



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 7, 2022 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

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

**ROLL CALL:**

MEMBERS	1 <sup>st</sup> District	2 <sup>nd</sup> District	3 <sup>rd</sup> District	4 <sup>th</sup> District	5 <sup>th</sup> District
PRESENT: ALL	Shade Awad	David Leonard Chair	Gary Thornhill Vice-Chair	Bill Sanchez	Eric Kroencke

**1.0 CONSENT CALENDAR:**

**1.1 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30926** – Applicant: Antelope & Ellis 120 Investors LLC – Fifth District – Nuevo Area Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of San Jacinto Avenue, westerly of Antelope Road, easterly of Dawson Road, and northerly of Ellis Avenue – 119.7 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "A" subdivision of 119.7 acres in three (3) phases totaling 286 residential lots with a minimum lot size of 5,000 sq. ft. and an average lot size of 5,499 sq. ft. APN's: 309-350-001 and 309-380-001 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to June 4, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at [renaguil@rivco.org](mailto:renaguil@rivco.org).

**Planning Commission Action:**  
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to June 4, 2025.

**1.2 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31818** – Applicant: MPLC JBJ Ranch, LP c/o Greg Fick – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, northerly of Mountain Road, easterly of Crilly Road, and westerly of Horsethief Canyon Road – 160 Acres – Zoning: Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: The land division hereby permitted is to allow for the recordation of the final map to subdivide 160 acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot, 22 open space lots (60.4 acres), and three (3) water quality basins and a graded swale – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to June 19, 2024. Project Planner: Joey Mendoza at (951)-955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).

**Planning Commission Action:**  
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to June 19, 2024.

**1.3 FIRST EXTENSION OF TIME for TENTATIVE TRACT NO. 36963** – Applicant: El Mineral Olive Development c/o Emma Pulido – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC-EDR) - Rural: Rural Residential (R-RR) – Location: Southerly of El Mineral Road, westerly of Gold Strike Circle, northerly of Big Sky Circle, and easterly of Olive Street – 79.67 Gross Acres – Zoning: Residential Agricultural, 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule "C" subdivision of 79.67

**Planning Commission Action:**  
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 36963, extending the expiration date to September 27, 2025.

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gross acres into 31 residential lots and four (4) water quality basins – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36963, extending the expiration date to September 27, 2025. Project Planner: Joey Mendoza at (951)955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).

**1.4 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30993** – Applicant: GM Gabrych Family Limited Partnership c/o Eugene Gabrych – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Santa Rosa Mine Road, southerly of Idaleona Drive, easterly of Gavilan Road, and westerly of Piedras Road – 161 gross acres – Zoning: Residential Agricultural, 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “C” subdivision proposal of 161 gross acres into 65 single family residential lots as well as two (2) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to August 7, 2024. Project Planner: Joey Mendoza at (951)955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).

**Planning Commission Action:**

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to August 7, 2024.

**1.5 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31554** – Applicant: GM Gabrych Family Limited Partnership c/o Eugene Gabrych – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC-EDR) – Open Space: Recreation (OS-R) – Rural: Rural Mountainous (R-RM) – Open Space: Conservation (OS-C) – Location: Easterly of Via Liago, southerly of Multiview Drive, westerly of Olive Street, and northerly of Lake Mathews Drive – 880 Acres – Zoning: Specific Plan (SP308) – Approved Project Description: Schedule “B” subdivision proposes to subdivide 880 gross acres into 420 residential lots, 18 open space lots, one (1) park site, one (1) school site, and a 1.29 gross acre public facilities lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to September 23, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).

**Planning Commission Action:**

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to September 23, 2024.

**1.6 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34713** – Applicant: Walton Realty Inc. c/o Jeff Chung – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low-Density Residential (RC-VLDR) – Location: Southerly of Avenue D, easterly of Cole Avenue, westerly of Ravenwood Drive, and northerly of Martin Street – 38.25 Acres – Zoning: Light Agriculture, 1-Acre Minimum (A-1-1) – Approved Project Description: Schedule “B” subdivision proposed of 38.25 gross acres into 33 single-family residential lots and four (4) open space lots - **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to April 4, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org).

**Planning Commission Action:**

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to April 4, 2024.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**

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**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **PLOT PLAN NO. 210004 and TENTATIVE PARCEL MAP NO. 37990 – Intent to Adopt a Mitigated Negative Declaration – (CEQ200100) – Applicant: David Beshay – Engineer/Representative: Gabriela Marks – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Business Park (CD: BP) – Zoning: Industrial Park (I-P) – Location: north of Auld Road, south of Benton Road, east of Winchester Road, and west of Briggs Road – 2.17 Gross Acres – REQUEST: PLOT PLAN NO. 210004 / TENTATIVE PARCEL MAP NO. 37990** proposes construction of a new retail center to include two (2) detached drive-through restaurants, as well as parking for 67 vehicles and various surface improvements such as landscaping, drainage infrastructure and lighting, in conjunction with the subdivision of one (1) 2.17-acre lot into two (2) lots measuring approximately .99 acres and 1.17 acres respectively. APN: 963-070-052. Project Planner: Evan Langan at (951) 955-3024 or email at [elangan@rivco.org](mailto:elangan@rivco.org).

**Planning Commission Action:**

Public Comments: None. Public Hearing closed.  
By a vote of 5-0, the Planning Commission took the following actions:

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ200100; and,

**APPROVED** Plot Plan No. 210004, subject to the advisory notification document and conditions of approval; and,

**APPROVED** Tentative Parcel Map No. 37990, subject to the advisory notification document and conditions of approval.

4.2 **GENERAL PLAN AMENDMENT NO. 210001, CHANGE OF ZONE NO. 2100002, TENTATIVE TRACT MAP NO. 38034 and PLOT PLAN NO. 210002 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210001) – Applicant: Signature Realty Corp. – Engineer/Representative: Keith Gardner – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Low Density Residential Land Use – Location: north of Pat Rd., east of Slough Rd., south of Ruft Rd., and westerly of Pepper Vine Way – REQUEST: GENERAL PLAN AMENDMENT NO. 210001** is a request to revise the Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD:MDR). **CHANGE OF ZONE NO. 2100002** is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential). **TENTATIVE TRACT MAP NO. 38034** is a request to subdivide one (1) lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six (6) common-area lots to comprise landscaped slopes, a community park and water quality basin. **PLOT PLAN NO. 210002** proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. APN 472-320-036. Project Planner: Evan Langan at (951) 955-3024 or email at [elangan@rivco.org](mailto:elangan@rivco.org).

**Planning Commission Action:**

Public Comments: None. Public Hearing closed.  
By a vote of 5-0, the Planning Commission took the following actions:

Recommend that the Board of Supervisors take the following actions:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ210001; and,

**TENTATIVELY** Approve General Plan Amendment No. 210001; and,

**TENTATIVELY** Approve Change of Zone No. 210002; and,

**APPROVE** Tentative Tract Map No. 38034, subject to the advisory notification document and conditions of approval; and,

**APPROVE** Plot Plan No. 210002, subject to the advisory notification document and conditions of approval.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

RECEIVED

**7.0 DIRECTOR'S REPORT**

RECEIVED

**8.0 COMMISSIONER'S COMMENTS**

RECEIVED

**ADJOURNMENT:** 9:32 a.m.