



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 15, 2022 COUNTY ADMINISTRATIVE CENTER 1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:00 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32372** – Applicant: Richland Communities, Inc. c/o Samantha Kuhns & Brian Hardy – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), Community Development: Medium High Density Residential (CD:MHDR) (5-8 du/ac), Community Development: Very High Density Residential (CD:VHDR), Community Development: Commercial Retail (CD:CR), Community Development: Community Center (CD:CC) (5-40 du/ac), Open Space: Recreation (OS:R), Open Space: Conservation (OS:C) – Location: north of E Nuevo Road and south of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. SP239, Planning Areas 4, 5, 9, 12/20, 13, 16, 21, 22, 25A and 25B and Specific Plan No. 246A1, Planning Areas 20, 21, 22, and 25A and 25B – **APPROVED PROJECT DESCRIPTION:** Tract Map No. 32372 is a Schedule A subdivision of 305.80 gross acres into 803 single family residential lots with a minimum lot size of 5,000 square feet. The project scope also included the following: two school sites within the Val-Verde Unified School District; one 17.8-acre community sports park and one 21.2-acre open space parcel to be maintained by CSA146A; and 8 open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association. **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32372**, extending the expiration date to June 13, 2024. Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: None.

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

APPROVED the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to June 13, 2024, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **PLOT PLAN NO. 210017, CHANGE OF ZONE NO. 2100011, and NOISE EXCEPTION NO. 2100001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ210027) – (State Clearinghouse Number: SCH2022050266) – Applicant: EPD Solutions, c/o Emily Neudecker – Engineer/Representative: 4M Engineering, c/o Matt Liesemeyer – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Madera de Playa Dr., east and west of Calle Encantado, and south of Rancho California Rd. – 21.10 Gross Acres – Zoning: Citrus/Vineyard (C/V). **REQUEST: CHANGE OF ZONE NO. 2100011** is a proposal to alter the subject sites’ existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area. **PLOT PLAN NO. 210017** is a proposal for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed and Breakfast to provide 10 rooms for patrons and overnight guests. **NOISE EXCEPTION NO. 2100001** 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 APNs: 951-020-001, 951-020-002, 951-060-001, 951-060-002. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210027**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 2100011, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVED NOISE EXCEPTION NO. 2100001, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 210017, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.2 **CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). **REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026** is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing remained open.

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

CONTINUED CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026, to the Planning Commission meeting of July 20, 2022.

4.3 **Appeal of the Planning Director’s Decision on April 18, 2022, Approving PLOT PLAN WIRELESS NO. 210108 - Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction) – Applicant: Alisha Strasheim – Engineer/Representative: Frank Valle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Low Density Residential (LDR) – Location: east of Anza Road, south of Anza Road, west of Swarhout Lane - Zoning: Rural Residential (RR) - **REQUEST: PLOT PLAN WIRELESS NO. 210108** is a proposal to install a new unmanned wireless telecommunication facility disguised as a eucalyptus tree. The tower is proposed to be 50' tall with twelve (12) panel antennas mounted on the tower. At the base of the tower, concealed from view, will be a backup emergency diesel generator and all ground equipment. APN: 917-380-014. Project Planner: Calora Boyd at (951) 955- 6035, or email at cboyd@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

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

DENIED THE APPEAL of the Planning Director’s decision on April 18th, 2022, approving Plot Plan Wireless No. 210108; and

UPHELD the Planning Director’s **FINDING** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA guidelines Section 15303 (New Construction), based on the findings and conclusions provided in the initial study, the findings and conclusions included in the staff report, and the conclusion that the project will not have a significant effect on the environment; and

UPHELD THE PLANNING DIRECTOR’S **APPROVAL OF PLOT PLAN WIRELESS NO. 210108**, subject to the revised conditions of approval and advisory notification document and based upon the findings and conclusions incorporated in the staff report and its attachments.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 11:14 a.m.