



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 5, 2020**

1.0 CONSENT CALENDAR

- 1.1 PLOT PLAN TRANSMITTED NO. 180031 – Receive and File** – Exempt from the California Environmental Quality Act (CEQA) – CEQ180112 – Applicant: Smartlink, LLC/Tyler Kent – Engineer/Representative: CASA Industries – Third Supervisorial District – Pinon Flats District – REMAP Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Location: Northerly of Redwood Drive, southerly of Highway 74, and easterly of Toro Vista Drive – 1.7 Gross Acres – Zoning: One Family Dwelling (½ Acre Min.) (R-1-½) – **REQUEST:** Wireless Communication Facility concealed as a 35 foot tall water tank, including eight (8) antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) emergency only power generator surrounded by a 6 foot tall chain link fence within a 764 sq. ft. lease area. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org. **RECEIVED and FILED.**
- 1.2 PLOT PLAN WIRELESS NO. 190009 – Receive and File** – Exempt from the California Environmental Quality Act (CEQA) – CEQ190082 – Applicant: Smartlink, LLC/Tyler Kent – Engineer/Representative: Infinigy Engineering, LLP/Dan Connell – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Highest Density Residential (CD-HHDR) – Location: Northerly of Tamarack Road, westerly of Johnston Street, easterly of Rushmore Avenue, and southerly of Service Road – 0.27 Gross Acres – Zoning: High Density Residential (R-7) – **REQUEST:** The Plot Plan proposes to construct a concealed wireless communication facility of a 50 foot faux water tank, including 12 antennas, 36 Remote Radio Units (RRUs), one (1) microwave antenna, seven (7) surge protectors, one (1) GPS antenna, one (1) utility cabinet, 64 sq. ft. walk in cabinet on concrete pad and one (1) 30kW diesel generator within 900 sq. ft. lease area, surrounded by an 8 foot high concrete block wall. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org. **RECEIVED and FILED.**
- 1.3 PLOT PLAN WIRELESS NO. 200001 – RECEIVE AND FILE** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC/Alisha Strasheim– Engineer/Representative: CASA Industries/Julius Santiago – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Lopez Street, westerly of Cowie Avenue, easterly of Marshall Street and southerly of San Jacinto Avenue – 2.38 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Plot Plan Wireless proposes to construct a concealed wireless communication facilities of a 60-foot faux water tank, including 12 panel antennas, 36 Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 sq. ft. lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org. **RECEIVED and FILED.**
- 1.4 PLOT PLAN WIRELESS NO. 180011 – RECEIVE AND FILE** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC/Alisha Strasheim – Engineer/Representative: CASA Industries – Third Supervisorial District – Hemet-San Jacinto District – San Jacinto Valley Area Plan: Rural Residential (R-RR) – Location: Northerly of Diamond Valley Road, easterly of Palm Avenue, southerly of Batz Road, and westerly of State Street – 36.36 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The plot plan proposes a wireless communication facility for AT&T disguised as a 70 foot high mono-eucalyptus with eight (8) panel antennas and 12 remote radio heads behind the panel antennas and one (1) microwave dish. The 960 sq. ft. lease area surrounded by a 6' high CMU block wall enclosure will include four (4) equipment cabinets and one (1) GPS antenna. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **RECEIVED and FILED.**
- 1.5 PLOT PLAN WIRELESS NO. 200003 – RECEIVE AND FILE** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC/Alisha Strasheim – Engineer/Representative: Infinigy Engineering, LLP/Dan Connell – Third Supervisorial District – Tule Peak Area Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural – Location: Easterly of McClain Lane, westerly of Bradford Hills Road, and southerly of Bradford Road – 8.16 Acres – Rural Residential – 5 Acre Min. (R-R-5 Zone) – **REQUEST:** An AT&T collocation within the development envelope of an existing unmanned 105-foot lattice wireless telecommunication facility previously approved through PP10953. The collocation consists of 12 panel antennas and 36 RRU antennas mounted at 64 feet centerline, 25 radios, and one (1) microwave antenna mounted at 55 feet centerline. The project proposed supporting equipment within existing lease enclosures, and a new 45 sq. ft. concrete pad for a diesel generator. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **RECEIVED and FILED.**



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**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 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. Continued from June 3, 2020 and June 17, 2020. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

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

FIND that Ordinance No. 348.4931 is exempt from the California Environmental Quality Act (CEQA); and,

ADOPT Ordinance No. 348.4931, associated with Change of Zone No. 1900015.

3.2 CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 200012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration – CEQ200035 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers – Second Supervisorial District– University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 2000013 proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 200010** (CUP200010), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 am to 10:00 pm; with no deliveries scheduled after 9:00 pm. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). The associated **Development Agreement No. 2000002** (DA2000002), has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. Continued from July 1, 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 4-0

DIRECTED staff to implement the recommended alternative option No. 1 for File No. CZ2000000013, as modified at hearing.



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4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **GENERAL PLAN AMENDMENT NO.1200, CHANGE OF ZONE NO. 1700003, and CONDITIONAL USE PERMIT NO. 170002 – Intent to Adopt a Negative Declaration** – CEQ170008 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Krameria Avenue, easterly of Porter Avenue, southerly of Van Buren Avenue, and westerly of Gardner Avenue – 2 Gross Acres – Zoning: Residential-Agriculture (R-A) – **REQUEST: General Plan Amendment No. 1200** (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle. **Change of Zone No. 1700003** (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). **Conditional Use Permit No. 170002** (CUP170002) proposes to construct a Contractor’s Storage Yard with a 4,442 sq. ft. two (2) story storage and garage facility and a 608 sq. ft. caretaker’s unit and office; with outside storage of materials (gravel) in three (3) walled in bins. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

ADOPTED Planning Commission Resolution No. 2020-008; and,

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

ADOPT a Negative Declaration for Environmental Assessment No. 170008; and,

TENTATIVELY Approve Foundation General Plan Amendment No. 1200; and,

TENTATIVELY Approve Change of Zone No. 1700003; and,

APPROVE Conditional Use Permit No. 170002, subject to the conditions of approval.

4.2 **TENTATIVE TRACT MAP NO. 37439 (TTM37439), CHANGE OF ZONE NO. 180007 (CZ180007), PLOT PLAN NO. 180024 (PPT180024), and TENTATIVE PARCEL MAP NO. 37864 (TPM37864) – Intent to Certify an Environmental Impact Report** – CEQ180024 – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 Gross Acres – **REQUEST: The TENTATIVE TRACT MAP** is a Schedule “A” subdivision of 158.18 gross acres into 447 single-family residential lots and 32 lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in three (3) phases. The **CHANGE OF ZONE** proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The **PLOT PLAN** is a proposal for a development plan for 447 single-family residential lots. The **TENTATIVE PARCEL MAP** is a proposal for a Schedule “J” subdivision of 158.18 gross acres into eight (8) lots reflecting the phasing and infrastructure for TTM37439. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

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

TENTATIVELY Certify the Environmental Impact Report No. CEQ180024; and,

TENTATIVELY Approve Change of Zone No. 1800007; and,

APPROVE Tentative Tract Map No. 37439; and,

APPROVE Plot Plan No. 180024; and,

APPROVE Tentative Parcel Map No. 37864, 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