



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JANUARY 6, 2021**

**1.0 CONSENT CALENDAR**

**1.1 PLOT PLAN WIRELESS NO. 190015 – 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) – Applicant: Smartlink, LLC on behalf of AT&T – Owner: Makerville – Third Supervisorial District – Pinon Flats Zoning District – REMAP Area Plan – Community Development – Commercial Retail (CD-CR) – Location: Easterly of Pinon Flats Road, southerly of Highway 74, and westerly of Pidgeon Springs Road – 10.0 Acres – Zoning: Controlled Development Area (W-2) – **REQUEST:** Plot Plan Wireless No. 190015 proposes to construct a wireless telecommunication facility disguised as a 70' tall faux water tank that will contain a three (3) sector array with three (3) panel antennas per sector with accompanying ground equipment within a 625 sq. ft. lease area. APN: 636-192-002. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**1.2 GENERAL VACATION and TERMINATION of MAINTENANCE of portions of Commerce Center Drive, Messenia Lane, and Perry Street, and the EXECUTION of a Quitclaim Deed over a portion of the above referenced Vacation, in Mead Valley – APPROVED** The Transportation Department to Vacate and Terminate the maintenance of portions of Commerce Center Drive, Messenia Lane, and Perry Street, and the execution of a Quitclaim Deed. Applicant: Majestic Freeway Business Center, LLC – First Supervisorial District – Mead Valley Area Plan – Location: Commerce Center Drive, Messenia Lane, and Perry Street in Mead Valley – **REQUEST:** The Transportation Department is proposing to Vacate and Terminate the maintenance of portions of Commerce Center Drive, Messenia Lane, and Perry Street and Execute a Quitclaim Deed over a portion of the Vacated area, pursuant to County of Riverside policies and procedures. Project Planner: Chris Trinidad at (951) 955-8116 or email at [ctrinida@rivco.org](mailto:ctrinida@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. 1800012 and TENTATIVE TRACT MAP NO. 37358 – Intent to Adopt a Mitigated Negative Declaration – CEQ180047 – Applicant: Allard Engineering – Owner: Pacific Communities Builder, Inc. – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Mapes Road, easterly of Antelope Road, westerly of Dawson Road, and southerly of Mahogany Lane – Zoning: Rural-Residential (R-R) – 45.6 gross acres – **REQUEST:** The Change of Zone proposes to change the zoning classification of the project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). The Tentative Tract Map is a proposal to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 sq. ft. to 12,745 sq. ft., seven (7) letter lots dedicated to retention basins and open space amenities which consists of three (3) parks, and one (1) paseo, and three (3) remainder parcels located along the western and southern boundary of the Project site. The project is proposed to be developed in four (4) phases. 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 5-0

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

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180047; and,

**TENTATIVELY** Approve Change of Zone No. 1800012; and,

**APPROVE** Tentative Tract Map No. 37358, subject to the conditions of approval.



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**4.2 CONDITIONAL USE PERMIT NO. 200031 and DEVELOPMENT AGREEMENT NO. 2000011– Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Article 19, Section 15301 (Existing Facilities) – Applicant: Cannabis 21+ – Representative: Sean Anthony St. Peter – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Cajalco Expressway, southerly of Messenia Lane, easterly of Harvill Avenue, and westerly of Interstate 215 – 1.00 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S)– **REQUEST:** Development Agreement No. 2000011 would impose a lifespan on the proposed cannabis project and provide community benefit to the Mead Valley Area. Conditional Use Permit No. 200031 is a proposal for a Commercial Cannabis Facility, that includes retail sales and distribution. The cannabis facility will occupy 4,646 sq. ft. of Building D that was approved as part of a retail center (Plot Plan No. 25699). The total building area of Building D is 8,892 sq. ft. and is yet to be built. The project includes a 4,274 sq. ft. cannabis retail area and a 372 sq. ft. distribution area. The parcel has been graded and improved with landscaping and parking stalls. The project will include one (1) ADA and 22 non-ADA parking spaces. Retail store hours of operation will be 8:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 8:00 a.m. to 9:00 p.m., 7-days a week. APN: 317-110-070. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at [pnanthav@rivco.org](mailto:pnanthav@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. 2000011; and,

**APPROVED** Conditional Use Permit No. 200031, subject to the conditions of approval.

**4.3 CONDITIONAL USE PERMIT NO. 200020 and DEVELOPMENT AGREEMENT NO. 2000008 – 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) – CEQ200053 – Applicant: Sean St. Peter – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Stetson Avenue, easterly of California Avenue, southerly of W. Florida Avenue, and westerly of Warren Road – 4 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 200020 is a proposal to redevelop an existing 8,400 sq. ft. building to be used as a cannabis retail storefront, that shall also include mobile deliveries, as well as a cannabis distribution facility. The project shall also include updates to the project site for parking and landscaping. Development Agreement No. 2000008 has a term of 5 years and grants the applicant vesting rights to develop the project in accordance with the terms of Development Agreement No. 2000008 and Conditional Use Permit No. 200020 and will provide community benefits to the Hemet-San Jacinto Area. APN: 465-020-025. 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

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. 2000008; and,

**APPROVED** Conditional Use Permit No. 200020, 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**