



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – July 19, 2023 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District  
Shade Awad

2nd District  
Marissa Gruytch

3rd District  
Gary Thornhill  
Chair

4th District  
Bill Sanchez  
Vice-Chair

5th District  
Romelio Ruiz

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** Members Present: Gruytch, Thornhill, Awad, and Ruiz  
Members Absent: Sanchez

### 1.0 CONSENT CALENDAR:

1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32585** - Applicant: Denise Williams - Second Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan - Community Development: Medium Density Residential (2-5 du/ac) - Location: North of Lakeview Avenue, east of Dreycott Avenue, south of Laguna Avenue, and west of Riverside Drive - 46.7 - Acres - Zoning: R-1 (One-Family Dwelling) - Approved Project Description: Schedule "A" subdivision of 46.7 gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7 gross acres park site, 30,927 sq. ft. pocket park size, 0.38 acre water quality basin, and three (3) open pace lots. **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32585, extending the expiration date to April 17, 2024 - Project Planner: Rene Aguilar at (951) 955-6573 or email at renaguil@rivco.org.

**APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32585, extending the expiration date to April 17, 2024.

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

### 4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 3708, VARIANCE NO. 230001 – Intent to Adopt a Mitigated Negative Declaration (EA42719)** - Applicant: Southeastern California Conference of SDA – Engineer-Representative: Chad Fletemeyer, Fletemeyer & Lee Associates – Fourth Supervisorial District – San Jacinto Zoning Area – REMAP – General Plan: Open Space – Conservation (OS-C) and Open Space – Rural (OS-RUR) – Location: Westerly of Apple Canyon Road and northerly of Bonita Vista Road – Zoning: Natural Assets (N-A-160) – **REQUEST:** Conditional Use Permit No. 3708 is a proposal to re-entitle and expand a camp facility known as Pine Springs Ranch on 315.98 gross acres to provide a master plan for phased further development of the camp facility for up to 700 guests with a total of 169,255 building square feet. Variance No. 230001 is a proposal to allow for certain buildings to exceed the maximum building height of 20 feet – APN: 567-230-001. Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

#### Planning Commission Action:

Public Hearing: Closed.

