

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



**ITEM: 1.2**  
(ID # 17418)

**MEETING DATE:**  
Tuesday, October 19, 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:** The Planning Department recommends 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 **July 7, 2021, July 21, 2021, August 4, 2021, August 18, 2021, September 1, 2021, and September 22, 2021**, as stated in the Report of Actions.

**ACTION:Consent**

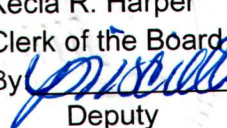
  
John Hildebrand, Planning Director 10/17/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel 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 19, 2021  
**xc:** Planning

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 **July 7, 2021, July 21, 2021, August 4, 2021, August 18, 2021, September 1, 2021, and September 22, 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:**

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

- A. PLANNING COMMISSION REPORT OF ACTIONS – JULY 7, 2021**
- B. PLANNING COMMISSION REPORT OF ACTIONS – JULY 21, 2021**
- C. PLANNING COMMISSION REPORT OF ACTIONS – AUGUST 4, 2021**
- D. PLANNING COMMISSION REPORT OF ACTIONS – AUGUST 18, 2021**
- E. PLANNING COMMISSION REPORT OF ACTIONS – SEPTEMBER 1, 2021**
- F. PLANNING COMMISSION REPORT OF ACTIONS – SEPTEMBER 22, 2021**

  
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Jason Farin, Principal Management Analyst 10/13/2021



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 7, 2021**

**1.0 CONSENT CALENDAR**

**1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885** – Applicant: BBG KRG, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Community Development: Open Space: Conservation (OS-C) – Open Space: Water (OS-W) – Serrano 79 Policy Area – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 477.45 Acres – Zoning: Specific Plan – Serrano (SP353) – Approved Project Description: Schedule “E” subdivision of 489.28 acres into 18 parcels ranging in size from 0.35 to 48.77 acres, with 17 parcels designated for commercial/industrial purposes and one (1) parcel designated as an open space lot for MSHCP conservation purposes – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2023.

**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. 210002 – No New Environmental Docs Required** – CEQ210006 – Applicant: Mehul A. Patel – Representative: W. Development Partners of Temecula – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southeasterly of Winchester Road, and westerly of Leon Road – 0.7 Gross Acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposed project is a request to allow for the operation of a 2,000 sq. ft. liquor store within building S2, a 5,800 sq. ft. leasable building located within the French Valley Commons shopping center (Parcel 8 of Parcel Map No. 37399). Access to the site will be obtained via Benton Road. APN: 963-490-007. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**FOUND** that No New Environmental Document is Required; and,

**APPROVED** Conditional Use Permit No. 210002, subject to the conditions of approval as modified at hearing.

**4.2 CHANGE OF ZONE NO. 2000032, COMMERCIAL WECS PERMIT NO. 200003, and VARIANCE CASE NO. 210001 – Intent to Adopt a Mitigated Negative Declaration** – CEQ210007 – Applicant: Mountain View Power Partners (MVPP), LLC/Michael Hughes – Representative: Charlie Karustis/Yavi Services – Fifth Supervisorial District – Western Coachella Valley Area Plan – Rural: Rural Desert (RUR-RD) – Open Space-Conservation Habitat (OS-CH) – Open Space-Water (OS-W) – Zoning: Wind Energy (W-E) – Controlled Development Areas (W-2) – 1,203 Acres – Location: Southerly of Interstate 10 and Garnet Street; approximately 3 miles westerly of North Indian Canyon Drive, approximately 0.5 miles northerly of State Route 111 – **REQUEST:** Change of Zone No. 2000032 proposes to modify a 281.81-acre portion of an existing 600-acre parcel (APN 522-070-027) from Rural Residential (R-R) to Wind Energy (W-E). Commercial WECS Permit No. 200003 proposes removal of 93 existing Mitsubishi 600-kilowatt (kW) Wind Turbine Generators (WTGs) and the subsequent installation of 16 Vestas 3.6 and 4.3 Megawatts (MWs) WTGs with a maximum height of 492 feet. Six (6) existing Mitsubishi 600 kW WTGs, located outside Riverside County jurisdiction, would remain during project

**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:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ210007; and,

