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

CALL TO ORDER: 9:00 a.m.

ROLL CALL:
MEMBERS
PRESENT:  ALL
1st District Shade Awad
2nd District David Leonard Chair
3rd District Gary Thornhill Vice-Chair
4th District Bill Sanchez
5th District 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.

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.

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.


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.
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.

### 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.

**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) – 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.

**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 Street 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.

**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
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.

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

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.