

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



ITEM: 1.3
(ID # 24616)

MEETING DATE:
Tuesday, April 30, 2024

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, 2, 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 **January 8, 2024, January 22, 2024, February 5, 2024, March 4, 2024, and March 18, 2024**, as stated in the Report of Actions.

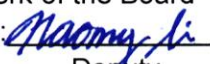
ACTION:Consent


John Hildebrand, Planning Director 3/25/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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: April 30, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 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 **January 8, 2024, January 22, 2024, February 5, 2024, March 4, 2024, and March 18, 2024.**

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 – JANUARY 8, 2024,
- B. DIRECTOR'S HEARING REPORT OF ACTIONS – JANUARY 22, 2024
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – FEBRUARY 5, 2024
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – MARCH 4, 2024
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – MARCH 18, 2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – January 8, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37340 - Applicant: MingChin Nozawa - Second Supervisorial District - Woodcrest Zoning District - Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) - North of Hibiscus Avenue, east of Chicago Avenue, south of Gentian Avenue, and west of Cecil Avenue - 2.27 gross acres-Zoning: Light Agriculture, 10 Acre Minimum (A-1-10) – Approved Project Description: Schedule "H" subdivision of 2.27 acres into two (2) parcels. Parcel one (1) is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two (2) is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two (2). REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37340 extending the expiration date to September 22, 2026 - APN: 280-060- 003 - Project Planner: Rosemary Montoya at (951) 955-0897 or email at romontoya@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37340 extending the expiration date to September 22, 2026.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 TENTATIVE PARCEL MAP NO. 37397 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Manual Lopez – Engineer/Representative: Rachel Lutu & Debbie Heaton –First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: North of Costello Avenue, east of Alexander Street, south of Oleander Avenue, and west of Brown Street – 5.47 Gross Acres – Zoning: Light Agriculture (A-1-1) – REQUEST: Tentative Parcel Map No. 37397 is a Schedule "H" subdivision of 5.47 gross acres into four (4) residential lots with a 1-acre minimum lot size. Parcels 1 thru 3 would consist of 1 gross acre in size and Parcel 4 would consist of 2.47 gross acres with an existing residence and accessory structures – APN: 315-040-005. Project Planner: Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

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

APPROVED Tentative Parcel Map No. 37397 subject to the Advisory Notification Document, Conditions of Approval.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:36 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – January 22, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34430** - Applicant: Ruben Montellano - Representative: Matthew Busch c/o MVB and Associates - Second Supervisorial District - Rancho Cajalco Zoning District - Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Avenue C, east of Alder Street, south of Avenue B, and west of Birch Street - 5 gross acres - Residential Agricultural Zoning, 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule "H" subdivision of 4.89 acres into four (4) residential parcels ranging in size from 1 acre to 1.89 acres - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 34430 extending the expiration date three years from February 20, 2023, to February 20, 2026 - APN: 321-020-019 - Project Planner: Rosemary Montoya at (951) 955-0897 or email at romontoya@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

APPROVED First Extension of Time Request for Tentative Tract Map No. 34430 extending the expiration date to February 20, 2026

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 2.1 **PLOT PLAN WIRELESS NO. 230002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group – Engineer/Representative: Alisha Strasheim – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial : Commercial Retail (CR) – Location: North of 66th Avenue, east of Date Palm Street, west of Brown Street, and south of 2nd Street - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Smart Link Group, on behalf of AT&T Wireless, proposes to install a new, unmanned wireless telecommunication facility disguised as a mono-palm. The tower is proposed to be 70 ft. tall with one (1) GPS antenna, three (3) DC-12 outdoor units, 15 panel antennas, 15 LTE RRUS at antenna level, four (4) DC-9 surge suppressors, one (1) MW antenna, one (1) 20KW Generac compact diesel generator on a concrete pad, and one (1) walk-in-cabinet shelter on a concrete pad enclosed by an 8 ft by 8 ft concrete masonry unit wall – APN: 727-193-049. Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org. Continued from December 4, 2023.

Planning Director's Actions:
Public Hearing: Closed

FOUND the Project Categorically Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan Wireless No. 230002 subject to the Advisory Notification Document, Conditions of Approval.

DIRECTOR'S HEARING – REPORT OF ACTIONS – January 22, 2024

2.2 **PLOT PLAN WIRELESS NO. 220007 - Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** Smart Link Group, on behalf of AT&T Wireless, proposes to install a new, unmanned wireless telecommunication facility disguised as a mono-pine. The tower is proposed to be 70 ft. tall with nine (9) panel antennas in conjunction with ground level work that will entail one concrete walk-in cabinet on concrete pad, one (1) 20-KW generator with 140-gallon fuel tank on concrete pad. The proposed mono-pine and ground equipment will be contained within a proposed 30 ft x 30 ft x 8 ft wrought iron fence – APN: 402-130-009 – Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org. Item Continued from December 4, 2023.

Planning Director's Actions:

Public Hearing: Closed

FOUND the Project Categorically Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan Wireless No. 220007 subject to the Advisory Notification Document, Conditions of Approval.

