

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



ITEM: 1.2  
(ID # 25597)

**MEETING DATE:**  
Tuesday, August 27, 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, 3, and 4. [\$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 **April 15, 2024, May 6, 2024, May 20, 2024, June 3, 2024, and June 17, 2024**, as stated in the Report of Actions.

**ACTION:**Consent

  
John Hildebrand, Planning Director 7/22/2024

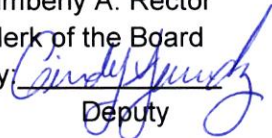
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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, 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: August 27, 2024  
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 **April 15, 2024, May 6, 2024, May 20, 2024, June 3, 2024, and June 17, 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 – APRIL 15, 2024,
- B. DIRECTOR'S HEARING REPORT OF ACTIONS – MAY 6, 2024
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – MAY 20, 2024
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – JUNE 3, 2024
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – JUNE 17, 2024

  
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Jason Farin, Principal Management Analyst 8/20/2024



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – April 15, 2024  
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**

1.1 **NONE**

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

2.1 **NONE**

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

3.1 **ADMINISTRATIVE PLOT PLAN No. 230101** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 – Applicants: Stephen and Tisja Krieger – Representatives: McManus & Associates, c/o Tammy and McManus – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan - Rural Mountainous (RM) – Location: North of Avenida de Arboles and east of Corte Jurado – 6.27 Acres – Zoning: Residential Agricultural, Five-Acre Minimum (R-A-5) – **REQUEST:** Administrative Plot Plan No. 230101 is a request to allow construction of a new, single-story, detached accessory structure to comprise a five (5) vehicle garage which will include parking for four (4) standard vehicles and one (1) RV, workshop/gym, and 2,663.5 sq ft of floor area. The new structure will be located at the southeasterly corner of the subject property and will be used solely as an accessory to the principal residential use of the lot. No other improvements to the property are proposed under the requested scope of work – APN: 928-070-016 – Project Planner: Rosemary Montoya (951) 955-9549 or at [romontoya@rivco.org](mailto:romontoya@rivco.org).

**Planning Director's Actions:**

Public Hearing: Closed

The Planning Director took the following actions:

**Found** the Project Exempt from the California Environmental Quality Act (CEQA); and,

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

**APPROVED** Plot Plan Administrative No. 230101 subject to the Advisory Notification Document and Conditions of Approval.

**4.0 SCOPING SESSION**

**NONE**

**5.0 PUBLIC COMMENTS**

**NONE**

**ADJOURNMENT: 1:38 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – May 6, 2024  
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**

1.1 NONE

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

2.1 NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

3.1 **PLOT PLAN NO. 220024 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION** – CEQ 240008  
- Applicant: Robert Close – Engineer/ Representative: SDH & Associates, Steve Sommers – First Supervisorial District – North Perris Zoning Area –Mead Valley Area Plan – Community Development (CD): Light Industrial (LI) – Location: North of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – 5.06 Gross Acres – Manufacturing – Service Commercial (M-SC) –Environmental Justice Community: Mead Valley – **REQUEST:** Plot Plan No. 220024 is a request for the development of a 105,371 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 21 loading dock doors, 82 parking spaces, and will have access from two (2) driveways on Patterson Ave - APN(s):317-140-016, and 317-140-047 – Project Planner: Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).

**Planning Director's Actions:**  
Public Hearing: Closed

The Planning Director took the following actions:

**ADOPTED** A Mitigated Negative Declaration for Environmental Assessment No. CEQ220048; and,

**APPROVED** Plot Plan No. 220024 subject to the Advisory Notification Document and Conditions of Approval as modified.

3.2 **TENTATIVE PARCEL MAP No. 38261 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor land Divisions) – Applicant: Payload Enterprise – Engineer/Representative: Eric Goldsmith – Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural: Rural Residential (R-RR) – Location: North of Los Alamos Road, east of Howard Road, north of Boulton Road, and west of Holt Lane – 12.42 Gross Acres – Zoning: Rural Residential five (5)acre minimum (R-R-5) –**REQUEST:** Schedule "H" subdivision of one (1) 12.42 gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres – APN(s): 573-310-006. Project Planner Joseluis Aparicio (951) 955-6035 or email [atijaparicio@rivco.org](mailto:atijaparicio@rivco.org).

