



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – January 17, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
VACANT

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Sanchez, Awad,
Members Absent: Ruiz

1.0 CONSENT CALENDAR:

1.1 **AB-General (ABG) No. 23007** – Applicants / Representatives: Jessica Toohey and Derek Barbour (Richland Ventures, Inc.) – Third Supervisorial District – Winchester Area Zoning Area/District – Harvest Valley/Winchester Area Plan – Locations: Named but unimproved right-of-way (Busby, Spiro, Ano Crest and Leon Roads respectively) traversing 13 lots (to be subdivided and reconfigured pursuant to Tract Map No’s. 30976 and 30977) within Planning Areas 49, 50A, 50B, 54, 55 and 56 of the Winchester Hills Specific Plan (No. 293) – REQUEST: A recommendation by the Planning Commission to the Transportation Department, in accordance with County of Riverside policies and procedures, to continue processing ABG No. 23007 for the Conditional General Vacation of existing Busby and Spiro Roads, as well as portions of existing Ano Crest and Leon Roads for purpose of implementing development pursuant to approved Tract Map No’s. 30977 and 30976 – APNs: 466-340-006, 466-340-009 - 015, 466-340-023 - 025, 340-340-027 and 028. Project Planner: Aubrey Finn at (951) 955-6733or afinn@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following actions:

APPROVED The Transportation Department continue processing ABG23007 road vacations.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37801**– Applicant: Vance Campbell c/o Monroe Properties, LLC – Representative: John Corella c/o Ancore Associates International, Inc – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Community Development: Mixed Use Area (CD-MUA) – Location: Southeast corner of Airport Boulevard and Monroe Street – 22.16 Net Acres – Zoning: Mixed Use (MU) – Approved Project Description: Schedule “E” subdivision to create seven (7) parcels ranging from 1.13 acres to 6.48 acres for the Vista Santa Rosa Gateway Village. REQUEST: First Extension of Time Request extending the expiration date three (3) years from 12/16/2023 to 12/16/2026. APN(s): 764-070-001 thru 003, 764-080-001, 002, 010, 011 – Project Planner: Rosemary Montoya at (951) 955-0897 or romontoya@rivco.org. Staff submitted memo correcting expiration date to February 9, 2027.

APPROVED Fourth Extension of Time Request for Tentative Parcel Map No. 37801, extending the expiration date to February 9, 2027.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**
NONE

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**
NONE

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **GENERAL PLAN AMENDMENT NO. 210006, CHANGE OF ZONE NO. 2100014 & CONDITIONAL USE PERMIT NO.**

Planning Commission Action:
Public Hearing: Closed

PLANNING COMMISSION – REPORT OF ACTIONS – January 17, 2024

210121 – Intent to Adopt a Mitigated Negative Declaration

– Applicant: The Ridge Wellness Inc. – Fourth Supervisorial District – Garner Valley Zoning Area – REMAP Area Plan – Open Space: Rural (OS-RUR) – Location: North-east of Highway 74 and south of Apple Canyon Road – 36.11 Gross Acres – Existing Zoning: Light Agricultural 20-acre lot minimum (A-1-20) – REQUEST: General Plan Amendment No. 21000, proposal to amend the land use designation of the subject site from Open Space – Rural (OS-RUR) to Open Space – Recreation (OS-R) to allow for the development of a guest ranch. Change of Zone No. 2100014, proposal to change the zoning classification of the subject site from Light Agriculture 20 acre minimum (A-1-20) to Natural Assets (N-A) to align the subject site’s zoning classification more closely with both the proposed land use designation and the development. Conditional Use Permit No. 210121, proposal to develop an eco-conscious private guest wellness ranch on a portion of a 36.11-acre lot. Approximately 29,035 sq ft of building improvements are to be constructed to facilitate the site activities, 35 employees overseeing the operations that are to occur 24 hours a day/seven (7) days a week. These structures include the following: an administrative building, activity hub with an outdoor lap swimming pool, common dining area, four (4) guest cabin buildings with 30 rooms, six (6) glamping tents, a sound bath building, wellness base camp, wellness sanctuary center, and a greenhouse. Recreational activities include both active and passive uses, such as swimming, kayaking, paddle boarding, hiking, mountain biking, horseback riding, and rock climbing. Sixty parking spaces are proposed, including three (3) ADA spaces, three (3) EV spaces, and 18 spaces for staff. Minimal other improvements proposed. Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org.

By a vote of 3-0, the Planning Commission took the following actions:

Adopted Planning Commission Resolution No 2024-001; and,

By a vote of 3-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 210210; and

TENTATIVELY APPROVE General Plan Amendment No. 210006; and,

TENTATIVELY APPROVE Change of Zone No. 2100014; and,

APPROVE Conditional Use Permit No. 210121, subject to the attached Advisory Notification Document, Conditions of Approval.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

None

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:39