

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



ITEM: 1.2  
(ID # 28946)

MEETING DATE:  
Tuesday, October 21, 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: That the Board of Supervisors:

RECEIVE and FILE the Director's Hearing Notice of Decision for the Director's Hearing cases acted on by the Planning Director on **May 12, 2025, May 19, 2025, June 30, 2025, July 14, 2025, July 21, 2025,** and **August 11, 2025,** as stated in the Report of Actions.

ACTION: Consent

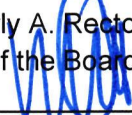
  
John Hildebrand, Planning Director 10/21/2025

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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: October 21, 2025  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348 specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File (“R&F”) item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director’s Hearing and Planning Commission hearing will be taken as 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 the Report of Actions related to hearings dated **May 12, 2025, May 19, 2025, June 30, 2025, July 14, 2025, July 21, 2025, and August 11, 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 files a complete appeal application within 10 days from the date the action was taken at the Director’s Hearing.

**Impact on Citizens and Businesses**

The impacts of these projects have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Each item’s fiscal information is detailed in the accompanying staff report package, which is available on Riverside County’s Planning Department website here:

<https://planning.rctlma.org/Public-Hearings>.

**ATTACHMENTS:**

- A. DIRECTOR’S HEARING REPORT OF ACTIONS – MAY 12, 2025**
- B. DIRECTOR’S HEARING REPORT OF ACTIONS – MAY 19, 2025**
- C. DIRECTOR’S HEARING REPORT OF ACTIONS – JUNE 30, 2025**
- D. DIRECTOR’S HEARING REPORT OF ACTIONS – JULY 14, 2025**
- E. DIRECTOR’S HEARING REPORT OF ACTIONS – JULY 21, 2025**
- F. DIRECTOR’S HEARING REPORT OF ACTIONS – AUGUST 11, 2025**

 Jason Farin, Principal Policy Analyst 10/15/2025



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

May 12, 2025

**AGENDA**  
REGULAR MEETING  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**DIRECTOR'S HEARING**  
COUNTY ADMINISTRATIVE CENTER  
12<sup>TH</sup> 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. 240060 (GPA240060)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor's yard. 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 GPA240060 is initiated by the Board of Supervisors. – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Applicant: Ever Quinn Land, LLC c/o Dennis Beyle – Representative: Albert A. WEBB Associates c/o Aaliyah Webb – Existing Zoning: R-A-10 (Residential Agriculture, 10-acre minimum) and M-SC (Manufacturing – Service Commercial) – Existing Land Use: Rural: Rural Mountainous (R: RM) and Community Development: Light Industrial (CD: LI) – Location: north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road – APN: 347-100-001 – 13.34 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at [emorarodriguez@rivco.org](mailto: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 – Support  
District 3 – Absent  
District 4 – Absent  
District 5 – Absent

**RECOMMEND** that the General Plan Amendment No. 240060 move forward to Planning Commission.

4.2 **INITIATION OF 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 a mobile home park. 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. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Owner: Dilip Sheth – Existing Zoning: Light Agriculture (A-1-1) – Existing Land Use: 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](mailto: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 – Opposed
- District 3 – Absent
- District 4 – Absent
- District 5 – Absent

