



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 3, 2020**

1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33410 – Applicant: Albert A. Webb Associates – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Public Facilities (PF) (≤ 0.60 FAR) – Location: Southerly of Highgrove Pass Road and easterly of Pigeon Pass Road – 45.57 Acres – Zoning: Light Agriculture – 2 ½ Acre Minimum (A-1-2½) – Planned Residential (R-4) – Approved Project Description: Schedule “A” subdivision of 45.5 gross acres into 138 single family residential lots with an average lot size of 6,713 sq. ft. The proposed subdivision will also include 12 open space lots which will encompass approximately 13.95 acres of the 45.5 acre site – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33410, extending the expiration date to April 11, 2023. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 33410, extending the expiration date to April 11, 2023.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration – CEQ190112 – Applicant: Trammell Crow So. Cal Development Inc. – Engineer/Representative: EPD Solutions – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 20.22 Net Acres – Zoning: Manufacturing – Medium (M-M) — **REQUEST:** Plot Plan No. 190031 proposes an industrial warehouse building consisting of 5,000 sq. ft. of office space and 413,000 sq. ft. of warehouse storage, with 50 docking bay doors. Parking would consist of 233 parking spaces, including seven (7) accessible parking and six (6) electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and two (2) basins. Truck entry would be from Oleander Avenue. Continued from May 6, 2020 and May 20, 2020. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 190012; and,

APPROVED Plot Plan No. 190031, subject to the conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 – Intent to Adopt a Negative Declaration – Applicant: Juan and Irma Llamas – Engineer/Representative: AC Engineering Group, Inc. c/o Rod Arsalan – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Existing – Rural: Rural Residential (R-RR) (5 Acres Min.) – Proposed – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Min.) – Location: Southwesterly of Reche Canyon Road, easterly of Reche Vista Drive, and northerly of Holly Court – 5.22 Gross Acres – Zoning: Existing – Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed – Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST: General Plan Amendment No. 1221** is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R-RR) that has a density of one (1) dwelling unit per 5 acres. The Amendment would change the General Plan land

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0

ADOPT Planning Commission Resolution No. 2020-006; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT Negative Declaration for Environmental Assessment No. 41793; and,

TENTATIVELY Approve General Plan Amendment No. 1221; and,

TENTATIVELY Approve Change of Zone No. 7727; and,

APPROVE Tentative Parcel Map No. 36302, subject to the conditions of approval.



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use designation to Rural Community: Estate Density Residential (RC-EDR) with a density of one (1) dwelling unit per two (2) acres. **Change of Zone No. 7727** is a proposal to change the zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). **Tentative Parcel Map No. 36302** is a proposal for a Schedule “H” Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two (2) parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994). Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.2 **ORDINANCE NO. 348.XXXX associated with CHANGE OF ZONE NO. 1900015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Ordinance No. 348.XXXX, associated with Change of Zone No. 1900015 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to add a new section Article XXXX, Industrial Hemp Activities. The purpose of this amendment is to establish a regulatory framework for the cultivation and manufacturing of Hemp, in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones and development regulations, as well as operating and manufacturing provisions. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

Planning Commission Action:

Public Comments: Open
By a vote of 5-0

CONTINUED to June 17, 2020.

4.3 **CONDITIONAL USE PERMIT NO. 190013 and DEVELOPMENT AGREEMENT NO. 1900008 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and Section 15061 (Common Sense) – Applicant: Empire Connect – Representative: Anthony Hicks – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Lake Terrace Drive, easterly of Riverside Drive, southerly of Grand Avenue, and westerly of State Highway 74 – .53 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900008, would impose a lifespan on the proposed cannabis project and provide community benefit to the Elsinore Area. Conditional Use Permit No. 190013, proposes a storefront retail cannabis business and delivery service that includes two (2) existing commercial buildings and accompanying parking. The first, existing 4,467 sq. ft. retail building will be used as a storefront for a retail cannabis business. The second, existing 1,741 sq. ft. building will be used for storage related to the cannabis business. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

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

TENTATIVELY Approve Development Agreement No. 1900008; and,

APPROVE Conditional Use Permit No. 1900013, subject to the conditions of approval as modified at hearing.

