



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – June 5, 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, Ruiz  
Members Absent: None

**1.0 CONSENT CALENDAR:**

**1.1 ADOPTION OF THE REVISED PLANNING COMMISSION CALENDAR - VACATING THE JUNE 19, 2024, MEETING AND ADDING A MEETING JUNE 26, 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 5-0, the Planning Commission took the following actions:

**APPROVED** The revised planning Commission calendar.

**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. 180017 REVISION NO. 01 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Los Panchos Market and Restaurant Inc. – Engineer/Representative: Ross Accounting and Advisory Services c/o Myles Ross – Second Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Lorimer Street, west of Grand Avenue, and south of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P) – **REQUEST:** Conditional Use Permit No. 180017R01 is a request to revise an existing Conditional Use Permit from an ABC License Type 20 (Off-Sale Beer & Wine) to a Type 21 (Off-Sale General) in conjunction with the existing market and restaurant – APNs: 381-221-028, 029, and 030 - Project Planner: Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).**

**Planning Commission Action:**

Public Hearing: Closed

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

**FOUND** The Project is exempt from the California Environmental Quality Act (“CEQA”); and,

**APPROVED** Conditional Use Permit No. 180017R01, subject to the advisory notification document and conditions of approval.

**4.2 CONDITIONAL USE PERMIT NO. 210241 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15303 and 15061 (b)(3) – Applicant: Ali Salman – Engineer/Representative: Rod Arsalan – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CR) – Location: North of Temescal Canyon Road, east of Coronita Street, and south of Arcadia Street – Zoning: General Commercial (C-1/C-P) – 2.18 gross acres – **REQUEST:** Applicant is proposing the construction of a RV sales lot with a 2,160 sq ft office showroom. The site will consist of four (4) display stalls for RV’s, nine (9) public parking stalls with one (1) ADA, 10 parking spaces total, a showroom, office,**

**Planning Commission Action:**

Public Hearing: Closed

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

**FOUND** The project exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Conditional Use Permit No. 210241, subject to the advisory notification document, and conditions of approval.

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restroom, landscaping, trash enclosure, and a six (6) ft tall pilaster fence. APN(s): 279-064-003, 279-064-002, 279-064-001. Project Planner: Jose Merlan at (951)955-0314 or [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

4.3 **CONDITIONAL USE PERMIT NO. 230006 - Intent to Adopt a Mitigated Negative Declaration**, pursuant to the California Environmental Quality Act (CEQA). Applicant: Marianne Cordova Breen Engineer/Representative: Lindsey Engels (Arclogica Architects) - Fifth Supervisorial District - Cherry Valley District - The Pass Area Plan - Community Development: Commercial Retail (CD:CR) - Location: North of Brookside Avenue, south of Cherry Valley Boulevard, east of Nancy Avenue and west of Mountain View Avenue – three (3) parcels totaling 18.44 acres - Zoning: C-1/C-P (General Commercial) - **REQUEST:** Conditional Use Permit No. 230006 proposes to establish a "self-storage and recreational vehicle storage facility" comprised of 10 single-story buildings (ranging in size between 5,060 sq ft and 24,930 sq ft), one (1) single-story administration building (measuring 1,365 sq ft in area), and five (5) detached permanent canopies for the storage of 150 recreational vehicles. The project will require a Lot Line Adjustment (not currently scheduled for consideration) between parcels APN: 405-230-002, 405-230-006, and 405-230-010 (totaling 18.44-acres) to create two (2) sites - one of which is the Project site at 8.27-acres - coupled with demolition of the existing structures located at APN's 405-230-006 and 405-230-010. The existing residence located at APN 405-230-002 will remain – Project Planner: Haide Aguirre at (951) 955-1006 or email at [haguirre@rivoco.org](mailto:haguirre@rivoco.org).

**Planning Commission Action:**

Public Hearing: Closed

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

**ADOPTED** A Mitigated Negative Declaration (SCH No. 2024040661); and,

**APPROVED** Conditional Use Permit No. 230006 subject to the advisory notification document, and conditions of approval.

4.4 **CHANGE OF ZONE NO. 2200053 – No New Environmental Documentation Required**, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Julie’s Dream Winery, c/o Julie Damewood – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North-east of Calle Contento, south of Vista del Monte, and west of Anza Road – 25 Gross Acres – Current Zoning: Citrus Vineyard (C/V) 10 acre minimum (C/V-10) – Proposed Zoning: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 2200053 is a proposal 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 it is within – APN: 943-210-013 & - 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 5-0, the Planning Commission recommend that the Board of Supervisors take the following actions:

**FIND** That no new environmental document is required; and,

**APPROVE** Change of Zone No. 2200053.

4.5 **PLOT PLAN NO. 210132 & NOISE EXCEPTION NO. 2100003 – Intent to Adopt a Mitigated Negative Declaration** – State Clearinghouse Number: SCH2024041219 – Applicant: Austin Vineyards, c/o Austin Randall – Engineer/Representative: Temecula Valley Winery Management, c/o Roxie Storey – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino – 22.33 Gross Acres – Zoning: Wine Country-

**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:

**ADOPT** A Mitigated negative Declaration; and,

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Winery (WC-W) – **REQUEST:** Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. The development would consist of two (2) phases of construction. Phase I includes the construction of a 4,506 sq ft winery building, 2,970 sq ft outdoor tasting patio, 4,000 sq ft cellar, and a 2,200 sq ft outdoor production area. Phase II consists of the construction of an event space, which includes a 156-seat ceremony area and a 2,568 square foot outdoor reception area. There are no structures proposed in the event space, only landscaping and paving. Special occasions will not operate at the same time as normal winery business hours. The proposal includes a total of 116 parking spaces, which are disseminated as follows: 89 standard guest parking spaces, including five (5) ADA accessible spaces and three (3) EV spaces; nine (9) parking spaces for employees, including one (1) ADA accessible space; three (3) spaces for limousines; and 24 spaces that can be utilized for overflow parking, if needed. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. – APN: 942-030-011 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**APPROVE** Noise Exception No. 2100003 subject to the advisory notification document, and conditions of approval.

