

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



**ITEM: 1.2  
(ID # 22817)**

**MEETING DATE:**  
Tuesday, August 29, 2023

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Director's Hearing Decisions as Stated in the Report of Actions. Districts 1, 3, 4, and 5. [\$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 **May 8, 2023, May 22, 2023, June 5, 2023, June 19, 2023, July 10, 2023, and July 24, 2023** as stated in the Report of Actions.

**ACTION:Consent**

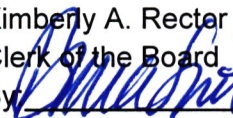
  
John Hildebrand, Planning Director 8/14/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: August 29, 2023  
xc: Planning

Kimberly A. Rector  
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 considered and took the following actions as stated in these Report of Actions related to hearings **dated on May 8, 2023, May 22, 2023, June 5, 2023, June 19, 2023, July 10, 2023, and July 24, 2023.**

**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 these projects 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:

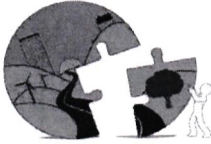
<https://planning.rctlma.org/Public-Hearings>

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

**ATTACHMENTS:**

- A. DIRECTOR'S HEARING REPORT OF ACTIONS – MAY 8, 2023
- B. DIRECTOR'S HEARING REPORT OF ACTIONS – MAY 22, 2023
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – JUNE 5, 2023
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – JUNE 19, 2023
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – JULY 10, 2023
- F. DIRECTOR'S HEARING REPORT OF ACTIONS – JULY 24, 2023

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      8/22/2023



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – MAY 8, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

## 1.0 CONSENT CALENDAR

**FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37264** – Applicant: Tom and Amanda Zschokke, C/O Devin Scheradella, Cozad & Fox, Inc. – First Supervisorial District – Good Hope Area – Mead Valley Area Plan – Rural: Rural Residential (R:RR) – Location: South of Santa Rosa Mine Road, west of Post Road, north of Gardenias Street, and east of Fellows Way – 21.56 Gross Acres – Zoning: Residential Agricultural, 2 ½ Acre Minimum (R-A-2 ½) – 323-230-061, 062, 044 - Approved Project Description: Schedule H subdivision of 21.56 gross acres into three (3) contiguous lots and one (1) detached remainder lot - REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37264, extending the expiration date to February 14, 2026 - Project Planner: Joey Mendoza at (951)955-0897 or email at joemendo@rivco.org.

### Planning Director's Actions:

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 374264 extending the expiration date to February 14, 2026.

## 2.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

## 3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN NO. 220001 – Intent to Adopt a Mitigated Negative Declaration** – CEQ220002 – Applicant: BCI Harvill Industrial Center, LP – Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area: Community Development: Light Industrial (CD: LI) – Location: North of Cajalco Road, south of Dree Circle, east of Harvill Avenue, and west of Interstate 215 – 9.13 acres – Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** Plot Plan No. 220001 is a request for the development of a 99,770 sq ft warehouse building with 3,500 sq ft of office space. The project site will include 17 loading dock doors, 118 trailer parking spaces and a total of 73 parking spaces. As proposed the project site would include three (3) future driveways, one (1) from Harvill Avenue and two (2) from Cajalco Road. APNs: 317-130-034 and 317-130-035. Project Planner: Krista Mason at (951) 955-1722 or by email at kmason@rivco.org.

### Staff Report Recommendation:

**ADOPT** A Mitigated Negative Declaration; and,

**APPROVE** Plot Plan No. 220001, subject to the Advisory Notification Document and Conditions of Approval

### Staff Recommendation:

**ADOPT** A Mitigated Negative Declaration; and,

**APPROVE** Plot Plan No. 220001, subject to the Advisory Notification Document and Conditions of Approval

### Planning Director's Actions:

**ADOPT** A Mitigated Negative Declaration; and,

**APPROVED** Plot Plan No. 220001, subject to the Advisory Notification Document and Conditions of Approval as modified

## 4.0 SCOPING SESSION NONE

## 5.0 PUBLIC COMMENTS None

ADJOURNMENT: 2:05 p.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – MAY 22, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:31 p.m.

