



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 6, 2024 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Mussa Khiar

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Shellie Clack

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

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

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

**OATH OF OFFICE** COMMISSIONER MUSSA KHIAR

**ROLL CALL:** Members Present: Ruiz, Gruytch, Clack  
Members Absent: Sanchez

### 1.0 CONSENT CALENDAR:

1.1 ADOPTION OF THE 2025 PLANNING COMMISSION CALENDAR

**Planning Commission Action:**

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

**APPROVED** The 2025 Planning Commission Calendar.

1.2 VACATE THE DECEMBER 4, 2024, PLANNING COMMISSION MEETING AND ADD DECEMBER 9, 2024, MEETING DATE TO BE HEARD AT 4080 LEMON ST RIVERSIDE CA 92501 AT 9:00AM

**Planning Commission Action:**

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

**APPROVED** The vacated date and adding the December 9, 2024 date.

### 2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

### 3.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

### 4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component)** – Applicant: Industrial VI Enterprises, LLC c/o John Grace – Engineer/Representative: EPD Solutions, c/o Selena Kelaher – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Community Development (CD); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 58.59+/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) & Rural Residential ½ Acre Minimum (R-R-½) – **REQUEST:** The applicant of General Plan Amendment No. 240005 (GPA240005) is making a request to the County of Riverside to change the General Plan Foundation Component of 23 parcels from Rural Community: Very Low Density Residential ( RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Support/Neutral
- District 4 – Absent
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240005 move forward to the Board of Supervisors.

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with applicable policies, findings, and other factors will be required if the proposed GPA240005 is initiated by the Board of Supervisors – APN: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail [twheeler@rivco.org](mailto:twheeler@rivco.org).

**4.2 INITIATION OF GENERAL PLAN AMENDMENT NO. 240027 (Foundation Component)** – Applicant: Hill Investment Enterprises, c/o Austin Hill – Engineer/Representative: T&B Planning, c/o Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 10.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-A-1) and Rural Agricultural 1-Acre Minimum (R-A-1) – **REQUEST:** The applicant of General Plan Amendment No. 240027 (GPA240027) is making a request to the County of Riverside to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Support/Neutral
- District 4 – Absent
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240027 move forward to the Board of Supervisors.

**5.0 WORKSHOPS:**

NONE

**6.0 PUBLIC COMMENTS:**

Public comments received.

**7.0 DIRECTOR’S REPORT:**

**8.0 COMMISSIONER’S COMMENTS:**

**ADJOURNMENT: 10:59 a.m.**