

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



ITEM: 1.2
(ID # 28636)

MEETING DATE:
Tuesday, August 26, 2025

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 **October 21, 2024, January 13, 2025, February 10, 2025, March 10, 2025, March 31, 2025, April 14, 2025, and April 21, 2025**, as stated in the Report of Actions.

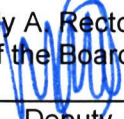
ACTION: Consent


John Hildebrand, Planning Director 8/14/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: August 26, 2025
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 a 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 **October 21, 2024, January 13, 2025, February 10, 2025, March 10, 2025, March 31, 2025, April 14, 2025, and April 21, 2025.**

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 file 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 – OCTOBER 21, 2024
- B. DIRECTOR'S HEARING REPORT OF ACTIONS – JANUARY 13, 2025
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – FEBRUARY 10, 2025
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – MARCH 10, 2025
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – MARCH 31, 2025
- F. DIRECTOR'S HEARING REPORT OF ACTIONS – APRIL 14, 2025
- G. DIRECTOR'S HEARING REPORT OF ACTIONS – APRIL 21, 2025



Jason Farin, Principal Policy Analyst

8/19/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – OCTOBER 21, 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 WIRELESS NO. 230007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Crown Castle, Dish Wireless LLC c/o Tom Wilkerson – Third Supervisorial District – French Valley Zoning Area– Southwest Area Plan – Rural: Rural Residential (RR) – Location: Northerly of Coventry Lane, easterly of Highway 79/Winchester Road, southerly of Elmhurst Lane, and westerly of Washington Street – 4.76 acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan Wireless No. 230007 is a proposal to re-entitle an existing 69 ft tall disguised mono-pine tree previously entitled under Plot Plan No. 23860 – APN: 472-110-044. Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

Planning Director's Actions:
Public Hearing: Open

The Planning Director took the following actions:

CONTINUED The project was continued to a date certain of November 18, 2024.

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240066 (GPA240066) Foundation Component** – Applicant: Lawrence Canale – Engineer / Representative: Michael Brhel – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Community Development (CD) - Proposed: Community Development (CD) – Location: North of Van Buren Boulevard, east of King Avenue, south of Tava Lane, and west of Washington Street – 9.42 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1 acre minimum) & C-P-S (Scenic Highway Commercial) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240066 to change the General Plan Foundation Component of seven (7) parcels from Rural Community & Community Development: Commercial Retail & Very Low Density Residential (RC & CD:CR & VLDR) to Community Development: Commercial Retail (CD:CR). 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 GPA240066 is initiated by the Board of Supervisors. – APN: 273-130-014, & -019 and 273-141-003, -004, -005, -006 & -007 - Project Planner: Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240066 move forward to Planning Commission.

The General Plan Advisory Committee voted as follows:

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

DIRECTOR'S HEARING – REPORT OF ACTIONS – October 21, 2024

4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240077 (GPA240077) Foundation Component** – Applicant: Luis Mejia – Engineer / Representative: Alan Hillwig c/o Hillwig-Goodrow, Inc. – Second Supervisorial District – Gavilan Hills Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of El Baquero Road, east of Fort Lauderdale Lane, south of Los Becerras, and west of La Barranca Road – 66.77 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2 ½ acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240077 to change the General Plan Foundation Component of one (1) parcels from Rural – Rural Residential & Rural Mountainous (R:RR & RM) to Community Development: Estate Density Residential (CD: EDR) to allow the creation of 24 residential estate lots. 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 GPA240077 is initiated by the Board of Supervisors – APN: 321-230-015. Project Planner: Jose Merlan at (951) 955- 0314 or email at jmerlan@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240077 move forward to Planning Commission.

The General Plan Advisory Committee voted as follows:

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

4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) Foundation Component** – Applicant: Edward Divita c/o Discovery Land Co. – Engineer / Representative: Les Johnson c/o T&B Planning, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning Area/District – Eastern Coachella Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Open Space (OS) - Proposed: Community Development (CD) – Location: North of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street – 173.85 Gross Acres – Existing Zoning: R-1-20000 (One-Family Dwellings) R-A-2 (Residential Agriculture, 2 acre minimum), R-5 (Open Area Combining Zone - Residential Developments) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240010 to change the General Plan Foundation Component of six (6) parcels from Rural Community: Low Density Residential & Agriculture (RC:LDR & AG) to Community Development: Specific Plan (CD:SP). 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 GPA240010 is initiated by the Board of Supervisors – APN: 780-010-012, -013, -014 and 780-020-001, - 002, & -003. Project Planner: Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240010 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 – Support

4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component** – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Avenue C, east of Wood Road, south of Markham Street, and generally west

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240050 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

DIRECTOR'S HEARING – REPORT OF ACTIONS – October 21, 2024

of Markham Street – 97.25 Gross Acres – Existing Zoning: Very Low Density Residential (VLDR) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development – Medium Density Residential (CD: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 GPA240050 is initiated by the Board of Supervisors. – APN: 321-090-004, -007, -008, -009, -026, and -052. Project Planner: Tim Wheeler at (951) 955-6060 or email at tweeler@rivco.org.

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

4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component** – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews /Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: north of Avenue D, east of Cole Avenue, south of Markham Street, and west generally of Cable Lane and Ravenwood Drive – 97.22± Gross Acres – Existing Zoning: Very Low Density Residential (VLDR) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community – Very Low Density Residential (CD:VLDR) to Community Development & Open Space – Medium Density Residential & Conservation (CD&OS: MDR&OS) 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 GPA240041 is initiated by the Board of Supervisors. – APN: 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002 – Planning Contact: Tim Wheeler at tweeler@rivco.org or (951) 955-6060.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240041 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

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

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240044 (GPA240044) Foundation Component** – Applicant: Sam Chebeir c/o Westates Holdings LLC – Engineer / Representative: Aaliyah Webb c/o Albert A. Webb Associates – Second Supervisorial District – Lake Mathews Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Open Space (OS) - Proposed: Community Development (CD) – Location: North of Silverton Court, east of Eagle Canyon Road, south of La Sierra Ave, and west of La Sierra Ave – 36.09 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5 acre minimum) & R-A-1 (Residential Agriculture, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240044 to change the General Plan Foundation Component of two (2) parcels from Open Space - Conservation Habitat (OS:CH) to Community Development – Commercial Tourist (CD:CT). Additional development applications and review by the county to confirm that the overall project complies with applicable

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240044 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

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

DIRECTOR'S HEARING – REPORT OF ACTIONS – October 21, 2024

standards, policies, findings, and other requirements will be required if the proposed GPA240044 is initiated by the Board of Supervisors. – APN: 278-210-016 and - 022. Project Planner: Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org.

4.7 INITIATION OF GENERAL PLAN AMENDMENT NO. 240064 (GPA240064) Foundation Component

Applicant: Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline Lan Doan – Engineer / Representative: Mitch Adkison c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Krameria Avenue, east of Gardner Avenue, south of Van Buren Boulevard, and west of Porter Avenue – 3.76 Gross Acres – Existing Zoning: C-P-S (Scenic Highway Commercial) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240064 to change the General Plan Foundation Component of two (2) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development – Commercial Retail (CD:CR) 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 GPA240064 is initiated by the Board of Supervisors – APN: 274- 070-001 & -002. Project Planner: Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240064 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 – Support

4.8 INITIATION OF GENERAL PLAN AMENDMENT NO. 240070 (GPA240070) Foundation Component

Applicant: Armando Benitez c/o Brandon's Diner – Engineer / Representative: Mitch Adkinson c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue – 3.45 Gross Acres – Existing Zoning: R-A (Residential Agriculture) & C-R (Rural Commercial)– **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240070 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR). 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 GPA240070 is initiated by the Board of Supervisors. – APN: 274-102-001 and -002. Project Planner: Jose Merlan at (951) 955- 0314 or email at jmerlan@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240070 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 – Support

4.9 INITIATION OF GENERAL PLAN AMENDMENT NO. 240084 (GPA240084) Foundation Component

Applicant: Tommy Eckes c/o Pulte Homes – Engineer / Representative: Richard Reaves c/o Adkan Engineers & William Cramer Jr. c/o William R. Cramer Jr. Successor Trustee, Cramer Family Trust – Second Supervisorial District – Lake Mathews Zoning Area/District – Lake

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

Application withdrawn.

DIRECTOR'S HEARING – REPORT OF ACTIONS – October 21, 2024

Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Community Development (CD) - Proposed: Rural Community (RC) – Location: North of El Sobrante Road, east of Diamond Mountain Drive, south of Travertine Drive, and west of Vista del Lago Drive – 66.58 Gross Acres – Existing Zoning: A-1-10 (Light Agriculture, 10-acre minimum), A-P (Light Agriculture with Poultry), R-1 (One-Family Dwelling), and R-4 (Planned Residential) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240084 to change the General Plan Foundation Component of eight (8) parcels from Community Development – Medium Density Residential (CD:MDR) 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 GPA240084 is initiated by the Board of Supervisors. Project Planner: Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org. APPLICATION HAS BEEN WITHDRAWN

5.0

SCOPING SESSION

NONE

6.0 PUBLIC COMMENTS

ADJOURNMENT: 4:30 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

January 13, 2025

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COUNTY ADMINISTRATIVE CENTER
12TH Floor, Conference Room A
4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER 1:30 PM

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS - CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS - NEW ITEMS:

NONE

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240015 (GPA240015) Foundation Component** – Applicant: Beresford Properties, LLC c/o Kenneth Kai Chang – Engineer / Representative: Ascent c/o Eric J Ruby – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Sandia Creek Drive, east of Interstate 15 Highway, south of Tenaja Road/Clinton Keith Road, west of Carancho Road – 401.5 Gross Acres – Existing Zoning: Open Area Combining Zone – Open Area Combining Zone - Residential Developments (R-5) and Residential Agricultural Minimum Five Acre (R-A-5). – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240015 to change the General Plan Foundation Component of twenty-nine (29) parcels from Rural: Rural Mountainous (R: RM) to Community Development: Commercial Retail (CD: CR) and Community Development: Estate Density Residential (CD: EDR). 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 GPA240015 is initiated by the Board of Supervisors. – APN: 935-370-005, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -031, -032, -033, and -034 – Planning Contact: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND that the General Plan Amendment No. 240015 move forward to Planning Commission

District 1 – Absent

District 2 – Oppose

District 3 – Oppose

District 4 – Absent

District 5 – Oppose

4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240039 (GPA240039) Foundation Component** – Applicant: Ken Smith –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: Three (3) of the six (6) parcels are located south of De Portola Road, north of State Highway 79/Temecula Parkway, east of Los Caballos Road, and west of Anza Road. Three (3) of the six (6) parcels are located south of State Highway 79/Temecula Parkway, north of Monte Verde Road, east of Woodchuck Road, and west of Los Caballos Road – 178 Gross Acres – Existing Zoning: Rural Residential (R-R) and Wine Country – Equestrian (WC-E) **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240039 to change the General Plan Foundation Component for three (3) parcels of six (6) parcels from Rural: Rural Mountainous (R: RM) and Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD: CR) and change the Temecula Valley Wine Country Policy Area for three (3) parcels of six (6) parcels from Existing: Equestrian District to Proposed Winery District. 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 GPA240039 is initiated by the Board of Supervisors. – APN: 927-180-002, -030, and -031; and 927-580-003, -004, and -005 – Planning Contact: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

Planning Director’s Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND that the General Plan Amendment No. 240039 move forward to Planning Commission

District 1 – Absent

District 2 – Neutral

District 3 – Oppose

District 4 – Absent

District 5 – Neutral

4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240055 (GPA240055) Foundation Component** – Applicant: Grant Becklund – Fourth Supervisorial District – Idyllwild District – Riverside Extended Mountain (REMAP) Area Plan – General Plan Foundation Component - Existing: Rural (R) and Community Development (CD) - Proposed: Community Development (CD) – Location: south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive – 5.37 Gross Acres – Existing Zoning: One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: 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 GPA240055 is initiated by the Board of Supervisors. – APN: 561-210-015 – Planning Contact: Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org

Planning Director’s Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND that the General Plan Amendment No. 240055 move forward to Planning Commission

District 1 – Absent

District 2 – Support

District 3 – Support

District 4 – Absent

District 5 – Support

4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) Foundation Component** – Applicant: Kali P. Chaudhuri – Engineer / Representative: KWC Engineers c/o Brandon Barnett – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Johnston Avenue, east of Pleasant Street, south of Whittier Avenue, west of Lake Street – 17.5 Gross Acres – Existing Zoning: Light Agriculture Minimum Five Acre (A-1-5) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential (CD: MHDR). 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 GPA240036 is initiated by the Board of Supervisors. – APN: 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – Planning Contact: Planning Contact: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

Planning Director's Actions:

Public Hearing: Open

The Planning Director took the following actions:

Item was Continued to April 14, 2025

4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240053 (GPA240053) Foundation Component** – Applicant: Kali P. Chaudhuri – Engineer / Representative: KWC Engineers c/o Brandon Barnett – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: south of E. Benton Road, north of Calle Azure / Calle Cordova / Calle Arevalo, east of Sage Road, and west of De Portola Road – 410 Gross Acres – Existing Zoning: Residential Agriculture Minimum five Acre (R-A-5) and Open Area Combining Zone – Residential Developments (R-5) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240053 to change the General Plan Foundation Component of Twenty-Two (22) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), Community Development: Medium High Density Residential (CD: MHDR), Community Development: High Density Residential (CD: HDR), Community Development: Mixed Use Area (CD: MUA). 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 GPA240053 is initiated by the Board of Supervisors. – APN: 915-730-001 through -008; 915-730-009; 915-740-001, -002, -003; 915-740-006 through -011; 915-740-013, -015, -016, -017 – Planning Contact: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Director's Actions:

Public Hearing: Open

The Planning Director took the following actions:

Item was Continued to April 14, 2025

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240007 (GPA240007) Foundation Component** – Applicant: Madeline Luke c/o The Altum Group – Engineer/Representative: Stephen Nieto c/o The Altum Group – Fourth Supervisorial District – Lower Coachella Valley District Zoning Area – Eastern Coachella Valley Area Plan – General Plan Foundation Component - Existing: Agriculture (AG) - Proposed: Community Development (CD) – Location: north of 55th Ave, east of Jackson St, south of 54th Ave, west of Calhoun St – 18.39 Gross Acres – Existing Zoning: A-1-20 (Light Agriculture) – Existing Land Use: AG

(Agriculture) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240007 to change the General Plan Foundation Component of one (1) parcel from Agriculture: Agriculture (AG: AG) to Community Development: High Density Residential (CD: HDR). If the initiation is approved, the applicant will propose a project of 34 town home buildings, 158 dwelling units with a community recreation building and adjoining pool, spa, ad patio area; a tot lot and active park area; a second park area; two infiltration basins, and equestrian trail, and 427 parking spaces. 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 GPA240007 is initiated by the Board of Supervisors. – APN: 780-320-001 – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND that the General Plan Amendment No. 240007 move forward to Planning Commission

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

4.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240018 (GPA240018) Foundation Component**

– Applicant: Olivet University c/o Nate Tran – Engineer / Representative: Ascent c/o Eric Ruby – Third Supervisorial District – Bautista, South Fork, and Cahuilla Zoning Area – Riverside Extended Mountain (REMAP) Area Plan – General Plan Foundation Component - Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR) – Location: north of US Highway 371/Cahuilla Road, east of State Highway 74/Pines To Palms Highway, south of Allesandro / Bautista Road, west of Reed Valley Road – 1,026.48 Gross Acres – Existing Zoning: Rural Residential Minimum Twenty Acre (R-R-20) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Open Space: Rural (OS: RUR) to Rural: Rural Residential (R: RR). 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 GPA240018 is initiated by the Board of Supervisors. – APNs: 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – Planning Contact: – Planning Contact: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND that the General Plan Amendment No. 240018 move forward to Planning Commission

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

5.0 **SCOPING SESSION:**

5.1 **SCOPING SESSION FOR CONDITIONAL USE PERMIT NO. 03684 REVISION NO. 1 (CUP03684R01) AND PUBLIC UTILITY PERMIT NO. 00916 REVISION NO. 1 (PUP00916R01)**

– Applicant: Boulevard Associates, LLC c/o Brendan Lewis – Engineer/Representative: Mesaville Solar, LLC – Fourth Supervisorial District – Chuckawalla Zoning Area – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 10th Avenue, southerly of 4th Avenue, westerly of North Neighbors Boulevard, easterly of Megin Avenue - Approx. 2,939.80 gross acres private land and 877.51 gross acres of BLM land - Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) - **REQUEST:** Proposal to amend the existing CUP No. 03684, approved by the County in August 2017 with EIR No. 532. The existing CUP, along with the PUP and DA, for the Approved Project allows for the construction, operation, and decommissioning of a solar

Planning Director's Actions:

Open for public comments. Public comments received.

photovoltaic (Solar PV) project and associated generation tie line (gen-tie). Proposal to change the name of the Approved Project previously known as the Palo Verde Mesa Solar Project, to the Grace Solar Energy Center (Proposed Project). – APNs: 821-020-007, 821-020-019 thru 029, 821-050-004, 821-050-012 thru 029, 821-060-001 thru 003, 821-060-006, 821-080-043 thru 047, 821-080-050, 821-090-011 thru 017 and 821-100-034. – Related Cases: CUP03677 Project Planner: Gustavo Gomez 951-955-5719 or ggomez@rivco.org

6.0 PUBLIC COMMENTS

NONE

ADJOURNMENT – 3:00PM



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

February 10, 2025

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COUNTY ADMINISTRATIVE CENTER
12TH Floor, Conference Room A
4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER 1:30 PM

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS - CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS - NEW ITEMS:

- 3.1 **TENTATIVE PARCEL MAP NO. 38439 (TPM38439)** – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Lot Divisions) – Applicant: Brian Smith – Fifth Supervisorial District – Lakeview Area District – Lakeview/Nuevo Area Plan – Land Use: Rural Community – Low Density Residential (RC-LDR) – Zoning: Residential Agriculture (R-A) – Location: south of 10th Street, north of 11th Street, west of Yucca Avenue, east of Lakeview Avenue – **REQUEST:** Tentative Parcel Map No. 38439 proposes a Schedule H Subdivision to subdivide three parcels into four (4) lots and one (1) remainder lot (Lot 1 with 1.01 gross acres, Lot 2 with 1.01 gross acres, Lot 3 with 1 gross acre, Lot 4 with 1 gross acre, and the remainder lot with 35.41 gross acres) – APN: 426-290-026, 426-290-021, 426-290-020 – Project Planner: John Obing at 951-955-6573 or email at jobing@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. 38439 subject to the Advisory Notification Document and Conditions of Approval

- 3.2 **PLOT PLAN WIRELESS NO. 230007** – CEQA Exempt per Sections 15301 (Existing Facilities) – Applicant: Crown Castle, Dish Wireless LLC C/O Tom Wilkerson – 3rd Supervisorial District – French Valley Zoning Area– Southwest Area Plan – Rural: Rural Residential (RR) – Location: located northerly of Coventry lane, easterly of Highway 79/Winchester road, southerly of Elmhurst lane, and westerly of Washington street – 4.76 acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan proposed to re-entitle an existing 69 foot tall disguised mono-pine tree previously entitled under Plot Plan No. 23860 – APN: 472-110-044 – 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 from the California Environmental Quality Act (CEQA); and,

DIRECTED the Clerk of the Board to file the Notice of Exemption with the and State Clearinghouse; and,

APPROVED

Plot Plan Wireless No. 230007 subject to the Advisory Notification Document and Conditions of Approval.

3.3 **TENATIVE PARCEL MAP NO. 37827** – CEQA Exempt 15315 Minor Land Divisions – Applicant: Wyatt Helms – Engineer/Representative – Rick Engineering - Second Supervisorial District – El Cerrito District Zoning Area – Temescal Canyon Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – 4.24 Acres – Location: North of Wildlife Road, East of State Court, and West of Quail Hill Drive – Zoning: Residential Agricultural, One Acre Minimum (R-A-1) - **REQUEST:** Tentative Parcel Map for Schedule “H” subdivision of 2 lots approximately 4.24 acre parcel into 4 parcels. APNs: 278-110-038 & 278-110-039 Project Planner: Blanca Bernardino, (951) 955-6503 or BBernardino@rivco.org

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240016 (GPA240016)** Foundation Component –Applicant: Richard Michael c/o Ramona Dairy, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd – 96.87 Gross Acres – Existing Zoning: A-2-10 (Heavy Agriculture) – Existing Land Use: Rural Residential (R:RR) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural:Rural Residential (R:RR) to Community Development:Meduim Density Residential (CD: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 GPA240016 is initiated by the Board of Supervisors. – APN: 455-110-016 & 455-110-017 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240013 (GPA240013)** Foundation Component – Applicant: Jason Lee c/o Pastime Lakes Holdings, LLC – Engineer / Representative: Selena Kelaher c/o to EDP Solutions, Inc. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – General Plan Foundation Component - Existing: Agriculture (AG), Open Space (OS), & Community Development (CD) - Proposed: Community Development (CD) – Location: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave – 492 Gross Acres – Existing Zoning: A-2-10 (Heavy Agriculture), C-R (Commercial Retail), R-A (Residential Agriculture), W-1 (Watercourse, Watershed & Conservation Area), & W-2 (Controlled Development) – Existing Land Use: Agriculture (AG: AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture, Open Space, & Community Development: Agriculture, Water, Conservation, & Commercial Retail (AG:AG, OS:W, OS:C, & CD:CR) to Community Development: Light Industrial & Commercial Retail (CD:LI & CD:CR). 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 GPA240013 is initiated by the Board of Supervisors. – APN: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and

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. 37827 subject to the Advisory Notification Document and Conditions of Approval.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240016 move forward to Planning Commission.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240013 move forward to Planning Commission

-025 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240031 (GPA240031) Foundation Component** – Applicant: Brian King c/o Monte Vista Homes – Engineer / Representative: N/A – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Hidden Springs Dr, east of Peoria Ln, south of Pigeon Pass Rd, and west of Pigeon Pass Rd – 43.77 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture) & R-A-2 ¼ (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC:EDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240031 to change the General Plan Foundation Component of four (4) parcels from Rural Community:Estate Density Residential (RC:EDR) to Community Development:Medium Density Residential (CD: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 GPA240031 is initiated by the Board of Supervisors. – APN: 259-210-023, 259-220-022, 259-230-012, and -013 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240031 move forward to Planning Commission

4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240073 (GPA240073) Foundation Component** – Applicant: Doug Sadler – Engineer / Representative: N/A – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Moreno Valley Fwy, east of Center World Logistics Center Pkwy, south of Ironwood Ave, and west of Moreno Valley Fwy – .97 Gross Acres – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Very Low Density Residential (RC:VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240073 to change the General Plan Foundation Component of one (1) 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 standards, policies, findings, and other requirements will be required if the proposed GPA240073 is initiated by the Board of Supervisors. – APN: 422-020-005 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Director’s Actions:

Public Hearing: Open

General Plan Advisory Committee recommendations are:

Continued to April 21, 2025

4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240074 (GPA240074) Foundation Component** – Applicant: Youhanna Mikhail – Engineer / Representative: Gil Mendoza – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – General Plan Foundation Component - Existing: Rural (R) & Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Walther Ave, east of Sean Ct, south of Quincy St, and west of Quincy St – 38 Gross Acres – Existing Zoning: R-A-1 (Residential Agricultural) – Existing Land Use: Rural Residential (R:RR) & Very Low Density Residential (RC:VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240074 to change the General Plan Foundation Component of two (2) parcels from Rural & Rural Community:Rural Residential & Very Low Density Residential (R:RR & RC:VLDR) to Community Development:High Density Residential (CD:HDR). 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 GPA240074 is initiated by the Board of Supervisors. – APN: 473-120-002 & 473-120-027 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240074 move forward to Planning Commission

5.0 **SCOPING SESSION:**

5.1 **SCOPING SESSION FOR CONDITIONAL USE PERMIT NO. 2303 REVISION 1, CHANGE OF ZONE NO. 2000010, NOISE EXCEPTION NO. 0009** – Applicant: SFT Realty Rockaway LLC. – Representative: Alan Long - Third Supervisorial District Southwest Area Plan: Rural: Rural Residential within the Temecula Valley Wine Country Equestrian District (10 acre min.) - Rancho California Zoning Area - Zoning: Wine Country - Equestrian (WC-E) – Location: Northeast of Los Corralitos Road, south of Los Caballos Road and west of Pauba Road – 241.63 Gross Acres - **REQUEST:** The Conditional Use Permit is seeking entitlement for a Class II Equestrian Facility for an existing permitted equestrian facility to incorporate special occasion facility and sports fields with existing uses. Existing permitted uses and structures includes a horse race track, restaurant, retail space and ancillary area, mobile home park with club house, grooms quarter, barn structures, office space, horse corrals. The special occasion facility will host indoor/outdoor events, wine/beer festivals, music festivals, stage or theatrical shows, fairs, carnivals, rodeos, shows/races, animal sales, and tent revivals and will include outdoor amplified music. Hours of operation will be Sunday through Thursday 8 am - 10 pm, and Friday through Saturday from 8 am - 12 am. A total of 8,173 total potential parking spaces are proposed (311 parking spaces within permanent parking areas with the remainder to be on dirt gravel areas across the site depending on the specific event being held). The Change of Zone is a proposal for the modification of permitted uses and development standards in the Wine Country – Equestrian (WC-E) zone. The Noise Exception is a proposal to permit the use of amplified sounds for outdoor events. - APNs: 927-160-001, 927-160-002 - Project Planner: Russell Brady at 951-955-3025 or rbrady@rivco.org

Planning Director’s Actions:

Public Hearing: Closed

Item presented and opened for public comments. Public comments received.

6.0 PUBLIC COMMENTS

NONE

ADJOURNMENT – 3:00PM



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

March 10, 2025

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COUNTY ADMINISTRATIVE CENTER
12TH Floor, Conference Room A
4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER 1:30 PM

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS - CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS - NEW ITEMS:

NONE

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240058 (GPA240058) REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240058 to change the General Plan Foundation Component of three (3) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an employment generated use. 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 GPA240058 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Beaumont Banning Zoning District – The Pass Area Plan - Applicant: Jeff Smith c/o JAWS Holding Corp – Engineer / Representative: Tracy Zinn and Emily Golubow c/o T&B Planning Inc. – Existing Zoning: Light Agriculture (A-1-10) – Existing Land Use: Agriculture (AG) – Location: north of Hill Top Dr, east of S Highland Home Rd, south of Bobcat Rd, and west of S Sunset Ave – APN(s): 537-130-016, 537-130-017, and 537-130-019 – 54.33 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Director's Actions:

Public Hearing: Closed

Item was withdrawn

4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240054 (GPA240054) REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240054 to change the General Plan Foundation Component of four (4) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for Single-Family Subdivision and a Commercial parcel. 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 GPA240054 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Applicant: Michael Ramirez – Engineer / Representative: Madeline Luke c/o The Altum Group – Existing Zoning: Light Agriculture (A-1-20) – Existing Land Use: Agriculture (AG) and Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 405-250-004, 405-250-008, 405-250-011, and 407-160-016 – 64.14 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240054 move forward to Planning Commission.

4.3 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240052 (GPA240052) REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240052 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: High Density Residential (CD: HDR), to allow for submittal of an application for Affordable Housing. 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 GPA240052 is initiated by the Board of Supervisors. - Supervisorial District - 5 - Zoning Area/District - Cherry Valley Dist - Area Plan - The Pass - Applicant: Aaron Cooke c/o JS63 MX INC – Existing Zoning: Light Agriculture (A-1-1) – Existing Land Use: Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of Brookside Ave, east of Nancy Ave, south of Cherry Valley Blvd, and west of Virginia Ln – APN(s): 405-180-006 – 9.44 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Director's Actions:

Public Hearing: Closed

Item was continued to May 12, 2025

4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240048 (GPA240048) REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240048 to change the General Plan Foundation Component of eleven (11) parcels from Rural: Rural Mountainous (R: RM) and Rural Community: Estate Density Residential (RC: EDR) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for 4 industrial buildings. 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 GPA240048 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Beaumont Banning Zoning District – The Pass Area Plan - Applicant: Grant Ross – Engineer / Representative: Cesar Mota c/o Michael Baker International and Jennifer Dorgan c/o Allen Matkins Leck Gamble Mallory & Nats – Existing Zoning: Controlled Development Areas (W2) – Existing Land Use: Rural Community: Estate Density Residential (RC:EDR) and Rural: Rural Mountainous (R: RM) – Location: north of County Landfill Rd, east of Lambs Canyon Rd, south of Brownie Way, and west of Manzanita Rd – APN(s): 428-020-001, 424-090-008, 424-140-001, 424-130-003, 424-130-002, 424-090-007, 424-130-001, 424-110-007, 424-110-009, 424-110-008, and 424-110-010 – 389.51 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Director's Actions:

Public Hearing: Closed

Item was withdrawn.

5.0 **SCOPING SESSION:**

NONE

6.0 **PUBLIC COMMENTS**

NONE

7.0 **ADJOURNMENT – 2:30PM**



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

March 31, 2025

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COUNTY ADMINISTRATIVE CENTER
12TH Floor, Conference Room A
4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER 1:30 PM

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS - CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS - NEW ITEMS:

- 3.1 **TENTATIVE PARCEL MAP NO. 39094 (TPM39094) –** Applicant: Janet Cleveland – Engineer: Allen W. Martin – Second Supervisorial District – Temescal Canyon Zoning District – Temescal Canyon Area Plan: Community Development: Estate Density Residential – Location: west of Hyacinth St. and northwest of Santiago Canyon – 6.62 Gross Acres – Zoning: Specific Plan - General Commercial (C-1/C-P) – **REQUEST:** Schedule “J” subdivision of two properties totaling into 2 parcels, 3.31 acres each within Planning Area. 16 (Estate Density Residential) of SP00256 (Sycamore Creek). There are existing dwellings on both proposed parcels, no additional structures are proposed at this time. APNs: 290-067-004, 290-670-033. Planning Contact: Jose Merlan at Jmerlan@rivco.org or (951) 955-0314.

Planning Director's Actions:

Public Hearing: Closed

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

APPROVED Tentative Parcel Map NO. 39094

- 3.2 **PLOT PLAN WIRELESS NO. 240004 –** CEQA exempt pursuant to State CEQA Guidelines Section 15061 (Common Sense) and Section 15303 (New Construction or Conversion of Small Structures) - Applicant: Peter Blied - Owner: Mecca Land Development - Fourth Supervisorial District - Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Jurisdiction (IND): Zoning: Controlled Development Areas (W-2)- Location: North of 72nd Ave, East of SH-CA-86, West of Buchanan St, South of 71st Ave, 9.89 acres. Request: This Plot Plan Wireless (PPW) request is to install a new, colocatable, unmanned wireless telecommunications facility. The tower is proposed to be 77 feet tall with (1) 3 foot MW antenna, (24) 8 foot panel antennas, (36) RRUs, (6) DC surge suppressors, (2) GPS antennas, (1) wrought iron fence enclosure within proposed 50'x 60' equipment lease area at ground level, (1) generator on a raised concrete pad at proposed ground equipment area, (2) equipment cabinets and (1) future proposed concrete pad at proposed ground equipment area, (1) canopy shade with walls

Planning Director's Actions:

Public Hearing: Closed

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

APPROVED Plot Plan Wireless NO. 240002.

on west, south and east sides, north side to be open. (1) multimeter on (1) H-Frame at ground equipment area, 3' landscaping area with cactus on the north, south and west side of fence enclosure. APN: 749-230-010. Planning Contact: Yesenia Becerrill at ybecerrill@rivco.org or (760) 863-7509.

3.3

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 **GPA240051** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects Inc. c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – APN(s): 656-270-013, -015, and -044 – 30.0 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240051 move forward to Planning Commission.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Pandora Development c/o Peter Zhang – Representative: Heptagon

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240057 move forward to Planning Commission.

Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.65 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

4.3 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Area Plan – Applicant: Scott Taschner – Representative: Buena Vista Development c/o Jason Chen – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – APN(s): 657-300-004 and -005 – 40.0 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

4.4 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240019 (GPA240019)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of one (1) parcel from Open Space: Rural (OS: RUR) to Rural Community: Low Density Residential (RC: LDR), to allow for submittal of an application for mixed-use with a small eco-tourist or glamping resort on a portion of the site. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Open Space: Rural (OS: RUR) – Location: 0.5 miles north of Mission Lakes Boulevard and 0.9 miles east of Annandale Avenue – APN(s): 638-070-001 – 161.76 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or 951-955-3024.

Planning Director's Actions:
Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240040 move forward to Planning Commission.

Planning Director's Actions:
Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240019 move forward to Planning Commission.

4.5 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240071 (GPA240071) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of nine (9) parcels from Rural: Rural Desert (R: RD) to Rural Community: Very Low Density Residential (RC: VLDR), to allow for submittal of an application for an implementing project that would allow the future development of the site with fifty-six (56) plus/minus approximately 1.25-acre single-family lots. 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 **GPA240051** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Representative: SKR Architect Inc. c/o Brian Kite – Existing Zoning: R-T (Mobilehome Subdivision and Mobilehome Park) and W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Desert (R: RD) – Location: north of Charles Street, east of Bennet Road, south of 18th Avenue, west of Ford Avenue – APNs: 659-100-005, -007, -008, -009, -012, -014, -015, -017, and -033 – 79.3 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240071 move forward to Planning Commission.

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240085 (GPA240085) Foundation Component – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240085 to change the General Plan Foundation Component of one (1) parcels from Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR), to allow for submittal of an application for an implementing project consisting of +/-58 single family lots with access taken at two point along Ski Ridge Road. 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 GPA240085 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Sky Valley Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Scott Taschner c/o CityPermitHelp.com – Existing Zoning: R -A-1 ¼ (Residential Agricultural, 1 ¼ acre, minimum) – Existing Land Use: Rural: Rural Residential (R:RR) – Location: north of 21st Avenue, east of Sky Ridge Road, south of 20th Avenue, west of Henry Road – APN: 647-080-031 – 33.74 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240085 move forward to Planning Commission.