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

**ADOPTED** Mitigated Negative Declaration for Environmental Assessment No. 42719; and,

**APPROVED** Variance No. 230001; and,

**APPROVED** Conditional Use Permit No. 3708, subject to the advisory notifications document and conditions of approval.

**PLANNING COMMISSION – REPORT OF ACTIONS – July 19, 2023**

- 4.2 **PLOT PLAN NO. 220006** – Intent to Adopt a Mitigated Negative Declaration – CEQ220010 – State Clearinghouse Number: SCH2023060555 – Applicant: BF5 Inc. – Engineer/Representative: Studio 2G Architects, c/o Jeffrey Baucom and Heidi Gibson – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area -- Winery District – Location: North of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Camino del Vino – 20.49 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 220006 is a proposal for the construction of a Class V Winery facility on a 20.49 gross acre lot. The development would consist of a wine production building, hospitality building, outdoor gazebo area for ceremonies, and four 2-story guest casitas providing eight (8) units for overnight accommodation. The first floor of the hospitality building includes a tasting room with a wine bar, dining room, event room with a wine bar, outdoor patio area, kitchen, offices, restrooms, and storage. The second floor of the hospitality building is to be utilized exclusively by wine club members, and will include roof decks, wine bars, and restrooms. The winery operations will also include special events that will be offered after normal winery operation hours. These events will have a maximum guest occupancy of 120 people, and no use of outdoor amplified sound will be used at any time. The proposal includes 98 parking stalls for customers, including six (6) ADA parking spaces and six (6) EV parking spaces, to service the amenities during operations. There are 17 dedicated spaces for employees, including one (1) ADA parking space, and eight (8) dedicated parking spaces for the casitas – APN: 942-210-062. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).
- Planning Commission Action:**  
Public Hearing: Closed.
- By a vote of 5-0, the Planning Commission took the following actions:
- ADOPTED** Mitigated Negative Declaration for Environmental Assessment No.220010; and,
- APPROVED** Plot Plan No. 220006 subject to the advisory notification document, and conditions of approval.
- 4.3 **SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 4, TENTATIVE TRACT MAP NO. 38503** – No New Environmental Documentation Required – EIR 329 – Applicant: Strata Mountain Gate LLC. – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) as reflected in Specific Plan No. 260 (Menifee North) – Location: Easterly of Briggs Road, southerly of Meadow Oaks Street, northerly of Matthews Road - Zoning: Specific Plan Zone (SP260) as reflected in Specific Plan No. 260 – 9.9 gross acres - **REQUEST:** Specific Plan No. 260 Substantial Conformance No. 4 is a proposal to utilize the current specific plan provisions for Planning Area 39 designated as a school site for the backup purposes of residential development, but to allocate 37 units from other planning areas in the specific plan to Planning Area 39 to implement the planned backup residential development while maintaining the total number of units at 2,025 for the specific plan. Tentative Tract Map No. 38503 is a proposal for a Schedule “A” subdivision of 9.9 acres into 37 single family residential lots and two (2) lots for open space/drainage. APNs 461-020-049. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org)
- Planning Commission Action:**  
Public Hearing: Closed.
- By a vote of 5-0, the Planning Commission took the following actions:
- FOUND** No New Environmental Documentation Required; and,
- APPROVED** Specific Plan No. 260 Substantial Conformance No. 4, subject to the attached advisory notification document; and,
- APPROVED** Tentative Tract Map No. 38503 subject to the attached advisory notification document and conditions of approval.

**PLANNING COMMISSION – REPORT OF ACTIONS – July 19, 2023**

4.4 **CHANGE OF ZONE NO. 2100001, PLOT PLAN NO. 200030, PLOT PLAN NO. 200031, Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301(Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – Applicant: Bob Brown – Engineer: JDP Designs, c/o Javier Perez - Third Supervisorial District – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – Temecula Valley Wine Country Policy Area – Equestrian District – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: North of De Portola Road, west of Anza Road, south of Linda Rosea Road, and east of Calle Contento Road – 53.56 Gross Acres – **REQUEST:** Change of Zone No. 2100001 is a proposal to alter the subject sites’ existing zoning from Rural Residential (R-R) to Wine Country-Equestrian (WC-E) to bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. Plot Plan No. 200030 is a proposal for the permitting of a Class II Equestrian Establishment that consist of approximately 31,016 sq. ft. of existing buildings and 74,941 sq. ft. of existing arenas and stables on the approximate 20-acre project site. The structures/buildings existing on the project site are comprised of the primary and secondary dwelling units, café, office, arenas, stables, storage, and hay barn. Plot Plan No. 200031 is a proposal for the permitting of a Class II Equestrian Establishment that consists of the permitting of approximately 21,760 sq. ft. of existing buildings and 39,674 sq. ft. of existing stables on the approximate 30-acre site. A total of 355 parking spaces have been provided. The existing structures/buildings existing on the project site are comprised of primary dwelling unit, ranch house, guest house (no kitchen), barn, office, tractor barn, mechanic shop, and show stables – APNs: 951-260-005, 951-260-007, and 951-260-008 – Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org)

**Planning Commission Action:**

Public Hearing: Closed.

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

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

**TENTATIVELY APPROVE** Change of Zone No. 2100001; and,

**APPROVE** Plot Plan No. 200030, subject to the attached Advisory Notification Document and Conditions of Approval; and,

**APPROVE** Plot Plan No. 200031, subject to the attached Advisory Notification Document and Conditions of Approval.

**5.0 WORKSHOPS:**

None

**6.0 PUBLIC COMMENTS:**

**7.0 DIRECTOR’S REPORT:**

**8.0 COMMISSIONER’S COMMENTS:**

**ADJOURNMENT:** 9:21