**TENTATIVELY** Approve Change of Zone No. 2000032; and,

**APPROVE** Variance Case No. 210001; and,

**APPROVE** Commercial WECS Permit No. 200003, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 7, 2021**

operation. One (1) additional existing WTG, originally permitted by the County under WECS 107, would remain operational, and is anticipated to be decommissioned after year 10 of this permit. The proposed project would be capable of producing approximately 229.90 gigawatt hours (GWh) of power per year for operational years 1 through 10. Beyond operational year 10, assuming decommissioning of the seven (7) Mitsubishi 600 kW WTGs, the proposed project would produce approximately 215.90 GWh of power annually for the remainder of its operational life. The proposed project would repower the existing wind energy facilities with modern, higher capacity WTGs. The project is planned to be operational by December 2022. The project site is mostly located within the boundaries of the existing MVPP I & II wind energy facilities and covers 1,202.86 acres of private land. Section 18.41.D.3(c) of Ordinance No. 348 allows the Planning Commission to reduce the established scenic setbacks to 1.25 times the total WECS 492' height, or 615 feet. The applicant has requested a setback reduction for two (2) WTGs in the northeast portion of the project site to reduce the required scenic setback from 1,320 feet to 1,000 feet. **Variance Case No. 210001** proposes to reduce the five (5) times rotor diameter wind access setback for four (4) new WTGs. Five (5) times the rotor diameter for the new WTGs would be 585 meters (1,919.29 feet). The applicant proposes reducing the five (5) time rotor diameter wind access setback for the new WTGs to a minimum of 110 meters (360.89 feet). APNs: 522070027, 668290003, -008, 668300001, -003, -005, -008, -009, -010, -011, -012, -013, -014, -015, 668310014, -015, -017, -019, 668310023, -024, -025, -026, -027, -028, -029, -030, -032, -033, -034, -036, -037, -039, -040, -043, -045, 668310004, -047, 668412001, 669020007, -008, 669040006, -017, -018. Project Planner: Jay Olivas at (951) 955-6863 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**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  
JULY 21, 2021**

**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 TENTATIVE PARCEL MAP NO. 37398 and PLOT PLAN NO. 26346**

**– Intent to Adopt a Mitigated Negative Declaration – EA43062 – Applicant/Representative: AVA Property Investments, LLC – Engineer/Rep.: Proactive Engineering West, Inc. – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Willows Avenue, southerly of Murrieta Hot Springs Road, easterly of Winchester Road, and westerly Sky Canyon Road – 10.98 Gross Acres – Zoning: Specific Plan No. 213 (Planning Area 24) – REQUEST: Tentative Parcel Map No. 37398 is a proposal for a Schedule “E” subdivision of two (2) current parcels totaling 10.98 gross acres into five (5) commercial lots with a minimum lot size of 0.68 acres. Plot Plan No. 26346 is a proposal for the siting, construction, and development of approximately 56,060 total building sq. ft. of a commercial and retail center on a 10.98 gross acre site. The Plot Plan includes the construction of five (5) buildings, including a grocery store, retail store, tire shop, drive through restaurant, and a car wash. A total of 308 parking stalls will be provided. APN's: 920-120-034 and 920-120-035. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed

By a vote of 4-0

**CONTINUED** to August 18, 2021.

**4.2 CHANGE OF ZONE NO. 2100009 and PLOT PLAN NO. 210001 –**

**– Intent to Adopt a Mitigated Negative Declaration – CEQ200005 – Applicant: Michael Ramirez – Engineer: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Jean Nicholas Road, southerly of Ron Roberts Way, easterly of Elliot Road, and westerly of Winchester Road – 2.94 Gross Acres – Zoning: Industrial Park (I-P) – REQUEST: Change of Zone No. 2100009 proposes to change the site's zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Plot Plan No. 210001 proposes the construction of a 5,185 sq. ft. convenience store, 5,320 sq. ft. canopy for 16 gas dispensers, 2,315 sq. ft. express car wash, and 2,226 sq. ft. specialty coffee drive-through on a 2.94 gross acre site. A total of 62 parking spaces are proposed. APN: 480-462-004. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@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:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ200005; and,

**TENTATIVELY** Approve Change of Zone No. 2100009; and,

**APPROVE** Plot Plan No. 210001, subject to the conditions of approval as modified at hearing.

**4.3 CONDITIONAL USE PERMIT NO. 200029 and DEVELOPMENT AGREEMENT NO. 2000014 – 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) – CEQ200066 – Applicant: Anthony Hicks – Fifth Supervisorial District – Cabazon District – The Pass Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Northerly of Seminole Drive, easterly of Millard Pass Road, southerly of Service Road, and westerly of Deep Creek Road – 0.13 Acres – Scenic Highway Commercial (C-P-S) – REQUEST: Development Agreement**

