

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



ITEM: 1.2
(ID # 15462)

MEETING DATE:
Tuesday, June 15, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File of the Planning Commission's Decision as Stated in the Report of Actions. All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on **March 24, 2021, April 7, 2021, and April 21, 2021**, as stated in the Report of Actions.

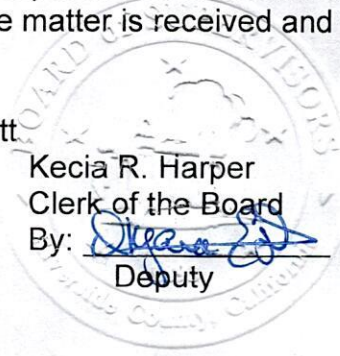
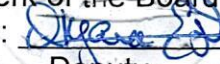
ACTION: Consent


John Hildebrand, Planning Director 6/3/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, 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: June 15, 2021
xc: Planning


Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 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 **March 24, 2021**, **April 7, 2021**, and **April 21, 2021**.

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 – MARCH 24, 2021**

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

- B. PLANNING COMMISSION REPORT OF ACTIONS – APRIL 7, 2021**
- C. PLANNING COMMISSION REPORT OF ACTIONS – APRIL 21, 2021**



Jason Farin, Principal Management Analyst 6/9/2021



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 24, 2021**

1.0 CONSENT CALENDAR

1.1 PLOT PLAN WIRELESS NO. 190006 – RECEIVE and FILE – RECEIVED and FILED.

Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15061(b)(3) (Common Sense Exemption) – Applicant: J5 Infrastructure Partner's, LLC on behalf of AT&T – Engineer/Representative: Casa Industries c/o Luis Cardona – Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) – Location: Northerly of 21st Avenue, southerly of Dillon Road, easterly of Longvue Road, and westerly of Hot Springs Road – 1.25 Acres – Zoning: One Family Dwellings (R-1-1/4) – **REQUEST:** Receive and File the Planning Director's decision of approval on February 2, 2021 of Plot Plan Wireless No. 190006 to construct a 50-foot mono-palm wireless communication facility with live palm trees, including 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) microwave antennas, six (6) surge protectors, one (1) Global Positioning System (GPS) antenna, utility cabinets, one (1) A/C unit, and one (1) 30kW diesel generator within approximate 1,008 sq. ft. lease area, surrounded by a 6-foot high fence barrier. APN: 647-080-007. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 1.2 STAY OF TIME for TENTATIVE PARCEL MAP NO. 36564 – APPROVED the Stay of Time Request for Tentative Parcel Map No. 36564, extending the approval date of the map to July 7, 2020.**
- Applicant: TSG Cherry Valley, LP/Brian Rupp – Engineer: Albert A Webb Associates/Haley Franco & Nicole Torstvet – Fifth Supervisorial District – Cherry Valley District Zoning Area – The Pass Area Plan – Community Development: Light Industrial (LI) – Open Space: Recreation (OP-R) – Location: Northerly of Cherry Valley Boulevard, easterly of San Bernardino Freeway (Interstate 10), and southerly of Redlands Road – 230 Gross Acres – Zoning: Industrial Park (I-P) – Controlled Development (W-2) – Approved Project Description: The Tentative Parcel Map proposes a Schedule "E" subdivision of 229 acres into four (4) parcels, including two (2) industrial buildings on approximately 140.23 acres and approximately 84.8 acres to remain as natural open space. **REQUEST:** Stay of Time Request for Tentative Parcel Map No. 36564, extending the approval date of the map to July 7, 2020 to reflect the approximately 31 months the project was in litigation pursuant to Cal. Govt. Code Section 66463.5(e) and Section 8.4(F) of Ordinance No. 460. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 1900018 – Exempt from the California Planning Commission Action:

Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: WST Group USA, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 19.58 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 1900018 proposes to change the

Public Comments: Closed
By a vote of 5-0

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,



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site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for two (2) parcels on 19.58 acres – APN's: 933-120-039 and 933-120-040. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

TENTATIVELY Approve Change of Zone No. 1900018.

4.2 CHANGE OF ZONE NO. 1900019 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: The Lin Hu Revocable Living Trust – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 9.55 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Light Agriculture (10 Acres Minimum) (A-1-10) – **REQUEST:** Change of Zone No. 1900019 proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for one (1) parcel on 9.55 acres. APN: 937-120-038. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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. 1900019.

