



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – August 7, 2023 COUNTY ADMINISTRATIVE CENTER 12th Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 2:01 p.m.

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37188** – Applicant: Daniel Gomez – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan - Land Use Designation: Rural Community - Low Density Residential (RC-LDR) – Location: North of 13th Street, west of North Drive, south of Apricot Avenue, and west of Gibson Avenue – 12.79 gross acres – Zoning: Residential Agricultural (R-A) – APN: 427-240-015 – Approved Project Description – The applicant has requested an extension of time to allow for the recordation of the final map to subdivide a Schedule "H" lot comprising of 12.79 gross acres into four (4) residential lots, each with a minimum size of 2.89 gross acres – REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026 - Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.

Staff Report Recommendation:

APPROVE First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

Staff Recommendation:

APPROVE First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

Planning Director's Actions:

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS: **NONE**

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 PLOT PLAN NO. 220007 – EXEMPT FROM THE CALIFORNIA FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3), 15303 (Class 3) and 15300.2 – Applicant: Ramy Massoud, Owner – Engineer/Representative: MNDesign, c/o Meana Agaiby, – Second Supervisorial District – Temescal Canyon Area Plan – MUAO Policy Overlay – East Corona Zoning District – Home Gardens Environmental Justice Community – Community Development (CD) – Commercial Retail (CR) – General Commercial (C-1/C-P) – Location: South of Estelle Street, east of Byron Street, north of Magnolia Avenue, and west of Brotherton Street – 0.430 Gross Acres – **REQUEST:** The project proposes to remodel an existing 2,991 sq. ft. building and construct a 4,962 sq. ft. addition for an adult daycare facility. APNs: 115-262-016, 115-262-017 – Project Planner: Kim Zuppiger at (951) 955-6646 or email at kzuppiger@rivco.org

Staff Report Recommendation:

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

APPROVE Plot plan No. 220007, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Plot plan No. 220007, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

CONTINUED Item was continued to August 28, 2023.

DIRECTOR'S HEARING – REPORT OF ACTIONS – August 7, 2023

- 3.2 **TENTATIVE PARCEL MAP No. 37932 EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**, pursuant to State CEQA Guidelines Sections 15315 (Class 15 Minor Land Divisions) and 15061 (b)(3) (Common Sense Exemption) – Applicant: Chalon Mosby – Engineer/Representative: Jack Bishop – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) – Location: South of Stage Road, east of de Portola Road, north of Cold Road, and west of Oak Spring Road - Zoning: Residential Agriculture, 10 acre minimum (R-A-10) - REQUEST: Tentative Parcel Map No. 37932 is a proposal for a Schedule "H" subdivision of 20.67 gross acres into two (2) approximately 10 acre residential lots. Tentative Parcel Map No. 37932 requests for an exception per Ordinance No. 460. Section 3.1.C to exceed a length to width ratio of 4 to 1 as required per Ordinance No. 460 Section 3.8.C - APN: 470-290-043 - Project Planner: Alexander Opuencia, (951) 955-0972 or aopuencia@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 37932, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Tentative Parcel Map No. 37932, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

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

APPROVED Tentative Parcel Map No. 37932, subject to the advisory notification document and conditions of approval.

4.0 SCOPING SESSION

- 4.1 NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 2:21 p.m.