



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – November 6, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:31 p.m.

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37401** - Applicant: Isaac Williams - Representative: Jack Munroe - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (R:RM) - Location: North of Hidden Meadow Circle, east of Aria Circle, south of Vista De Montanas, and west of Calle Bandido - 21.27 gross acres - Residential Agricultural Zoning 5 Acre Minimum (R- A-5) – Approved Project Description: Schedule 'H' subdivision of 20.83 gross acres into three (3) residential parcels ranging in size from 6.41 to 7.86 gross acres - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 37401 extending the expiration date to March 16, 2026 - APN: 932-320-032 - Project Planner: Rosemary Montoya (951) 955-0897 or email at romontoya@rivco.org.

Planning Director's Actions:
Public Hearing Closed

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37401 extending the expiration date to March 16, 2026.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN WIRELESS No. 220006 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(e) (New construction or conversion of small structures) – Applicant: Coastal Business Group (AT&T) – Engineer/Representative: Brett Smirl – Fifth Supervisorial District – Juniper Flats Zoning Area – Lakeview/Nuevo Area Plan – General Plan Land Use Designation: Rural: Rural Residential (R:RR) – Zoning: R-A-5 (Residential Agricultural - 5 Acre Minimum) - Location: South of Jules Road, and west of Juniper Flats Road - **REQUEST:** To allow construction of a new disguised wireless telecommunication facility (cellular tower) to stand a maximum of 50 ft. tall and contain 15 antennas, in conjunction with various surface improvements including equipment cabinets, storage space and a diesel generator. Facility will be enclosed within a CMU block wall to stand a maximum of 10 ft. eight (8) inches tall – APN: 429-250-009 – Project Planner: Blanca Bernardino (951) 955-6503 or BBernardino@rivco.org

Planning Director's Actions:
Public Hearing: Closed

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

APPROVED Plot Plan Wireless No. 220006, subject to the advisory notification document and conditions of approval.

4.0 SCOPING SESSION

SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 381 – GENERAL PLAN AMENDMENT NO. 1111 – CHANGE OF ZONE NO. 7774 – TENTATIVE TRACT MAP NO. 36452 – Applicant: Peak Emerald Acres, LLC – Engineer/Rep: Danielian Associates - Third Supervisorial District - Harvest Valley/Winchester Area Plan – Commercial Retail (CR) – Low Density Residential (LDR) – Medium High Density Residential (MHDR) – Rural Mountainous (RM) – 335.5 Acres - Location: Southerly of Florida

Planning Director's Actions:
Public Hearing Closed

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

DIRECTOR'S HEARING – REPORT OF ACTIONS – November 6, 2023

Avenue/ SH-74, easterly of Calvert Avenue, northerly of Stetson Avenue, and westerly of California Avenue - Hemet-San Jacinto Zoning District - Zoning: Heavy Agriculture 10 Acre Minimum (A-2-10) – and Controlled Development Areas (W-2) - **REQUEST:** Specific Plan 381 is a proposal for a development program on 335.5 acres that consists of 75.2 acres for residential development ranging from medium density residential up to highest density Residential for up to 391 units total, five (5) acres of commercial designated land, 6.6 acres for parks, 191.3 acres for conservation habitat, 39.0 acres for conservation, and 0.8 acres for public facilities. General Plan Amendment 1111 is a proposal to establish boundaries of the Specific Plan and change the land use designation of the site from Commercial Retail (CR), Low Density Residential (LDR), Medium High Density Residential (MHDR), Rural Mountainous (RM) to the land uses reflected in the Specific Plan including Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Open Space – Recreation (OS-R), Open Space – Conservation Habitat (OS-CH), Open Space – Conservation (OS-C), and Public Facilities (PF). Change of Zone 7774 is a proposal to change the zoning on the site from Heavy Agriculture - 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2) to specific plan, establish a specific plan zoning ordinance that will include the permitted uses and development standards for each planning area of the specific plan, and establish the planning area boundaries of the specific plan. Tentative Tract Map 36452 is a proposal for a Schedule “A” subdivision of approximately 332.56 acres into 391 single-family residential lots, two (2) commercial lots for future development, 26 open space lots for drainage, parks, and landscaping, two (2) lots for open space conservation, and one (1) lot for a water pump and recycled water booster station. APN(s): 465-040-024, 465-040-016, 465-040-024, 465-050-005, and 465-050-006 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 **PUBLIC COMMENTS**

ADJOURNMENT: 1:41 p.m.