

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



ITEM: 1.3
(ID # 26259)

MEETING DATE:
Tuesday, November 05, 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 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 **July 15, 2024, July 29, 2024, August 19, 2024, September 16, 2024, and September 30, 2024**, as stated in the Report of Actions.

ACTION:Consent


John Hildebrand, Planning Director 10/19/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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: November 5, 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 **July 15, 2024, July 29, 2024, August 19, 2024, September 16, 2024, and September 30, 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>

ATTACHMENTS:

- A. DIRECTOR’S HEARING REPORT OF ACTIONS – JULY 15, 2024,**
- B. DIRECTOR’S HEARING REPORT OF ACTIONS – JULY 29, 2024**
- C. DIRECTOR’S HEARING REPORT OF ACTIONS – AUGUST 19, 2024**

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

- D. DIRECTOR'S HEARING REPORT OF ACTIONS – SEPTEMBER 16, 2024
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – SEPTEMBER 30, 2024



Jason Farin, Principal Management Analyst 10/29/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – JULY 15, 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 **ADOPTION OF THE REVISED 2024 DIRECTOR'S HEARING CALENDAR – CHANGING THE MEETING LOCATION FOR ALL FUTURE MEETINGS SCHEDULED IN CONFERENCE ROOM A 12TH FLOOR TO BE HEARD IN CONFERENCE ROOM 2A FIRST FLOOR AT 4080 LEMON STREET, RIVERSIDE, CA 92501, AND ADDING MONDAY, JULY 15, 2024, AUGUST 12, 2024, AUGUST 19, 2024, SEPTEMBER 9, 2024, AND SEPTEMBER 23, 2024, TO BE HEARD IN CONFERENCE ROOM 2A AT 1:30 P.M.**

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

ADOPTED The Revised 2024 Director's Hearing Calendar.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:
NONE

4.0 SCOPING SESSION
NONE

5.0 PUBLIC COMMENTS
NONE

ADJOURNMENT: 1:32 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – JULY 29, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1. CONSENT CALENDAR:
NONE

2. PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

3. GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

3.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240027 (Foundation Component)** – Applicant: Hill Investment Enterprises, c/o Austin Hill – Engineer/Representative: T&B Planning, c/o Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 10.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-A-1) and Rural Agricultural 1-Acre Minimum (R-A-1) – **REQUEST:** The applicant of General Plan Amendment No. 240027 (GPA240027) is making a request to the County of Riverside to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240027 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Oppose
- District 2 – Neutral
- District 3 – Absent
- District 4 – Support
- District 5 – Oppose

3.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component)** – Applicant: Trammell Crow Company, c/o David Nazaryk – Engineer/Representative: EPD Solutions, c/o Selena Kelaher – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – **REQUEST:** The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240026 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Oppose
- District 2 – Neutral
- District 3 – Absent
- District 4 – Support
- District 5 – Oppose

DIRECTOR'S HEARING – REPORT OF ACTIONS – July 29, 2024

required if the proposed GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009. Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

3.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component)** – Applicant: Thrifty Oil Co., c/o Stephane Wandel – Engineer/Representative: Thrifty Oil Co., c/o Stephane Wandel – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue – 9.62 Gross Acres – Existing Zoning: Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 230008 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Oppose
- District 2 – Neutral
- District 3 – Absent
- District 4 – Support
- District 5 – Oppose

3.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 240004 (GPA240004) is making a request to the County of Riverside to change the General Plan Foundation Component of three (3) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240004 is initiated by the Board of Supervisors – APN: 317-090-023, 024, 033 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240004 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Oppose
- District 2 – Neutral
- District 3 – Absent
- District 4 – Support
- District 5 – Oppose

3.5 **25631 INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General

Planning Director's Actions:

Public Hearing: Closed

Corrected Applicant and Engineer /Representative was read into the record.

DIRECTOR'S HEARING – REPORT OF ACTIONS – July 29, 2024

Plan Foundation Component: Rural Community (RC) and Community Development (CD); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 58.59+/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) & Rural Residential ½ Acre Minimum (R-R-½) – **REQUEST:** The applicant of General Plan Amendment No. 240005 (GPA240005) is making a request to the County of Riverside to change the General Plan Foundation Component of 23 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240005 is initiated by the Board of Supervisors – APN: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240005 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Oppose
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Oppose

3.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component)** – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/ Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) – **REQUEST:** The applicant of General Plan Amendment No. 240022 (GPA240022) is making a request to the County of Riverside to change the General Plan Foundation Component of 51 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Rural: Rural Residential (R: RR) to Community Development (CD). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240022 is initiated by the Board of Supervisors – APN: 317-060-037, 038; 317-070-001; 317-080-002, 033; 317-090-010, 011; 317-180-007, 008, 009; 317-190-003, 004, 007; 317-200-004 thru 040; 317-220-025. – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240022 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Neutral
- District 2 – Neutral
- District 3 – Absent
- District 4 – Support
- District 5 – Oppose

3.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component)** – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240023 move forward to Planning Commission.

