



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 6, 2020**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 1900032, and TENTATIVE TRACT MAP NO. 37646 No New Environmental Document Required – EIR551** – Applicant: Riverside Mitland 03, LLC/Dave Bartlett – Engineer/Representative: Hunsaker & Associates/Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD-PF) – Location: Northerly of Hilton Road, southerly of Keller Road, easterly of Spencer Crossing Parkway, and westerly of Leon Road – 11.5 Acres – Zoning: Specific Plan (SP312A2) – **REQUEST: Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, proposes minor modifications to the text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to Planning Area 42. SP312S03 will not exceed the density and allowable dwelling units as currently allowed. **Change of Zone No. 1900032 (CZ1900032)**, proposes to modify the text only of the Specific Plan's Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, frontage, setbacks, and allowable encroachments. **Tentative Tract Map No. 37646** proposes a Schedule "A" map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 sq. ft. and three (3) open space lots for landscaping. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org)

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**FIND** that No New Environmental Document is Required; and,

**APPROVE** Specific Plan No. 312 Substantial Conformance No. 3; and,

**TENTATIVELY** Approve Change of Zone No. 1900032; and,

**TENTATIVELY** Approve Tentative Tract Map No. 37646, subject to the conditions of approval as modified at hearing.

4.2 **CHANGE OF ZONE NO. 7544, TENTATIVE PARCEL MAP NO. 36031, and TENTATIVE TRACT MAP NO. 36030 – Intent to Certify an Environmental Impact Report** – EIR500 – Applicant: Lansing Industries Inc. – Michael Cole – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Southerly of Nuevo Road, easterly of Sky Drive, and westerly of Passage Road – 242 Gross Acres – Zoning: Residential Agricultural (R-A) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 10 Acre Minimum (R-A-10) – **REQUEST: Change of Zone No. 7544** is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 sq. ft. minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5). **Tentative Parcel Map No.36031** is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030** is a proposal for a Schedule "A" subdivision of 242 acres into 314 single-family residential lots on 166 acres, construction of one (1) aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5 acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. Project Planner: Deborah Bradford at (955) 951-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**TENTATIVELY** Certify Environmental Impact Report No. 500; and,

**TENTATIVELY** Approve Change of Zone No. 7544; and,

**TENTATIVELY** Approve Tentative Tract Map No. 36030; and,

**TENTATIVELY** Approve Tentative Parcel Map No. 36031, subject to the conditions of approval.



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- 4.3 CHANGE OF ZONE NO.1800015 and TENTATIVE TRACT MAP NO. 37531 – Intent to Adopt a Mitigated Negative Declaration – CEQ180056 – Applicant: Century 21 Preferred/Phil Williams – Representative: KWC Engineers/Victor Elia – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Cottrell Boulevard, southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Road – 7.05 Gross Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Change of Zone No. 1800015 (CZ1800015) is a request to change the zoning classification from General Commercial (C-1/C-P), to Mixed Use (M-U). Tentative Tract Map No. 37531 (TTM37531) proposes a Schedule “B” subdivision of one (1) 7.05 acre parcel into two (2) parcels. Parcel one proposes a 5.09 acre parcel that would be improved with 40 attached condominium units (duplexes) and six (6) detached condominium units, and 135 parking spaces, which includes 92 covered garage spaces (2 spaces/condominium) and 43 on-street (private street) parking spaces. A recreational center, community garden, pool, tot lot, and open turf playground are proposed as amenities to the residential development. Parcel 2 (remainder parcel) is proposed for a 1.96 acre parcel to be developed under a separate application, at a later time with a commercial development. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- The Planning Commission Recommend the Following Actions to the Board of Supervisors:
- ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180056; and,  
**TENTATIVELY** Approve Change of Zone No. 1800015; and,  
**TENTATIVELY** Approve Tentative Tract Map No. 37531, subject to the conditions of approval.
- 4.4 GENERAL PLAN AMENDMENT NO. 190002, CHANGE OF ZONE NO. 1800023, and TENTATIVE PARCEL MAP NO. 37667 – Intent to Consider an Addendum to a Mitigated Negative Declaration (MND) – EA39682 – Applicant: Sirah Vineyard Development Corp./Gregg Linhoff – Engineer/Representative: Masson and Associates/Rob D’Amaro – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Rancho California Road, southerly of La Serena Way, easterly of Butterfield Stage Road, and westerly of La Serena Way – 290 Gross Acres – Zoning: Citrus/Vineyard – 5 Acre Minimum (CV-5) – REQUEST: The General Plan Amendment No. 190002 (Technical Amendment) is a proposal to modify the Circulation Element to change the current General Plan road designation of La Serena Way from a Secondary Highway to a Collector. The Change of Zone No. 1800023 is a proposal to change the site’s zoning classification from Citrus/Vineyard, 5-acre lot minimum (C/V-5), to Wine Country – Winery (WC-W). This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District. Tentative Parcel Map No. 37667 is a proposal for a Schedule “I” subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule “I” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel by parcel basis and be consistent with the Wine Country and Winery permitted land uses. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- ADOPTED** Planning Commission Resolution No. 2020-003; and,
- The Planning Commission Recommend the Following Actions to the Board of Supervisors:
- CONSIDER** an Addendum to Mitigated negative Declaration for Environmental Assessment No. 39682; and,  
**TENTATIVELY** Approve General Plan Amendment No. 190002; and  
**TENTATIVELY** Approve Change of Zone No. 1800023; and  
**APPROVED** Tentative Parcel Map No. 37667, subject to the conditions of approval as modified at hearing
- 4.5 TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1 – No New Environmental Document Required – EIR524 – Applicant: Global Investment Group, LLC – Engineering/Representative: Farris Haddad – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Located: Northerly of Wicked Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – REQUEST: Tentative Tract Map Minor Change is a proposal to modify two (2) existing Transportation Department conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule “A” subdivision of 170.8 gross acres into 511 residential lots, which will range on average**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- FOUND** that No New Environmental Document is Required; and,  
**APPROVED** Tentative Tract Map No. 36785 Minor Change No. 1, subject to the conditions of approval.



