



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – January 8, 2024  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

**CALL TO ORDER: 1:30 p.m.**

## **1.0 CONSENT CALENDAR**

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37340 - Applicant: MingChin Nozawa - Second Supervisorial District - Woodcrest Zoning District - Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) - North of Hibiscus Avenue, east of Chicago Avenue, south of Gentian Avenue, and west of Cecil Avenue - 2.27 gross acres-Zoning: Light Agriculture, 10 Acre Minimum (A-1-10) – Approved Project Description: Schedule "H" subdivision of 2.27 acres into two (2) parcels. Parcel one (1) is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two (2) is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two (2). REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37340 extending the expiration date to September 22, 2026 - APN: 280-060- 003 - Project Planner: Rosemary Montoya at (951) 955-0897 or email at [romontoya@rivco.org](mailto:romontoya@rivco.org).

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

Public Hearing: Closed

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 37340 extending the expiration date to September 22, 2026.

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

NONE

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

- 3.1 TENTATIVE PARCEL MAP NO. 37397 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Manual Lopez – Engineer/Representative: Rachel Lutu & Debbie Heaton –First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: North of Costello Avenue, east of Alexander Street, south of Oleander Avenue, and west of Brown Street – 5.47 Gross Acres – Zoning: Light Agriculture (A-1-1) – REQUEST: Tentative Parcel Map No. 37397 is a Schedule "H" subdivision of 5.47 gross acres into four (4) residential lots with a 1-acre minimum lot size. Parcels 1 thru 3 would consist of 1 gross acre in size and Parcel 4 would consist of 2.47 gross acres with an existing residence and accessory structures – APN: 315-040-005. Project Planner: Tim Wheeler at (951) 955-6060 or [twheeler@rivco.org](mailto:twheeler@rivco.org).

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

Public Hearing: Closed

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

**APPROVED** Tentative Parcel Map No. 37397 subject to the attached Advisory Notification Document, Conditions of Approval.

## **4.0 SCOPING SESSION**

NONE

## **5.0 PUBLIC COMMENTS**

**ADJOURNMENT: 1:36 p.m.**