



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

AUGUST 18, 2021

**Planning
Commissioners
2021**

1st District
Carl Bruce
Shaffer
Chairman

2nd District
David Leonard
Vice-Chairman

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric Kroencke

**Planning
Director**
John Hildebrand

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting.

CALL TO ORDER: **SALUTE TO THE FLAG** **ROLL CALL**

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 **FOURTH EXTENSION of TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: South Ranch Construction Inc., c/o Al Harvey – Representative(s): MDS LLC, c/o Larry Markham and Nancy Leaman – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Highway 79 Policy Area – Location: Northerly of Mazoe Street, easterly of Pourroy Road, southerly of Auld Road, and westerly of Dickson Path – 21.01 Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule "E" subdivision of 21.01 acres into three (3) commercial lots ranging in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres. The Project also included the realignment to Butterfield Stage Road and Auld Road – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter

3.1 **TENTATIVE PARCEL MAP NO. 37398 and PLOT PLAN NO. 26346 – Intent to Adopt a Mitigated Negative Declaration** – EA43062 – Applicant/Representative: AVA Property Investments, LLC – Engineer/Rep.: Proactive Engineering West, Inc. – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Willows Avenue, southerly of Murrieta Hot Springs Road, easterly of Winchester Road, and westerly Sky Canyon Road – 10.98 Gross Acres – Zoning: Specific Plan No. 213 (Planning Area 24) – **REQUEST:** Tentative Parcel Map No. 37398 is a proposal for a Schedule

“E” subdivision of two (2) current parcels totaling 10.98 gross acres into five (5) commercial lots with a minimum lot size of 0.68 acres. Plot Plan No. 26346 is a proposal for the siting, construction, and development of approximately 56,060 total building sq. ft. of a commercial and retail center on a 10.98 gross acre site. The Plot Plan includes the construction of five (5) buildings, including a grocery store, retail store, tire shop, drive through restaurant, and a car wash. A total of 308 parking stalls will be provided. APN’s: 920-120-034 and 920-120-035. Continued from July 21, 2021. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter

4.1 CONDITIONAL USE PERMIT NO. 190038 and DEVELOPMENT AGREEMENT NO. 1900027 – Intent to Adopt a Mitigated Negative Declaration – CEQ190129 – Applicant: The Fuego Farms LLC – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Min.) – Location: Northerly of Carancho Road, easterly of El Calamar Road, and westerly of Deluz Road – 72.15 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Conditional Use Permit No. 190038 proposes to construct a Cannabis cultivation facility with one (1) 4,800 sq. ft. building, twelve (12) 1,800 sq. ft. mature canopy greenhouses and six (6) 3,240 sq. ft. vegetation greenhouses. Development Agreement No. 1900027 would impose a lifespan on the proposed cannabis project and provide community benefit to Riverside County. APN: 933-020-005. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

4.2 TENTATIVE PARCEL MAP NO. 37586 and CHANGE OF ZONE NO. 190003 – Intent to Adopt a Mitigated Negative Declaration – CEQ180070 – Applicant: Giulio Padovini – Engineer: Ventura Engineering Inland, Inc. – First Supervisorial District – Rancho California Zoning Area – Santa Rosa Plateau Policy Area – Southwest Area Plan General Plan Designation: Rural: Rural Mountainous – Location: Northerly of Via Yerba, westerly of Via Tornado, and easterly of Calle Pintoresca – 20.24 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** Schedule “H” subdivision of 20.24 acres into two (2) residential lots with 10 acre minimum lots sizes, Parcel 1 is approximately 10.101 gross acres (10.001 Net Acres) and Parcel 2 is 10.143 gross acres (9.939 Net Acres). One single family residence is existing, and one (1) additional single-family residence will be located on a new parcel. The Change of Zone is a request to change the Zoning Classification of the subject property from Residential Agricultural – 20 acre minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10). APN: 939-180-003. Project Planner: Brett Dawson at (951) 955- 0972 or email at bdawson@rivco.org.

4.3 CONDITIONAL USE PERMIT NO. 200032 and DEVELOPMENT AGREEMENT NO. 2000015 – 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) – CEQ200070 – Applicant: Higher Point Cannabis – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Frontage Road, southerly of W. 6th Street, and westerly of Paseo Grande – 0.28 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq. ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona area. APN’s: 102-250-057 and 102-250-059. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION

6.1 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION to Receive and File the Executive Office Technical Committee’s Recommended 2021 Riverside County Redistricting Process. A Public Hearing has been scheduled, pursuant to Elections Code section 21508: (c) Notwithstanding Section 54954.2 of the Government Code, before the Riverside County Advisory Redistricting Commission to receive public comment on the County’s redistricting framework and map approval process. Contact: Rania Odenbaugh at (951) 955-1110 or email at rodenbaugh@rivco.org.

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 PLANNING DIRECTOR’S REPORT

9.0 PLANNING COMMISSIONERS’ COMMENTS