



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JULY 10, 2023 COUNTY ADMINISTRATIVE CENTER 12<sup>th</sup> Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

**CALL TO ORDER: 1:38 p.m.**

### **1.0 CONSENT CALENDAR**

NONE

### **2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

### **3.0 PUBLIC HEARINGS – NEW ITEMS:**

**TENTATIVE PARCEL MAP NO. 37897 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 Minor Land Divisions - Applicant: Ruben Hernandez - Engineer/Representative: Wilfredo Ventura - First Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) - Location: North of San Jacinto Avenue, east of Forrest Drive, south of Aloha Avenue, and west of Old Elsinore Road - 5.33 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Tentative Parcel Map No. 37897 is a Schedule "H" subdivision of 5.53 gross acres into three (3) single family residential lots with a one (1)-acre minimum lot size. Parcel 1 would consist of 3.46 gross acres, and Parcel 2 and Parcel 3 would consist of one (1) gross acre in size - APN: 323- 130-006 - Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

#### **Staff Report Recommendation:**

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

**APPROVE** Tentative Parcel Map Plan No. 37897, subject to the advisory notification document and conditions of approval.

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#### **Planning Director's Actions:**

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

**APPROVED** Tentative Parcel Map Plan No. 37897, subject to the advisory notification document and conditions of approval.

### **4.0 SCOPING SESSION**

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 401, GENERAL PLAN AMENDMENT NO. 230001, CHANGE OF ZONE NO. 2300003, TENTATIVE TRACT MAP NO. 38578, TENTATIVE PARCEL MAP NO. 38531, PLOT PLAN NO. 230005, and PLOT PLAN NO. 230006** –Applicant: Thermal Ranch, LLC – Representative: MSA Consulting – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture (AG) – Lower Coachella Valley Zoning District – Zoning: Heavy Agriculture, 10 acre minimum (A-2-10), Controlled Development Areas (W-2) – Location: East of Harrison Street, south of 62<sup>nd</sup> Avenue, west of Tyler Street, and north of 64<sup>th</sup> Avenue – 622.1 acres – **REQUEST:** Specific Plan No. 401 proposes a development program on a 619.1 acre area that consists of 223.1 acres for an Equestrian Center, 194.3 acres of Estate Residential, 69.5 acres of Medium Density Residential, 41.1 acres of High Density Residential, 54.4 acres of Hotel/Resort, and 21.4 acres of

**ITEM** Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

## **DIRECTOR'S HEARING – REPORT OF ACTIONS – July 10, 2023**

Commercial Retail. Overall, the Specific Plan proposes a total maximum of 1,362 dwelling units, 320 RV spaces, and 285,000 sq. ft. of commercial building area. The Specific Plan is oriented around an equestrian center with supporting and ancillary residential and commercial uses. General Plan Amendment 230001 is a proposal to establish the Specific Plan within the General Plan and modify the land use designations of the General Plan to match those as proposed by the Specific Plan. Change of Zone 2300003 is a proposal to rezone the properties involved from Heavy Agriculture, 10 acre minimum (A-2-10) and Controlled Development Areas (W-2) to Specific Plan, create the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan. Tentative Parcel Map 38531 is a proposal for a Schedule "J" subdivision to subdivide the entire 619.1 gross acre site into 10 parcels. Tentative Tract Map 38578 is a proposal for a Schedule "A" subdivision to subdivide the entire 619.1 gross acre site into 542 lots, including one (1) lot for the Equestrian Center, two (2) lots for Horse Park Workforce Housing, two (2) lots for commercial purposes, 271 lots for single-family detached, 191 lots for single-family attached, and 75 private open space lots. Plot Plan No. 230005 is a proposal for Horse Park Workforce Housing on 41.3 acres that includes 500 units and 301 RV parking stalls. Plot Plan No. 230006 is a proposal for the equestrian center on 223.2 acres that includes a total of 615,689 sq. ft. of building area that includes the Grand VIP Barn, eight (8) Private Barn buildings, 21 Large Barn buildings, two (2) Retail buildings, five (5) Retail Barn buildings, and one (1) office building. Non-building areas include grass field, riding, and holding areas for horses – APN's 751-020-002, 751-020-003, 751-020-006, 751-020-007, 751-020-010 – Project Planner: Russell Brady at (951) 955-3025 or rbrady@rivco.org.

### **5.0 PUBLIC COMMENTS**

**ADJOURNMENT: 2:19 p.m.**