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from 5,000 sq. ft. to 7,000 sq. ft. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 4.6 **GENERAL PLAN AMENDMENT NO. 1194 (GPA01194) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities) – Applicant: Schober Family Trust – Representative: Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) – Location: Easterly of Interstate 15 and Rainbow Canyon Road and just southerly of the City of Temecula – Zoning: Manufacturing – Service Commercial (M-SC) – Rural Residential (R-R) – 30.1 Acres – **REQUEST:** The **General Plan Amendment** is a proposal to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R-RM) to Community Development: Light Industrial (CD-LI) as a Technical General Plan Amendment. Project Planner: Russell Brady at (955) 951-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0  
**ADOPTED** Planning Commission Resolution No. 2020-004; and,  
The Planning Commission Recommend the Following Actions to the Board of Supervisors:  
**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,  
**TENTATIVELY** Approve General Plan Amendment No. 1194.
- 4.7 **CHANGE OF ZONE NO. 2000003 – No New Environmental Document Required** – EIR380 – Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Zoning: Specific Plan (SP293) – Location: Southerly of Olive Avenue, westerly of Rice Road, and northerly of Salt Creek for Planning Area 30 and northerly of Domenigoni Parkway, easterly of Frontier Loop Road, westerly of Beeler Road, and southerly of Salt Creek for Planning Area 35 – 45.9 Acres – **REQUEST: Change of Zone No. 2000003** is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN's: 461-520-001 through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0  
The Planning Commission Recommend the Following Actions to the Board of Supervisors:  
**FIND** the No New Environmental Document is Required; and,  
**TENTATIVELY** Change of Zone No. 2000003.
- 4.8 **CHANGE OF ZONE NO. 1800010, TENTATIVE TRACT MAP NO. 37155, and PLOT PLAN NO. 190004 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180037 – Applicant/Owner: Wayne and Nancy Kiley – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – General Plan: Medium Density Residential (MDR) – Rural Residential (RR) – Conservation Habitat (OS-CH) – Location: Southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail – 53.7 Acres – **REQUEST:** Plot Plan No. 190004 is for a Planned Residential Development. Change of Zone No. 1800010 will change the project site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential). Tentative Tract Map No. 37155 is for a Schedule "A" subdivision of 53.7 acres into 79 single family residential lots, seven (7) non-residential lots including two (2) detention basins, a 3.95 acre park area, and a 6,657 sq. ft. passive park. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0  
The Planning Commission Recommend the Following Actions to the Board of Supervisors:  
**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180037; and,  
**TENTATIVELY** Approve Change of Zone No. 1800010; and,  
**APPROVE** Tentative Tract Map No. 37155; and,  
**APPROVED** Plot Plan No. 190004, subject to the conditions of approval.
- 4.9 **CONSIDER an AMENDMENT to ORDINANCE NO. 348 ASSOCIATED with CHANGE OF ZONE NO. 2000002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15282(h) (Other Statutory Exemptions, adoption of an ordinance related to second units) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** The amendment to Ordinance No. 348 associated with Change of Zone No. 2000002 is an amendment to the Riverside County
- Planning Commission Action:**  
Public Comments: Open  
By a vote of 5-0  
**CONTINUE** to May 20, 2020.



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Land Use Ordinance proposing the following: updating regulations, development and occupancy standards, among others, related to accessory dwelling units, junior accessory dwelling units, second units, guest quarters and ranchet units; re-establishing regulations for multiple owner group units for the Eastern Coachella Valley area. The purpose of this ordinance amendment is to update the applicable zoning regulations to be consistent with State law and re-establish and update existing regulation relating to the "Coachella Valley Multiple Owners Mobile home Housing Overlay Zone". Project Planner: Robert Flores at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org).

- 4.10 **PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190112 – Applicant: Trammell Crow So. Cal Development Inc. – Engineer/Representative: EPD Solutions – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 20.22 Net Acres – Zoning: Manufacturing – Medium (M-M) – **REQUEST:** Plot Plan No. 190031 proposes an industrial warehouse building consisting of 5,000 sq. ft. of office space and 413,000 sq. ft. of warehouse storage, with 50 docking bay doors. Parking would consist of 233 parking spaces, including seven (7) accessible parking and six (6) electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and two (2) basins. Truck entry would be from Oleander Avenue. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **STAFF RECOMMENDS A CONTINUANCE TO MAY 20, 2020.**

**Planning Commission Action:**

Public Comments: Open  
By a vote of 5-0

**CONTINUE** to May 20, 2020.

- 4.11 **TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum to Environmental Impact Report No. 255 (EIR255)** – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule "E" parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. **Conditional Use Permit No. 3775** would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (the Project), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces), two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-1

**CONSIDERED** an Addendum to Environmental Impact Report No. 255; and,

**APPROVED** Tentative Parcel Map No. 37537; and,

**APPROVED** Conditional Use Permit No. 3775, subject to the conditions of approval as modified at hearing.

**5.0 WORKSHOP:**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**