



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 5, 2021**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 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 Consultants, LLC/Tony Locacciatto – 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 38<sup>th</sup> 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 and April 27, 2021. 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

**ADOPTED** Planning Commission Resolution No. 2021-003; and,

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

**CONSIDER** an Addendum to Environmental Impact Report No. 470; and,

**TENTATIVELY** Approve General Plan Amendment No. 200005; and,

**TENTATIVELY** Approve Amendment No. 2 to Specific Plan No. 343; and,

**TENTATIVELY** Approve Change of Zone No. 1800020; and,

**APPROVE** Tentative Tract Map No. 38040; and,

**APPROVE** Plot Plan No. 200021, subject to the conditions of approval as modified at hearing.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CHANGE OF ZONE NO. 1900007 (CZ1900007), TENTATIVE TRACT MAP NO. 37735 (TTM37735), and PLOT PLAN NO. 210006 (PPT210006) – Intent to Adopt a Negative Declaration – CEQ190031 – Owner/Applicant: Dan Arthofer – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0



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District – Western Coachella Valley Area Plan: Medium Density Residential (2-5 D.U./Ac.) – Location: Northerly of 42<sup>nd</sup> Avenue and Port Royal Avenue, southerly of Aerodrome Avenue, westerly of Hopewell Drive, and easterly of Hermitage Drive – 3.70 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** Change of Zone No.1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No. 37735 proposes to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes approximately 13-single-story and approximately five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 sq. ft. to 2,063 sq. ft. each. APN: 607-312-034. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

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

**ADOPT** a Negative Declaration for Environmental Assessment No. 190031; and,

**TENTATIVELY** Approve Change of Zone No. 1900007; and,

**APPROVE** Tentative Tract Map No. 37735; and,

**APPROVE** Plot Plan No. 210006, subject to the conditions of approval.

- 4.2 **APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190032 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville – Engineer: SDH, Inc./Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Appeal of March 22, 2021 Planning Director's decision to adopt a Mitigated Negative Declaration (CEQ190121) and approved Plot Plan No. 190032, which proposes the construction of a 53,275 sq. ft. warehousing and distribution truck terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043. 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

**DENY** the appeal of the Planning Director's decision on March 22, 2021, approving Plot Plan No. 190032; and,

**UPHOLD** the Planning Director's Adoption of the Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

**UPHOLD** the Planning Director's Approval of the Plot Plan No. 190032, subject to the conditions of approval.

- 4.3 **GENERAL PLAN AMENDMENT NO. 200003 – Exempt from the California Environmental Quality Act (CEQA)** – County of Riverside – All Supervisorial Districts – Countywide – **REQUEST:** General Plan Amendment No. 200003 (GPA200003) amends Chapter 3 of the General Plan (Land Use Element), specifically the "Areas Subject to Indian Jurisdiction" section, to include the addition of new text to ensure that development of Fee Lands is appropriately in coordination with the appropriate Tribal Government. Revisions to policy LU 37.5 requires all development of Fee Lands to be transmitted to the appropriate Tribal Government for review and comment as part of the County's development review process. Additionally, the revised policy also assigns Fee Lands that do not currently have a Foundation Component or Land Use Designation the Agriculture Foundation Component and Agriculture Land Use Designation. Project Planner: Paul Swancott at (951) 955-3103 or email at [Pswancott@rivco.org](mailto:Pswancott@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**ADOPTED** Planning Commission Resolution No. 2021-004; and,

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. 200003.



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- 4.4 **CONDITIONAL USE PERMIT NO. 190045 and DEVELOPMENT AGREEMENT NO. 1900036 – 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) – CEQ190136 – Applicant: Cheapest Hydro, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Center Street, easterly of Stephens Avenue, southerly of Kluk Lane, and westerly of La Cadena Drive – 0.72 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190045 proposes to use an existing 13,559 sq. ft. building as a storefront for a retail cannabis business and distribution facility. The proposed Cannabis retail storefront will occupy 4,137 sq. ft. and the distribution facility will occupy the remaining 9,422 sq. ft. Development Agreement No. 1900036 would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove area. APN: 246-123-024 and 246-123-025. 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 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. 1900036; and,
- APPROVE** Conditional Use Permit No. 190045, 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