DIRECTOR'S HEARING – REPORT OF ACTIONS – July 29, 2024

Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – **REQUEST:** The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

General Plan Advisory Committee voted as follows:

- District 1 – Oppose
- District 2 – Oppose
- District 3 – Absent
- District 4 – Support
- District 5 – Oppose

4. PUBLIC HEARINGS: NEW ITEMS: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER:

4.1 **TENTATIVE PARCEL MAP NO. 37648 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(3) (Common Sense Exemption) – Applicant: Cornell Building and Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural – Rural Residential (R:RR) – Location: West of Via de Oro, south of Calle Breve, north of Loren Way and Calaveras Road, and east of Via Verano – 20.09 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – **REQUEST:** Schedule “H” subdivision of approximately 20.09 gross acres into three (3) parcels ranging in size from 5 acres to 10 acres – APN: 951-230-046 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email jlaparicio@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. 37648, subject to the Advisory Notification Document and conditions of approval.

5. SCOPING SESSION

NONE

6. PUBLIC COMMENTS

ADJOURNMENT: 5:32 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – AUGUST 19, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1. CONSENT CALENDAR:

1.1 **ADOPTION OF THE REVISED 2024 DIRECTOR'S HEARING CALENDAR – VACATING THE AUGUST 26, 2024, SEPTEMBER 9, 2024, SEPTEMBER 23, 2024, OCTOBER 28, 2024, NOVEMBER 4, 2024, AND DECEMBER 9, 2024, MEETING DATES, AND ADDING DECEMBER 30, 2024. CHANGE THE MEETING LOCATION FOR ALL HEARINGS FROM CONFERENCE ROOM 2-A TO BE HEARD IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. 1ST FLOOR, RIVERSIDE, CA AT 1:30 P.M.**

Planning Director's Actions:

The Planning Director took the following actions:

APPROVED The Adoption of the revised Director's Hearing Calendar, and meeting location change.

2. PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

3. GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

4. PUBLIC HEARINGS: NEW ITEMS: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER:
NONE

5. SCOPING SESSION
NONE

6. PUBLIC COMMENTS

ADJOURNMENT: 1:32 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – SEPTEMBER 16, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1. **CONSENT CALENDAR:**
NONE

2. **PUBLIC HEARINGS – CONTINUED ITEMS:**
NONE

3. **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

3.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240012 (GPA240012) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land Inc. – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Kenton Lane, south of Cajalco Road, and west of Patterson Avenue – 9.77 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240012 to change the General Plan Foundation Component of one (1) parcel from Rural Community-Very Low Density Residential (RC-VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240012 is initiated by the Board of Supervisors – APN: 317-150-006 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240012 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

District 1 – Absent
District 2 – Support
District 3 – Support
District 4 – Absent
District 5 – Absent

3.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Light Industrial (CD:LI). Additional development applications and review by the County to confirm that the overall project complies with

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240082 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

District 1 – Absent
District 2 – Support
District 3 – Support
District 4 – Absent
District 5 – Absent

DIRECTOR'S HEARING – REPORT OF ACTIONS – September 16, 2024

applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors. – APN: 317-220-009 through -013 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

3.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240037 (GPA240037) Foundation Component** – Applicant: Antonio Castaneda – Engineer/Representative: Yesenia Andrade c/o Lake Perris Realty – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Rural Community (RC) – Location: North of Deprad Street, east of Meadow Lane, south of Mundo Avenue, and west of Forrest Drive – 20 Gross Acres – Existing Zoning: R-R (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240037 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Rural Community: Very Low Density Residential (RC-VLDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240037 is initiated by the Board of Supervisors. – APN: 325-080-019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240037 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

3.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240042 (GPA240042) Foundation Component** – Applicant: Jack Herrill c/o PJP CHI, L.P. – Engineer / Representative: Kumail Raza c/o EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Placentia Street, east of Patterson Avenue, south of Rider Street, and west of Harvill Avenue – 17.2 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) and A-1-1 (Light Agriculture, 1-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD: BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. – APN: 317-230-018 through -023 and 317-230-049 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240042 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

3.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240049 (GPA240049) Foundation Component** – Applicant: Tyler Banton c/o LI Acquisitions LLC – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: Southwest corner of Orange

Planning Director's Actions:
Public Hearing: Closed

Corrected Applicant and Engineer /Representative was read into the record.