**Planning Director's Actions:**  
Public Hearing: Closed

The Planning Director took the following actions:

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

**APPROVED** Tentative Parcel Map No. 38261 subject to the Advisory Notification Document and Conditions of Approval

3.3 **TENTATIVE PARCEL MAP NO. 38929 - No New Environmental Docs Required** - Applicant: Kimley Horn - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD: BP)- Location: North of Water Avenue, South of Placentia Avenue, East of Tobacco Road and West of Harvill Avenue - 19.72 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - Tentative Parcel Map No. 38929 is a Schedule "J" subdivision of a 19.72-acre parcel into six (6) separate industrial parcels for the Riverside University Health Wellness Village Project site that is being processed through facilities management - APN: 317-260-034 –

**Planning Director's Actions:**  
Public Hearing: Closed

The Planning Director took the following actions:

**FOUND** No new environmental document is required; and,

**APPROVED** Tentative Parcel Map No. 38929 subject to the Advisory Notification Document and Conditions of Approval.

**DIRECTOR'S HEARING – REPORT OF ACTIONS – May 6, 2024**

Project Planner Joseluis Aparicio (951) 955-6035 or  
email at [jlaparicio@rivco.org](mailto:jlaparicio@rivco.org).

**4.0 SCOPING SESSION**

**NONE**

**5.0 PUBLIC COMMENTS**

**NONE**

**ADJOURNMENT: 2:08 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – May 20, 2024  
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**

1.1 NONE

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

2.1 NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

**PLOT PLAN NO. 230025 – Exempt from California Environmental Quality Act (CEQA)**, pursuant to State Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Andrew Backlund (Elite Earthworks & Engineering) – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) – Location: South of Temescal Canyon Road, east of Jolora Avenue, and north of La Gloria Street – 0.47 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: Plot Plan No. 230025 is a proposal to re-establish entitlement of an existing 0.47- acre contractor's office and storage yard. The existing 2,189 sq ft building includes office spaces, breakroom, restroom, storage, and conference room. The exterior facilities include nine (9) standard and one (1) ADA parking spaces, drive aisles, paved staging area for equipment, vehicles, trucks, trailers, and two (2) storage containers (one existing and one proposed) for weatherproof tools, parts, materials, small equipment, and business records. There will be no hazardous materials stored on site. The use employs 1-15 employees, as needed. The hours of operation are Monday to Saturday from 6:00 a.m. to 6:00 p.m. Some Sunday activity might occur occasionally between the same weekly hours of operation. Operation activities include accounting and management, dispatching, meetings with vendors, subcontractors, and suppliers as needed. The proposed site improvements include negligible infrastructure upgrades including a manual gate, destruction of the existing onsite wastewater treatment system and connection to the City of Corona sewer line – APNs: 279-062-019 – Project Planner: Haide Aguirre at (951) 955-1006 or email at [haguirre@rivco.org](mailto:haguirre@rivco.org).