4.3 CONDITIONAL USE PERMIT NO. 200027 and DEVELOPMENT AGREEMENT NO. 2000012 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ200063 – Applicant: I. E. Gardens 2, Inc. c/o Nader Awad and Joshua Naggar – Engineer/Representative: Joshua Naggar and Shade Awad – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Grand Avenue, westerly of Corydon Road, southerly of Union Street, and easterly of Gill Lane – 2.97 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would reside within Units B and G, totaling 9,875 sq. ft., within the existing 24,213 sq. ft. commercial building for the shopping center. Unit B would consist of 2,325 sq. ft. for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sq. ft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sq. ft. for packaging and deliveries; all totaling 7,550 sq. ft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument, and exterior building paint. The associated Development Agreement No. 2000012 (DA2000012), has a term of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027 and will provide community benefits to the Elsinore Area. APN: 370-310-007. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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 Development Agreement No. 200012; and,

APPROVE Conditional Use Permit No. 200027, subject to the conditions of approval as modified at hearing.

4.4 GENERAL PLAN AMENDMENT NO. 200001 and CHANGE OF ZONE NO. 1900051 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense) and Section 15303 (New Construction

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0



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- or Conversion of Small Structures) – Applicant: Wah Taking – Engineer/Representative: Massoud Ghiam – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – 0.13 Acres – Location: Southeasterly of Evergreen Street and southwesterly of Grand Avenue – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The General Plan Amendment is a proposal to change the Land Use designation from Community Development: Commercial Retail (CD-CR) to Community Development: Medium Density Residential (CD-MDR) on the 0.13 acre parcel. The Change of Zone is a proposal to change the existing zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) on the 0.13-acre parcel. The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning on the property. APN: 381-273-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- 4.5 **CONDITIONAL USE PERMIT NO. 190031 and DEVELOPMENT AGREEMENT NO. 1900019 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: F2-Palm Desert, LLC – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Varner Road, easterly of Berkey Drive, southerly of Wildcat Drive, and westerly of Washington Street – 0.5 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190031 proposes to use an existing building as a storefront for a retail cannabis business and office space related to cannabis business. Development Agreement No. 1900019 would impose a lifespan on the proposed cannabis project and provide community benefit to the Bermuda Dunes Area. APN: 748-370-011. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 4.6 **CONDITIONAL USE PERMIT NO. 190034 and DEVELOPMENT AGREEMENT NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: EEL – Riverside County, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Adelaide Street, easterly of Front Street, and southerly of Northshore Street – 0.64 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Development Agreement No. 1900022 would impose a lifespan on the proposed cannabis project and provide community benefit to the Thousand Palms District. Conditional Use Permit No. 190034 proposes to use an existing 7,734 sq. ft. building as a storefront for a retail cannabis business with office space related to cannabis business and shall only occupy 1,792 sq. ft. of the entire building. APN: 650-360-021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 4.7 **DEVELOPMENT AGREEMENT NO. 1900020, CONDITIONAL USE PERMIT NO. 190032, CHANGE OF ZONE NO. 190035 and CHANGE OF ZONE NO. 2100007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA
- 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 General Plan Amendment No. 200001; and,
- TENTATIVELY** Approve Change of Zone No. 1900051.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
- 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 Development Agreement No. 1900019; and,
- APPROVE** Conditional Use Permit No. 1900031, subject to the conditions of approval.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
CONTINUED to April 21, 2021.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0



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Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190114 – Applicant: CPR Winchester, LLC – Third Supervisorial District – Winchester Area – Harvest Valley/Winchester Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Northerly of Taylor Street, easterly of Winchester Road, southerly of Wesley Street, and westerly of Whittier Avenue – 0.31 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Development Agreement No 1900020 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County’s Cannabis Ordinance, and it includes terms for providing a community benefit to the Winchester Area. Conditional Use Permit No. 190032 is a proposal to utilize an existing building to establish and operate a 900 sq. ft. cannabis retail facility with delivery on a 0.31-acre lot with parking and landscaping. Change of Zone No. 1900035 proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Change of Zone No. 2100007 is a text amendment to Ordinance No. 348 to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. The text of Section 19.519.A.3 is proposed to be “Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility. This distance shall be measured from the nearest point of entry for consumers of the commercial cannabis dispensary to the nearest point of entry for consumers of a smoke shop or similar facility as measured along the shortest pedestrian or vehicular path of travel, whichever is shorter. APN: 463-117-049. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

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,

ADOPT Ordinance No. 348.XXX associated with Change of Zone No. 2100007; and,

TENTATIVELY Change of Zone No. 1900035; and,

TENTATIVELY Approve Development Agreement No. 1900020; and,

APPROVE Conditional Use Permit No. 190032, subject to the conditions of approval as modified as hearing.

