



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 23, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE COMMISSIONER MICHELLE “SHELLIE” CLACK

ROLL CALL: Members Present: Sanchez, Gruytch, Clack
Members Absent: Ruiz & Awad

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **TENTATIVE TRACT MAP NO. 36467, REVISION NO. 1 – No New Environmental Documentation Required** – (EIR 380) – Applicant: San Pedro Farms-Rancon – Engineer/Representative: X Engineering c/o Puneet Comar – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area – Community Development: Commercial Retail (CD: CR) – High Density Residential (CD: HDR) – Medium Density Residential (CD: MDR) – Public Facilities (CD: PF) – Open Space-Conservation (OS: C) – Open Space-Recreation (OS: R) – Location: West of Eucalyptus Road, south of Ano Crest Drive, and north of Holland Road – 158.81 Gross Acres – Zoning: Specific Plan No. 293 (SP00293 – PA54A, PA54B, PA55 thru PA61) – **REQUEST:** Tentative Tract Map 36467 Revision No. 1 is a proposal for a subdivision of 158.81 gross acres into 396 single-family residential lots and 21 other lots for parks, natural open space, expanded landscape areas, drainage, and for future school, commercial and High Density Residential Development. The Tentative Tract Map Revision would be focused on the increase of 15 residential lots and to modify street and open space design primarily. The proposal increases the park area to 9.6 acres and reduces the streets and alleys by 322,000 sq ft – APN: 466-350-019 – Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. Item was continued from September 18, 2024.

Planning Commission Action:

Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following action:

FOUND that no new environmental document is required (EIR380); and,

APPROVED Tentative Tract Map 36467 Revision No. 1 subject to the advisory Notification Document and Conditions of Approval

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **CHANGE OF ZONE NO. 2300004 – TENTATIVE TRACT MAP NO. 38605 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Mitch Adkison – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) – Lake Mathews Zoning District – Zoning: Light Agriculture, ten-acre minimum (A-1-10) – Location: North of El Sobrante Road, east of McAllister Street, and south of Travertine Drive – 95.96 acres - **REQUEST:** Change of Zone No. 2300004 is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to

Planning Commission Action:

Public Hearing: Closed

By a vote of 3-0, the Planning Commission recommends that the Board of Supervisors take the following action:

ADOPT Mitigated Negative Declaration; and,

TENTATIVELY APPROVE Change of Zone 2300004; and,

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One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000). Tentative Tract Map No. 38605 is a proposal for a Schedule “A” subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq ft and 32 lots for open space, drainage, and slopes. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005 – Project Planner: Russell Brady at (951) 955-3025 or via email at rbrady@rivco.org.

APPROVE Tentative Tract Map No. 38605 subject to the advisory notification document and conditions of approval.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240037 (GPA240037) Foundation Component** – Applicant: Antonio Castaneda – Engineer/Representative: Yesenia Andrade c/o Lake Perris Realty – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Rural Community (RC) – Location: North of Deprad Street, east of Meadow Lane, south of Mundo Avenue, and west of Forrest Drive – 20 Gross Acres – Existing Zoning: R-R (Rural Residential) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240037 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Rural Community: Very Low Density Residential (RC-VLDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240037 is initiated by the Board of Supervisors. – APN: 325-080-019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240037 move forward to the Board of Supervisors.

4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component** – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240067 is initiated by the Board of Supervisors – APN: 345-020-003– Project Planner: Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240067 move forward to the Board of Supervisors.

4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240042 (GPA240042) Foundation Component** – Applicant: Jack Herrill c/o PJP CHI, L.P. – Engineer / Representative: Kumail Raza c/o EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component – Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Placentia Street, east of Patterson Avenue, south of Rider Street, and west of Harvill Avenue – 17.2 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) and A-1-1 (Light Agriculture, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

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whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. – APN: 317-230-018 through -023 and 317-230-049 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

RECOMMEND That General Plan Amendment No. 240042 move forward to the Board of Supervisors.

4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240049 (GPA240049) Foundation Component** – Applicant: Tyler Banton c/o LI Acquisitions LLC – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: Southwest corner of Orange Avenue and Webster Avenue – 19.07 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240049 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240049 is initiated by the Board of Supervisors. – APN: 322-240-016 through -019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240049 move forward to the Board of Supervisors.

4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240063 (GPA240063) Foundation Component** – Applicant: Scott Smith – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lemon Avenue, east of Valview Avenue, south of Orange Avenue, and west of Webster Avenue – 58.92 Gross Acres – Existing Zoning: R-R-2.5 (Rural Residential, 2.5-acre minimum), A-1-2.5 (Light Agriculture, 2.5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), A-1-10 (Light Agriculture, 10-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240063 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) and Rural Community: Estate Density Residential (RC:EDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240063 is initiated by the Board of Supervisors. – APN: 322-224-006, 322-224-009 through -011 and 322-240-020 through 022 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240063 move forward to the Board of Supervisors.

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240012 (GPA240012) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land Inc. –

Planning Commission Action:
Public Hearing: Closed

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Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Kenton Lane, south of Cajalco Road, and west of Patterson Avenue – 9.77 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240012 to change the General Plan Foundation Component of one (1) parcel 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 standards, policies, findings, and other requirements will be required if the proposed GPA240012 is initiated by the Board of Supervisors – APN: 317-150-006 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240012 move forward to the Board of Supervisors.

4.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component of four (4) 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 standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors – APN: 317-220-009 through -013 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240082 move forward to the Board of Supervisors.

4.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240059 (GPA240059) Foundation Component** – Applicant: Jeremy Mape c/o Western Realco – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) and Community Development (CD) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Seaton Avenue, south of Cajalco Road, and west of Patterson Avenue – 8.46 Gross Acres – Existing Zoning: R-A-1 (Rural Agricultural, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240059 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC:VLDR) and Community Development: Light Industrial (CD:LI) to

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240059 move forward to the Board of Supervisors.

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Community Development: Light Industrial (CD:LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240059 is initiated by the Board of Supervisors – APN: 317-150-060. Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 12:34 p.m.