

9:00 A.M.

MAY 5, 2021

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

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 **NONE**

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 SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 2000025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report – EIR470

– Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CDMUA)

– Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) –

REQUEST:

The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning

Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment

also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for

digital signage. The General Plan Amendment is a proposal to modify the land use designations of the

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General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed

Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow

for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the

provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards". The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance

text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The

Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a

maximum of 295,000 sq. ft. with a maximum height of 58 feet above ground level on 44.41 gross acres with 3,000

parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels.

APNs: 695-100-004 through 695-100-014. Continued from April 7, 2021 and April 27, 2021. Project Planner: Russell

Brady at (951) 955-3025 or email at rbrady@rivco.org.

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

4.1 CHANGE OF ZONE NO. 1900007 (CZ1900007), TENTATIVE TRACT MAP NO. 37735 (TTM37735), and PLOT PLAN

NO. 210006 (PPT210006) – Intent to Adopt a Negative Declaration – CEQ190031 –

Owner/Applicant: Dan Arthofer

– Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley

Area Plan: Medium Density Residential (2-5 D.U./Ac.) – Location: Northerly of 42nd Avenue and Port Royal Avenue,

southerly of Aerodrome Avenue, westerly of Hopewell Drive, and easterly of Hermitage Drive – 3.70 Gross Acres –

Zoning: Controlled Development Areas (W-2) – **REQUEST:** Change of Zone No.1900007 proposes to modify the

existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No.

37735 proposes to subdivide 3.70 acres into 18-detached single-family residential condominium units with common

open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes approximately 13-single-story and

approximately five (5) two-story detached single-family residential condominium units ranging in size from approximately

1,742 sq. ft. to 2,063 sq. ft. each. APN: 607-312-034. Project Planner: Jay Olivas at (760) 863-7050 or email at

jolivas@rivco.org.

4.2 APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190032 – Intent to Adopt a

Mitigated Negative Declaration – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville –

Engineer: SDH, Inc./Steve

Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan:

Community Development:

Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue,

and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:**

Appeal of March 22, 2021 Planning Director's decision to adopt a Mitigated Negative Declaration (CEQ190121) and

approved Plot Plan No. 190032, which proposes the construction of a 53,275 sq. ft. warehousing and distribution truck

terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043.

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

4.3 GENERAL PLAN AMENDMENT NO. 200003 – Exempt from the California Environmental Quality Act (CEQA)

– County of Riverside – All Supervisorial Districts – Countywide – **REQUEST:** General Plan Amendment No. 200003 (GPA200003) amends Chapter 3 of the General Plan (Land Use Element), specifically the “Areas Subject to Indian Jurisdiction” section, to include the addition of new text to ensure that development of Fee Lands is appropriately in coordination with the appropriate Tribal Government. Revisions to policy LU 37.5 requires all development of Fee Lands to be transmitted to the appropriate Tribal Government for review and comment as part of the County’s development review process. Additionally, the revised policy also assigns Fee Lands that do not currently have a Foundation Component or Land Use Designation the Agriculture Foundation Component and Agriculture Land Use Designation. Project Planner: Paul Swancott at (951) 955-3103 or email at Pswancott@rivco.org.

4.4 CONDITIONAL USE PERMIT NO. 190045 and DEVELOPMENT AGREEMENT NO. 1900036 – 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) – CEQ190136 – Applicant: Cheapest Hydro, 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 Center Street, easterly of Stephens Avenue, southerly of

Kluk Lane, and westerly of La Cadena Drive – 0.72 Acres – Zoning: General Commercial (C-1/C-P)

– REQUEST:

Conditional Use Permit No. 190045 proposes to use an existing 13,559 sq. ft. building as a storefront for a retail cannabis business and distribution facility. The proposed Cannabis retail storefront will occupy 4,137 sq. ft. and the

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distribution facility will occupy the remaining 9,422 sq. ft. Development Agreement No. 1900036 would impose a

lifespan on the proposed cannabis project and provide community benefit to the Highgrove area.

APN: 246-123-024

and 246-123-025. 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

NONE

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 PLANNING DIRECTOR'S REPORT

9.0 PLANNING COMMISSIONERS' COMMENTS