



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – December 9, 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**

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

**1.0 CONSENT CALENDAR:**

**1.1** ELECTION OF THE PLANNING COMMISSION CHAIRMAN

**Planning Commission Action:**

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

**APPROVED** Election of the Planning Commission Chairman

**1.2** ELECTION OF THE PLANNING COMMISSION VICE-CHAIRMAN

**Planning Commission Action:**

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

**APPROVED** Election of the Planning Commission Vice-Chairman

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

**GENERAL PLAN AMENDMENT NO. 220004, CHANGE OF ZONE NO. 2200013 and PLOT PLAN NO. 220022 – Intend to Certify an Environmental Impact Report -** Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – Fourth Supervisorial District – Thousand Palms District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI), Community development: Medium Density Residential (CD:MDR) – Location: East of Rio del Sol Road, north of 30<sup>th</sup> Avenue, west of Robert Road and south of Vista Chino – 82.99 Acres – Zoning: Manufacturing – Service Commercial (M-SC) and Residential Agricultural (R-A) – **REQUEST:** The General Plan Amendment is a proposal to change the land use designation of the eastern parcel of the project site (APN 648-150-034) from Medium Density Residential (MDR) to Light Industrial (LI). The western parcel of the project site (APN 648-150-035) would remain as Light Industrial (LI). The Change of Zone is a proposal to change the zoning classification on the eastern parcel of the project site (APN 648-150-034) from Residential Agricultural (R-A) to Manufacturing – Service Commercial (M-SC). The western parcel of the project site (APN 648-150-035) would

**Planning Commission Action:**

Public Hearing: Closed

By Vote 4-0

The Planning Commission took the following action: Adopted Planning Commission Resolution No. 2024-02; and;

**RECOMMEND** That the Board of Supervisors take the following actions:

**ADOPT** a resolution certifying the environmental impact report (EIR) and,

**TENTATIVELY APPROVE** General Plan Amendment No. 220004; and,

**TENTATIVELY APPROVE** Change of Zone No. 2200013; and,

**APPROVE** Plot Plan No. 220022 Subject to Conditions of Approval and Advisory Notification Document.

**PLANNING COMMISSION – REPORT OF ACTIONS – December 9, 2024**

remain as Manufacturing – Service Commercial (M-SC). The Plot Plan is a proposal for the construction and operation of a total of 1,238,992 sq ft warehouse/distribution/manufacturing development on 82.99-acres. – APNs: 648-150-034, 648-150-035. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

**CHANGE OF ZONE NO. 2400054 (CZ2400054) and CONDITIONAL USE PERMIT NO. 210136 (CUP210136) – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3)(Common Sense/General Rule) – Applicant: Dhaliwal, Kirpal – Palo Verde Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Zoning: Scenic Highway Commercial (C-P-S) – Location: north of Interstate-10 and Black Rock Road, and west of Mesa Drive – 13.75 Acres – Fourth Supervisorial District – Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section 18.48.C to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station - APN: 818-260-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

**Planning Commission Action:**

Public Hearing: Closed

By vote 4-0

The Planning Commission took the following action:

**RECOMMEND** That the Board of Supervisors take the following actions:

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

**TENTATIVELY APPROVE** Change of Zone No. 2400054

**APPROVE** Conditional Use Permit No. 210136 Subject to the Conditions of Approval and Advisory Notification Document.

**4.0 GENERAL PLAN INITIATION PROCEEDINGS:**  
NONE

**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.**