



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Planning Commission.

Regular Meeting

~Agenda~

4080 Lemon Street, 12th Floor
Riverside, CA 92501

<http://www.rivcocob.org>

Charissa Leach
951-955-3200

Wednesday, June 17, 2020

9:00 AM

County Administration Center

**CALL TO ORDER:
PLEDGE OF ALLEGIANCE TO THE FLAG
ROLL CALL**

- 1.0 CONSENT CALENDAR:
NONE
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. 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 **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. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.
 - 3.2 **CONDITIONAL USE PERMIT NO. 190011 and DEVELOPMENT AGREEMENT NO. 1900007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190073 – Applicant: Healthy Desert Enterprise, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Toulouse Avenue, easterly of Viola Drive, southerly of Center Street, and westerly of W. La Cadena Drive – 1.33 Acres – Zoning: Manufacturing – Service commercial (M-SC) – **REQUEST:** Development Agreement No. 1900007 (DA1900007) sets forth the terms and conditions under which the Commercial Cannabis Activity of Conditional Use Permit No. 190011 (CUP190011) will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area. CUP190011 is a proposal for a new 2,520 sq. ft. commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area. Continued from June 3, 2020. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
 - 3.3 **CONDITIONAL USE PERMIT NO. 190029 and DEVELOPMENT AGREEMENT NO. 1900018 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Chris Brizula – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Magnolia Avenue, southerly of Etelle Street, easterly of Temescal Street, and westerly of Moody Street – 0.57 Net Acres – Zoning: Existing: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and Conditional Use Permit No. 190029 (CUP190029) and will provide community benefits to the Temescal Canyon Area. CUP190029 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis

business with supporting site and landscaping improvements. The Project site includes three contiguous parcels. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

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

4.1 **GENERAL PLAN AMENDMENT NO. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 – Intent to Adopt a Negative Declaration** – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Lands (IND) – Location: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – **REQUEST:** General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990 proposes a Schedule “H” subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

4.2 **GENERAL PLAN AMENDMENT NO. 1208 (GPA1208) – Intent to Adopt a Mitigated Negative Declaration** – Applicant: County of Riverside – First Supervisorial District – Elsinore Area Plan – Lakeland Village Policy Area - Location: Directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road – **REQUEST:** GPA1208 consists of General Plan Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA), including General Plan Foundation Component changes. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS