

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 1.2**  
(ID # 20153)

**MEETING DATE:**  
Tuesday, October 04, 2022

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File of the Planning Commission Decision as Stated in the Report of Actions. Districts 1, 3, and 5. [\$0]

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

**RECEIVE and FILE** the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on **September 7, 2022**, and **September 21, 2022**, as stated in the Report of Actions.

**ACTION:Consent**

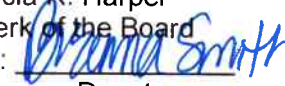
  
John Hildebrand, Planning Director 9/28/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 4, 2022  
xc: TLMA-Planning, Applicant

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County's Director's Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348, specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File ("R&F") item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director's Hearing and Planning Commission hearing will be taken as single Report of Actions item for the Board of Supervisors consideration.

The Planning Commission considered and took the following actions as stated in these Report of Actions related to hearings dated **September 7, 2022**, and **September 21, 2022**.

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person timely files a complete appeal application within 10 days from the date the action was taken at the Planning Commission.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Each item's fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County's Planning Department website here: <https://planning.rctlma.org/Public-Hearings>

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS – SEPTEMBER 7, 2022**
- B. **PLANNING COMMISSION REPORT OF ACTIONS – SEPTEMBER 21, 2022**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 21, 2022 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  
David Leonard  
Chair

3<sup>rd</sup> District  
Gary Thornhill  
Vice-Chair

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

5<sup>th</sup> District  
Eric Kroencke

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

**ROLL CALL:** Members Present: Awad, Leonard, and Thornhill  
Members Absent: Sanchez and Kroencke

### 1.0 **CONSENT CALENDAR:**

**1.1 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 36722** – Applicant: Saba Family Trust, c/o Stanley Heaton – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Very High Density Residential, Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Northerly of Koon Street, southerly of Keller Road, easterly of McColery Road, and westerly of Coventry Lane – 40.6 Acres – Zoning: Specific Plan Zone (Winchester 1800 #286) – Approved Project Description: Schedule "A" subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space, three (3) access lots, and on-site public roads – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 36722, extending the expiration date to December 2, 2025. 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 3-0, the Planning Commission took the following action:

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 36722, extending the expiration date to December 2, 2025.

**1.2 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 37089** – Applicant: Olen Properties c/o Dale Lyon – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Keller Road, southerly of Via Curtidor, easterly of Slough Road Road, and westerly of State Highway 79/Winchester Road – 48.4 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "B" subdivision of 48.4 gross acres into 21 single-family residential lots, one (1) 13 acre lot for conservation, one (1) detention basin lot, two (2) drainage lots, four (4) streets, and associated improvements – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37089, extending the expiration date to November 6, 2025. 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 3-0, the Planning Commission took the following action:

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 37089, extending the expiration date to November 6, 2025.

**1.3 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31607** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low-Density Residential (RC-LDR) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Wood Road, and westerly of Starglow Drive – 57.67 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) – Planning Areas: 9 and 13A – Approved Project Description: Schedule "B" recordation of the final map to subdivide 57.67 gross acres into 78 single-family residential lots, and two (2) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to July 9, 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 3-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to July 9, 2024.

## PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 21, 2022

### 1.4 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO.

**31608** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low-Density Residential (RC-LDR) – Location: Northerly of Rider Street, southerly of Rider Road, easterly of Wood Road, and westerly of Dreamglo Lane – 44.8 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) – Planning Area: 9 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 44.8 gross acres into 67 residential lots, and one (1) open space lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to July 9, 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 3-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to July 9, 2024.

### 1.5 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO.

**31609** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Low-Density Residential (RC-LDR) – Open Space: Conservation (OS-C) – Location: Southerly of Rider Street, easterly of Wood Road, and westerly of Starglow Drive – 44.8 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) – Planning Areas: 9 and 10 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 47.3 gross acres into 72 residential lots, and one (1) open space lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to July 9, 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 3-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to July 9, 2024.

### 1.6 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO.

**31610** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Low-Density Residential (RC-LDR) – Location: Southerly of Cajalco Road, westerly of Barton Street, easterly of Starglow Drive, and northerly of Rider Street – 70.1 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) - Planning Areas: 7 and 12 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 70.1 gross acres into 165 residential lots, and three (3) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to July 9, 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 3-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to July 9, 2024.

### 1.7 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO.

**31611** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Low-Density Residential (RC-LDR) - Open Space: Conservation (OS-C) – Location: Southerly of Rider Road, east of Starglow Drive, and westerly of Barton Street – 98 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) - Planning Areas: 8A, 8B, and 12 – Approved Project Description: Schedule “B” recordation of the final map to subdivide 98 gross acres into 186 residential lots, and seven (7) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to July 9, 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 3-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to July 9, 2024.