**Planning Commission Action:**

Public Comments: Closed

By a vote of 4-0

**CONTINUED** to August 4, 2021.



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

No. 2000014 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 Cabazon District. Conditional Use Permit No. 200029 proposes to occupy an existing 4,916 sq. ft. building to be used as a storefront cannabis retail business with delivery. APN: 519-190-032. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 4.4 CHANGE OF ZONE NO. 1900025 – No New Environmental Document Required** – Applicant: Partners in Wine, LLC c/o Kurt Tiedt – Engineer/Representative: Creative Heights Designs, Inc. c/o Moise Villegas – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of De Portola Road, southerly of Avenida Verde, easterly of Pauba Road, and westerly of Shiraz Way – 14.50 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery Existing (WC-WE) – **REQUEST:** Change of Zone No. 1900025 (CZ1900025) changes the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery Existing (WC-WE) for APN 927-630-022 which is comprised of approximately 14.50 gross acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 927-630-022. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@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** that No New Environmental Document is Required; and,  
**TENTATIVELY** Approve Change of Zone No. 1900025.
- 4.5 TENTATIVE PARCEL MAP NO. 37946 and CHANGE OF ZONE NO. 2000029 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: 4M Engineering, c/o Matt Liesemeyer – Engineer/Representative: Brian Hess – First Supervisorial District – South Elsinore Area Zoning Area – Elsinore Area Plan – Medium Density Residential (MDR) – Location: 19671 Grand Avenue, Lake Elsinore, CA, 92530 – Northerly of Marvella Lane, westerly of Grand Avenue, and southerly of Skylark Drive – 0.81 Gross Acres – Current Zoning: Rural-Residential (R-R) – Proposed Zoning: One-Family Dwellings (R-1) – **REQUEST:** Tentative Parcel Map No. 37946 is a proposal for a Schedule "F" subdivision of approximately 0.81 gross acres into tow (2) parcels with a minimum lot size of 0.27 acres. No grading or improvements are proposed for this subdivision. Change of Zone No. 2000029 is a proposal to change the subject site's existing zoning classification from Rural Residential (R-R) to One-Family Dwellings (R-1) to accommodate the size of the parcels that will result from the subdivision, as well as put the land into consistency with the County Initiated General Plan Land Use designation of Medium Density Residential (MDR). APN: 370-200-061. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@givco.org](mailto:kmitchell@givco.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; and,  
**TENTATIVELY** Approve Change of Zone No. 2000029; and,  
**APPROVE** Tentative Parcel Map No. 37946, 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**





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
AUGUST 4, 2021**

**1.0 CONSENT CALENDAR**

- 1.1 **ADOPTION OF THE REVISED 2021 PLANNING COMMISSION CALENDAR** – Changing the meeting location and start time for the September 22, 2021 from the desert area at 9:30 a.m. to Riverside at 9:00 a.m. to be heard on the First Floor Board Chambers in the County Administration Center. **APPROVED** the revised 2021 Planning Commission Calendar.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 **CONDITIONAL USE PERMIT NO. 200029 and DEVELOPMENT AGREEMENT NO. 2000014 – 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) – CEQ200066 – Applicant: Anthony Hicks – Fifth Supervisorial District – Cabazon District – The Pass Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Northerly of Seminole Drive, easterly of Millard Pass Road, southerly of Service Road, and westerly of Deep Creek Road – 0.13 Acres – Scenic Highway Commercial (C-P-S) – **REQUEST:** Development Agreement No. 2000014 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 included terms for providing a community benefit to the Cabazon District. Conditional Use Permit No. 200029 proposes to occupy an existing 4,916 sq. ft. building to be used as a storefront cannabis retail business with delivery. APN: 519-190-032. Continued from July 21, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-1  
The Planning Commission Recommends that the Board of Supervisors take the following actions:  
**DENY** the proposed project.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**NONE**