3.0 **PUBLIC HEARINGS – NEW ITEMS:**
NONE

4.0 **SCOPING SESSION**
NONE

5.0 **PUBLIC COMMENTS**

ADJOURNMENT: 1:55 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – February 5, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:33 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. 220036 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ220087-**
Applicant: North Palisade Partners, LLC – Representative: T&B Planning - Second Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – Community Development: Business Park (CD: BP) and Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road 22740 Temescal Canyon Road – 13.07 acres - Zoning: Manufacturing - Service Commercial (M- SC) and Specific Plan (SP) – REQUEST: Plot Plan No. 220036 is a proposal for the construction of a 201,844 sq ft warehouse building including 8,000 sq ft of office space. The project site will include 24 loading dock doors, and a total of 129 parking spaces for passengers on a site that consists of a 64,190 square foot building that will remain. As proposed, access to the project site would be from two (2) existing driveways at Temescal Canyon Road - APN(s) 283-110-068, 283-110-069. Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org. Staff submitted a memo requesting a continuance to a date certain of March 4, 2024.

Planning Director's Actions:

Public Hearing: Open

CONTINUED the Project was continued to a date certain of March 4, 2024.

3.2 **TENTATIVE PARCEL MAP NO. 38026 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) - Applicant: Linda Irene Rehr – Engineer/Representative: Mitch Adkison and James Wilson – Second Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC- VLDR) (1 Acre Minimum) – Location: North of Dallas Avenue, east of Parsons Road, south of Mariposa Avenue, and west of Cole Avenue - 4.45 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - REQUEST: Tentative Parcel Map No. 38026 is a Schedule "H" subdivision of 4.45 acres into 3 lots - APN(s): 266-200-001. Project Planner: Blanca Bernardino at (951) 955-6053 or email at bbernardino@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

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

APPROVED Tentative Parcel Map No. 38026, subject to the Advisory Notification Document and Conditions of Approval.

DIRECTOR'S HEARING – REPORT OF ACTIONS – February 5, 2024

3.3 TENTATIVE PARCEL MAP NO. 38105 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) - Applicant: Wendy Luke – Engineer/Representative: Rod Arsalan – First Supervisorial District – Good Hope Area – Mead Valley Area Plan: Rural Community: Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: North of Lopez Street, east of Marshall Street, west of Cowie Street, and south of San Jacinto Avenue – 2.49 Gross Acres - Zoning: Rural Residential (RR) - REQUEST: Tentative Parcel Map No. 38105 is a Schedule “H” subdivision of 2.49 acres into 2 lots - APN(s): 325-130-001. Project Planner: Blanca Bernardino at 951-955-6053 or email at bbernardino@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

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

APPROVED Tentative Parcel Map No. 38105, subject to the Advisory Notification Document and Conditions of Approval.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:46 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – March 4, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:31 p.m.

1.0 CONSENT CALENDAR

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36114** - Applicant: Ralph Shaw - Second Supervisorial District - Lake Matthews Zoning District - Lake Matthews/Woodcrest Area Plan - Rural Community: Estate Density Residential (RC: EDR) - 5.01 gross acres – Location: Northerly of Via Barranca, southerly of Cajalco Road, easterly of Lake Matthews Drive and westerly of Via Liago – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule 'H' subdivision that subdivides 5.01 acres into two (2) residential parcels with a minimum lot size of 2.50 acres - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36114, extending the expiration date to November 18, 2025 - APNs: 287-290-031 – Project Planner: Joseluis Aparicio at (951) 955-6503 or email at jlaparicio@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

APPROVED First Extension of Time Request for Tentative Parcel Map No. 36114 extending the expiration date to November 18, 2025.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **PLOT PLAN NO. 220036 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ220087-** Applicant: North Palisade Partners, LLC – Representative: T&B Planning - Second Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – Community Development: Business Park (CD: BP) and Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road 22740 Temescal Canyon Road – 13.07 acres - Zoning: Manufacturing - Service Commercial (M- SC) and Specific Plan (SP) – **REQUEST:** Plot Plan No. 220036 is a proposal for the construction of a 201,844 sq ft warehouse building including 8,000 sq ft of office space. The project site will include 24 loading dock doors, and a total of 129 parking spaces for passengers on a site that consists of a 64,190 square foot building that will remain. As proposed, access to the project site would be from two (2) existing driveways at Temescal Canyon Road - APN(s) 283-110-068, 283-110-069. Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

ADOPTED Mitigated Negative Declaration for CEQ220087; and,

APPROVED Plot Plan No. 220036, subject to the Advisory Notification Document and Conditions of Approval.

3.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:39 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – March 18, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR

1.1 NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN NO. 220047, VARIANCE NO. 230002 – Planning Director's Actions:**
Public Hearing: Closed

Intent to Adopt a Mitigated Negative Declaration – Applicant: Thrifty Oil Co. c/o Stephane Wandel – Engineer/ Representative: Armstrong & Brooks Consulting Engineers c/o Bill Brooks – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD: BP) – Location: North of Water Street, south of Placentia Avenue, east of Tobacco Road, and west of Harvill Avenue - 9.16 Gross Acres – Zoning: Industrial Park (I-P) – Environmental Justice Community: Mead Valley – REQUEST: Plot Plan No. 220047 is a request for the development of a 194,479 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 22 loading dock doors, 32 truck trailer parking spaces and a total of 126 parking spaces. APN: 317-260-015 & 016 – Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org.

The Planning Director took the following actions:

ADOPTED A Mitigated Negative Declaration for Environmental Assessment No. CEQ240003; and,

APPROVED Variance No. 230002 subject to the Advisory Notification Document and Conditions of Approval; and,

APPROVED Plot Plan No. 220047 subject to the Advisory Notification Document and Conditions of Approval

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:41 p.m.