**Planning Director's Actions:**  
Public Hearing: Closed

The Planning Director took the following actions:

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

**APPROVED** Plot Plan No. 230025 subject to the Advisory Notification Document and Conditions of Approval.

**4.0 SCOPING SESSION**

NONE

**5.0 PUBLIC COMMENTS**

NONE

ADJOURNMENT: 1:41 p.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – JUNE 3, 2024  
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**

1.1 NONE

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

2.1 NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

3.1 **PLOT PLAN NO. 210246 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15304 (Minor Alterations to Land) – Applicant: Brian Millikin – Engineer/Representative: Alpaca Enterprises, c/o Nancy Torres – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North-west of Highway 74 and south of Nichols Road – 4.28 acres – Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 210246 is a proposal for the development of a contractor's storage yard that would be utilized for the storage of non-hazardous materials, such as scaffolding stacked on wood planks, as well as 12 pickup trucks that move these materials on and off site. There are no structures and there is no construction proposed under this entitlement. The hours of operation would be from 6:00 a.m. to 5:00 p.m., Monday through Saturday. There are 10 full time employees that would arrive at the site at the start of the day, load their respective trucks with the material orders of the day, and leave the premises to conduct the delivery of those materials. Employees return to the site at the conclusion of the day and exchange the work vehicles for their personal vehicles, leaving the trucks on-site at the close of the business day. There is no crushing or processing of material occurring on-site, and no customers visit the subject site at any time. In addition, there is a 6-foot-tall combination brick and metal slat fence with landscaping at the frontage of the property to aid in screening of the operations – APN: 347-130-006 & -007 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**Planning Director's Actions:**

Public Hearing: Closed

The Planning Director took the following actions:

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

**APPROVED** Plot Plan No. 210246 subject to the Advisory Notification Document and Conditions of Approval.

**4.0 SCOPING SESSION**

4.1 **SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR TENTATIVE TRACT MAP NO. 38927, GENERAL PLAN AMENDMENT NO. 240072, CHANGE OF ZONE NO. 2400026, AGRICULTURAL PRESERVE DEMINISHMENT NO.240006** – Applicant: Mitch Adkison/Steve Waddell – Representative: Mitch Adkison,

**ITEM** Presented and opened for public comments. No Public comments received.



## DIRECTOR'S HEARING – REPORT OF ACTIONS – June 3, 2024

Adkan Engineers – Second Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Community Development: Medium Density Residential (CD:MDR); Rural Community: Low Density Residential (RC:LDR) – Location: North of El Sobrante Road, east of McAllister Street, and south of Sweet Avenue – 112.34 Gross Acres – Zoning: Light Agriculture – 10-acre minimum/Agricultural Preserve – **REQUEST:** TTM38927 is a proposal to subdivide the 112.34 acre property to accommodate a total of 206 residential lots on minimum 10,000 sq ft lots on 58.7 acres, two (2) water quality basins on 3.1 acres, two (2) park sites on 3.5 acres, 23 lots for open space/slopes on 8.1 acres, 13 undisturbed open space lots on 15.4 acres, and approximately 23.5 acres of roadways. GPA 240072 would reconfigure the existing land use designations of Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community – Low Density Residential (RC-LDR) to match the areas proposed for development with residential uses, with no change to the overall acreage for RC-VLDR and RC-LDR land uses, which would remain at 6.52 acres and 105.82 acres, respectively. CZ2400026 would modify the project site's existing zoning classification from Light Agricultural, 10 Acre Minimum Lot Size (A-1-10) to One-Family Dwelling Zone (R-1-10000). APD240006 would authorize the diminishment of El Sobrante Agricultural Preserve No. 1, Map No. 18 to remove the 112.34-acre property from Agricultural Preserve No. 1 (a Notice of Non-Renewal previously was filed for the property, and the property is no longer subject to a Williamson Act Contract) – Related Projects: GEO240012. APNs: 270-070-001 & 002, 270-160-004, 270-060-005, 009 & 016 – Project Planner Jose Merlan at (951) 955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