**RECOMMEND** that the General Plan Amendment No. 240052 move forward to Planning Commission.

4.3 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240030 (GPA240030) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240030 to change the General Plan Foundation Component of eleven (11) parcels from Open Space: Mineral Resources (OS:MIN) and Open Space: Conservation (OS:C) to Community Development: Light Industrial (CD:LI) Community Development: Business Park (CD:BP), Community Development: Mixed, Use Area (CD:MUA), Community Development: Commercial Retail (CD:CR), Open Space: Recreation (OS:R), and Open Space: Conservation (OS:C) to allow for submittal of an application of a Specific Plan to allow for the development of flex industrial / manufacturing space, warehouse and logistics uses, neighborhood scale retail, industrial office, and potential housing within a central Mixed Use core. 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 proposal GPA240030 is initiated by the Board of Supervisors – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – Applicant: Trevor Wood c/o Mayhew Aggregates & Mine Reclamation, LLC – Engineer/Representative: Brandon Barnett c/o KWC Engineers – Existing Zoning: M-R-A (Mineral Resources & Related Manufacturing) and SP Zone (Specific Plan) – Existing Land Use: Open Space: Mineral Resources (OS:MIN) and Open Space: Conservation (OS:C) – Location: generally northeast of Maitri Road, south of Temescal Canyon Road, and west of Campbell Ranch Road – APN(s): 290-060-080, 290-110-12, 290-110-017, 290-110-019, 280-110-024, 280-110-025, 280-110-055, 290-110-060, 290-110-004-290-110-006- and 210-110-010 – 229.05

**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. 240030 move forward to Planning Commission.

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

4.4 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240062 (GPA240062)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240062 to change the General Plan Foundation Component of a portion of one (1) parcel from Open Space: Mineral Resources (OS:MIN) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application to continue the operation of an existing asphalt plant and associated ancillary supporting facilities and uses, and for future use of equipment sales, rental, and storage of similar uses as allowed. 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 GPA240062 is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – Applicant: Austin Carver c/o R.J Noble – Engineer / Representative: Andrew White c/o Benchmark Resources – Existing Zoning: M-R-A (Mineral Resources & Related Manufacturing) – Existing Land Use: Mineral Resources (OS:MIN) – Location: north of Riverside/Orange County Border, east of Cobb Drive, south of Temescal Canyon Road, and west of Maitri Road – APN(s): 290-110-020 – 33.52 Gross Acres – Planning Contact: Jordan Leffew at [jleffew@rivco.org](mailto: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 – Opposed
- District 3 – Absent
- District 4 – Absent
- District 5 – Absent

**RECOMMEND** that the General Plan Amendment No. 240062 move forward to Planning Commission.

6.0 **PUBLIC COMMENTS**

NONE

7.0 **ADJOURNMENT – 2:30PM**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

May 19, 2025

**AGENDA**  
REGULAR MEETING  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**DIRECTOR'S HEARING**  
COUNTY ADMINISTRATIVE CENTER  
12<sup>TH</sup> 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:**

**TENTATIVE PARCEL MAP NO. 38854 (TPM38854)** – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense) – Applicant: Ed Stevens – Engineer/Representative: Wilfredo Ventura – Third Supervisorial District – Rancho California Area Zoning District – Southwest Area Plan – Land Use: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Rural Residential (R-R) – Location: northeast of Santana Drive and Vino Way, west of Calle Cabernet, east of Avenida Arizona – 7.51 acres – **REQUEST:** Tentative Parcel Map No. 38854 proposes a Schedule H subdivision of a 7.51 acre lot into two (2) parcels, Parcels 1 and 2 are proposed at 3.76 gross acres each – APN: 943-160-032 – Project Planner: John Obing at 951-955-6573 or email at [jobing@rivco.org](mailto:jobing@rivco.org)

Public Hearing: Closed

The Planning Director took the following actions:

**FOUND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3); and,

**APPROVED** TENTATIVE PARCEL MAP NO. 38854.

**4.0 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN**

**4.1 AMENDMENT:**

NONE

**5.0 SCOPING SESSION: 1:30 P.M. OR SOON AS POSSIBLE THEREAFTER**  
**NONE**

**6.0 PUBLIC COMMENTS**

NONE

**7.0 ADJOURNMENT – 2:30PM**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – JUNE 30, 2025  
COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, BOARD CHAMBERS  
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR  
NONE

