



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MAY 11, 2020**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **TENTATIVE PARCEL MAP NO. 36704 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Sections 15315 (Class 3, Minor Land Divisions) – Applicant: Jim Lattin – Engineer/Representative: Massaro and Welsh – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – 5.22 Acres – Location: Northerly of Lakeview Court, southerly of Cherry Oak Road, easterly of Oak Creek Road, and westerly of Oak Glen Road – Zoning: Light Agriculture, 1 acre lot minimum (A-1-1) – **REQUEST:** A Schedule “H” subdivision of 5.22 acres into four (4) single-family residential lots with a minimum lot size of one (1) net acre and maximum lot size of 1.49 net acres. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 36704, subject to the 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 No. 36704, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 239 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 190008, and CHANGE OF ZONE NO. 1900024 – CEQ190074 – Applicant: Richland Developers, Inc. – Representative: T&B Planning, Inc. – Fifth Supervisorial District – Perris Reservoir Zoning District and Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Medium High Density Residential (CD-MHDR) (5 – 8 du/ac) – Community Center (CD-CC) – Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Open Space: Recreation (OS-R) – Open Space: Conservation (OS-C) – Zoning: Specific Plan No. 239 (Stoneridge/SP239) – Location: Southerly of Ramona Expressway, easterly of the San Jacinto River, northerly of Nuevo Road – 699.5 Acres – **REQUEST:** The **Specific Plan Amendment** is a proposal to amend the existing Stoneridge Specific Plan from a primarily residential Specific Plan to a primarily industrial Specific Plan. This would include a land use plan for 389.2 acres of Light Industrial land uses, 49.1 acres of Business Park land uses, 8.0 acres of Commercial Retail land uses, Open Space – Conservation on 17.4 acres, Open Space – Conservation Habitat on 81.6 acres, and major roadways on 37.6 acres. The amended Specific Plan also includes an alternative land use plan for 389.2 acres of Light Industrial land uses, 51.5 acres of Business Park land uses, 8.5 acres of Commercial Retail land uses, 17.4 acres of Open Space – Conservation, 81.6 acres of Open Space – Conservation Habitat, and major roadways on 34.7 acres. The **General Plan Amendment** is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The **Change of Zone** is a proposal to modify the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan. APNs: 307-070-003; 307-080-005, -006, -008; 307-090-001, -002, -004, -005, -006; 307-100-001, -003, -004, -005; 307-110-003, -004, -005, -007, -008, -009; 307-120-001, -002, -003; 307-220-001, -002, -004, -005, -009, -015; 307-230-019, -020, and 308-130-002. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

COLLECTED comments from the public for the Environmental Impact Report.

5.0 PUBLIC COMMENTS: