



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – September 18, 2024**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

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

3<sup>rd</sup> District  
Olivia Balderrama

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

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

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

**ROLL CALL:** Members Present: Sanchez, Ruiz, Gruytch,  
Members Absent: Balderrama, Awad

**1.0 CONSENT CALENDAR:**

NONE

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

2.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component)** – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) – **REQUEST:** The applicant of General Plan Amendment No. 240022 (GPA240022) is making a request to the County of Riverside to change the General Plan Foundation Component of 51 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Rural: Rural Residential (R: RR) to Community Development (CD). 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 GPA240022 is initiated by the Board of Supervisors – APN: 317-060-037, 038; 317-070-001; 317-080-002, 033; 317-090-010, 011; 317-180-007, 008, 009; 317-190-003, 004, 007; 317-200-004 thru 040; 317-220-025. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org)

**Planning Commission Action:**  
Public Hearing: Closed

Item was continued off calendar.

2.2 **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

**Planning Commission Action:**  
Public Hearing: Closed

Item was continued off calendar.

**PLANNING COMMISSION – REPORT OF ACTIONS – September 18, 2024**

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 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 email at [twheeler@rivco.org](mailto:twheeler@rivco.org). ITEM TO BE CONTINUED OFF CALENDAR

- 2.3 **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 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). (CONTINUE OFF CALENDAR)

**Planning Commission Action:**  
Public Hearing: Closed

Item was continued off calendar.

- 2.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – 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 – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1-Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 240004 (GPA240004) is making a request to the County of Riverside to change the General Plan Foundation Component of three (3) 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 GPA240004 is initiated by the Board of Supervisors – APN: 317-090-023, 024, 033 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). (CONTINUE OFF CALENDAR)

**Planning Commission Action:**  
Public Hearing: Closed

Item was continued off calendar.

**PLANNING COMMISSION – REPORT OF ACTIONS – September 18, 2024**

2.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component)** – Applicant: Trammell Crow Company, c/o David Nazaryk – 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 Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – **REQUEST:** The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) 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 GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009. Planning Contact: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240026 move forward to the Board of Supervisors.

2.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component)** – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – **REQUEST:** The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) 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 GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240023 move forward to the Board of Supervisors.

2.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component)** – Applicant: Thrifty Oil Co., c/o Stephane Wandel – Engineer/Representative: Thrifty Oil Co., c/o Stephane Wandel – 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: South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue – 9.62 Gross Acres – Existing Zoning: Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density

**Planning Commission Action:**  
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

**PLANNING COMMISSION – REPORT OF ACTIONS – September 18, 2024**

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 GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**RECOMMEND** That General Plan Amendment No. 240008 move forward to the Board of Supervisors.

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

3.1 **NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CONDITIONAL USE PERMIT NO. 03776 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: John Rowland of Prime Development representing S2A Modular Inc. – Second Supervisorial District – Lakeland Village – Community Elsinore Area Plan – Community Development: Mixed Use (CD:MU) Zoning: R-3 (General Residential), W-1 (Watercourse Area), R-R (Rural Residential), and C-1/C-P (General Commercial) – Location: Southwest corner of the Corydon Road and Union Street, within the Lakeland Village Community of unincorporated Riverside County. The Project site is located south of City of Lake Elsinore and north of City of Wildomar composed of two (2) parcels totaling 10.02 acres – **REQUEST:** Conditional Use Permit No. 03776 proposes a Tesla powered smart mobile home gated senior community for 55 and older, consisting of 71 detached mobile home units with 71 two car garages. The site improvements include but are not limited to street improvements and street dedication, road access, trash enclosure, bio-retention area, and landscaping. The amenities include a club house, swimming pool, spa, barbecue/picnic area, fire pit area, walking trail, and dog park. The project will require an administrative Lot Merger of parcels APN's: 370-310-002 and 370-310-012. Project Planner: Haide Aguirre at 951-955-1006 or email at [haguirre@rivoco.org](mailto:haguirre@rivoco.org). **ITEM WILL BE CONTINUED TO A DATE CERTAIN OF OCTOBER 2, 2024.**

**Planning Commission Action:**

Public Hearing: Open

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

**CONTINUED** Item to be continued to a date certain of October 2, 2024.

4.2 **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](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Hearing: Open

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

**CONTINUED** Item to be continued to a date certain of October 23, 2024.

**PLANNING COMMISSION – REPORT OF ACTIONS – September 18, 2024**

4.3 **TENTATIVE TRACT MAP NO. 36504 REVISION NO. 1 INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (MND)** – (Environmental Assessment No. 42549) – Applicant: Trip Hord Associates – Representative: KWC Engineers – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: North of Stetson Avenue, east of Highway 79, and south of Caitlin Avenue – 162.05 acres – Homeland Zoning Area– Zoning: Planned Residential (R-4) - **REQUEST:** Tentative Tract Map No. 36504 Revision No. 1 is a revision to an approved Schedule “A” subdivision of approximately 162.05 gross acres into 527 single-family residential lots, an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72” storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado. The revision proposes to reorient streets and revise grading design to accommodate Highway 79 infrastructure improvements, and establish a Phasing Plan of two phases, with 230 lots and 297 lots, respectively. The revised map will create a total of 527 residential lots, 11 lettered lots, an 8.52-acre park lot, a regional debris basin lot, and a resource protection area lot; with an off-site water quality/detention basin located to the south – APN(s): 458-250-012, 458-250-013 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email at [jlaparicio@rivco.org](mailto:jlaparicio@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

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

**CONSIDERED** Addendum No. 1 to Environmental Assessment No. 42549.

**APPROVED** Tentative Tract Map No. 36504, Revision No 1, subject to the advisory notification document and conditions of approval, as modified.

4.4 **GENERAL PLAN AMENDMENT NO. 1207 (GPA1207) – Environmental Impact Report (Program)** – (SCH2019049114) – Third Supervisorial District – Location: The project is located within the southwestern portion of the County of Riverside. The project area is bounded by the unincorporated County of Riverside and the city of Hemet to the north and east, unincorporated County of Riverside and the cities of Murrieta and Temecula to the south and the cities of Murrieta and Menifee to the west. The project area is almost entirely within the General Plan’s Highway 79 Policy Area (Approximately 50,061 acres) boundary. Project Planer Paul Swancott at pswancott@rivco.org or (951) 955-3103 or Project Planner Richard Marshalian at rmarshalian@rivco.org or at (951) 955-9294.

**Planning Commission Action:**  
Public Hearing: Closed

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

**ADOPTED** Planning Commission Resolution No. 2024-009

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

**CERTIFY** The Program Environmental Impact Report (PEIR) (SCH# 2019049114), and;

**TENTATIVELY APPROVE** General Plan Amendment No. 1207.

5.0 NONE

6.0 **PUBLIC COMMENTS:**  
RECEIVED

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

**ADJOURNMENT: 12:10 p.m.**