



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – AUGUST 3, 2022 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** PRESENT: Chair David Leonard (District 2)  
Vice-Chair Gary Thornhill (District 3)  
Commissioner Bill Sanchez (District 4)  
Commissioner Eric Kroencke (District 5)

ABSENT: Commissioner Shade Awad (District 1)

### 1.0 **CONSENT CALENDAR:**

- 1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32822** – Applicant: Haley Franco – First Supervisorial District – Mead Valley District Zoning - Area Lake Matthews/Woodcrest – Location: north of Avenue D, west of Ravenwood Drive and Cable Ln, south of Markham St, and east of Cole Avenue Lot Size: 103.06 gross acres – Zoning: Light Agriculture, 1-acre min. (A-1-1). **APPROVED PROJECT DESCRIPTION:** Subdivide 103.06 gross acres into 82 single family residential lots with a minimum lot size of one acre, one on-site water quality detention basin, two off-site water quality detention basins, and one open space lot (lot 83). This project also includes a 14-foot (14') community trail easement, located northwesterly of Markham Street and along the easterly boundary of Cole Avenue. **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32822**, extending the expiration date to April 4, 2024. Project Planner: Rene Aguilar at (951) 955-9128 or email at [renaguil@rivco.org](mailto:renaguil@rivco.org).

**Planning Commission Action:**  
Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

**APPROVED** the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32822**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 benefits to April 4, 2024, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

### 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

3.1 **CONDITIONAL USE PERMIT NO. 200011 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Benjamin Day – Engineer: James Bolton – Representative: T&B Planning, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD:CR) – Location: westerly of Temescal Canyon Road, southerly of Trilogy Parkway, northerly of Glen Ivy Road, easterly of Warm Springs Drive – 10.0 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S). **REQUEST: CONDITIONAL USE PERMIT NO. 200011** is a proposal for a 241,244 sq. ft. residential care facility for the elderly on the 10.0-acre site. The facility would consist of a 26,726 sq. ft. single-story building designated for memory care with supporting services and a 214,518 sq. ft. two-story building designated for independent living and assisted living with supporting services. APNs: 290-190-083, 290-190-084. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**Planning Commission Action:**

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

**CONTINUED** the item to the August 17, 2022, Planning Commission meeting.

3.2 **CHANGE OF ZONE NO. 2100120, PLOT PLAN NO. 210133 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ220015) - Applicant: Phelan Development Company LLC, Katrina DeArmeay – Engineer: EPD Solutions Inc., Dane Palanjlan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – approximately 17.5 gross acres (16.75 net acres) – Zoning: Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1). **REQUEST: CHANGE OF ZONE NO. 2100120** is a request to change the site’s zoning classification of Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1) to Manufacturing- Service Commercial (M-SC). Plot Plan No. 210133 is a request for the construction of a 350,481 square foot industrial building including 15,000 square feet of ancillary office/mezzanine uses. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 46 feet in height. A total of 235 parking spaces are provided. Access will be provided from Cajalco Road

**Planning Commission Action:**

Public Comments: None

By a vote of 4-0, the Planning Commission took the following action:

**CONTINUED** the item to the August 17, 2022, Planning Commission meeting.

and Seaton Avenue. – APNs: 317-140-004, 317-140-005, 317-140-019, 317-140-020, 317-140-028, 317-140-044, 317-140-045, and 317-140-046 – Project Planner: Deborah Bradford at 951-955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CONDITIONAL USE PERMIT NO. 190059, CHANGE OF ZONE NO. 1800022, & DEVELOPMENT AGREEMENT NO. 1900050 – Intent to Adopt a Mitigated Negative Declaration (CEQ180108)** – State Clearinghouse Number: SCH2022060471 – Applicant: Isen Garden, LLC – Third Supervisorial District – Rancho California Area – Riverside Extended Mountain Area Plan (REMAP) – Rural: Rural Residential (R:RR) – Location: east of Willow Creek Rd, south-west of Red Mountain Rd. – 5.03 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: CHANGE OF ZONE NO. 1800022** is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. **CONDITIONAL USE PERMIT NO. 190059** is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres for cultivation of 6,477 square feet of sun-grown, flowering cannabis. The existing single-family residence is to remain to serve as the caretaker’s unit. Other site improvements include 16 solar arrays, a secure and screened trash enclosure, 6-foot-tall security fencing, and landscaping. 10 parking spaces, including 2 ADA spaces, will be provided for employee use. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site; this includes a 24-7 security guard. Transport of the product off-site would occur Monday through Friday, between 8 a.m. to 5 p.m. **DEVELOPMENT AGREEMENT NO. 1900050** is associated with the proposed Conditional Use Permit and will impose a lifespan of 10 years on the proposed cannabis Project, will grant the applicant vesting rights to develop the Project in accordance with the terms of CUP190059 and DA1900050, and will provide community benefits to the Rancho California Area. Project Planner: Kathleen Mitchell at (951) 955-6836, [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 180108** (CEQ180108), based on the findings and conclusions provided in the initial study, and the conclusion that the Project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 180002**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Light Agriculture, 5-acre minimum (A-1-5) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 1900050**, based upon the findings in the staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 190059**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report, and subject to final approval of the Development Agreement ordinance by the Board of Supervisors.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

NONE

**7.0 DIRECTOR'S REPORT**

RECEIVED

**8.0 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT:** 9:32 a.m.