



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 22, 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. 6<sup>th</sup> 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. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONTINUED** to October 6, 2021.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 190021 – 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. 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. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONTINUED** to October 6, 2021.

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

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONTINUED** to October 6, 2021.



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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. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

- 4.3 **PLOT PLAN NO. 180032 (PPT180032) – Intent to Consider an Addendum to Environmental Impact Report No. 466 – EIR466** – Applicant: Majestic Realty – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: Westerly of Harvill Avenue, southerly of Old Oleander Avenue, easterly of Decker Road, and northerly of Markham Street – 19.41 Gross Acres – Zoning: Industrial Park (I-P) – Manufacturing–Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 347,672 sq. ft. warehouse/distribution/manufacturing development on 19.41 gross acres, identified as Building 19. The building consists of 27,814 sq. ft. of office area with the remaining 319,858 sq. ft. as warehouse. APN: 314-051-015. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- CONSIDER** Addendum to Environmental Impact Report No. 466; and,  
**APPROVE** Plot Plan No. 180032, subject to the conditions of approval.
- 4.4 **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:** To authorize commercial cannabis activity within a 36,450 sq. ft. industrial building to include Cannabis Cultivation, a Cannabis Retailer and Cannabis Distribution Facilities. Project Planner: Steven Jones at (951) 955-0314 or email at [sjones@rivco.org](mailto:sjones@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- CONTINUED** to October 6, 2021.
- 4.5 **APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190024 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Gumaro J. Vasquez – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Valle Vista Way, westerly of Kellen Court, southerly of Hermosa Drive and easterly of Cayuse Court – 1.29 Net Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 190024 is a
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- DENY** the Appeal of the Planning Director's Decision; and,  
**UPHOLD** the Planning Director's Finding that Plot Plan No. 190024 is exempt from the California Environmental Quality Act (CEQA); and,



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proposal to convert an existing 3,050 sq. ft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed offsite. APN: 245-100-048. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**UPHOLD** the Planning Director's Approval of Plot Plan NO. 190024, subject to the conditions of approval.

**5.0 WORKSHOP:**

**NONE**

**6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**

- 6.1 **EXECUTIVE OFFICE TECHNICAL COMMITTEE:** Riverside County 2021 Redistricting Update. **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**