



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – November 15, 2023  
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  
Gary Thornhill  
Chair

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

5<sup>th</sup> District  
Romelio Ruiz

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

**ROLL CALL:** Members Present: Gruytch, Sanchez, Awad, and Ruiz  
Members Absent: Thornhill

### 1.0 CONSENT CALENDAR:

#### 1.1 Election of the Planning Commission Chairman

**ELECTED** Commissioner Guillermo “Bill” Sanchez as the 2024 Planning Commission Chairman.

#### 1.2 Election of the Planning Commission Vice-Chairman

**ELECTED** Commissioner Romelio Ruiz as the 2024 Planning Commission Vice-Chairman.

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: NONE

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

### 4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **PUBLIC USE PERMIT NO. 200002 – Intent to Adopt a Mitigated Negative Declaration** – State Clearinghouse Number: SCH2023090660 – Applicant: Western Water Conservation, c/o Louis DeMartino – Engineer: Ascent Environmental, Inc., c/o Eric Ruby – Third Supervisorial District – Anza Zoning Area – REMAP Area Plan – Rural: Rural Residential (R:RR) & Rural Community-Estate Density Residential (RC-EDR) – Location: South of State Route 371 and east of Kirby Road in the unincorporated community of Anza – 5.76 acres – Zoning: Rural Residential, 2 ½ acre minimum (R-R-2 ½) – Rural Residential, 20 acre minimum (R-R-20) – **REQUEST:** Public Use Permit No. 200002 is a proposal for a three-phase development plan to improve the Ramona Water System and upgrade water service for the residents in the unincorporated community of Anza. Phase I would consist of groundwater well drilling and rehabilitation, wellhead treatment, pumps, electrical connections, installation of five (5) new water storage holding tanks, two (2) pump stations, installation of 12,500 linear ft. of transmission main, and installation of 15,000 linear ft. of distribution mains. Phase II and Phase III would each construct an additional 25,000 linear ft. of distribution pipeline mains for a total of 65,000 linear ft. of pipes located within existing road right of way or utility easements. Project Planner: Kathleen Mitchell (951) 955-6836 or email at: [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**Planning Commission Action:**  
Public Hearing: Open

By a vote of 4-0, the Planning Commission took the following actions:

**CONTINUED** Public Use Permit No. 200002, to a date certain of December 20, 2023, per staff request.

4.2 **CHANGE OF ZONE NO. 2300016 – No New Environmental Documentation Required, EIR380** – Applicant: Richland Ventures Inc. c/o Derek Barbour – Owner: RHV Valley Glen, c/o John Troutman - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan – Conservation (OS:C) – Open Space Recreation (OS:R) – Medium Density Residential (CD:MDR) – Medium High Density Residential (CD:MHDR) – High Density Residential (CD:HDR) – Public Facilities (CD:PF) – Commercial Retail (CD:CR) – Location: South of Busby Road,

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

**FIND** No new environmental documentation is required, EIR380; and,

**PLANNING COMMISSION – REPORT OF ACTIONS – November 15, 2023**

west of Highway 79, north of Ano Crest Road, and east of Briggs Road - 232.46 Acres - Zoning: Specific Plan No. 293 Winchester Hills - **REQUEST:** Change of Zone No. 2300016 is a proposal to establish zoning boundaries within Specific Plan No. 293 for the following planning areas; 47B, 49A, 49B, 50A, SOB, SOC, SOD, 51, portion of 52, portion of 54A, portion of 54B, portion of 56, 62A, and 62B. The applicant is requesting a Change of Zone to establish zoning boundaries within Specific Plan No. 293. The allowable uses and development standards will not be changing as a part of this Change of Zone - APN: 466-340-006, 466-340- 009, 466-340-010, 466-340-011, 466-340-012, 466-340-013, 466-340-014, 466-340-016, 466-340-017, 466-340-023, 466-340-024, 466-340-025, 466-340-027, and 466-340-028 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

**TENTATIVELY APPROVE** Change of Zone 2300016.

**5.0 WORKSHOPS:**  
**NONE**

**6.0 PUBLIC COMMENTS:**  
None

**7.0 DIRECTOR’S REPORT:**

**8.0 COMMISSIONER’S COMMENTS:**

**ADJOURNMENT: 9:13**