

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



ITEM: 1.4  
(ID # 24084)

**MEETING DATE:**  
Tuesday, February 27, 2024

**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. All Districts. [\$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 **November 1, 2023, November 15, 2023, and December 20, 2023**, as stated in the Report of Actions.

**ACTION:Consent**

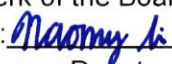
  
John Hildebrand, Planning Director 1/23/2024

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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 Gutierrez  
Nays: None  
Absent: None  
Date: February 27, 2024  
xc: Planning

Kimberly A. Rector  
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 **November 1, 2023, November 15, 2023** and **December 20, 2023**.

**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>

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

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 1, 2023
- B. PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 15, 2023
- C. PLANNING COMMISSION REPORT OF ACTIONS – DECEMBER 20, 2023

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      2/20/2024



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – November 1, 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  
Vacant

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:**

NONE

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

NONE

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CONDITIONAL USE PERMIT NO. 210013 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Keith Gardner & Michael Clark – Engineer/Representative: Dan Allenbach – Second Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Riverside Drive, east of Tempe Street, south of Grand Avenue, and west of Lake Terrace Drive – 2.09 Gross Acres – Zoning: General Commercial (C-1/C-P) - **REQUEST:** Conditional Use Permit No. 210013 is a proposal to re-entitle an existing 30,980 sq. ft. mini-warehouse facility on a 2.09-acre site. The proposed Project consists of six (6) metal storage buildings, a 160 sq. ft. modular office, and a 560 sq. ft. modular manager’s residence. The modular office and manager’s residence will both be removed and replaced with a 560 sq. ft. permanent office structure. Office hours are Tuesday through Saturday from 9 a.m. to 5 p.m., with two (2) employees overseeing operations. Five (5) parking spaces are proposed, with one (1) space designated for ADA. The project, as proposed, does not seek to expand the existing structures or uses of the site, nor does it propose any new grading – APN: 387-081-013 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

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

**FOUND** the Project exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Conditional Use Permit No. 210013, subject to the advisory notifications document and conditions of approval.

4.2 **CHANGE OF ZONE NO. 2200026, CONDITIONAL USE PERMIT NO. 210129 & DEVELOPMENT AGREEMENT NO. 2100114 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense) – Applicant: Manpreet Gill – Engineer/Representative: Hide Iwagami – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of McWade Avenue, south of Highway 74, east of Homeland Avenue, and west of Guthridge Lane – 0.45 Gross Acres - Zoning: Scenic-Highway-Commercial (C-P-

**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** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY APPROVE** Change of Zone 2200026; and,

**PLANNING COMMISSION – REPORT OF ACTIONS – November 1, 2023**

S) – **REQUEST:** Change of Zone No. 2200026 is a proposal to change the zoning classification of APN 459-094-002 from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to bring the site into compliance with the Commercial Retail (CR) land use designation. Conditional Use Permit No. 210129 is a proposal to operate a retail cannabis storefront. The first phase of the Project will operate within the existing 1,214 sq. ft. structure to operate seven (7) days a week between the hours of 6:00 a.m. to 10:00 p.m. The parking lot will have 27 parking spaces. Due to the required dedication to be given at the property frontage for the Highway 74 roadway expansion, the Project includes a second phase of development to be initiated five (5) years after the start of operations. The second phase proposes the deconstruction of the existing structure, and the reconstruction of a new 1,974 sq. ft. structure that would be out of the right of way dedication. The storefront will continue to operate the same hours, with 23 parking spaces to service the operations. Both phases will have 10 employees split amongst two (2) shifts, with five (5) employees per a shift. Improved landscaping and a trash enclosure are also proposed for both phases. Development Agreement No. 2100114 is the associated development agreement to CUP210129 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100114 and CUP210129 and will provide community benefits to the Harvest Valley/Winchester Area – APNs: 459-094-002 & 003 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**TENTATIVELY APPROVE** Development Agreement No. 2100114; and,

**APPROVE** Conditional Use Permit No. 210129 subject to the advisory notification document and conditions of approval.

4.3 **CHANGE OF ZONE NO. 2300019 - No New Environmental Documentation Required**, (EIR524) – Applicant: Sri Yantra, LLC - Engineer: 4M Engineering and Development - Third Supervisorial District - Rancho California Zoning Area/District - Southwest Area Plan - Agriculture: (AG) - Location: North of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas - 11.01 Acres - Zoning: Citrus Vineyard ten (10) acre minimum (CV-10)- **REQUEST:** Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten (10) acre minimum (CV-10) to Wine Country - Winery Existing (WC-WE). 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 it is within - APN: 951-140-059 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at [JLAparicio@rivco.org](mailto:JLAparicio@rivco.org).

**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 document is required (EIR No. 524); and,

**TENTATIVELY APPROVE** Change of Zone No. 2300019.

4.4 **CHANGE OF ZONE NO. 2300011 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) – Applicant: SSR Investment Company LTD c/o Violette Mirhan – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 6.09 Acre Site – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification

**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** The project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY APPROVE** Change of Zone No. 2300011.

**PLANNING COMMISSION – REPORT OF ACTIONS – November 1, 2023**

of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036 – Project Planner: Blanca Bernardino (951) 955-6503 or Email: [BBernardino@rivco.org](mailto:BBernardino@rivco.org).

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

**6.0 PUBLIC COMMENTS:**

**7.0 DIRECTOR'S REPORT:**

**8.0 COMMISSIONER'S COMMENTS:**

**ADJOURNMENT: 9:39**



# 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  
VACANT  
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**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS

**RIVERSIDE COUNTY PLANNING COMMISSION – December 20, 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  
Vacant

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: 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.

**PLANNING COMMISSION – REPORT OF ACTIONS – December 20, 2023**

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](mailto: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](mailto: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](mailto: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](mailto: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,

**PLANNING COMMISSION – REPORT OF ACTIONS – December 20, 2023**

**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](mailto: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**