

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



ITEM: 1.2  
(ID # 23445)

**MEETING DATE:**  
Tuesday, November 28, 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. All Districts. [\$0]

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

1. **RECEIVE and FILE** the Director's Hearing Notice of Decision for the Director's Hearing cases acted on by the Planning Director on **August 7, 2023, August 28, 2023, September 25, 2023, October 23, 2023, and October 30, 2023** as stated in the Report of Actions.

**ACTION:Consent**

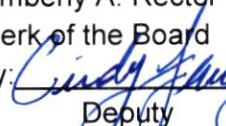
  
John Hildebrand, Planning Director 11/1/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel 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: November 28, 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 August 7, 2023, August 28, 2023, September 25, 2023, October 23, 2023, and October 30, 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 – AUGUT 7, 2023
- B. DIRECTOR'S HEARING REPORT OF ACTIONS – AUGUST 28, 2023
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – SEPTEMBER 25, 2023
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – OCTOBER 23, 2023
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – OCTOBER 30, 2023

  
Jason Farin, Principal Management Analyst 11/20/2023



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – August 7, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 2:01 p.m.

## 1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37188** – Applicant: Daniel Gomez – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan - Land Use Designation: Rural Community - Low Density Residential (RC-LDR) – Location: North of 13th Street, west of North Drive, south of Apricot Avenue, and west of Gibson Avenue – 12.79 gross acres – Zoning: Residential Agricultural (R-A) – APN: 427-240-015 – Approved Project Description – The applicant has requested an extension of time to allow for the recordation of the final map to subdivide a Schedule “H” lot comprising of 12.79 gross acres into four (4) residential lots, each with a minimum size of 2.89 gross acres – REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026 - Project Planner: Alexander Opolencia at (951) 955-0972 or email at [aopolencia@rivco.org](mailto:aopolencia@rivco.org).

### Staff Report Recommendation:

**APPROVE** First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

### Staff Recommendation:

**APPROVE** First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

### Planning Director's Actions:

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

## 2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

## 3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 220007 – EXEMPT FROM THE CALIFORNIA FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3), 15303 (Class 3) and 15300.2 – Applicant: Ramy Massoud, Owner – Engineer/Representative: MNDesign, c/o Meana Agaiby, – Second Supervisorial District – Temescal Canyon Area Plan – MUAO Policy Overlay – East Corona Zoning District – Home Gardens Environmental Justice Community – Community Development (CD) – Commercial Retail (CR) – General Commercial (C-1/C-P) – Location: South of Estelle Street, east of Byron Street, north of Magnolia Avenue, and west of Brotherton Street – 0.430 Gross Acres – **REQUEST:** The project proposes to remodel an existing 2,991 sq. ft. building and construct a 4,962 sq. ft. addition for an adult daycare facility. APNs: 115-262-016, 115-262-017 – Project Planner: Kim Zuppiger at (951) 955-6646 or email at [kzuppiger@rivco.org](mailto:kzuppiger@rivco.org)

### Staff Report Recommendation:

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

**APPROVE** Plot plan No. 220007, 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. 220007, subject to the advisory notification document and conditions of approval.

### Planning Director's Actions:

**CONTINUED** Item was continued to August 28, 2023.

**DIRECTOR'S HEARING – REPORT OF ACTIONS – August 7, 2023**

3.2 **TENTATIVE PARCEL MAP No. 37932 EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**, pursuant to State CEQA Guidelines Sections 15315 (Class 15 Minor Land Divisions) and 15061 (b)(3) (Common Sense Exemption) – Applicant: Chalon Mosby – Engineer/Representative: Jack Bishop – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) – Location: South of Stage Road, east of de Portola Road, north of Cold Road, and west of Oak Spring Road - Zoning: Residential Agriculture, 10 acre minimum (R-A-10) - REQUEST: Tentative Parcel Map No. 37932 is a proposal for a Schedule "H" subdivision of 20.67 gross acres into two (2) approximately 10 acre residential lots. Tentative Parcel Map No. 37932 requests for an exception per Ordinance No. 460. Section 3.1.C to exceed a length to width ratio of 4 to 1 as required per Ordinance No. 460 Section 3.8.C - APN: 470-290-043 - Project Planner: Alexander Opulencia, (951) 955-0972 or aopulencia@rivco.org.

**Staff Report Recommendation:**

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

**APPROVE** Tentative Parcel Map No. 37932, 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 No. 37932, 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 No. 37932, subject to the advisory notification document and conditions of approval.

**4.0 SCOPING SESSION**

4.1 NONE

**5.0 PUBLIC COMMENTS**

**ADJOURNMENT: 2:21 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – August 28, 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:

- 2.1 **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).

Continued from July 24, 2023.

### Planning Director's Actions:

Public Hearing: Closed

**ADOPTED** A Mitigated Negative Declaration (CEQ190167); and,

**APPROVED** Plot Plan 190038, subject to the advisory notification document and conditions of approval.

- 2.2 **PLOT PLAN NO. 220007 – EXEMPT FROM THE CALIFORNIA FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3), 15303 (Class 3) and 15300.2 – Applicant: Ramy Massoud, Owner – Engineer/Representative: MNDesign, c/o Meana Agaiby, – Second Supervisorial District – Temescal Canyon Area Plan – MUAO Policy Overlay – East Corona Zoning District – Home Gardens Environmental Justice Community – Community Development (CD) – Commercial Retail (CR) – General Commercial (C-1/C-P) – Location: South of Estelle Street, east of Byron Street, north of Magnolia Avenue, and west of Brotherton Street – 0.430 Gross Acres – **REQUEST:** The project proposes to remodel an existing 2,991 sq. ft. building and construct a 4,962 sq. ft. addition for an adult daycare facility. APNs: 115-262-016, 115-262-017 – Project Planner: Kim Zuppiger at (951) 955-6646 or email at [kzuppiger@rivco.org](mailto:kzuppiger@rivco.org)

### Planning Director's Actions:

Public Hearing: Closed

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

**APPROVED** Plot Plan No. 220007, subject to the advisory notification document and conditions of approval, as modified at hearing.

## 3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 200025 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ200104** – Applicant: Joe Jordan – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Location: North of 55th Avenue, south of 54th Avenue, east of Calhoun Street, and west of Van Buren Street – 10.0 Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 200025 proposes the development of a training center for religious outreach to include the development of

### Planning Director's Actions:

Public Hearing: Closed

**ADOPTED** A Mitigated Negative Declaration (CEQ200104); and,

**APPROVED** Plot Plan No. 200025, subject to the advisory notification document and conditions of approval, as modified at hearing.

## DIRECTOR'S HEARING – REPORT OF ACTIONS – August 28, 2023

offices, classrooms, dormitories, a dining hall, distribution center, maintenance building, media room, outdoor amphitheater, prayer garden, event lawn, retention basin, and parking lot with 58 spaces – APN: 780-330-004 – Project Planner: Scott Nespor at (760) 863-7050 or email at [snespor@rivco.org](mailto:snespor@rivco.org).

- 3.2 **PLOT PLAN NO. 220044 and VARIANCE NO. 220005 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15306 (Information Collection) - Applicant: Terra-Gen Development Company, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural Communities: Rural Desert (RC-RD) (10 Acre Minimum) – San Gorgonio Pass Wind Energy Policy Area – Location: East of Worsley Road, south of Pierson Boulevard, west of Karen Avenue, and north of 16th Avenue – 320 Gross Acres – Zoning: Controlled Development Area (W-2) – **REQUEST:** Plot Plan No. 220044 is a proposal for the temporary installation of two wind monitoring sites consisting of a meteorological tower with solar and weather resource assessment equipment. Each tower will be 60 meters tall (approx. 197 ft.) with a three (3) ft. by three (3) ft. foundation plate and 24 guy wires. The towers will be solar powered, each site will be located on the same parcel and will be enclosed by a chain link fence. The towers will be installed for a two (2) to four (4) year period. Variance No. 220005 is a request to allow the 197 ft. tall towers to extend above the height limit – APN: 667-230-005 – Project Planner: Scott Nespor at (760) 863-7050 or email at [snespor@rivco.org](mailto:snespor@rivco.org)

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

Public Hearing: Closed

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

**APPROVED** Plot Plan No. 220044, subject to the advisory notification document and conditions of approval as modified at hearing; and,

**APPROVED** Variance no. 220005.

- 3.3 **PLOT PLAN NO. 200011 - INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION** - Applicant: Don Bender – Fifth Supervisorial District – Valle Vista Zoning District - San Jacinto Valley Area Plan - Community Development: High Density Residential (CD:HDR) - Location: North of Highway 74, east of New Chicago Avenue, and south of Ramona Expressway – 8.4 gross Acres - Zoning: General Residential (R-3) - **REQUEST:** Plot Plan No. 200011 is a proposal for the construction of an 80-unit multi-family apartment complex on 8.4 gross acres. The units will be constructed into ten, two-story residential buildings, each unit having its own enclosed garage. There are also an additional 193 parking spaces proposed to supplement on-site parking. The site will also feature a 1,705 square foot recreation center building with meeting and exercise spaces, a 1,090 sq. ft. tot lot park area, a 3,919 sq. ft. pool area, and an 1,875 ft. jogging trail. The proposed project scope was previously approved under Plot Plan No. 20457 but was never built and has since expired. The current proposal includes no change to what was previously approved - APN: 549-090-036 - Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

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

Public Hearing: Closed

**CONSIDERED** The Addendum to Environmental Assessment No. 40154; and,

**APPROVED** Plot Plan No. 200011, subject to the advisory notification document and conditions of approval as modified at hearing.

