

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 1.3  
(ID # 16865)**

**MEETING DATE:**  
Tuesday, August 17, 2021

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File of the Director's Hearing Decision as Stated in the Report of Actions. Districts 1 and 3. [\$0]

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

**RECEIVE AND FILE** the Director's Hearing Notice of Decision for the Director's Hearing cases acted on by the Planning Director on March 8, 2021, March 15, 2021, March 22, 2021, and April 5, 2021, as proposed at hearing as stated in the Report of Actions.

**ACTION:Consent**

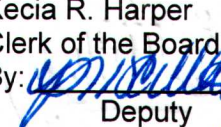
  
John Hildebrand, Planning Director 7/15/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: August 17, 2021  
xc: TLMA-Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348, specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File (“R&F”) item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director’s Hearing and Planning Commission hearing will be taken as single Report of Actions item for the Board of Supervisors consideration.

The Director’s Hearing heard and approved the proposed cases as listed in the Report of Actions dated **March 8, 2021, March 15, 2021, March 22, 2021, and April 5, 2021.**

**Board Action**

The Director’s Hearing decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person timely files a complete appeal application within 10 days from the date the action was taken at the Director’s Hearing.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Each item’s fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County’s Planning Department website here:


<https://planning.rctlma.org/Public-Hearings>.

**ATTACHMENTS (if needed, in this order):**

- A. DIRECTOR’S HEARING REPORT OF ACTIONS – MARCH 8, 2021**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

- B. DIRECTOR'S HEARING REPORT OF ACTIONS – MARCH 15, 2021**
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – MARCH 22, 2021**
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – APRIL 5, 2021**

  
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Jason Farin, Principal Management Analyst 8/10/2021





**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MARCH 8, 2021**

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**3.1 PLOT PLAN NO. 190032 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville – Engineer: SDH, Inc./Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The proposed project is for the construction of a 53,275 sq. ft. warehousing and distribution truck terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Staff Report Recommendation:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

**APPROVE** Plot Plan No. 190032, subject to conditions of approval.

Staff's Recommendation:

**CONTINUANCE** to March 22, 2021.

Planning Director's Actions:

**CONTINUED** to March 22, 2021.

**4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**

**NONE**

**5.0 PUBLIC COMMENTS:**



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MARCH 15, 2021**

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**3.1 Plot Plan No. 200023 – Intent to Adopt a Mitigated Negative Declaration – EA40473 – Applicant: Hemet Retail Center – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 floor area ratio) – Location: Northerly of Old State Highway, easterly of State Highway 79, southerly of State Highway 74 – 1.22 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 200023 is a proposal for the construction and operation of a total of 4,425 sq. ft. of commercial building area on 1.22 gross acres consisting of a 2,000 sq. ft. commercial retail space, a 2,425 sq. ft. fast food space with drive thru, and 900 sq. ft. serving area. The development will include a trash enclosure, parking, and associated landscaping. A median would be installed on State Highway (SH) 79 from the SH-74/SH-79 intersection, south beyond Old State Highway, eliminating access to Old State Highway from southbound traffic on SH-79. Striping would be reconfigured on SH-79 to change the number and width of lanes on SH-79. Off-site roadway improvements have been designed in coordination with Caltrans. APN: 458-212-001 and 458-212-002. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).**

**Staff Report Recommendation:**

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 40473; and,

**APPROVE** Plot Plan No. 200023, subject to conditions of approval.

**Staff's Recommendation:**

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 40473; and,

**APPROVE** Plot Plan No. 200023, subject to conditions of approval.

**Planning Director's Actions:**

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 40473; and,

**APPROVED** Plot Plan No. 200023, subject to conditions of approval as modified at hearing.

**4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**

**NONE**

**5.0 PUBLIC COMMENTS:**





## DIRECTOR'S HEARING REPORT OF ACTIONS MARCH 22, 2021

### 1.0 CONSENT CALENDAR:

**NONE**

### 2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

2.1 **PLOT PLAN NO. 190032 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville – Engineer: SDH, Inc./Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The proposed project is for the construction of a 53,275 sq. ft. warehousing and distribution truck terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043. Continued from March 8, 2021. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

#### Staff Report Recommendation:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

**APPROVE** Plot Plan No. 190032, subject to conditions of approval.

#### Staff's Recommendation:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

**APPROVE** Plot Plan No. 190032, subject to conditions of approval.

#### Planning Director's Actions:

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

**APPROVED** Plot Plan No. 190032, subject to conditions of approval as modified at hearing.

### 3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 **TENTATIVE PARCEL MAP NO. 37666 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions Exemption) – Applicant: Saba Family Trust – Engineer/Representative: Kevin Fortuna – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area – Location: Northerly of Washington Street, southerly of Keller Road, and westerly of Winchester Road – 1.15 Gross Acres – Zoning: Specific Plan (SP No. 286, PA12A) – **REQUEST:** Tentative Parcel Map No. 37666 is a proposal for a scheduled "F" subdivision of 1.15 acres into four (4) lots single family residential lots. APN: 476-010-042. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

#### Staff Report Recommendation:

**FIND** the project exempt from the California Environmental Quality act (CEQA); and,

**APPROVE** Tentative Parcel Map No. 37666, subject to conditions of approval.

#### Staff's Recommendation:

**FIND** the project exempt from the California Environmental Quality act (CEQA); and,

**APPROVE** Tentative Parcel Map No. 37666, subject to conditions of approval.

#### Planning Director's Actions:

**FOUND** the project exempt from the California Environmental Quality act (CEQA); and,

**APPROVED** Tentative Parcel Map No. 37666, subject to conditions of approval.

### 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

**NONE**

### 5.0 PUBLIC COMMENTS:



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
APRIL 5, 2021**

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**

- 4.1 SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for SPECIFIC PLAN NO. 333 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 200004, and CHANGE OF ZONE NO. 200016 – CEQ200059 – Applicant: Richland Ventures, Inc – Representative: T&B Planning, Inc. – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Zoning: Specific Plan Zone (Renaissance Ranch, Specific Plan No. 333) – Location: Easterly of Horsethief Canyon Road, southerly of Interstate 15, westerly of Hostetler Road, and northerly of Palomino Creek Drive – 157.1 Acres – REQUEST: The **Specific Plan Amendment** proposes to amend the existing Specific Plan by redesignating the primary land use within the Specific Plan from a Medium Density Residential land use designation to Light Industrial (97.2 acres), Business Park (18.0 acres), Open Space: Conservation (11.4 acres), and Open Space: Conservation Habitat (27.1 acres) land use designations. The total amount of planned building area is 2,509,057 sq. ft., with 2,117,017 sq. ft. designated within Light Industrial and 392,040 sq. ft. designated within Business. The amended Specific Plan would be named the Renaissance Ranch Commerce Center. The Specific Plan Amendment would also modify the Specific Plan circulation plan. The **General Plan Amendment** proposes to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The **Change of Zone** proposes to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).**

**ITEM** Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

**5.0 PUBLIC COMMENTS:**