



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – February 7, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

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, Balderrama
Members Absent: Ruiz

1.0 CONSENT CALENDAR:

1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180** – Applicant: Laura Vaughn c/o Myron Upton Trust – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC:LDR) – Location: North of Elvira Drive, east of Ramona Avenue, south of Nuevo Road, and west of Rosary Avenue – 5.11 Net Acres – Zoning: R-A (Residential Agricultural) – Approved Project Description: Schedule “B” subdivision of 5.11 acres into eight (8) residential lots with a minimum lot size of 20,000 sq. ft. - REQUEST: Third Extension of Time Request extending the expiration date two (2) years from May 27, 2023 to May 27, 2025 – APN: 309-090-068 – Project Planner: Rosemary Montoya at (951) 955-0897 or romontoya@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

APPROVED The Third Extension of Time Request extending the expiration date to May 27, 2025.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **NOISE EXCEPTION NO. 2300001 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** – Applicant: Falkner Winery – Third Supervisorial District – Southwest Area Plan: Agriculture (AG) – Location: East of Calle Contento, north of Rancho California Road, west of Anza Road, and south of Vista Del Monte Road and Vino Way – 23.45 Acres – Rancho California Zoning Area – Zoning: Wine Country – Winery (WC-W) – REQUEST: The Noise Exception is a proposal for a Continuous Event Exception for Falkner Winery to the specific provision of Ordinance No. 847 Section 6.d.2 that “sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music”. No other exception to Ordinance No. 847 is proposed, including applicable noise thresholds or timeframes for noise generation – APNs: 943-240-004. Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

FOUND No new Environmental Document is required; and,

APPROVED Noise Exception No. 2300001, subject to the Advisory Notification Document.

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GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 07, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139 - INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – (SCH 1991082004/ CEQ210243).
Applicant: Craig Mazzara - Engineer/Representative: Christine Moore – Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Community Development: Very High Density Residential (CD: VHDR) - Location: North of Domenigoni Parkway, south of Salt Creek, east of Windy Willow Lane, and west of Leon Road - 14.9 Gross Acres - Zoning: SP Zone (Specific Plan No. 293) - REQUEST: General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR). Specific Plan No. 00293 Amendment No. 07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HOR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule “A” condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways, common open space, and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping – APNs: 461-160-053- Project Planner: Haide Aguirre at (951) 955-1006 or email at haquirre@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPT Planning Commission Resolution No. 2024-002; and,

CONSIDER Addendum No. 9; and,

TENTATIVELY APPROVE General Plan Amendment No. 210115; and,

TENTATIVELY APPROVE Specific Plan No. 293, Amendment No. 7; and,

APPROVE Tentative Tract Map No. 38255, subject to the Advisory Notification Document and conditions of approval; and,

APPROVE Plot Plan No. 210139, subject to the Advisory Notification Document and conditions of approval.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 10:06