1.0 **CONSENT CALENDAR**  
NONE

2.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**  
NONE

3.0 **PUBLIC HEARINGS – NEW ITEMS:**

3.1 **PLOT PLAN NO. 200028 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ200112** – Applicant: Carl Wood – Engineer/Representative: Carl Wood – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Mixed-Use Area (CD:MUA) – Location: North of Corvina Drive, south of West Access Road, east of Marina Drive, and west of Desert Beach Drive – 1.37 Gross Acres – Zoning: Mixed Use (MU) - **REQUEST:** Plot Plan No. 200028 proposes to construct a new, single-story 9,100 sq. ft. convenience market in conjunction with site improvements consisting of a 46-space parking lot, landscaping, two (2) storm water detention basins on five (5) vacant parcels totaling 1.37 acres (58,893 sq. ft.) – APNs: 723-225-002, 004, 006, 008 and 010. Project Planner Scott Nespor (760) 863-7050 or email at [snespor@rivco.org](mailto:snespor@rivco.org). Staff requests continuance to June 5, 2023, for proper noticing.

**Staff Report Recommendation:**

**CONTINUE** To June 5, 2023, for proper noticing

**Staff Recommendation:**

**CONTINUE** To June 5, 2023, for proper noticing

**Planning Director's Actions:**

**APPROVED** Continuance to June 5, 2023, for proper noticing.

3.2 **PLOT PLAN WIRELESS NO. 220008 – Exempt from the California Environmental Quality Act (CEQA)**, per Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smart Link Group – Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural: Rural Residential (R:RR) – Location: North of Cherry Oak Road, east of Oak Creek Road, west of Oak Glen Road, south of Cherry Oak Canyon Road - Zoning: Controlled Development Areas (W-2) - **REQUEST:** Plot Plan Wireless No. 220008 proposes to install a new Wireless Telecommunication Facility disguised as a mono-eucalyptus tree. The tower is proposed to be 70 ft. tall and contain one (1) GPS antenna, nine (9) panel antennas, one (1) MW antenna, one (1) walk-in-cabinet shelter enclosed by an eight (8) ft. concrete masonry unit wall, and new landscaping - APN: 401-080-017- Project Planner: Alexander Opolencia, (951) 955-0972 or [aopolencia@rivco.org](mailto:aopolencia@rivco.org).

**Staff Report Recommendation:**

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

**APPROVE** Plot Plan Wireless No. 220008, subject to the Advisory Notification Document, and Conditions of Approval.

**Staff Recommendation:**

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

**APPROVE** Plot Plan Wireless No. 220008, subject to the Advisory Notification Document, and Conditions of Approval.

**Planning Director's Actions:**

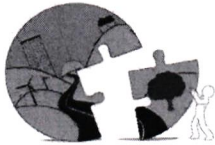
**FOUND** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**APPROVED** Plot Plan Wireless No. 220008, subject to the Advisory Notification Document, and Conditions of Approval.

4.0 **SCOPING SESSION**  
NONE

5.0 **PUBLIC COMMENTS**  
None

ADJOURNMENT: 1:37p.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JUNE 5, 2023 COUNTY ADMINISTRATIVE CENTER 12<sup>th</sup> Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

**CALL TO ORDER: 1:32 p.m.**

### **1.0 CONSENT CALENDAR**

NONE

### **2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**PLOT PLAN NO. 200028 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ200112** – Applicant: Carl Wood – Engineer/Representative: Carl Wood – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Mixed-Use Area (CD:MUA) – Location: North of Corvina Drive, south of West Access Road, east of Marina Drive, and west of Desert Beach Drive – 1.37 Gross Acres – Zoning: Mixed Use (MU) - **REQUEST:** Plot Plan No. 200028 proposes to construct a new, single-story 9,100 sq. ft. convenience market in conjunction with site improvements consisting of a 46-space parking lot, landscaping, two (2) storm water detention basins on five (5) vacant parcels totaling 1.37 acres (58,893 sq. ft.) – APNs: 723-225-002, 004, 006, 008 and 010. Project Planner Scott Nespor (760) 863-7050 or email at [snesor@rivco.org](mailto:snesor@rivco.org).