5.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT NO. 240027 AND DEVELOPMENT AGREEMENT NO. 2400008 (SAVIRA SOLAR PROJECT) – Applicant: Clearway Energy c/o Deandra Cass – Fourth Supervisorial District – Chuckwalla Zoning Area – Desert Center Area Plan – Open Space: Rural (OS: RUR) – Location: north of Interstate 10 Freeway, south of State Highway 62/Desert Center Rice Road, east of U.S. Route 95, and west of State Highway 177/Rice Road/Aqueduct Road – 534.4 Gross Acres – Zoning: Controlled Development Areas Minimum 10 Acre (W-2-10) – **REQUEST:** Conditional Use Permit No. 240027 and Development Agreement No. 2400008 is a proposal to establish, develop and construct the Savira Solar Project that will consist of a utility-scale solar photovoltaic (PV) electrical generating and storage facility generating up to approximately 150 megawatts (MW) of renewable energy and include an Operations and Maintenance (O&M) facility, a 230 kV project substation, an approximate 250 MW Battery Energy Storage System (BESS) that will transmit solar energy via a new approximately 2-mile-long, 230 kV generation interconnection tie (gen-tie) line to the existing Arica and Victory Pass substation, where it would be carried on the existing approximate 3-mile 230 kV Arica/Victory Pass gen-tie to interconnect to the regional transmission grid at the existing Southern California Edison (SCE) Red Bluff Substation. The Project applicant is seeking a minimum of 40-year CUP. – APNs: 811-231-004, -003, and -001; 811-190-004, -005; and 811-231-008. – Related Cases: PAR240030 Project Planner: Elizabeth Mora-Rodriguez at 951-955-3024 or email at emorarodriguez@rivco.org.

Planning Director's Actions
Item presented for public comments.

Public comments received.

6.0 PUBLIC COMMENTS

NONE

7.0 ADJOURNMENT – 2:30PM



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

April 14, 2025

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COUNTY ADMINISTRATIVE CENTER
12TH Floor, Conference Room A
4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER 1:30 PM

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS - CONTINUED ITEMS:
NONE

3.0 PUBLIC HEARINGS - NEW ITEMS:
NONE

4.0 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN

- 4.1 **AMENDMENT NO. 240003 (GPA240003) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each single-family home would be located on its own lot, with lot sizes ranging from 1.81 to 1.98 acres. The homes would feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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 GPA240003 is initiated by the Board of Supervisors. Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant & Engineer: Armando Magana c/o Maestro Engineering – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R:RR) – Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240003 move forward to Planning Commission.

4.2 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) –REQUEST:**

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) & Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. 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 GPA240009 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Alfredo Rangel c/o Rangel Steel – Engineer / Representative: Daniel Patneaude c/o DRP Enterprises LLC – Existing Zoning: M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum) – Existing Land Use: Rural Residential (R:RR) & Light Industrial (CD:LI) – Location: north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol – APN(s): APN: 648-110-013 & -016 and 648-120-001 – 30.72 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240009 move forward to Planning Commission.

4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240061 (GPA240061) Foundation Component – REQUEST:**

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240061 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: High Density Residential (CD:HDR), to allow for a submittal of an application for an implementing project consisting of a 50-acre mobile home community with approximately ten dwelling units per acre, each lot will be about 50’x70’ in order to maintain private, spacious living conditions. Central to the development will be a community center that serves as the focal point for social activities and gatherings such as walking trails, picnic areas, pickle ball courts, barbeque areas, and recreational spaces. 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 GPA240061 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Sky Valley Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Lilly Ortega c/o Pro Landscaping, Inc – Engineer / Representative: Madeline Luke c/o The Altum Group – Existing Zoning: R-A-1 ¼ (Residential Agriculture, 1 ¼ acre minimum) – Existing Land Use: Rural Residential (R:RR) – Location: north of 22nd Ave, east of Henry Road, south of Ocotillo , and west of Longvue Road – APN: 647-100-004 – 50± Gross

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240061 move forward to Planning Commission.

Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

4.4 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075** (GPA240075) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 to change the General Plan Foundation Component of five (5) parcels from Community Development: Commercial Retail (CD:CR), Community Development: Medium Density Residential (CD:MDR), Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on parcels designated Medium Density Residential. As for the Commercial Retail portion, the applicant plans to build facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. 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 GPA240075 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Chuckwalla Area Zoning Area/District – Desert Center Area Plan – Applicant: Allen Grant c/o Grant Development – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Existing Zoning: Scenic Highway Commercial (C-P-S), Natural Assets (N-A), General Residential (R-3), and Controlled Development Areas; 10-acres minimum (W-2-10) – Existing Land Use: Commercial Retail (CD: CR), Medium Density Residential (CD: MDR), Rural (OS: RUR), Rural Desert (R: RD), and Rural Residential (R: RR) – Location: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue – APN(s): 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004 – 335.63 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

Planning Director’s Actions:
Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240075 move forward to Planning Commission.

4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) Foundation Component** – Applicant: Kali P. Chaudhuri – Engineer / Representative: KWC Engineers c/o Brandon Barnett – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Johnston Avenue, east of Pleasant Street, south of Whittier Avenue, west of Lake Street – 17.5 Gross Acres – Existing Zoning: Light Agriculture Minimum Five Acre (A-1-5) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential (CD: MHDR). 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 GPA240036 is initiated by the Board of Supervisors. – APN: 552-190-001, -002, -003, -009, -066, -067, -069,

Planning Director’s Actions:
Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240036 move forward to Planning Commission.

and -070 – Planning Contact: Planning Contact: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Director’s Actions:
Public Hearing: Closed

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240053 (GPA240053) Foundation Component** – Applicant: Kali P. Chaudhuri – Engineer / Representative: KWC Engineers c/o Brandon Barnett – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: south of E. Benton Road, north of Calle Azure / Calle Cordova / Calle Arevalo, east of Sage Road, and west of De Portola Road – 410 Gross Acres – Existing Zoning: Residential Agriculture Minimum five Acre (R-A-5) and Open Area Combining Zone – Residential Developments (R-5) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240053 to change the General Plan Foundation Component of Twenty-Two (22) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), Community Development: Medium High Density Residential (CD: MHDR), Community Development: High Density Residential (CD: HDR), Community Development: Mixed Use Area (CD: MUA). 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 GPA240053 is initiated by the Board of Supervisors. – APN: 915-730-001 through -008; 915-730-009; 915-740-001, -002, -003; 915-740-006 through -011; 915-740-013, -015, -016, -017 – Planning Contact: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240053 move forward to Planning Commission.

6.0

PUBLIC COMMENTS

NONE

7.0

ADJOURNMENT – 2:30PM



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

April 21, 2025

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COUNTY ADMINISTRATIVE CENTER
12TH Floor, Conference Room A
4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER 1:30 PM

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS - CONTINUED ITEMS:
NONE

3.0 PUBLIC HEARINGS - NEW ITEMS:
NONE

4.0 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN

- 4.1 **AMENDMENT NO. 240073 (GPA240073) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240073 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), to allow for submittal of an application for a construction yard with no store front. 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 GPA240073 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – Applicant: Doug Sadler – Engineer / Representative: N/A – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Very Low Density Residential (RC:VLDR) – Location: north of Moreno Valley Fwy, east of Center World Logistics Center Pkwy, south of Ironwood Ave, and generally west of Moreno Valley Fwy – APN(s): 422-020-006 – .97 Gross Acres – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549

Planning Director's Actions:

Public Hearing: Closed

Continued off calendar.

4.2 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240038 (GPA240038) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240038 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Mountainous (R:RM) to Rural Community: Estate Density Residential (RC:EDR), to allow for submittal of an application for growing of grapes, the processing of grapes into wine, a winery, and a wedding venue. 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 GPA240038 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Banning Heights District Zoning Area/District – The Pass Area Plan – Applicant: Robert Hardesty – Engineer / Representative: Terry Strom – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Mountainous (R:RM) – Location: north of Canyon Pl, east of Chisholm Trl, generally south of Oak Glen Rd, and generally west of Banning Sta – APN(s): 408-030-003 – 57.96 Gross Acres – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240038 move forward to Planning Commission.

4.3 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for commercial and residential uses that include retail, restaurants, single-family homes, and duplexes. 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 GPA240034 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representative: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR) – Location: north of 53rd Ave, east of Monroe St, south of 52nd Ave, and west of Arabia St – APN(s): 780-010-001 and 780-010-002 – 17.45 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240034 move forward to Planning Commission.

4.4 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240033 to change the General Plan Foundation Component of nine (9) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events. 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 GPA240034 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representatives: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 52nd, east of Calhoun St, south of 53rd avenue and west of Jackson St – APN(s): 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006 – 216.22 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240033 move forward to Planning Commission.

4.5 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240079 (GPA240079) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240079 to change the General Plan Foundation Component of four (4) parcels from Community Development: Medium Density Residential (CD: MDR) and Community Development: Commercial Office (CD: CO) to Rural Community: Low Density Residential (RC: LDR), to allow for submittal of an application to create a state-of-the-art horse boarding and training facility. 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 GPA240079 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Hayward Pardue c/o PBLA Engineering, Inc – Existing Zoning: R-1 (One-Family Dwellings) and C-O (Commercial Office) – Existing Land Use: Medium Density Residential (CD: MDR) and Commercial Office (CD: CO) – Location: north of 55th Ave, east of Calhoun St, south of 54th Ave, and west of Van Buren St – APN(s): 780-330-001, 780-330-002, 780-330-003, and 780-360-002 – 102.82 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

Planning Director’s Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

RECOMMEND that the General Plan Amendment No. 240079 move forward to Planning Commission.

5.1 **SCOPING SESSION FOR SPECIFIC PLAN NO. 380 AMENDMENT NO. 1 (SP00380A01), GENERAL PLAN AMENDMENT NO. 210004, CHANGE OF ZONE NO. 2100012, TENTATIVE TRACT MAP NO. 38163 (TTM38163)** - Applicant: DR Horton – Engineer: RTM Engineering – Representative: T&B Planning, Inc. – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD:CR), Community Development: Low Density Residential (CD: LDR), Community Development: Medium Density Residential (CD: MDR), Community Development: Mixed Use Area (CD: MUA), Open Space: Conservation (OS: C), and Community Development: Very Low Density Residential (CD: VLDR) — Location: North of Keller Road, east of Pourroy Road, south of Scott Road and west of Winchester Road (State Highway 79) – 196.0 Gross Acres – Zoning: Specific Plan (SP) – REQUEST – Specific Plan No. 380 Amendment No. 1 (SP380A01) proposes to amend the Keller Crossing Specific Plan to modify the allocation, distribution, lot sizes and development standards of the land uses within the Specific Plan. The Specific Plan Amendment would establish a maximum of 694 residential units. The Specific Plan Amendment would remove all Commercial Retail area, which includes 37.8 acres in the currently approved Specific Plan. General Plan Amendment No. 210004 is a proposal to amend the land use designations to match those of the proposed Specific Plan Amendment. Change of Zone No. 2100012 is a proposal to modify the Specific Plan zoning ordinance text and to modify the Planning Area boundaries to match the changes of the proposed Specific Plan Amendment. Tentative Tract Map No. 38163 (TTM38163) is a Schedule 'A' subdivision of approximately 196.05 gross acres into 384 standard single-family residential lots, 230 small lots for duplex units with zero lot line, 1 lot for future age-qualified High Density Residential development, and 42 non-residential lots for park, detention basin, landscaping. APNs: 472-110-001, 472-110-002, 472-110-003, 472-110-004, 472-110-007, 472-110-008, 472-110-009, 472-110-032, 472-110-033, and 472-110-034. - Project Planner: Russell Brady at 951-955-3025 or rbrady@rivco.org

Planning Director's Actions:
Public Hearing: Closed

Item presented and opened for public comments. Public comments received.

6.0 PUBLIC COMMENTS

NONE

7.0 ADJOURNMENT – 2:30PM