2.0 PUBLIC HEARING – CONTINUED ITEMS  
NONE

3.0 PUBLIC HEARINGS – NEW ITEMS

3.1 **28112 REVISION NO. 1 TO PLOT PLAN NO. 20682** – No Further CEQA Document Required - Applicant: West Coast Self Storage – Representative: Northwest Building - Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – Community Development: Light Industrial (CD: LI) and Open Space: Conservation (OS:C) – Location: Northwest of Winchester Road, South of Jean Nicholas Road, East of Leon Road – 11.96 acres- Zoning: Industrial Park (I-P) – Revision No. 1 to Plot Plan No. 20682 is a revision to the original plot plan PP20682 which allowed for 4 building self storage facility, and outdoor RV storage, to instead remove the outdoor RV storage area, revise building A from a 2 story 24 foot tall 39,592 square foot building to a 1 story 16 foot tall 16,652 square foot building, and revise building D from a 2 story 24 foot tall 58,222 square foot building to a 3 story 36 foot and 4 inch tall building that is 96,709 square feet on 11.96 acres. - APN 480-170-014 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at [JLAparicio@rivco.org](mailto:JLAparicio@rivco.org).

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

The Planning Director took the following action:  
**FOUND** No New Environmental Document is Required; and,  
**APPROVED** Revision No. 1 to Plot Plan No. 20682, subject to conditions of approval and advisory notification document.

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 **28006 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 (GPA240032)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 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 a resubmittal of an expired Tentative Tract Map for a 26-lot subdivision for single family dwellings, and associated grading plan, utility improvements, and buildings to be completed. Although the Tentative Tract Map has expired, substantial work has been completed, including rough grading of all pads, subgrade preparation for the street, installation of the domestic water system, and issuance of all

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

The Planning Director took the following action:  
**RECOMMENDED** General Plan Amendment No. 240032 move forward to the Planning Commission.

The General Plan Advisory Committee voted as follows:  
District 1: Absent  
District 2: Support  
District 3: Absent  
District 4: Absent  
District 5: Absent

**DIRECTOR'S HEARING – REPORT OF ACTIONS – JUNE 30, 2025**

necessary building permits. 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 GPA240032 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Applicant: Bill Deane – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R:RR) – Location: north of Paradise Road, east of Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane – APNs: 651-162-038 & -045. - Project Planner: Jordan Leffew at (951) 955-9721 or email at [jleffew@rivco.org](mailto:jleffew@rivco.org).

**4.2 28154 INITIATION OF GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) –**

REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) 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 a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and 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): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – Project Planner: Edward Lincoln at (951) 955-8514 or email at [elincoln@rivco.org](mailto:elincoln@rivco.org).

**Planning Director's Action:**

Public Hearing: Closed

The Planning Director took the following action:

**RECOMMENDED** General Plan Amendment No. 240047 move forward to the Planning Commission.

The General Plan Advisory Committee voted as follows:

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

**5.0 SCOPING SESSION**

NONE

**6.0 PUBLIC COMMENTS**

NONE

**ADJOURNMENT: 2:22 P.M.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – JULY 14, 2025  
COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, BOARD CHAMBERS  
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 p.m.

**1.0 CONSENT CALENDAR**

1.1 **ADOPTION OF REVISED 2025 DIRECTOR'S HEARING CALENDAR** – Vacating September 8, and September 29, 2025, hearing dates and adding September 15, 2025, hearing date to be heard at the County Administrative Center on the 1st Floor, Board Chambers, 4080 Lemon Street, Riverside CA at 1:30 p.m.

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

The Planning Director took the following action:

**APPROVED** the Adoption of the Revised 2025 Director's Hearing Calendar

**2.0 PUBLIC HEARING – CONTINUED ITEMS**

NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS**

NONE

**4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

**5.0 SCOPING SESSION**

5.1 **SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR PLOT PLAN NO. 240018 (PPT240018), CONDITIONAL USE PERMIT NO. 250008 (CUP250008), GENERAL PLAN AMENDMENT NO. 240066 (GPA240066), CHANGE OF ZONE NO. 2500020 – (CEQ250003) – Applicant: Lawrence Canale – Engineer/Representative: Michael Brhel – Second Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community - Very Low Density Residential (RC:VLDR) & Community Development – Commercial Retail (CD:CR) – Location: North of Van Buren Blvd, east of King Ave & west of Washington St – 9.42 Gross Acres – Zoning: Light Agriculture 1 Acre Minimum (A-1-1) & Scenic Highway Commercial (C-P-S) – REQUEST: PPT240018 proposes to construct a shopping center consisting of a 46,724 sqft. Stater Bros. Market, a 5,000 sqft. multi-tenant retail building, 3 building pads, "A" 3,227 sqft. (future convenience market/gas station), "B" 3,000 sqft. (future drive-thru restaurant) & "C" 2,500 sqft. (future drive-thru restaurant), retaining an existing 1,483 sqft. Farmer Boys restaurant, demolish an existing 7-11 market/gas station & multi-tenant strip mall & will have a total of 360 parking spaces (including 13 accessible spaces, 29 clean air vehicle spaces & 29 future electric vehicle charging station spaces). CUP250008 is for the convenience store with off-site consumption alcohol sales. GPA240066 is a 2024 Foundational Component GPA for 7 properties**

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

Item presented and opened for public comment. No public comment received.

**DIRECTOR'S HEARING – REPORT OF ACTIONS – JULY 14, 2025**

totaling 6.21 acres from Rural Community: Very Low Density Residential (RC:VLDR) & Community Development – General Retail (CD:CR) to Community Development – General Retail (CD:CR) to facilitate a relocation of an adjacent Stater Bros. & development of additional commercial buildings. CZ2500020 proposes to change zoning for 2 properties totaling approx. 4.91 acres from Light Agriculture – 1 Acre Minimum (A-1-1) to Scenic Highway Commercial (C-P-S). APN: 273-130-019, 273-141-003, 273-141-007. Project Planner: Jose Merlan 951-955-0314/[jmerlan@rivco.org](mailto:jmerlan@rivco.org).

**6.0 PUBLIC COMMENTS**  
NONE

**ADJOURNMENT: 1:41 P.M.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – JULY 21, 2025  
COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, BOARD CHAMBERS  
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 p.m.

1.0 **CONSENT CALENDAR**  
NONE

2.0 **PUBLIC HEARING – CONTINUED ITEMS**  
NONE

3.0 **PUBLIC HEARINGS – NEW ITEMS**

- 3.1 **PLOT PLAN NO. 220016 (PPT220016) – EA40848**  
– Applicant: George Esau, Tarragon – Engineer/Representative: Vickie Bridenstine - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Easterly of El Viento Road, southerly of Flora Road, westerly of Washington Street, and northerly of Los Montanas Road – 6.38 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing - Service Commercial (M-SC) – REQUEST: PPT220016 is a request for the construction of three (3) light multi-tenant industrial/warehouse buildings with a max height of 30' on three separate parcels within previously adopted Parcel Map 32544, as follows: 42,060 sq. ft. for Parcel 1, 42,060 sq. ft. for Parcel 2, and 30,667 sq. ft. for Parcel 3. APN(s): 626-420-084, 626-420-088, 626-420-089. Project Planner: Jose Merlan at (951) 955-0314, or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

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

The Planning Director took the following actions:

**CONSIDERED** Addendum No. 1 to Mitigated Negative Declaration for Environmental Assessment 40848; and,

**APPROVED** Plot Plan No. 220016, subject to the Conditions of Approval and Advisory Notification Document.

4.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
NONE

5.0 **SCOPING SESSION**

- 5.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR HOLLAND RANCH – SPECIFIC PLAN NO. 406 (SP00406), GENERAL PLAN AMENDMENT NO. 250001 (GPA250001); CHANGE OF ZONE NO. 2500001 (CZ2500001) – Applicant: Richland Communities – Engineer/Representative: K&A Engineering – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Community Development: Estate Density Residential (EDR)/Rural Residential Policy Area – Location: West of Leon Rd, east of Briggs Rd, south of Domenigoni Pkwy, and north of Craig Ave – 716 Gross Acres – Zoning: Light Agriculture- 5 Acre minimum (A-1-5) – REQUEST: The ENVIRONMENTAL IMPACT REPORT analyzes the environmental impacts of GPA250001 – for 6 properties totaling approx. 716 acres from Rural: Rural Mountainous and Community Development:**

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

Item presented and opened for public comment. No public comment received.

**DIRECTOR'S HEARING – REPORT OF ACTIONS – JULY 21, 2025**

Estate Density Residential (CD: EDR) to Community Development: Medium Density Residential (CD: MDR), High Density Residential (CD: HDR), Public Facilities (CD: PF); and Open Space: Recreation (OS: R), Conservation (OS: C), Water (OS: W), within the Highway 79 Policy Area and the Estate Density Residential & Rural Residential Policy Area – CZ2500001 – Change of Zone for 6 properties totaling approx. 707.92 acres from Heavy Agriculture 2 1/2 Acre Minimum (A-2-2 1/2), 5 Acre Minimum (A-2-5), Light Agriculture 2 1/2 Acre Minimum (A-1-2 1/2), and 5 Acre Minimum (A-1-5) to Specific Plan (SP) SP00406 – proposes to develop 6 properties totaling approx. 716 acres as a new master planned residential community with approx. 519 acres of residential uses with a target of 3,462 homes, 42 acres of parks, an existing 26 acre flood control channel, 40 acres of hillside open space, 34 acres of drainage and water quality basins, perimeter trails, surrounding amenities, and 57 acres of roads and rights-of-way – APN:466-020-006; 466-030-002;466-120-002,-019,-022,-024. Project Planner: Krista Mason at 951-955-1722, or email at [kmason@rivco.org](mailto:kmason@rivco.org).

**6.0 PUBLIC COMMENTS**  
NONE

**ADJOURNMENT: 1:54 P.M.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – AUGUST 11, 2025  
COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, BOARD CHAMBERS  
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 p.m.

1.0 **CONSENT CALENDAR**  
NONE

2.0 **PUBLIC HEARING – CONTINUED ITEMS**  
NONE

3.0 **PUBLIC HEARINGS – NEW ITEMS**

- 3.1 PLOT PLAN NO. 210140 – Intent to Certify an Addendum to Environmental Impact Report (EIR) No. 227, (SCH No. 1986102710) and Supplemental EIR404 (SCH No. 1998041031) based on CEQA Sections 15162 and 15164 – Applicant: Lydia Knapp – Engineer: Terry Strom of Strom Entitlement Permitting PM – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (CD: BP) – Location: North of Murrieta Hot Springs Road, south of Technology Drive, west of Sky Canyon Drive, and east of Winchester Road (Hwy. 79) – 11.30 Gross Acres – Zoning: Specific Plan (SP No. 213, Planning Area 2) – REQUEST: Plot Plan No. 210140 (Diamond Hawk Distribution Center) is a proposal for the construction of two (2) shell buildings totaling 173,653 sq. ft. on 11.30 gross acres, intended for warehousing and distribution. Building A will be an 80,095 sq. ft. industrial building. Building B will be a 93,558 sq. ft. industrial building. Both buildings are a proposed to be 40 ft. in height and will include mezzanines. The Project will provide a total of 270 parking spaces, with ingress and egress access from Sky Canyon Drive. APN: 957-330-054 – Project Planner: Haide Aguirre at (951) 955-1006, or email at [haguirre@rivco.org](mailto:haguirre@rivco.org).

**Planning Director's Action:**

Public Hearing: Closed

The Planning Director took the following actions:

**CONSIDERED** an Addendum to Environmental Impact Report No. 227, and Supplemental Environmental Report No. 404 (CEQ210234); and,

**APPROVED** Plot Plan No. 210140, subject to the Conditions of Approval and Advisory Notification Document.

4.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
NONE

5.0 **SCOPING SESSION**  
NONE

6.0 **PUBLIC COMMENTS**  
NONE

ADJOURNMENT: 1:45 P.M.