



**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. 2000025, 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.



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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.



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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