



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 6, 2021**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 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. Continued from August 18, 2021 and September 22, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@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. 2000015; and,

APPROVE Conditional Use Permit No. 200032, subject to the conditions of approval as modified at hearing.

3.2 CONDITIONAL USE PERMIT NO. 190021 and APPROVE PUBLIC CONVENIENCE and NECESSITY FINDINGS – Intent to Adopt a Mitigated Negative Declaration – CEQ190095 – Applicant: ADMG, Inc. c/o Ash Etemadian – Engineer/Representative: Adkan Engineers c/o Mitch Adkison – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Chicago Avenue, and westerly of Little Court – 2.84 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190021 is a proposal for the development of a gas station on 1.5-acres of a 2.8-acre lot, with the residual 1.3 acres to remain vacant. The scope of the proposal includes a canopied fuel pumping station with 16 fueling positions for vehicles, a 3,800 sq. ft. convenience store, and a 1,692 sq. ft. detached drive-thru carwash. The convenience store would include the sale of beer and wine for off-site consumption and approve the Public Convenience and Necessity Findings. To provide sufficient on-site parking for customers and employees, the project site has provided 29 parking spaces including: two (2) ADA and two (2) electrical vehicle parking spaces, and nine (9) parking spaces with vacuum stations, in front of the drive-thru carwash. Landscaping will be included throughout the site, as well as a retention basin. APN: 266-020-001. Continued from September 22, 2021. 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. CEQ190095; and,

APPROVED the Determination of Public Convenience and Necessity; and,

APPROVED Conditional Use Permit No. 190021, subject to the conditions of approval as modified at hearing.

3.3 CONDITIONAL USE PERMIT NO. 190014 and NOISE ORDINANCE EXCEPTION NO. 2100002 – Intent to Adopt a Mitigated Negative Declaration – CEQ190083 – Owner: Isaac

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0



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Sloan – Applicant: Aaron Cooke – First Supervisorial District – Mead Valley Area Plan – Rural Mountainous (RM) – Rural Residential (RR) – General Plan Designations – Good Hope Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Ethinac Road, westerly of Highway 74, and southerly of Olive Avenue – 90.56 Acres – **REQUEST:** This Conditional Use Permit is to permit a Recreational Motocross park consisting of up to five (5) motocross tracks, a retail parts store, a snack bar, garage, an events hall, two (2) pro race shops, a viewing deck, administration building, motorcycle storage, associated parking, ticket booth, bioretention basin, bike wash, five (5) associated parking areas, an R.V. parking area for overnight dry-camping use, bathrooms, and shower area. The motocross project will host local racing events. The project will be built in three (3) phases based on available funds. The existing residence will remain onsite and used as a caretaker unit. The noise ordinance exception proposes to grant an exception to Ordinance No. 847 Section 4. The overall daytime operational noise level is below the daytime noise limit of 65 dBA Leq that is set by the General Plan Noise Element. APN's: 345-020-011 and 345-020-016. Continued from September 22, 2021. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ190083; and,

APPROVED Noise Ordinance Exception No. 2100002; and,

APPROVED Conditional use Permit No. 190014, subject to the conditions of approval.

- 3.4 **CONDITIONAL USE PERMIT NO. 200045 and DEVELOPMENT AGREEMENT NO. 2000023 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301(l)(3) (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: Brook Duquesnel – Location: Second Supervisorial District, East Corona – **REQUEST:** Approve Conditional Use Permit No. 200045 to authorize commercial cannabis activity within 33,900 sq. ft. of a 36,450 sq. ft. industrial building to include Cannabis Cultivation, a Cannabis Retailer and Cannabis Distribution Facilities with parking, landscaping and other improvements, and to demolish interior mezzanine area and an outdoor enclosure. Tentatively approve Development Agreement No. 2000023 to impose a 10 year lifespan on the proposed cannabis project and provide community benefits to the East Corona, Home Gardens area. APN's: 115-300-028, 115-300-029. Continued from September 22, 2021. Project Planner: Steven Jones at (951) 955-0314 or email at sjones@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. 2000023; and,

APPROVE Conditional Use Permit No. 200045, subject to the conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 210017 and APPROVE PUBLIC CONVENIENCE and NECESSITY FINDINGS – No New Environmental Docs Required** – Applicant: Steve Rawlings – Consultant – Third Supervisorial District – Anza Area – Riverside Mountain Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of State Highway 371, easterly of Contreras Road, and westerly of Hill Street – 8.11 Acres – Zoning: C-P-S – **REQUEST:** Conditional Use Permit No. 210017 is a proposal to allow for the sale of beer and wine for off-site consumption (ABC Type 20 license) at a new 9,100 sq. ft. grocery store and consumer goods store and to approve the Public Convenience and Necessity Finding. APN(s): 573-260-006 and 573-260-035. Project Planner: Calora Boyd at (951) 955-6035 or email at cboyd@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

FOUND that No New Environmental Document is Required; and,

APPROVED the Determination of Public Convenience and Necessity; and,

APPROVED Conditional Use Permit No. 210017, subject to the conditions of approval.



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5.0 WORKSHOP:

NONE

6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION

- 6.1 **EXECUTIVE OFFICE TECHNICAL COMMITTEE:** Receive and File, and Provide Comment on Draft Redistricting Maps and Receive and File the Public Testimony Package. All Districts [5].
- ITEM** Presented and opened for public comments. Public comments were received at hearing.

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 PLANNING DIRECTOR'S REPORT

9.0 PLANNING COMMISSIONERS' COMMENTS