self-service pumps (with canopy) and a 3,516 sq. ft. convenience store, in conjunction with various surface improvements to include lighting, landscaping, and parking for a total of 20 vehicles. Sale and/or service of alcohol are not proposed. Project Planner: Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

Staff Report Recommendation:

ADOPT A Mitigated Negative Declaration; and,

APPROVE Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

Staff Recommendation:

ADOPT A Mitigated Negative Declaration; and,

APPROVE Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

Planning Director's Actions:

ADOPT A Mitigated Negative Declaration; and,

APPROVED Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

3.2 PLOT PLAN NO. 220037 – Exempt from the California Environmental Quality Act (CEQA), per Section 15301, Section 15303, & Section 15061(b)(3) – Applicant: Kurt Tiedt – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area -- Winery District – Location: North of De Portola Road, east of Pauba Road, and south of Avenida Verde – 12.84 Gross Acres – Zoning: Wine Country-Winery Existing (WC-WE) – **REQUEST:** Plot Plan No. 220037 is a request to classify an existing winery as a Class III winery that is comprised of a 3,243 sq. ft. wine tasting building, 3,028 sq. ft. wine storage building, 1,757 sq. ft. barn, and 126 parking spaces. The Project scope also includes minor modifications to accommodate additional uses, including the conversion of 431 sq. ft. of the existing wine storage building into a commercial kitchen, and the installation of 1,200 square feet of seating area on an existing concrete pad to accommodate restaurant service from the new kitchen. In addition, the existing barn will be utilized for additional serving space for exclusive use by wine club members as a wine tasting area. No permanent structures are to be installed within the barn for this operation. Members are verified at the door before they are permitted to enter and, on average, about 40 members utilize the space at peak operations – APN: 927-630-012 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Staff Report Recommendation:

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

APPROVE Plot Plan No. 220037, subject to the Advisory Notification Document and, Conditions of Approval

Staff Recommendation:

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

APPROVE Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

Planning Director's Actions:

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

APPROVED Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

DIRECTOR'S HEARING – REPORT OF ACTIONS – April 17, 2023

3.3 PLOT PLAN WIRELESS NO. 210105 – Exempt from the California Environmental Quality Act (CEQA), per section 15301 (Existing Facilities) - Owner/Applicant: American Tower- Representative: Bonnie Belair, Jennifer Liu - First Supervisorial District- University District-Highgrove Area Plan -Open Space-Conservation - Location: North of Interstate 215 and south of Gernert Road - 9.59 Acres - SP No. 250 - PA 6A, Open Area Combining Zone-Residential Development (R-5)- **REQUEST:** Plot Plan Wireless No. 210105 (PPW210105) is a proposal for the issuance of a new entitlement on an existing wireless telecommunication facility whose previous entitlement expired on May 24, 2020. The former entitlement, Plot Plan No. 23815, was approved as a 2,500-square-foot lease area to include a 35-ft tall cell tower monopole, panel antennas, dish equipment, 20'x20' equipment shelter, back-up generator, and enclosed by a six (6) ft high CMU wall. The approval of PPW210105 will reinstate this entitlement; it does not seek to alter the tower itself, nor expand the size or intensity of the existing lease area. The existing CMU block wall enclosure will be demolished and replaced with a six (6) ft high chain-link fence. APN's: 256-040-013. Project Planner: Rene Aguilar at (951) 955-6573 or email at renaquil@rivco.org.

Staff Report Recommendation:

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

APPROVE Plot Plan Wireless No. 210105 subject to the Advisory Notification Document and Conditions of Approval

Staff Recommendation:

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

APPROVE Plot Plan Wireless No. 210105 subject to the Advisory Notification Document and Conditions of Approval

Planning Director's Actions:

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

APPROVED Plot Plan Wireless No. 210105 subject to the Advisory Notification Document and Conditions of Approval

3.4 PLOT PLAN NO. 210024 REVISION NO. 1 - INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION – Applicant: Jeule Ranch Golf Club – Representative: Robert Flores – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan - Agriculture: Agriculture (AG: AG) – Location: North of 70th Avenue, west of Lemon Blossom Lane, south of 68th Avenue, and east of Van Buren Street – 292.16 gross acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Revised Plot Plan is a proposal to add interim facilities to support the currently approved full length 18-hole golf course that also includes a nine (9) hole practice area/driving range, a 40 space parking lot, a golf course irrigation reservoir, and a detention basin. The additional facilities include a clubhouse area, maintenance facility, and expanded parking area for guests. The Revision would also allow for up to 350 memberships. – APN: 751-250-001, 751-250-003, and 751-250-005 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Staff Report Recommendation:

CONSIDER An Addendum to a Mitigated Negative Declaration; and,

APPROVE Plot Plan No. 210024 Revision No. 1 subject to the Advisory Notification Document, Conditions of Approval

Staff Recommendation:

CONSIDER An Addendum to a Mitigated Negative Declaration; and,

APPROVE Plot Plan No. 210024 Revision No. 1 subject to the Advisory Notification Document, Conditions of Approval

Planning Director's Actions:

CONSIDERED An Addendum to a Mitigated Negative Declaration; and,

APPROVED Plot Plan No. 210024 Revision No. 1 subject to the Advisory Notification Document and Conditions of Approval

4.0

SCOPING SESSION

NONE

5.0

PUBLIC COMMENTS

None

ADJOURNMENT: 2:03 p.m.