



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – December 20, 2023
COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Vacant

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Sanchez, Awad, and Ruiz
Members Absent: None

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **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. Continued from November 15, 2023.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Mitigated Negative Declaration for Environmental Assessment No. 200024, CEQ200024; and,

APPROVED Public Use Permit No. 200002 subject to the advisory notifications document and conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2300015 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**, (Previous EIR524) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: South of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres – Current Zoning: Wine Country-Winery Existing (WC-WE) & Citrus Vineyard (C/V) – **REQUEST:** Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) to Wine Country-Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within, as well as to allow for the classification of

Planning Commission Action:

Public Hearing: Closed

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

FIND No new environmental document is required, EIR 524; and,

TENTATIVELY APPROVE Change of Zone 2300015.

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the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1 – APN: 941-290-005 & - 011. Project Planner: Kathleen Mitchell (951) 955- 6836 or email at: kmitchell@rivco.org.

4.2 **TENTATIVE TRACT MAP NO. 38332, and PLOT PLAN NO. 230021 – No New Environmental Documentation Required** – SCH2018101010 for TTM37439 – Applicant: Bill Lo – Engineer/Representative: VSL Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, northerly of Craig Avenue, westerly of Eucalyptus Road, and southerly of Holland Road - Zoning: Planned Residential (R-4) – 27.3 gross acres - **REQUEST:** Tentative Tract Map No. 38332 is a proposal for a Schedule “A” subdivision of 27.3 acres into 54 single-family residential lots and five (5) lots for open space/drainage. Plot Plan No. 230021 is a proposal for a development plan for 54 single-family residential lots - APNs 466-310-026 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

FOUND No new environmental documents it required; and,

APPROVED Tentative Tract Map No. 38332 subject to the advisory notifications document and conditions of approval; and,

APPROVED Plot Plan No. 230021 subject to the advisory notifications document and conditions of approval.

4.3 **PLOT PLAN NO. 220002 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT** – CEQ220005 – Applicant: BCI Harvill Industrial Center, LP – Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area: Community Development: Business Park (CD: BP) – Location: North of Orange Avenue, south of Water Street, east of Tobacco Avenue, and west of Harvill Avenue – 20.57 acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 220002 is a proposal for the construction of a 434,823 sq ft warehouse building including 10,000 sq ft of office space. The project site will include 54 loading dock doors, 66 trailer parking spaces and a total of 254 parking spaces. As proposed the project site would include three (3) future driveways, one (1) from Water Street and two (2) from Orange Avenue. APNs: 317-270-006, 317-270-010, 317-270-15 and 317-270-016 – Project Planner: Krista Mason (951) 955-1722 or kmason@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Resolution No. 2023-004 certifying the Environmental Impact Report, CEQ220005; and,

APPROVED Plot Plan No. 220002 subject to the advisory notifications document and conditions of approval.

4.4 **GENERAL PLAN AMENDMENT NO. 180002, 190006 and 210108 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT** - (EIR No. 548) – All Supervisorial Districts – Countywide Unincorporated areas – **REQUEST:** GPA180002 (Safety), GPA190006 (Housing) and GPA210108 (Land Use) propose to update the Safety, Housing, and Land Use Elements as required by State law and as necessary for internal consistency. The Housing Element is being updated to incorporate the 6th Cycle Regional Housing Needs Assessment allocation and plan for housing needs for unincorporated communities for the planning period between years of 2021 and 2029. The Safety Element is being updated to address safety concerns related to housing, climate resiliency, adaptation, and other safety concerns and statutory requirements. Updates to the Land Use Element include consistency changes to land use designations, densities, and other land use factors and policies. Project Planner: Richard Marshalian at (951) 955-9294 or email at rmarshalian@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Resolution No. 2023-003

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

CONSIDER Addendum (Revised) No.1 to the Environmental Impact Report No. 548; and,

TENTATIVELY APPROVE General Plan Amendment (Revised) No. 180002; and,

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TENTATIVELY APPROVE General Plan Amendment (Revised) No. 190006; and,

TENTATIVELY APPROVE General Plan Amendment (Revised) No. 210109.

4.5 **GENERAL PLAN AMENDMENT NO. 230007 and CHANGE OF ZONE NO. 2300028 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines 15061(b)(3) (Common Sense) – Applicant: County of Riverside – All Districts – **REQUEST:** General Plan Amendment No. 230007 is an amendment to the Administration and Land Use Elements and all 19 Area Plans within the Riverside County General Plan, to update procedures related to the Foundation Component application cycle process. Administration and Land Use Element changes include elimination of the eight- year Foundation Component application cycle, elimination of the General Plan Advisory Committee (GPAC), modification of all General Plan Amendment types and creation of new General Plan Amendment findings. Modifications to the 19 Area Plans include removal of the eight-year Foundation Component application cycle references. Change of Zone No. 2300028 is an amendment to Ordinance No. 348 (Land Use), which makes the same processing changes as described under General Plan Amendment No. 230007 – Project Planner: John Hildebrand, email at jhildebr@rivco.org.

Planning Commission Action:
Public Hearing: Open

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

CONTINUED Item was continued off calendar.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
None

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 11:07