- 4.2 **SCOPING SESSION FOR SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 353 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 230002, CHANGE OF ZONE NO. 2300006, TENTATIVE PARCEL MAP NO. 38701, PLOT PLAN NOS. 230009, 230010, 230011, 230013, 230014, 230015** – Applicant: LW Developers – Representative: T&B Planning Inc. – Second Supervisorial District – Temescal Canyon Area Plan: Light Industrial (LI), Commercial Retail (CR), Open Space: Water (OS:W), Open Space: Conservation (OS:C) – Glen Ivy Zoning Area – Zoning: SP Zone (Serrano, Specific Plan No. 353) – Location: East of Interstate-15, east and north of Temescal Canyon Road, south of Dawson Canyon Road – 489.45 Acres – **REQUEST:** Specific Plan 353 Amendment No. 1 is a proposal to amend the existing specific plan by primarily removing the Commercial Retail component and redesignating for Light Industrial. The proposed land use plan includes a total of 375.11 acres designated as Light Industrial, 20.61 acres as Open Space – Conservation, 49.38 acres as Open Space – Conservation Habitat, and 17.78 acres as Open Space – Water. General Plan Amendment 230002 is a proposal to modify the land use

**ITEM** Presented and opened for public comments. Public comments received.

## DIRECTOR'S HEARING – REPORT OF ACTIONS – June 3, 2024

designations of the general plan to match those as proposed by the Specific Plan Amendment. Change of Zone 2300006 is a proposal to modify the zoning ordinance of the specific plan and define the planning area boundaries of the proposed Specific Plan Amendment. Tentative Parcel Map 38701 is a proposal for a Schedule E subdivision of 489.45 acres into 20 parcels. Plot Plan 230009 through 230015 propose individual developments within the proposed Specific Plan Amendment. – APNs: 283-160-009, 283-170-012 through 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008 through 283-200-010, 283-200-012, 290-050-002, 290-050-003, 290-050-012, 290-050-013, 290-050-020, 290-050-023, 290-050-026 through 290-050-029, 290-050-042, 290-060-006, 290-060-016. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

### 5.0 PUBLIC COMMENTS NONE

**ADJOURNMENT: 2:24 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – JUNE 17, 2024  
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**

1.1 **NONE**

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

2.1 **NONE**

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

3.1 **PLOT PLAN WIRELESS NO. 230009 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Spectrum Services on behalf of Dish Wireless – Fourth Supervisorial District – White Water Zoning Area – Western Coachella Valley Area Plan – Highest Density Residential: (HHDR) – Location: North of Garber Drive, east of Rushmore Avenue, and west of Oak Leaf Drive – 2.5 Acres – Zoning: Highest Density Residential (R-7) – REQUEST: Plot Plan Wireless No. 230009 is a proposal to modify an existing 160 ft tall Southern California Edison transmission tower in order to create a wireless facility for the applicant – APN: 520-080-017 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

**Planning Director's Actions:**  
Public Hearing: Closed

The Planning Director took the following actions:

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

**APPROVED** Plot Plan Wireless No. 230009 subject to the Advisory Notification Document and Conditions of Approval.

3.2 **ADMINISTRATIVE PLOT PLAN NO. 230107 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Studio One Inc., c/o Jehu Morales – Owner: Jay Baldemor – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural Community – Estate Density Residential (RC-EDR) – Location: North of Calle Campo, east of Cumorah Court, south of Pauba Road, and West of Knoll Vista Lane – 19.75 Acres – Zoning: Residential Agriculture 5 Acre Minimum (R-A-5) – REQUEST: Plot Plan Administrative No. 230107 is a proposal for the construction of a 6,600 sq ft accessory metal building for storage use with a primary residence. The Project is not proposed for commercial use and will be used solely as an accessory to the principal use of the single-family dwelling on the lot. No other elements are included with this approval – APN: 927-430-003 – Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org.

**Planning Director's Actions:**  
Public Hearing: Closed

The Planning Director took the following actions:

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

**APPROVED** Administrative Plot Plan No. 230107 subject to the Advisory Notification Document and Conditions of Approval.

**4.0 SCOPING SESSION**  
**NONE**

**5.0 PUBLIC COMMENTS**  
**NONE**

**ADJOURNMENT: 1:50 p.m.**