**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  
AUGUST 18, 2021**

**1.0 CONSENT CALENDAR**

- 1.1 FOURTH EXTENSION of TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: South Ranch Construction Inc., c/o Al Harvey – Representative(s): MDS LLC, c/o Larry Markham and Nancy Leaman – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Highway 79 Policy Area – Location: Northerly of Mazoe Street, easterly of Pourroy Road, southerly of Auld Road, and westerly of Dickson Path – 21.01 Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule “E” subdivision of 21.01 acres into three (3) commercial lots ranging in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres. The Project also included the realignment to Butterfield Stage Road and Auld Road – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org). **APPROVED** the Fourth Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2022.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS  
NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 TENTATIVE PARCEL MAP NO. 37398 and PLOT PLAN NO. 26346 – Intent to Adopt a Mitigated Negative Declaration** – EA43062 – Applicant/Representative: AVA Property Investments, LLC – Engineer/Rep.: Adkan Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Willows Avenue, southerly of Murrieta Hot Springs Road, easterly of Winchester Road, and westerly Sky Canyon Road – 10.98 Gross Acres – Zoning: Specific Plan No. 213 (Planning Area 24) – **REQUEST:** Tentative Parcel Map No. 37398 is a proposal for a Schedule “E” subdivision of two (2) current parcels totaling 10.98 gross acres into five (5) commercial lots with a minimum lot size of 0.68 acres. Plot Plan No. 26346 is a proposal for the siting, construction, and development of approximately 56,060 total building sq. ft. of a commercial and retail center on a 10.98 gross acre site. The Plot Plan includes the construction of five (5) buildings, including a grocery store, retail store, tire shop, drive through restaurant, and a car wash. A total of 308 parking stalls will be provided. APN’s: 920-120-034 and 920-120-035. Continued from July 21, 2021. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org). **Planning Commission Action:** Public Comments: Closed By a vote of 4-0 **ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43062; and, **APPROVED** Tentative Parcel Map No. 37398; and, **APPROVED** Plot Plan No. 26346, subject to the conditions of approval as modified at hearing.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 CONDITIONAL USE PERMIT NO. 190038 and DEVELOPMENT AGREEMENT NO. 1900027 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190129 – Applicant: The Fuego Farms LLC – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Min.) – Location: Northerly of Carancho Road, easterly of El Calamar Road, and westerly of Deluz Road – 72.15 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Conditional Use Permit No. 190038 proposes to construct a Cannabis cultivation facility with one (1) 4,800 sq. ft. building, twelve (12) 1,800 sq. ft. mature canopy greenhouses and six (6) 3,240 sq. ft. vegetation greenhouses. Development Agreement No. 1900027 would impose a lifespan on the proposed cannabis project and provide community benefit to Riverside County. APN: 933-020-005. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **Planning Commission Action:** Public Comments: Closed By a vote of 4-0 **CONTINUED** to September 1, 2021.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
AUGUST 18, 2021**

- 4.2 **TENTATIVE PARCEL MAP NO. 37586 and CHANGE OF ZONE NO. 190003 – Intent to Adopt a Mitigated Negative Declaration – CEQ180070 – Applicant: Giulio Padovini – Engineer: Ventura Engineering Inland, Inc. – First Supervisorial District – Rancho California Zoning Area – Santa Rosa Plateau Policy Area – Southwest Area Plan General Plan Designation: Rural: Rural Mountainous – Location: Northerly of Via Yerba, westerly of Via Tornado, and easterly of Calle Pintoresca – 20.24 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – REQUEST: Schedule “H” subdivision of 20.24 acres into two (2) residential lots with 10 acre minimum lots sizes, Parcel 1 is approximately 10.101 gross acres (10.001 Net Acres) and Parcel 2 is 10.143 gross acres (9.939 Net Acres). One single family residence is existing, and one (1) additional single-family residence will be located on a new parcel. The Change of Zone is a request to change the Zoning Classification of the subject property from Residential Agricultural – 20 acre minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10). APN: 939-180-003. Project Planner: Brett Dawson at (951) 955- 0972 or email at [bdawson@rivco.org](mailto:bdawson@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:
- ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180070; and,
- TENTATIVELY** Approve Change of Zone No. 190003; and,
- APPROVE** Tentative Parcel Map No. 37586, subject to the conditions of approval.
- 4.3 **CONDITIONAL USE PERMIT NO. 200032 and DEVELOPMENT AGREEMENT NO. 2000015 – 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) – CEQ200070 – Applicant: Higher Point Cannabis – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Frontage Road, southerly of W. 6<sup>th</sup> Street, and westerly of Paseo Grande – 0.28 Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq. ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona area. APN’s: 102-250-057 and 102-250-059. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0
- CONTINUED** to September 22, 2021.
- 5.0 **WORKSHOP:**  
**NONE**
- 6.0 **RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**
- 6.1 **RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION ITEM** Presented and opened for public comments. Public comments were received at hearing.
- 7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 8.0 **PLANNING DIRECTOR’S REPORT**
- 9.0 **PLANNING COMMISSIONERS’ COMMENTS**



