



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 23, 2020**

**1.0 CONSENT CALENDAR**

1.1 **TENTATIVE PARCEL MAP NO. 37799 – RECEIVE and FILE** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15161(b)(3) (General Rule) – Applicant: Leinen Family, LLC/Mitch Leinen – Engineer/Representative: K & A Engineering Inc. – First Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – General Plan: Light Industrial (CD-LI) (0.20-0.60 Floor Area Ratio) – Open Space: Mineral Resources (OS-MR) – Zoning: Manufacturing- Medium (M-M) – Location: Northerly of El Sobrante Road, southerly of Cajajco Road, easterly of Dawson Canyon Road, and westerly of Temescal Canyon Road – **REQUEST:** The Tentative Parcel Map is a proposal for a Schedule “J” subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed. Project Planner: Travis Engelking at (951) 955-1417 or email at [TEngelki@rivco.org](mailto:TEngelki@rivco.org). **RECEIVED and FILED.**

1.2 **PLOT PLAN WIRELESS NO. 190011 (PPW190011) – RECEIVE and FILE** – Exempt from the California Environmental Quality Act (CEQA) – CEQ190104 – Applicant: Smartlink, LLC – Owner: Duncan Bush – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Gilman Springs Road, easterly of Lisa Lane, and southerly of Ellis Timothy Lane – 2.5 Gross Acres – Zoning: Controlled Development Areas – 1 Acre Minimum (W-2-1) – **REQUEST:** a new wireless telecommunication facility disguised as a palm tree (monopalm), consisting of a 70-foot-tall tower, nine (9) panel antennas, 27 remote radio units, two (2) microwave antennas, one (1) 30kw diesel generator, with accompanying ground equipment within a 912 sq. ft. lease area. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **RECEIVED and FILED.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration** – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **Planning Commission Action:** Public Comments: Open By a vote of 5-0 **CONTINUED** to October 7, 2020.



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4.2 **CHANGE OF ZONE NO. 2000014 – No New Environmental Document Required** – CEQ200050 – Applicant: Jeff Dinkin c/o Hannah Woskow – Engineer/Representative: Webb Associates/Fayres Hall – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: High Density Residential (CD-HDR) – Very High Density Residential (VHDR) – Commercial Retail (CR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (The Crossroads in Winchester Specific Plan No.288) Planning Areas – 1 - 6 – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Winchester Road – 50.35 Acres – **REQUEST:** Change of Zone No. 2000014 proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester). Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**FIND** that No New Environmental Document is Required; and,

**TENTATIVELY** Approve Change of Zone No. 2000014.

4.3 **SURFACE MINING PERMIT NO. 159, REVISION NO. 2 – Intent to Certify an Environmental Impact Report** – EA43079 – Applicant: Chandler Aggregates, Inc. – Engineer Representative: Joseph E Bonadiman & Associates – Fifth Supervisorial District – Hemet/San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS-MIN) – Open Space: Rural (OS-RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, and westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing ( MRA) – Controlled Development Areas with Mobile homes (W-2) – **REQUEST: Surface Mining Permit No. 159, Revision No. 2** is a proposed revision to the existing mining and reclamation plan to accommodate an expansion of mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site (“Expanded Disturbance Area”, or “EDA”) of 54.5 acres. The Gilman Springs Mine (herein, “Mine”) encompasses approximately 1,021.4 acres. Additionally, SMP159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site’s utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP159 to identify ultimate site elevations in conformance with Surface Mining and Reclamation Act of 1975 (SMARA) and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site’s 1,000,000 ton annual limit. Additionally, and in conformance with SMARA and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**ADOPTED** Planning Commission Resolution No. 2020-012 Certifying the Environmental Impact Report (EIR); and,

**APPROVED** Surface Mining Permit No. 159 Revision No. 2, subject to the conditions of approval.



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Ordinances, 1995), SMP159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes a change in timing for approved for mining activities within 300 feet of the Mine boundary from between 7:00 a.m. and 10:00 p.m. excluding Sundays and federal holidays, to between 6:00 a.m. and 10:00 p.m., seven days per week including Sundays and federal holidays. All operations located more than 300-feet from the outside project boundary may operate 24-hours per day throughout the site. The proposed surface mining permit revision proposes a 50-year life of permit until December 31, 2070. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

### 5.0 WORKSHOP:

**NONE**

### 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

### 7.0 DIRECTOR'S REPORT

### 8.0 COMMISSIONER'S COMMENTS