**APPROVE** Plot Plan No. 210132, subject to the advisory notification document and conditions of approval.

4.6 **SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 9, TENTATIVE TRACT MAP NO. 38586 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – EIR 380 – Applicant: D.R. Horton, Dan Boyd – Representative: T & B Planning, Joel Morse – Third Supervisorial District – Winchester Area – Harvest Valley / Winchester Area Plan – Public Facilities (PF) – Location: South of Simpson Road, west of Leon Road, east of La Ventana Road, and north of Olive Road – 16.42 gross Acres – Zoning: Specific Plan (SP 293) Winchester Hills, Planning Area 12 – **REQUEST:** Specific Plan No. 293 and Substantial Conformance No. 9 is a proposal to utilize the current specific plan provisions for Planning Area 12 designated as a school site for the backup purposes of residential development, but to allocate additional units from other planning areas in the specific plan while maintaining the total number of units for the specific plan as 5,354. Tentative Tract Map No. 38586 is a proposal for a Schedule “A” subdivision of a 16.42 gross acres parcel into 77 single-family residential lots, and one (1) open space lot – APN: 461-482-002. 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:

**CONSIDERED** Addendum No. 10 to certified Environmental Impact Report No. 380; and,

**APPROVED** Specific Plan No. 293 Substantial Conformance No. 9; and,

**APPROVED** Tentative Tract Map No. 38586 subject to the advisory notification document and conditions of approval.

4.7 **GENERAL PLAN AMENDMENT No. 220003, CHANGE OF ZONE No. 2200003, PLOT PLAN No. 220004 and TENTATIVE PARCEL MAP No. 38337 – Intent to Certify an Environmental Impact Report (EIR) – Applicant: Jeremy Mape - Engineer/Representative: T&B Planning c/o., Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing General Plan Designation: Community Development-Medium Density Residential (CD: MDR); Proposed General Plan Designation: Community Development-Light Industrial (CD: LI) – Location: North of Walnut Street, south of Rider Street, east of Vista del Lago, and west of Patterson Avenue – 38.8 gross acres – Existing Zoning Classification: R-1, A-1-1, and R-R-1; Proposed Zoning Classification: Industrial Park (I-P) – **REQUEST:** General Plan**

**Planning Commission Action:**  
Public Hearing: Closed

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

**ADOPTED** Planning Commission Resolution No. 2024-007; and,

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

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Amendment No. 220003 is a proposal to change the General Plan land use designation of ±36.0 acres of the project site from CD:MDR to CD:LI. Change of Zone No. 2200003 is a proposal to change the zoning classification of ±36.0 acres of the project site from R-1, A-1-1, and R-R-1 to I-P. Tentative Parcel Map No. 38337 is a proposal to consolidate the existing eight (8) parcels into one (1) ±36.0-acre parcel, which will include roadway cul-de-sacs, two streets (Wildwood Lane and Sunny Canyon Street), and a dedication for public road improvements along the project site’s frontages. Plot Plan No. 220004 is a proposal to entitle Parcel 1 for an industrial development with a 591,203 sq ft shell building consisting of 7,300 sq ft office space, 7,300 sq ft mezzanine office space, and 576,603 sq ft warehouse space. Other features 84 truck docking doors, 115 truck trailer stalls, 359 parking stalls, frontage improvements along Patterson Avenue, Walnut Street, and Rider Street – APNs: 317-210-006, 008, 010, 011, 018, 022, 023, and 024. Project Planner: Tim Wheeler at (951) 955-6060 or via email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**CERTIFY** Environmental Impact Report SCH No. 2022120110 for Environmental Assessment No. 220007; and,

**TENTATIVELY APPROVE** General Plan Amendment No. 220003; and,

**TENTATIVELY APPROVE** Change of Zone No. 2200003; and,

**APPROVE** Tentative Tract Map No. 38337 subject to the advisory notification document and conditions of approval; and,

**APPROVE** Plot Plan No. 220004 subject to the advisory notification document and conditions of approval.

**5.0**

**WORKSHOPS:**

- 5.1 General Plan Amendment No. 1207 (Winchester Community Plan) includes the proposed changes; 1) The expansion of the existing Winchester Policy Area from approximately 287 acres to approximately 23,153 acres of land within the General Plan’s Harvest Valley/Winchester Area Plan. 2) Amending the boundaries of the General Plan’s Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans so that the expanded Winchester Policy Area falls within the limits of the Harvest Valley/Winchester Area Plan only. 3) Revising land use designations within the expanded Winchester Policy Area, including Foundation Component amendments. Approximately 227 parcels totaling 1,480 acres require Foundation Component Amendments that include changes from the Rural and Rural Community components to the Community Development component. The project site is located within the southwestern portion of the County of Riverside (County). 4) Revision to the Highway 79 Policy Area. The project area is surrounded by unincorporated County land and the city of Hemet to the north and east, unincorporated County land and the cities of Murrieta and Temecula to the south, and the cities of Murrieta and Menifee to the west. The project area is almost entirely within the General Plan’s Highway 79 Policy Area (Approximately 50,061 acres) boundary.

**Planning Commission Action:**

Public Hearing: Closed

Item presented.

**6.0 PUBLIC COMMENTS:**

**NONE**

**7.0 DIRECTOR’S REPORT:**

**8.0 COMMISSIONER’S COMMENTS:**

**ADJOURNMENT: 1:10pm**