#### **Staff Report Recommendation:**

**ADOPT** Mitigated Negative Declaration; and,

**APPROVE** Plot Plan No. 200028, subject to the advisory notification document and conditions of approval.

#### **Staff Recommendation:**

**ADOPT** Mitigated Negative Declaration; and,

**APPROVE** Plot Plan No. 200028, subject to the advisory notification document and conditions of approval.

#### **Planning Director's Actions:**

**ADOPT** Mitigated Negative Declaration; and,

**APPROVED** Plot Plan No. 200028, subject to the advisory notification document and conditions of approval.

### **3.0 PUBLIC HEARINGS – NEW ITEMS:**

**3.1 PLOT PLAN No. 190012 – Exempt from the California Environmental Quality Act (CEQA)** pursuant to State CEQA Guidelines Section 15303 (e) (Class 3 - New Construction or Conversion of Small Structures) – Applicant: CV Acres LLC., c/o Mark Weaver - Engineer/Representative: Weaver Grading, c/o Duane Burke - Fifth Supervisorial District – The Pass Area Plan – General Plan Land Use Designation: Community Development (CD) - Zoning: C-1 / C-P (General Commercial) - Zoning District: Cherry Valley District - Location: North of Cherry Valley Boulevard, south of Vineland Street, east of Mountain View Avenue, west of Beaumont Avenue - APNs 403-220-009 and 403-220-014 - **REQUEST:** Plot Plan No. 190012 is a request to allow the establishment and construction of a new RV storage facility, in conjunction with new landscaping, lighting, and fencing. No grading is proposed, nor construction of any new buildings. Parking and storage would be provided for a maximum of 172 RV's, with washing or repair of vehicles, and dumping of wastewater to be prohibited. Project Planner Evan Langan (951) 955-3024 pr email at [elangan@rivco.org](mailto:elangan@rivco.org).

#### **Staff Report Recommendation:**

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

**APPROVE** Plot Plan No. 190012, subject to the advisory notification document and conditions of approval.

#### **Staff Recommendation:**

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

**APPROVE** Plot Plan No. 190012, subject to the advisory notification document and conditions of approval.

#### **Planning Director's Actions:**

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

**APPROVED** Plot Plan No. 190012, subject to the advisory notification document and conditions of approval.

## DIRECTOR'S HEARING – REPORT OF ACTIONS – June 5, 2023

### 4.0 SCOPING SESSION

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT NO. 220035, PUBLIC USE PERMIT NO. 220002, and DEVELOPMENT AGREEMENT NO. 2200018** – Applicant: EDF Renewables and Sapphire Solar, LLC c/o Katie Kuplevich & Devon Muto – Engineer/Representative: EDF Renewables and Sapphire Solar, LLC c/o Christa Hudson – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – Open Space: Rural (OS: RUR) - Agriculture (AG) – Location: Northeast of Highway 177 / Orion Road, north of Oasis Road, east of Kaiser Road, and south of Beekley Road – approximately 1,192 Acres – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) and Light Agriculture – 20 Acre Minimum (A-1-20) – REQUEST: Conditional Use Permit 220035 is a proposal to develop a 117 megawatt photovoltaic solar array/ 117 megawatt battery storage facility with an onsite substation, generator, and propane tank for emergency use. From the substation, energy generated from the Sapphire Solar Project would be transmitted via gen-tie lines to interconnect with the existing Desert Harvest gen-tie line, located on land administered by the BLM, to the SCE Red Bluff Substation. BLM land makes up the almost 110 acres of the overall project site. Public Use Permit No. 220002 is created to address the off-site gen-tie lines from the Sapphire Solar Project, in the County roadway(s) to the SCE Red Bluff Substation. Development Agreement No. 2200018 proposes a development agreement with the applicant and County consistent with the County's solar plant program and grants vesting rights to develop the project in accordance with the terms of the agreement which requires certain calculation of development impact fees – APN: 807-172-010 and 011; 808-240-001 thru 006 and 009 thru 016; 808-250-001 thru 016; 808-260-005 thru 007 and 013 thru 015; 811-270-008 thru 013 – Agricultural Preserves: Chuckwalla No. 2 & 3 – Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org)

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

### 5.0 PUBLIC COMMENTS

**ADJOURNMENT: 2:13 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JUNE 19, 2023 COUNTY ADMINISTRATIVE CENTER 12<sup>th</sup> Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