4.4 **CONDITIONAL USE PERMIT NO. 190053 and DEVELOPMENT AGREEMENT NO. 1900044 – 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: River Releaf – Engineer/Representative: Infrastructure Engineers – First Supervisorial District – Glen Ivy Area – Temescal Canyon Area

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:



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Plan: Community Development: Light Industrial (CD-LI) – Location: Westerly of Temescal Canyon Road at the intersection with Dawson Canyon Road – 0.43 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 190053 is a proposal for a cannabis micro business within an existing 8,565 sq. ft. two-story commercial building on an 0.43 acre parcel. The micro business will include indoor cultivation (4,500 sq. ft.), manufacturing (985 sq. ft.), retail (1,500 sq. ft.), distribution (1,580 sq. ft.), and supporting storage, office, employee break area, and lobby/reception areas. Development Agreement No. 1900044 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 Temescal Canyon area. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

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

TENTATIVELY Approve Development Agreement No. 1900044; and,

APPROVE Conditional Use Permit No. 1900053, subject to the conditions of approval as modified at hearing.

4.5 **PLOT PLAN NO. 180034 (PPT180034) – Intent to Consider an Addendum to Environmental Impact Report No. 466 (EIR466) – CEQ180120 – Applicant: Majestic Realty – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Harvill Avenue, southerly of Commerce Center Drive, northerly of Perry Street, and westerly of Interstate 215 – 18.35 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST:** The Plot Plan is a proposal for the construction and operation of a 373,368 sq. ft. warehouse/distribution/manufacturing development on 18.35 gross acres. 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

CONSIDERED an Addendum to Environmental Impact Report No. 466; and,

APPROVED Plot Plan No. 180034, subject to the conditions of approval.

4.6 **CONDITIONAL USE PERMIT NO. 190011 and DEVELOPMENT AGREEMENT NO. 1900007 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190073 – Applicant: Healthy Desert Enterprise, 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 Toulouse Avenue, easterly of Viola Drive, southerly of Center Street, and westerly of W. La Cadena Drive – 1.33 Acres – Zoning: Manufacturing – Service commercial (M-SC) – **REQUEST:** Development Agreement No. 1900007 (DA1900007) sets forth the terms and conditions under which the Commercial Cannabis Activity of Conditional Use Permit No. 190011 (CUP190011) will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area. CUP190011 is a proposal for a new 2,520 sq. ft. commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Planning Commission Action:

Public Comments: Open
By a vote of 5-0

CONTINUED to June 17, 2020.



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- 4.7 CONDITIONAL USE PERMIT NO. 190029 and DEVELOPMENT AGREEMENT NO. 1900018 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Chris Brizula – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Magnolia Avenue, southerly of Etelle Street, easterly of Temescal Street, and westerly of Moody Street – 0.57 Net Acres – Zoning: Existing: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and Conditional Use Permit No. 190029 (CUP190029) and will provide community benefits to the Temescal Canyon Area. CUP190029 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with supporting site and landscaping improvements. The Project site includes three contiguous parcels. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
- Planning Commission Action:**
Public Comments: Open
By a vote of 5-0
CONTINUED to June 17, 2020.
- 4.8 CONDITIONAL USE PERMIT NO. 190017 and DEVELOPMENT AGREEMENT NO. 1900010 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303(C) (New Construction or Conversion of Small Structures) – CEQ190089 – Applicant: Healthy Desert Enterprise, LLC – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Commercial Retail (CR) – Location: Northerly of Kniffen Avenue, easterly of Deeble Entrance, southerly of Grands Avenue, and westerly of Maiden Lane – 0.29 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900010 (DA1900010) is a proposal whereby the applicant enters into a development agreement with the County of Riverside, has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA1900010 and Conditional Use Permit No. 190017 (CUP190017) and will provide community benefits to the Elsinore Area. CUP190017 is a proposal for a new 1,800 sq. ft. cannabis retail business on 0.29 acre lot with parking and landscaping. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.
- Planning Commission Action:**
Public Comments: Open
By a vote of 5-0
CONTINUED off calendar
- 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**