



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – May 1, 2024**  
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  
Olivia Balderrama

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

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

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

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

**1.0 CONSENT CALENDAR:**

**1.1 ADOPTION OF THE REVISED 2024 PLANNING COMMISSION CALENDAR – ADDING A MEETING ON MAY 9, 2024 TO BE HEARD AT 9:00 A.M. IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. RIVERSIDE, CA.**

**Planning Commission Action:**

Public Hearing: Closed

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

**APPROVED** The addition of the May 9, 2024, Planning Commission meeting.

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

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 220038 (CUP220038) & DEVELOPMENT AGREEMENT NO. 2300009 (DA2300009) – No Further Environmental Documentation is required,** pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) – Applicant: FVC Riverside, c/o Fausto Atilano – Representative: 4M Engineering, c/o Kirk Medeiros – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD:CR) – Location: Southeast of Auld Road and East of Sky Canyon Drive – 0.71 gross acres – Highway 79 Policy Area – Zoning: SP#265 (Boreal Airpark Center) – **REQUEST:** CUP220038 is a proposal to construct a 2,658 sq ft structure to operate a retail cannabis storefront. The retailer would operate seven (7) days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 9:00 p.m., 16 vehicle parking spaces, including one (1) accessible space for persons with disabilities, three (3) EV spaces, two (2) motorcycle parking spaces, and six (6) bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed. DA2300009 is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Rancho California Area – APN: 963-030-014 – 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 4-0, the Planning Commission recommend that the Board of Supervisors take the following actions:

**FIND** No new environmental document is required; and,

**TENTATIVELY APPROVE** Development Agreement No. 2300009; and,

**APPROVE** Conditional Use Permit No. 220038 subject to the Advisory Notification Document and Conditions of Approval.

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4.2 **Change of Zone No. 2200007 and Plot Plan Number 210141 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Joseph Wiens (Lost Ranch Winery LLC) – Engineer/Representative: Kirk Medeiros (4M Engineering) – Third Supervisorial District – Rancho California Area Zoning District – Agricultural Land Use – Location: Southeast corner of Rancho California Road and Glenoaks Road, west of Camino Del Vino, and south of Buck Road – 12.48 Gross Acres (10.11 net ac.) – Existing Zoning: Citrus/Vineyard - 10 Acre Minimum (C/V-10); Proposed Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Change of Zone No. 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) 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 the subject site is within. Plot Plan No. 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 sq ft tasting room with retail sales, pre-package food sales, live indoor music, outside tasting patio, 1,796 sq ft wine production room with barrel storage, restrooms, breakroom, office, and a janitors closet next to an outdoor crush pad/winery production area. The project would provide 58 parking spaces including three (3) ADA and three (3) EV spaces and project landscaping – APN: 942-030-007 – Project Planner: at (951) 955-6060 or [twheeler@rivco.org](mailto:twheeler@rivco.org).

4.3 **PLOT PLAN NO. 220008, PLOT PLAN NO. 220009, PLOT PLAN NO. 220015 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT** – Applicant: Majestic Freeway Business Center – Engineer/ Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: South of Oleander Avenue, west of I-215 Freeway, north of Martin Street, and east of Decker Road. PPT220008/Building 13 is located at the northwest corner of Martin Street and Harvill Avenue. PPT220009/Building 17 is located at the northeast corner of Harvill Avenue and America’s Tire Drive. PPT220015/Buildings 14A and 14B are located at the northwest corner of Perry Street and Harvill Avenue – 55.68 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC), Industrial Park (I-P) - **REQUEST:** Plot Plan No. 220008 is a proposal for the construction and operation of a total of 307,616 sq ft warehouse/ distribution/ manufacturing development on 19.03 gross acres identified as Building 13 for the Majestic Freeway Business Center Phase II. Plot Plan No. 220009 is a proposal for the construction and operation of a total of 256,148 sq ft warehouse/ distribution/ manufacturing development on 16.10 gross acres identified as Building 17 for the Majestic Freeway Business Center Phase II. Plot Plan No. 220015 is a proposal for the construction and operation of a total of 337,698 sq ft within two (2) buildings of warehouse/ distribution/ manufacturing development on 20.34 gross acres identified as Buildings 14A and 14B for the Majestic Freeway Business Center Phase II. Building 14A is 200,624 sq ft and Building 14B is 137,074 square feet. The EIR covers these three (3) Plot Plans as well as an additional Plot Plan (PPT220003) that is not currently scheduled for consideration by the Planning Commission. APN(s): 314-130-015, 314-130-023, 314-130-024, 314-130-026, 314-130-027, 314-100-082, 314-100-084, 314-270-009, 314-270-010, 314-270-011, 314-

**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:

**FIND** No new environmental document is required; and,

**TENTATIVELY APPROVE** Change of Zone No. 2200007; and,

**APPROVE** Plot Plan No. 210141 subject to the Advisory Notification Document and Conditions of Approval.

**Planning Commission Action:**

Public Hearing: Closed

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

**ADOPTED** Planning Resolution No 2024-005 Certifying the Environmental Impact Report; and,

**APPROVED** Plot Plan No. 220008 subject to the Advisory Notification Document and Conditions of Approval; and,

**APPROVED** Plot Plan No. 220009 subject to the Advisory Notification Document and Conditions of Approval; and,

**APPROVED** Plot Plan No. 220015 subject to the Advisory Notification Document and Conditions of Approval.

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270-012, 314-270-013, 314-270-014, 314-280-001, 314-280-002, 314-280-003, 314-280-004. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**5.0 WORKSHOPS:**

**NONE**

**6.0 PUBLIC COMMENTS:**

**NONE**

**7.0 DIRECTOR'S REPORT:**

**8.0 COMMISSIONER'S COMMENTS:**

**ADJOURNMENT: 10:32am**