**CALL TO ORDER: 1:30 p.m.**

### **1.0 CONSENT CALENDAR**

NONE

### **2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

### **3.0 PUBLIC HEARINGS – NEW ITEMS:**

- 3.1 **PLOT PLAN NO. 220041 – Exempt form the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense) – Applicant: Steven Labrano – Engineer/Representative: Egan Civil, Inc. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (LI) – Location: South of Watt Court, east of Rio del Sol Road, north of Pet Land Place, and west of 30th Avenue – 0.53 Gross Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** Plot Plan 220041 is a proposal to construct an approximate 9,994 sq. ft. warehouse building and associated onsite improvements which include paving, parking, a trash enclosure, and landscaping (Parcel 15). The project also includes an outdoor storage area on the adjoining parcel to the east (parcel 14) comprised of compacted native soil and enclosed by an eight (8) ft. metal fence – APN: 650-380-015 - Project Planner: Scott Nespor at (760) 863-7050 or email at [snespor@rivco.org](mailto:snespor@rivco.org).

#### **Staff Report Recommendation:**

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

**APPROVE** Plot Plan No. 220041, subject to the advisory notification document and conditions of approval.

#### **Staff Recommendation:**

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

**APPROVE** Plot Plan No. 220041, subject to the advisory notification document and conditions of approval.

#### **Planning Director's Actions:**

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

**APPROVED** Plot Plan No. 220041, subject to the advisory notification document and conditions of approval.

### **4.0 SCOPING SESSION**

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 401, GENERAL PLAN AMENDMENT NO. 230001, CHANGE OF ZONE NO. 2300003, TENTATIVE TRACT MAP NO. 38578, TENTATIVE PARCEL MAP NO. 38531, PLOT PLAN NO. 230005, and PLOT PLAN NO. 230006** – Applicant: Thermal Ranch, LLC – Representative: MSA Consulting – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture (AG) – Lower Coachella Valley Zoning District – Zoning: Heavy Agriculture, 10 acre minimum (A-2-10), Controlled Development Areas (W-2) – Location: East of Harrison Street, south of 62<sup>nd</sup> Avenue, west of Tyler Street, and north of 64<sup>th</sup> Avenue – 622.1 acres – **REQUEST:** Specific Plan No. 401 proposes a development program on a 619.1 acre area that consists of 223.1 acres for an Equestrian Center, 194.3 acres of Estate Residential, 69.5 acres of Medium Density Residential, 41.1 acres of High Density Residential, 54.4 acres of Hotel/Resort, and 21.4 acres of

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

A second Scoping Session will be held on July 10, 2023, to accommodate agencies and the public who were unable to attend due to June 19, 2023 being a federal holiday.

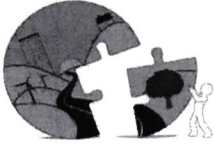


## DIRECTOR'S HEARING – REPORT OF ACTIONS – June 19, 2023

Commercial Retail. Overall, the Specific Plan proposes a total maximum of 1,362 dwelling units, 320 RV spaces, and 285,000 sq. ft. of commercial building area. The Specific Plan is oriented around an equestrian center with supporting and ancillary residential and commercial uses. General Plan Amendment 230001 is a proposal to establish the Specific Plan within the General Plan and modify the land use designations of the General Plan to match those as proposed by the Specific Plan. Change of Zone 2300003 is a proposal to rezone the properties involved from Heavy Agriculture, 10 acre minimum (A-2-10) and Controlled Development Areas (W-2) to Specific Plan, create the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan. Tentative Parcel Map 38531 is a proposal for a Schedule "J" subdivision to subdivide the entire 619.1 gross acre site into 10 parcels. Tentative Tract Map 38578 is a proposal for a Schedule "A" subdivision to subdivide the entire 619.1 gross acre site into 542 lots, including one (1) lot for the Equestrian Center, two (2) lots for Horse Park Workforce Housing, two (2) lots for commercial purposes, 271 lots for single-family detached, 191 lots for single-family attached, and 75 private open space lots. Plot Plan No. 230005 is a proposal for Horse Park Workforce Housing on 41.3 acres that includes 500 units and 301 RV parking stalls. Plot Plan No. 230006 is a proposal for the equestrian center on 223.2 acres that includes a total of 615,689 sq. ft. of building area that includes the Grand VIP Barn, eight (8) Private Barn buildings, 21 Large Barn buildings, two (2) Retail buildings, five (5) Retail Barn buildings, and one (1) office building. Non-building areas include grass field, riding, and holding areas for horses – APN's 751-020-002, 751-020-003, 751-020-006, 751-020-007, 751-020-010 – Project Planner: Russell Brady at (951) 955-3025 or [rbrady@rivco.org](mailto:rbrady@rivco.org).

### 5.0 PUBLIC COMMENTS

**ADJOURNMENT: 1:39 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**DIRECTOR'S HEARING – JULY 10, 2023**  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

**CALL TO ORDER: 1:38 p.m.**

**1.0 CONSENT CALENDAR**

NONE

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

**TENTATIVE PARCEL MAP NO. 37897 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 Minor Land Divisions - Applicant: Ruben Hernandez - Engineer/Representative: Wilfredo Ventura - First Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) - Location: North of San Jacinto Avenue, east of Forrest Drive, south of Aloha Avenue, and west of Old Elsinore Road - 5.33 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Tentative Parcel Map No. 37897 is a Schedule "H" subdivision of 5.53 gross acres into three (3) single family residential lots with a one (1)-acre minimum lot size. Parcel 1 would consist of 3.46 gross acres, and Parcel 2 and Parcel 3 would consist of one (1) gross acre in size - APN: 323- 130-006 - Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).**

**Staff Report Recommendation:**

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

**APPROVE** Tentative Parcel Map Plan No. 37897, subject to the advisory notification document and conditions of approval.

**Staff Recommendation:**

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

**APPROVE** Tentative Parcel Map Plan No. 37897, subject to the advisory notification document and conditions of approval.

**Planning Director's Actions:**

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

**APPROVED** Tentative Parcel Map Plan No. 37897, subject to the advisory notification document and conditions of approval.

**4.0 SCOPING SESSION**

**4.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 401, GENERAL PLAN AMENDMENT NO. 230001, CHANGE OF ZONE NO. 2300003, TENTATIVE TRACT MAP NO. 38578, TENTATIVE PARCEL MAP NO. 38531, PLOT PLAN NO. 230005, and PLOT PLAN NO. 230006 –Applicant: Thermal Ranch, LLC – Representative: MSA Consulting – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture (AG) – Lower Coachella Valley Zoning District – Zoning: Heavy Agriculture, 10 acre minimum (A-2-10), Controlled Development Areas (W-2) – Location: East of Harrison Street, south of 62<sup>nd</sup> Avenue, west of Tyler Street, and north of 64<sup>th</sup> Avenue – 622.1 acres – **REQUEST:** Specific Plan No. 401 proposes a development program on a 619.1 acre area that consists of 223.1 acres for an Equestrian Center, 194.3 acres of Estate Residential, 69.5 acres of Medium Density Residential, 41.1 acres of High Density Residential, 54.4 acres of Hotel/Resort, and 21.4 acres of**

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

## DIRECTOR'S HEARING – REPORT OF ACTIONS – July 10, 2023

Commercial Retail. Overall, the Specific Plan proposes a total maximum of 1,362 dwelling units, 320 RV spaces, and 285,000 sq. ft. of commercial building area. The Specific Plan is oriented around an equestrian center with supporting and ancillary residential and commercial uses. General Plan Amendment 230001 is a proposal to establish the Specific Plan within the General Plan and modify the land use designations of the General Plan to match those as proposed by the Specific Plan. Change of Zone 2300003 is a proposal to rezone the properties involved from Heavy Agriculture, 10 acre minimum (A-2-10) and Controlled Development Areas (W-2) to Specific Plan, create the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan. Tentative Parcel Map 38531 is a proposal for a Schedule "J" subdivision to subdivide the entire 619.1 gross acre site into 10 parcels. Tentative Tract Map 38578 is a proposal for a Schedule "A" subdivision to subdivide the entire 619.1 gross acre site into 542 lots, including one (1) lot for the Equestrian Center, two (2) lots for Horse Park Workforce Housing, two (2) lots for commercial purposes, 271 lots for single-family detached, 191 lots for single-family attached, and 75 private open space lots. Plot Plan No. 230005 is a proposal for Horse Park Workforce Housing on 41.3 acres that includes 500 units and 301 RV parking stalls. Plot Plan No. 230006 is a proposal for the equestrian center on 223.2 acres that includes a total of 615,689 sq. ft. of building area that includes the Grand VIP Barn, eight (8) Private Barn buildings, 21 Large Barn buildings, two (2) Retail buildings, five (5) Retail Barn buildings, and one (1) office building. Non-building areas include grass field, riding, and holding areas for horses – APN's 751-020-002, 751-020-003, 751-020-006, 751-020-007, 751-020-010 – Project Planner: Russell Brady at (951) 955-3025 or [rbrady@rivco.org](mailto:rbrady@rivco.org).

### 5.0 PUBLIC COMMENTS

**ADJOURNMENT: 2:19 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JULY 24, 2023 COUNTY ADMINISTRATIVE CENTER 12<sup>th</sup> Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

**CALL TO ORDER: 1:32 p.m.**

**1.0 CONSENT CALENDAR**

NONE

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

**PLOT PLAN NO. 190038 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ190167** – Applicant: James Arney - Engineer: Rich Soltysiak - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Light Industrial (CD: LI) – Location: North of Simpson Road, south of Grand Avenue, east of Briggs Road, and west of Leon Road – 33 gross acres – Zoning: Specific Plan No. 293 (Winchester Hills) – **REQUEST:** Plot Plan No. 190038 is a proposal to allow for an RV/boat storage yard with 168 spaces on 2.9 acres and to allow for the operation of a pod storage facility on approximately 10.2 acres. APNs: 461-140-050 - Project Planner: Russell Brady, Phone (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**Staff Report Recommendation:**

**CONTINUE** to August 28th, 2023, to provide time for the State Clearinghouse review period to conclude.

**Staff Recommendation:**

**CONTINUE** to August 28th, 2023, to provide time for the State Clearinghouse review period to conclude.

**Planning Director's Actions:**

**CONTINUED** to August 28th, 2023, to provide time for the State Clearinghouse review period to conclude.

**4.0 SCOPING SESSION**

**4.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR PLOT PLAN NO. 220050, CHANGE OF ZONE NO. 2200062, AND TENTATIVE PARCEL MAP NO. 38601** – Applicant: Hillwood – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Mead Valley Area Plan: Commercial Retail (CD:CR) – Rural Community: Very Low Density Residential (RC:VLDR) – Location: South of Cajalco Road, west of Seaton Avenue, east of Decker Road, and north of Rider Street – 51.1 Acres – North Perris Zoning Area – Zoning: Light Agriculture, one-acre minimum (A-1-1), Rural Residential, ½ acre minimum (R-R-1/2) – **REQUEST:** The Environmental Impact Report analyzes the environmental impacts of Plot Plan No. 220050 and Change of Zone No. 2200062. Plot Plan No. 220050 is a proposal for the construction and operation of a total of 1,925,301 sq. ft. warehouse/distribution/manufacturing development on 44.2-acres, and the development of a community park on 13.4 acres for a total site area of 57.6 acres. Change of Zone No. 2200062 is a proposal to change the zoning on the site from Light Agriculture one-acre minimum (A-1-1) – Rural Residential ½ acre minimum (R-R-1/2) to Industrial Park (I-P) in the northern portion of the site where the warehouse building is proposed, and to leave the existing zoning of A-1-1 in the southern portion of the site where the park is proposed. APNs: 317-080-003, 317-080-

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

**DIRECTOR'S HEARING – REPORT OF ACTIONS – July 24, 2023**

004, 317-080-005, 317-080-006, 317-080-007, 317-080-008, 317-080-013, 317-080-014, 317-080-019, 317-080-020, 317-080-021, 317-080-022, 317-080-023, 317-080-027, 317-080-028, 317-080-029, 317-090-003, 317-090-004, 317-090-005, 317-090-006, 317-090-007. Project Planner: Russell Brady at (951) 955-3025 or email at RBrady@rivco.org.

**5.0 PUBLIC COMMENTS**

**ADJOURNMENT: 1:48 p.m.**