**4.0 SCOPING SESSION**

4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 400, GENERAL PLAN AMENDMENT NO. 200002, CHANGE OF ZONE NO. 2200011, and AGRICULTURAL PRESERVE DIMINISHMENT NO. 230005** – CEQ220030 – Applicant: Citrus Valley Development General Partnership – Representative: Keith Gardner – Third Supervisorial District – San Jacinto Valley Area Plan: Agriculture (AG) – Bautista Zoning Area – Zoning: Light Agriculture (10 acre min) (A-1-10) - Rural Residential (R-R) – Location: Southwest of Bautista Canyon Road, east of Pleasant Street, and north of Bautista Road – 767 acres – **REQUEST:** Specific Plan 400 proposes a development program on a 767 acre area that consists of 583 acres for residential development from medium density residential up to highest density residential for up to 6,300 units total, 10 acres of Commercial designated land, 25 acres for schools, 72.6 acres for parks, and 27.3 acres for basins. General Plan Amendment 200002 proposes 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 2200011 proposes to rezone the properties involved from Light Agriculture, 10 acre minimum (A-1-10) and Rural Residential (R-R) to specific plan, create the zoning ordinance of the specific plan, and define the planning area boundaries of the specific plan. Agricultural Preserve Diminishment 230005 is a proposal to diminish Bautista Canyon 1 Agricultural Preserve within the project's boundaries. – APNs 553-090-005, 553-090-025, 555-090-006 through 555-090-010, 555-090-012, 555-130-003 through 555-130-006, 555-130-012 through 555-130-015, 555-130-019, 555-140-001, 555-140-003 - In addition to the scoping session meeting being held at Director's Hearing, a second scoping session meeting will be held on August 28<sup>th</sup> at 5 p.m. at the same location - Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**Planning Director's Actions:**

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

**5.0 PUBLIC COMMENTS**

**ADJOURNMENT: 4:00 p.m.**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – September 25, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:37 p.m.

## 1.0 CONSENT CALENDAR

- 1.1 **ADOPTION OF THE 2024 DIRECTOR'S HEARING CALENDAR**

Planning Director's Actions:  
Public Hearing: Closed

**ADOPTED** THE 2024 Director's Hearing Calendar.

## 2.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

## 3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 220034 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ220085** - Applicant: Triple Sky Ranch – Engineer/Representative: Larry Mondragon – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Rural: Rural Residential (R: RR) – Location: North of 58th Avenue, South of Airport Boulevard, East of Oasis Street, and West of Jackson Street – 40 Gross Acres – Zoning: Controlled Development Areas Zone – 10 Acre Minimum (W- 2-10) – REQUEST: Plot Plan No. 220034 is a proposal for a guest ranch with 12 guest ranch buildings at an existing equestrian facility. The guest ranch units will be used for short-term and long-term stay by guests. Additional buildings for storage, gift shop, and remodel of an existing garage building are also proposed. The project includes additional landscaping and paved parking areas. All seven of the existing mobile homes established as part of a migrant worker mobile home park, approved CUP190066S01, will remain in addition to an existing groundkeepers residence – APNs: 764-130-027 - Project Planner: Scott Nespor at (760) 863-7050 or email at [snespor@rivco.org](mailto:snespor@rivco.org).

Planning Director's Actions:  
Public Hearing: Closed

**ADOPTED** A Mitigated Negative Declaration (CEQ220085); and,

**APPROVED** Plot Plan No. 220034, subject to the advisory notification document and conditions of approval, as modified at hearing.

## 4.0 SCOPING SESSION NONE

## 5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:53 p.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – October 30, 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 **TENTATIVE PARCEL MAP NO. 37995 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Alma Rubio Engineer/Representative: Miguel Villasenor – Fifth Supervisorial District – Lake View Zoning District – Lakeview / Nuevo Area Plan - General Plan Land Use: Rural Community: Low Density Residential (RC : LDR) – Zoning: Residential Agriculture (R-A) – Location: North of Yucca Avenue, east of Hansen Avenue, south of Citrus Street, and west of 6th Street - 2.78 Gross Acres - **REQUEST:** Schedule "H" subdivision of one (1) legal lot comprising 2.78 gross acres into two (2) lots measuring 1.07 gross acres and 1.71 gross acres. No buildings, infrastructure, or other improvements are proposed - APN: 426-140-037 – Project Planner: Jennifer Lopez at (951) 955-3107 or email at [Jelopez@rivco.org](mailto:Jelopez@rivco.org).

**Planning Director's Actions:**

Public Hearing: Closed

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

**APPROVED** Tentative Parcel Map No. 37995, subject to the advisory notification document and conditions of approval.

- 3.2 **TENTATIVE PARCEL MAP. 37979 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 77.71 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – **REQUEST:** Schedule "J" subdivision of two (2) parcels totaling 79.6 gross acres with an existing 515 space mobile home park into three (3) parcels for finance and conveyance purposes only. The application includes a request for a waiver of the final map – APN(s): 751-280-018, 751-280-019. Project Planner: Rafael Garcia at (951) 955-5719 or email at [rafgarci@rivco.org](mailto:rafgarci@rivco.org).

**Planning Director's Actions:**

Public Hearing: Open

**CONTINUED** to a date certain of December 4, 2023.

4.0 SCOPING SESSION  
NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:36 p.m.