The Planning Director took the following actions:

DIRECTOR'S HEARING – REPORT OF ACTIONS – September 16, 2024

Avenue and Webster Avenue – 19.07 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1-acre minimum – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240049 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240049 is initiated by the Board of Supervisors. – APN: 322-240-016 through -019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

RECOMMEND That General Plan Amendment No. 240049 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

3.6 INITIATION OF GENERAL PLAN AMENDMENT NO. 240063 (GPA240063) Foundation Component

Applicant: Scott Smith – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lemon Avenue, east of Valview Avenue, south of Orange Avenue, and west of Webster Avenue – 58.92 Gross Acres – Existing Zoning: R-R-2.5 (Rural Residential, 2.5-acre minimum), A-1-2.5 (Light Agriculture, 2.5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), A-1-10 (Light Agriculture, 10-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240063 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) and Rural Community: Estate Density Residential (RC:EDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240063 is initiated by the Board of Supervisors. – APN: 322-224-006, 322-224-009 through -011 and 322-240-020 through 022 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240063 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

3.7 INITIATION OF GENERAL PLAN AMENDMENT NO. 240059 (GPA240059) Foundation Component

Applicant: Jeremy Mape c/o Western Realco – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) and Community Development (CD) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Seaton Avenue, south of Cajalco Road, and west of Patterson Avenue – 8.46 Gross Acres – Existing Zoning: R-A-1 (Rural Agricultural, 1-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240059 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC:VLDR) and Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI). Additional development applications and review by the

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240059 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

DIRECTOR'S HEARING – REPORT OF ACTIONS – September 16, 2024

County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240059 is initiated by the Board of Supervisors – APN: 317-150-060. Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

- 3.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component** – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240067 is initiated by the Board of Supervisors. – APN: 345-020-003– Project Planner: Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240067 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

District 1 – Absent
District 2 – Support
District 3 – Support
District 4 – Absent
District 5 – Absent

4. PUBLIC HEARINGS: NEW ITEMS: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER:

- 4.1 **Tentative Parcel Map NO. 38436 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15061(b) (3) (Common Sense) - Applicant: Shazib Riaz - Engineer: Cross Engineering Services, LLC., c/o Paul Mishoe - Second Supervisorial District - Temescal Canyon Area Plan - El Cerrito Zoning District - Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) - Zoning: M-SC (Manufacturing - Service Commercial) – Location: North of Cajalco Road and east of Temescal Canyon Road - 1.88 Gross Acres – REQUEST: Tentative Parcel Map No. 38436 is a proposal for a schedule "F" subdivision of an existing 1.88-acre lot into two (2) parcels separating a carwash and a restaurant approved under related cases: PPT200010 and PPT20001OS01. Parcel 1 will consist of 1.43-acres for a carwash (Tommy's Carwash) and Parcel 2 will consist of 0.45-acres for a restaurant (Wienerschnitzel) – APN(s): 279-530-031 – Project Planner: Haide Aguirre at (951) 955-1006 or email at haguirre@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. 38436, subject to the Advisory Notification Document and conditions of approval, as modified.

5. SCOPING SESSION **NONE**

6. PUBLIC COMMENTS

ADJOURNMENT: 4:43pm



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – SEPTEMBER 30, 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 26012 PLOT PLAN NO. 230041 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301(Existing Facilities) – Applicant: Jehu Morales – Fifth Supervisorial District – Nuevo Zoning District – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: North of Roan Ranch Road, east of Antelope Road, south of Santa Rosa Road, and west of Pico Avenue. – 1.07 acres – Zoning: Rural Residential (R-R) – **REQUEST:** Plot Plan No. 230041 is a request to entitle an existing unpermitted detached carport (742 sq ft), and existing unpermitted barn (4,524 sq ft) for accessory 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: 309-360-025 – 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 exempt the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan No. 230041, subject to the Advisory Notification Document and Conditions of Approval.

DIRECT The Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse.

4.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

5.0 **SCOPING SESSION**

NONE

6.0 **PUBLIC COMMENTS**

ADJOURNMENT: 1:40 p.m.