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 1, 2021**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 **CONDITIONAL USE PERMIT NO. 190038 and DEVELOPMENT AGREEMENT NO. 190027 – Intent to Adopt a Mitigated Negative Declaration – CEQ190129 – Applicant: The Fuego Farms LLC – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Min.) – Location: Northerly of Carancho Road, easterly of El Calamar Road, and westerly of Deluz Road – 72.15 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Conditional Use Permit No. 190038 proposes to construct a Cannabis cultivation facility with one (1) 4,800 sq. ft. building, twelve (12) 1,800 sq. ft. mature canopy greenhouses and six (6) 3,240 sq. ft. vegetation greenhouses. Development Agreement No. 190027 would impose a lifespan on the proposed cannabis project and provide community benefit to Riverside County. APN: 933-020-005. Continued from August 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0  
**CONTINUED** to October 20, 2021

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 **CONDITIONAL USE PERMIT NO. 180024 – Intent to Adopt a Negative Declaration – CEQ180106 – Applicant: GU's Recycling Inc. – Engineer/Representative: Saul Ramirez – Second Supervisorial District – Temescal Canyon Area Plan: Manufacturing-Service Commercial (M-SC) – Location: Northerly of Magnolia Avenue, southerly of Sampson Avenue, easterly of McKinley Street, and westerly of Lincoln Street – 1.45 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** A request for the construction of a 1,958 sq. ft., two-story office building with 22 parking spaces, 40,586 sq. ft. of outdoor storage for recyclable materials, and other necessary and required improvements on the project site and along the adjacent streets. APN: 172-110-005. Project Planner: Kathleen Mitchell at (951) 955-6836 or via email at [KMitchell@rivco.org](mailto:KMitchell@rivco.org).**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0  
**ADOPT** a Negative Declaration for Environmental Assessment No. CEQ180106; and,  
**APPROVE** Conditional Use Permit No. 180024, subject to the conditions of approval.
- 4.2 **GENERAL PLAN AMENDMENT (GPA) NOS. 180002, 190006 and 210109 – Intent to Consider an Addendum to Environmental Impact Report – All Supervisorial Districts – Countywide Unincorporated areas – **REQUEST:** GPA Nos. 180002 (Safety), 190006 (Housing), and 210109 (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 6<sup>th</sup> Cycle Regional Housing Needs Assessment ("RHNA") allocation and plan for housing needs for unincorporated communities for the planning period between years of 2021 and 2029; the Safety Element must be updated to address safety concerns related to housing, climate resiliency and adaptation, and other safety concerns and statutory requirements; updates to the Land Use Element include consistency changes to land use designations,**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0  
**ADOPT** Planning Commission Resolution No. 2021-007; and  
The Planning Commission Recommends that the Board of Supervisors take the following actions:  
**CONSIDER** Addendum No. 1 to Environmental Impact Report (EIR) No. 548; and,  
**TENTATIVELY** Approve General Plan Amendment No. 180002; and,  
**TENTATIVELY** Approve General Plan Amendment No. 190006; and,



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 1, 2021**

densities, and other land use factors and policies. Project Planner: Robert Flores at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org) **TENTATIVELY** Approve General Plan Amendment No. 210109.

- 5.0 WORKSHOP:  
**NONE**
- 6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION  
**NONE**
- 7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 8.0 PLANNING DIRECTOR'S REPORT
- 9.0 PLANNING COMMISSIONERS' COMMENTS



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 22, 2021**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CONDITIONAL USE PERMIT NO. 200032 and DEVELOPMENT AGREEMENT NO. 2000015 – 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) – CEQ200070 – Applicant: Higher Point Cannabis – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Frontage Road, southerly of W. 6<sup>th</sup> Street, and westerly of Paseo Grande – 0.28 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq. ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona area. APN's: 102-250-057 and 102-250-059. Continued from August 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONTINUED** to October 6, 2021.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 190021 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190095 – Applicant: ADMG, Inc. c/o Ash Etemadian – Engineer/Representative: Adkan Engineers c/o Mitch Adkison – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Chicago Avenue, and westerly of Little Court – 2.84 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190021 is a proposal for the development of a gas station on 1.5-acres of a 2.8-acre lot, with the residual 1.3 acres to remain vacant. The scope of the proposal includes a canopied fuel pumping station with 16 fueling positions for vehicles, a 3,800 sq. ft. convenience store, and a 1,692 sq. ft. detached drive-thru carwash. The convenience store would include the sale of beer and wine for off-site consumption. To provide sufficient on-site parking for customers and employees, the project site has provided 29 parking spaces including: two (2) ADA and two (2) electrical vehicle parking spaces, and nine (9) parking spaces with vacuum stations, in front of the drive-thru carwash. Landscaping will be included throughout the site, as well as a retention basin. APN 266-020-001. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONTINUED** to October 6, 2021.

