



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 21, 2020**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 190066 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) – Owner/Applicant: Triple Sky Ranch, LLC (Rancho Polo Equestrian Center) – Representative: Terra Nova Planning & Research, Inc. – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Rural: Rural Residential (RUR- RR) (5 Acre Minimum) – Location: Northerly of 58th Avenue, southerly of Airport Boulevard, westerly of Jackson Street, and easterly of Harry Rau Road – 80-Gross Acres - Zoning: Controlled Development Areas –10 Acre Minimum (W-2-10) – **REQUEST:** Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20 space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 sq. ft. with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 sq. ft. open hay storage area, and a 1,200 sq. ft. maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivias@rivco.org).
STAFF RECOMMENDS A CONTINUANCE TO NOVEMBER 4, 2020.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

CONTINUED to November 4, 2020.

- 4.2 **CHANGE OF ZONE NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: Gless Family Trust – Representative: Jason Gless – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District: Controlled Development Areas (W-2) – Location: Northerly of 78th Avenue, easterly of Polk Street, southerly of 77th Avenue, and westerly of Fillmore Street – 81 Acres – **REQUEST:** Change of Zone No. 1900022 is a proposal to change the existing zoning classification of approximately 81 acres from W-2 (Controlled Development Area) to A-1 (Light Agriculture), which would allow the site to be included in the Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract. Project Planner: Ruben Villalpando Jr. at (951) 955-9721 or email at rvillalp@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 Change of Zone No. 1900022.

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