



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – September 6, 2023  
COUNTY ADMINISTRATIVE CENTER

1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Gary Thornhill  
Chair

4<sup>th</sup> District  
Bill Sanchez  
Vice-Chair

5<sup>th</sup> 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 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37134** - Applicant: LGI Homes, c/o Adrian Peters - Fifth Supervisorial District - Nuevo Area District - Lakeview/Nuevo Area Plan - Community Development: Medium Density Residential (CD: MOR)- 18.39 gross acres - Zoning: Planned Residential (R-4) - The project is located North of Porter Street, east of Palomar Road, west of Menifee Road, and south of Central Avenue - APNs: 309-060-001, 309-060-004 – Approved Project Description: Schedule 'A' subdivision to divide two (2) existing vacant lots composed of 18.39 acres into 73 single family residential lots - **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 37134, extending the expiration date to September 19, 2026 – Project Planner: Joseluis Aparicio at (951) 955-6503 or email at [jlaparicio@rivco.org](mailto:jlaparicio@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 37134, extending the expiration date to September 19, 2026.
- 1.2 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 33750** – Applicant: Steven Tangney - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Open Space: Conservation (OS:C) – Community Development: Light Industrial (CD:LI) – Location: East of Leon Road, west of Winchester Road, and south of Thompson Road - 12.76 Acres - Zoning: Dutch Village Specific Plan - Industrial Park (I-P) – Approved Project Description: Schedule "E" Subdivision into four (4) parcels which include; one (1) parcel for self-storage and RV parking, one (1) parcel for a carwash, and two (2) open space lots – **REQUEST:** Second Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2026 – Project Planner: Rene Aguilar at (951) 955-6573 or email at [renaguil@rivco.org](mailto:renaguil@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 33750, extending the expiration date to May 9, 2026.

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

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**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CHANGE OF ZONE NO. 2300014 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Chris Campbell - Owner: Smith Family Trust - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Northwesternly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - 4.57 Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** Change of Zone No. 2300014 is a proposal to change the zoning classification of the subject site from Citrus Vineyard (CV) to Wine Country - Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area - Winery District that it is within - APN: 941-300-001 - Project Planner: Joseluis Aparicio at (951)-955-6035 or email at [JLAparicio@rivco.org](mailto:JLAparicio@rivco.org) .

**Planning Commission Action:**

Public Hearing: Closed

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

**FIND** No new Environmental Document is required; and,

**TENTATIVELY APPROVE** Change of Zone No. 2300014.

**5.0 WORKSHOPS:**

**NONE**

**6.0 PUBLIC COMMENTS:**

Public Comments received.

**7.0 DIRECTOR'S REPORT:**

**8.0 COMMISSIONER'S COMMENTS:**

**ADJOURNMENT: 9:19**