



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 19, 2021**

1.0 CONSENT CALENDAR

1.1 PLOT PLAN WIRELESS NO. 200002 – 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 c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Julius Santiago – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Tourist: (CD-CT) (FAR 0.20- 0.35) – Location: Northerly of Craig Avenue, westerly of Patterson Avenue, easterly of State Highway 79/Winchester Road, and southerly of Holland Road – 37.45 Gross Acres – Zoning: Specific Plane No. 310 (Barton Properties -Domenigoni) – **REQUEST:** The Plot Plan Wireless proposes to construct a concealed wireless communication facilities of a 70-foot faux water tank, one (1) utility cabinet, three (3) DC-12 outdoor units, 12 panel antennas, 36 Remote Radio Units (RRUs), one (1) microwave antenna, four (4) surge protectors, one (1) GPS antenna, and one (1) 20kW diesel generator within 988 sq. ft. lease area, surrounded by a 6-foot high chain-link fence, on a 37.45 acre site. APN: 466-170-034. Project Planner: Travis Engelking at (951) 955-1417 or email at tengelki@rivco.org.

1.2 ADOPTION OF THE REVISED 2021 PLANNING COMMISSION CALENDAR – Changing the meeting location and start time for the June 16, 2021 from the desert area to be heard 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. ADOPTED the Revised 2021 Planning Commission Calendar.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 PLOT PLAN NO. 190039 and CHANGE OF ZONE NO. 2000008 – Intent to Adopt a Mitigated Negative Declaration – CEQ190175 – Applicant: Duke Realty – Representative: Michael Weber – First Supervisorial District – Mead Valley Area Plan – North Perris Area Zoning District – General Plan: Light Industrial (LI) – Zoning: Manufacturing Heavy (M-H) – Manufacturing – Service Commercial (M-SC) – Location: Northeasterly corner of Harvill Avenue and Rider Street – 15.07 acres – **REQUEST A Plot Plan to construct a construct a 334,922 sq. ft. warehousing and distribution facility with approximately 10,990 sq. ft. of first floor office, 7,850 sq. ft. of office mezzanine, 316,082 sq. ft. of warehouse, 41 dock doors, parking for automobiles and trucks and one water quality detention basin, and associated improvements. The project includes two (2) water quality basins, 333 standard parking spaces, which includes six (6) accessible parking spaces, 49 additional spaces are designated as trailer parking spaces, and a Change of Zone to from Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) to Manufacturing Service Commercial (M-SC) throughout the property. APN's: 317-170-024 and 317-170-045. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@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. CEQ190175; and,

TENTATIVELY Approve Change of Zone No. 2000008; and,

APPROVE Plot Plan No. 190039, subject to the conditions of approval.



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- 4.2 **CONDITIONAL USE PERMIT NO. 190010 and DEVELOPMENT AGREEMENT NO. 1900006 – 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: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail: (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street – 0.26 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900006 is a proposed 10-year agreement to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006. Conditional Use Permit No. 190010 is a proposal to occupy an existing 1,625 sq. ft. building to be used as a retail cannabis storefront on a 0.26-acre lot with a parking lot and landscaping. APN: 277-110-040. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
CONTINUED to June 16, 2021.
- 4.3 **CONDITIONAL USE PERMIT NO. 190036 and DEVELOPMENT AGREEMENT NO. 1900024 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061 (b)(3) (Common Sense) – Applicant: Nibble This – Lake Elsinore, LLC – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Mixed Used Area: (MUA) – Location: Northerly of Akley Street, easterly of Evergreen Street, southerly of Grand Avenue, and westerly of Adelfa Street – 1.34 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900024 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900024 and conditional Use Permit No. 190036, which will provide community benefits to the Elsinore Area. Conditional Use Permit No. 190036 proposes to use an existing 3,313 sq. ft. building as a storefront cannabis retailer with delivery services on a 1.34-acre lot with parking and landscaping. APN: 381-273-029. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@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. 1900024; and,
APPROVE Conditional Use Permit No. 190036, subject to the conditions of approval.
- 4.4 **GENERAL PLAN AMENDMENT NO. 190004 (GPA190004) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) – Applicant: County of Riverside – Countywide – Location: Unincorporated County within Environmental Justice communities/areas – **REQUEST:** Conduct a public hearing for GPA190004, and continue the public hearing to the Planning Commission scheduled on Wednesday, June 2, 2021. GPA190004 proposes to Amend the General Plan Land Use Element and Healthy Communities Element for Compliance with Senate Bill (SB) 1000 (Environmental Justice General Plan Components) to incorporate Environmental Justice provisions into the General Plan. The purpose of SB1000 is to require the preparation of remediation policies, through a robust outreach process, which are applicable to Environmental Justice Communities defined as “low-income area[s] that [are] disproportionately affected by environmental pollution”. The Land Use Element amendment is proposed to include the spatial definition of environmental justice
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
CONTINUED to June 2, 2021.



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communities/areas, along with the legal requirements and framework for compliance with SB1000. The Healthy Communities Element is proposed to include the remediation polices. Additionally, an Environmental Justice Implementation Plan is also being proposed. Project Planner: Peter Hersh at (951) 955- 8514 or email at phersh@rivco.org.

4.5 CONDITIONAL USE PERMIT NO. 180010 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Delphi RE Holdings, LLC – Fifth Supervisorial District – Engineer/Representative – Wilfredo Ventura, P.E.,Q.S.D/P – Area Plan: The Pass – Zoning Area/District: Beaumont-Banning District – General Plan: Agriculture – Location: Southerly of Sun Lakes Boulevard, northerly of Wolfskill Truck Road, and westerly of Portero Road – 32.59 Gross Acres – Zoning: Controlled Development Areas Zone – W-2 – **REQUEST:** A Conditional Use Permit application to allow the operation of a state licensed Alcohol or Drug Abuse Treatment Facility. The proposed facility will be within an existing 6,280 sq. ft. single-family residential building. Services include detoxification, incidental medical services, and recovery and treatment services for a total of 16 beds. The facility would have staff which includes 24-hour care by licensed therapist, nurses, and physicians. APN: 544-260-007. 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

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Conditional Use Permit No. 180010, 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