### 1.8 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO.

**31612** – Applicant: Boulder Springs Riverside, LLC c/o Jim Hoxie – First Supervisorial District – Mead Valley Zoning District – Lake

#### Planning Commission Action:

Public Comments: None.

## PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 21, 2022

Mathews/Woodcrest Area Plan - Rural Community: Low-Density Residential (RC-LDR) - Open Space: Recreation (OS-R) – Location: Southerly of Rider Road, westerly of Starglow Drive, easterly of Dreamglo Lane, and northerly of Rider Street – 36.7 Gross Acres – Zoning: H. B. Ranches Specific Plan (#229) - Planning Areas: 8, 9, and 12 – Approved Project Description: Schedule "B" recordation of the final map to subdivide 36.7 gross acres into 64 residential lots, a 9.7 acre park, and two (2) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to July 9, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at [joemendo@rivco.org](mailto:joemendo@rivco.org)

By a vote of 3-0, the Planning Commission took the following action:

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to July 9, 2024.

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **CONDITIONAL USE PERMIT NO. 200011 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Benjamin Day – Engineer: James Bolton – Representative: T&B Planning, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD:CR) – Location: west of Temescal Canyon Road, south of Trilogy Parkway, north of Glen Ivy Road, east of Warm Springs Drive – 10.0 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S). **REQUEST:** CONDITIONAL USE PERMIT NO. 200011 is a proposal for a 241,244 sq. ft. residential care facility for the elderly on the 10.0-acre site. The facility would consist of a 26,726 sq. ft. single-story building designated for memory care with supporting services and a 214,518 sq. ft. two-story building designated for independent living and assisted living with supporting services. APNs: 290-190-083, 290-190-084. Continued from July 6, 2022, August 3, 2022, and August 17, 2022. Project Planner: Russell Brady at (951) 955-3025 or email at [RBrady@rivco.org](mailto:RBrady@rivco.org).

#### **Planning Commission Action:**

Public Comments: None. Public Hearing closed.

By a vote of 3-0, the Planning Commission took the following actions:

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ200037; and,

**APPROVED** Conditional Use Permit No. 200011, subject to the advisory notification document and conditions of approval.

### 4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 200014 and DEVELOPMENT AGREEMENT NO. 2000004** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Vortex Farms c/o Judy Lee Bailey-Savage/ Brett Bailey - Third Supervisorial District - San Jacinto District - San Jacinto Valley Area Plan: Agricultural: (AG) - Location: North of Benji Ln, southwest of Minto Way, and East of Sage Rd - 10.40 Gross Acres - Zoning: Heavy Agriculture (A-2-10) - **REQUEST:** Conditional Use Permit No. 200014 is a proposal for a Mixed Light Cannabis Cultivation on 10.40 gross acres (facility). The facility would include: two 3,000 sqft greenhouses; one 1,500 sqft greenhouse; and two 1,200 sqft greenhouses for mature/flowering cannabis cultivation, and two 1,000 sqft greenhouses for cloning, vegetation, or seed production (propagation cultivation); all newly constructed. All greenhouse for the facility would total 11,900 sqft. The facility would include a trailer for office/storage/security purposes and a bathroom structure for employees. Security will be onsite 24 hours a day, 7 days a week. The cultivation facility shall be accessed via a new constructed driveway from Minto Way with 2 parking spaces, 1 for ADA, and include covered trash bins enclosed by a chain-link fence. A new 6-foot-high chain-link fence with vertical privacy slats, plus a 6-foot-high redwood fence would surround the facility with existing landscaping to screening. The facility would include a

#### **Planning Commission Action:**

Public Comments: None. Public Hearing closed.

By a vote of 3-0, the Planning Commission took the following actions:

**CONTINUED** off calendar.

## PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 21, 2022

basin and solar panels to serve the operation. The remainder of the project site, approximately 6.78 acres, would be dedicated to MSHCP Conservation. No caretaker's unit on site. Development Agreement No. 2000004 will impose a lifespan of 10 yrs. on the proposed cannabis project, will grant the applicant vesting rights to develop the Project in accordance with the terms of CUP200014/DA2000004, and provides community benefits to the San Jacinto Valley Area. Staff Recommendation - Continuance off calendar. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

### 5.0 WORKSHOPS

NONE

### 6.0 PUBLIC COMMENTS

NONE

### 7.0 DIRECTOR'S REPORT

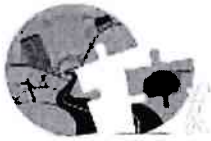
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### 8.0 COMMISSIONER'S COMMENTS

NONE

**ADJOURNMENT:** 9:45 a.m.





# 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.

## PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 7, 2022

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**

## PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 7, 2022

### 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.