**4.2 CONDITIONAL USE PERMIT NO. 190014 and NOISE ORDINANCE EXCEPTION NO. 2100002 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190083 – Owner: Isaac Sloan – Applicant: Aaron Cooke – First Supervisorial District – Mead Valley Area Plan – Rural Mountainous (RM) – Rural Residential (RR) – General Plan Designations – Good Hope Zoning Area – Zoning: Rural Residential (R-R) – Location:

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONTINUED** to October 6, 2021.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 22, 2021**

Northerly of Ethinac Road, westerly of Highway 74, and southerly of Olive Avenue – 90.56 Acres – **REQUEST:** This Conditional Use Permit is to permit a Recreational Motocross park consisting of up to five (5) motocross tracks, a retail parts store, a snack bar, garage, an events hall, two (2) pro race shops, a viewing deck, administration building, motorcycle storage, associated parking, ticket booth, bioretention basin, bike wash, five (5) associated parking areas, an R.V. parking area for overnight dry-camping use, bathrooms, and shower area. The motocross project will host local racing events. The project will be built in three (3) phases based on available funds. The existing residence will remain onsite and used as a caretaker unit. The noise ordinance exception proposes to grant an exception to Ordinance No. 847 Section 4. The overall daytime operational noise level is below the daytime noise limit of 65 dBA Leq that is set by the General Plan Noise Element. APN's: 345-020-011 and 345-020-016. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

4.3 **PLOT PLAN NO. 180032 (PPT180032) – Intent to Consider an Addendum to Environmental Impact Report No. 466 – EIR466** – Applicant: Majestic Realty – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: Westerly of Harvill Avenue, southerly of Old Oleander Avenue, easterly of Decker Road, and northerly of Markham Street – 19.41 Gross Acres – Zoning: Industrial Park (I-P) – Manufacturing–Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 347,672 sq. ft. warehouse/distribution/manufacturing development on 19.41 gross acres, identified as Building 19. The building consists of 27,814 sq. ft. of office area with the remaining 319,858 sq. ft. as warehouse. APN: 314-051-015. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONSIDER** Addendum to Environmental Impact Report No. 466; and,

**APPROVE** Plot Plan No. 180032, subject to the conditions of approval.

4.4 **CONDITIONAL USE PERMIT NO. 200045 and DEVELOPMENT AGREEMENT NO. 2000023 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301(l)(3) (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: Brook Duquesnel – Location: Second Supervisorial District, East Corona – **REQUEST:** To authorize commercial cannabis activity within a 36,450 sq. ft. industrial building to include Cannabis Cultivation, a Cannabis Retailer and Cannabis Distribution Facilities. Project Planner: Steven Jones at (951) 955-0314 or email at [sjones@rivco.org](mailto:sjones@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONTINUED** to October 6, 2021.

4.5 **APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190024 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Gumaro J. Vasquez – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Valle Vista Way, westerly of Kellen Court, southerly of Hermosa Drive and easterly of Cayuse Court – 1.29 Net Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 190024 is a

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**DENY** the Appeal of the Planning Director's Decision; and,

**UPHOLD** the Planning Director's Finding that Plot Plan No. 190024 is exempt from the California Environmental Quality Act (CEQA); and,



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 22, 2021**

proposal to convert an existing 3,050 sq. ft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed offsite. APN: 245-100-048. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**UPHOLD** the Planning Director's Approval of Plot Plan NO. 190024, subject to the conditions of approval.

**5.0 WORKSHOP:**

**NONE**

**6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**

- 6.1 **EXECUTIVE OFFICE TECHNICAL COMMITTEE:** Riverside County 2021 Redistricting Update. **ITEM** Presented and opened for public comments. Public comments were received at hearing.

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

**8.0 PLANNING DIRECTOR'S REPORT**

**9.0 PLANNING COMMISSIONERS' COMMENTS**