5.0 WORKSHOP:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



**PLANNING COMMISSION HEARING
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1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 33750 – Applicant: Scott Richards – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106) – Industrial Park (I-P) – Approved Project Description: A Schedule “E” Subdivision into four (4) parcels, one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space – **REQUEST:** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023.

1.2 PLOT PLAN NO. 180013 – RECEIVE and FILE – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pine tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **RECEIVED and FILED.**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 180006 and PLOT PLAN NO. 180026 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Coachella Valley Rescue Mission – Engineer/Representative: MDS Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: Northerly of Leyte Avenue, southerly of Manila Avenue, westerly of Van Buren Street, and easterly of Luzon Street – Zoning: General Commercial (C-1/C-P) – **REQUEST:** General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 sq. ft. commercial/retail **Planning Commission Action:** Public Comments: Closed By a vote of 5-0 **ADOPTED** Planning Commission Resolution No. 2021-003; and, The Planning Commission Recommends that the Board of Supervisors take the following actions: **TENTATIVELY** Approve General Plan Amendment No. 180006; and, **APPROVE** Plot Plan No. 180026, subject to the conditions of approval.



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building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

4.2 CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029. Project Planner: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

FIND that No New Environmental Document is Required; and,

TENTATIVELY Approve Change of Zone No. 1900039.

4.3 SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 200025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

CONTINUED to April 21, 2021.



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maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.4 **CONDITIONAL USE PERMIT NO. 190033 and DEVELOPMENT AGREEMENT NO. 1900021 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Catalyst Hemet, LLC – Third Supervisorial District – Ramona Area – San Jacinto Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Southerly of East Florida Avenue/State Highway 74 and easterly of Columbia Street – 0.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 sq. ft. cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping. Development Agreement No. 1900021 is associated with the proposed conditional use permit and grants the applicant vesting rights to develop the project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years. APN: 438-230-042. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

Planning Commission Action:

Public Comments: 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 Development Agreement No. 1900021; and,

APPROVE Conditional Use Permit No. 190033, subject to the conditions of approval as modified at hearing.

5.0 **WORKSHOP:**

NONE

6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

7.0 **DIRECTOR'S REPORT**

8.0 **COMMISSIONER'S COMMENTS**



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 21, 2021**

1.0 CONSENT CALENDAR

1.1 GENERAL VACATION and TERMINATION of MAINTENANCE OF CARAVEL LANE IN THE RANCHO CALIFORNIA AREA – Applicant: Michael Noel – Third Supervisorial District – Southwest Area Plan – Location: Caravel Lane in the Southwest Area – **REQUEST:** The Transportation Department is proposing to vacate and terminate the maintenance of Caravel Lane, pursuant to County of Riverside policies and procedures. Project Planner: Paul Hillmer at (951) 955-6107 or email at phillmer@rivco.org.

The Planning Commission Recommends that the Board of Supervisors take the following actions:

APPROVE the Transportation Department's moving forward with the process to vacate Caravel Lane.

1.2 PLOT PLAN NO. 180010 – RECEIVE and FILE – Intent to Adopt a Negative Declaration – CEQ180026 – Applicant: T-Mobile – Engineer/Representative: Coastal Business Group – Owner: Desert Solitaire – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Oleander Avenue, easterly of Brown Street, southerly of Nandina Avenue, and westerly of Haines Street – 1.98 Gross Acres – Zoning Classification: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 180010 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, three (3) dual panel antennas, three (3) panel antennas, three (3) RRUs, one (1) GPS antenna. In addition, the project would include ancillary ground mounted equipment within a 400 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure with three (3) new pine trees. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

RECEIVED and FILED.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 CONDITIONAL USE PERMIT NO. 190034 and DEVELOPMENT AGREEMENT NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: EEL – Riverside County, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Adelaide Street, easterly of Front Street, and southerly of Northshore Street – 0.64 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Development Agreement No. 1900022 would impose a lifespan on the proposed cannabis project and provide community benefit to the Thousand Palms District. Conditional Use Permit No. 190034 proposes to use an existing 7,734 sq. ft. building as a storefront for a retail cannabis business with office space related to cannabis business and shall only occupy 1,792 sq. ft. of the entire building. APN: 650-360-021. Continued from March 24, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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 Development Agreement No. 1900022; and,

APPROVE Conditional Use Permit No. 190034, subject to the conditionals of approval.

