



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – May 9, 2024**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Olivia Balderrama

4<sup>th</sup> District  
Bill Sanchez  
Chair

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** Members Present: Sanchez, Awad, Gruytch, Balderrama, Ruiz  
Members Absent: None

**1.0 CONSENT CALENDAR:**

NONE

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

NONE

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

3.1 NONE

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **DEVELOPMENT AGREEMENT NO. 2400002** – Not a Project under CEQA or Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines section 15061(b)(3) – Applicant:– Representative/Engineer: KWC Engineers c/o John Snell – First and Second Supervisorial Districts – Mead Valley Zoning District – Lake Matthews/Woodcrest / Mead Valley Area Plans – Open Space: Recreation (OS: R); Rural Community: Low Density Residential (RC: LDR); Rural Community: Estate Density Residential (RC: EDR) – Open Space: Conservation (OS: C) – Open Space: Recreation (OS: R) – Location: north of Rider Street, south of Cajalco Road, east of Wood Road, and west of Barton Street – 364.27+/- acres – Specific Plan: Boulder Springs #229 – **REQUEST:** Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 thru TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-027, 019, 321-140-023, 024, 031, 032, 321-410-011, 013, 014, 015, 321-140-020, 321-410-001, 006, 321-140-022. Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 5-0, the Planning Commission recommend that the Board of Supervisors take the following actions:

**TENTATIVELY APPROVE** Development Agreement No. 2400002 to extend the expiration date to July 9, 2029.

**5.0 WORKSHOPS:**

NONE

**6.0 PUBLIC COMMENTS:**

NONE

**7.0 DIRECTOR’S REPORT:**

**8.0 COMMISSIONER’S COMMENTS:**

**ADJOURNMENT: 9:21am**