



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – June 26, 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: Sanchez, Awad, Gruytch, Ruiz
Members Absent: Balderrama

1.0 CONSENT CALENDAR:

1.1 VACATE THE JULY 3, 2024, PLANNING COMMISSION MEETING - THE NEXT PLANNING COMMISSION MEETING TO BE HELD ON JULY 24, 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 Vacating the July 3, 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 CHANGE OF ZONE NO. 2200055 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines, Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

FIND No new Environmental Document is required; and,

APPROVE Change of Zone 2200055.

4.2 CHANGE OF ZONE NO. 1900030, TENTATIVE TRACT MAP NO. 38201, AND PLOT PLAN NO. 190026 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ190099 - Applicant: Enermax Global Development Inc., Vivian Liang – Engineer/Representative: Rick Engineering Company c/o, Juan Angeles – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Highest Density Residential (CD: HHDR) – Location: East of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, and west of Windsong Street – 4.56 Gross Acres – Zoning: Residential Incentive – (R-6) – REQUEST: Change of Zone No. 1900030 is a proposal to

Planning Commission Action:
Public Hearing: Closed

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

ADOPT A Mitigated Negative Declaration for Environmental Assessment No CEQ 190009; and,

APPROVE Change of Zone 1900030; and,

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change the site’s Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). Tentative Tract Map No. 38201 is a Schedule “A” Tract Map that includes the subdivision of one (1) 4.56 gross acre lot into two (2) parcels; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size. Plot Plan No.190026 is a proposal to construct 46 single family detached condominiums and 44 attached townhouses for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, outdoor lounging area, bathroom/ storage facilities, and adjacent showers located within an 800 sq ft pool building – APN(s) 135-063-016 and 135-063-019. - Project Planner: Kim Zuppiger at (951)955-6646 or email at kzuppiger@rivco.org.

APPROVE Tentative Tract Map No. 38201; and,

APPROVE Plot Plan No. 190026.

4.3 **GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 200022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 200022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Planning Commission Resolution No. 2024-008; and,

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

FIND The Project is Exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE General Plan Amendment No. 200006; and,

TENTATIVELY APPROVE Change of Zone No. 200022; and,

APPROVE Conditional use Permit No. 200040 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: 10:44am