3.2 SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 200025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian

Planning Commission Action:

Public Comments: Open
By a vote of 5-0

CONTINUED to May 5, 2021.



**PLANNING COMMISSION HEARING
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Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014. Continued from April 7, 2021. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org. **STAFF RECOMMENDS A CONTINUANCE TO MAY 5, 2021.**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 03662, REVISION NO. 1 – No New Environmental Document is Required** – EA42193 – Owner/Applicant: Zeny Ward – Third Supervisorial District – Winchester Zoning Area – Winchester/Harvest Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Commercial Tourist (CD-CT) – Location: Northerly of Newport Road, easterly of Highway 79, southerly of Patton Avenue, and westerly of Patterson Avenue – 36.64 Gross Acres – Rural residential (R-R) – General Commercial (C-1/C-P) – **REQUEST:** Revision No. 1 to Conditional Use Permit No. 03662 proposes to extend the life of an existing 6.16 acre swap meet for 10 years past its expiration date of February 16, 2021 to February 16, 2031. The current uses on site will remain, and no intensified or expanded uses are proposed. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

FOUND that No New Environmental Document is Required; and,

APPROVED Conditional Use Permit No. 3662 Revision No. 1, subject to the conditions of approval.



**PLANNING COMMISSION HEARING
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4.2 SPECIFIC PLAN NO. 106 AMENDMENT NO. 17, GENERAL PLAN AMENDMENT NO. 170001, CHANGE OF ZONE NO. 7347, TENTATIVE TRACT MAP NO. 37078, and PLOT PLAN NO. 170003

– Intent to Adopt a Mitigated Negative Declaration – Applicant: JBL Investments, Inc. – Allen Su – Representative: MDS, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Commercial Office (CD-CO) – Community Development: Light Industrial (CD-LI) – Open Space: Conservation (OS-C) – Location: Northwesterly of Winchester Road/State Route 79, northerly of Jean Nicholas Road, easterly of Leon Road, and southerly of Whisper Heights Parkway – Zoning: Scenic Highway Commercial (C-P-S) – Commercial Office (C-O) – Industrial Park (I-P) – Open Area Combining Zone-Residential Developments (R-5) – 30.62 Gross Acres – **REQUEST:** The Specific Plan Amendment is a proposal to change the land use designation from a mix of Community Development: Commercial Retail (CD-CR), Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), and Open Space: Conservation (OS-C) to Community Development: Medium High Density Residential (CD-MHDR) as reflected in the proposed Specific Plan Land Use Plan. The General Plan Amendment is a proposal to change the land use designation from a mix of Community Development: Commercial Retail (CD-CR), Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), and Open Space: Conservation (OS-C) to Community Development: Medium High Density Residential (CD-MHDR) as reflected in the proposed Specific Plan Land Use Plan. The Change of Zone is a proposal to change the zoning classification of the project site from Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5) to General Residential (R-3). The Tentative Tract Map is a Schedule “A” Subdivision of 30.62 acres into three (3) residential lots and three (3) open space lots for active recreation and detention basins. The three (3) numbered residential lots would be subdivided into 154 condominium units. The Plot Plan is a development plan for a total of 154 single-family detached condominium units, 308 garage parking spaces, 133 private on-street parking spaces, and 3.84 acres of recreation areas on the entire 30.62-acre project site. APN: 480-160-023. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2021-005; and,

The Planning Commission Recommends that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 170005; and,

TENTATIVELY Approve General Plan Amendment No. 170001; and,

TENTATIVELY Approve Amendment No. 17 to Specific Plan No. 106; and,

TENTATIVELY Approve Change of Zone No. 7347; and,

APPROVE Tentative Tract Map No. 37078; and,

APPROVE Plot Plan No. 170003, subject to the conditions of approval.

5.0 WORKSHOP:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS