



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## PLANNING COMMISSION HEARING REPORT OF ACTIONS JANUARY 15, 2014

### 1.0 **CONSENT CALENDAR**

#### 1.1 NONE

### 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

- 2.1 GENERAL PLAN AMENDMENT NO. 1127** – Planning Commission Action:  
Applicant: Christopher Development Group, Inc. – First/First Supervisorial District – Location: Northeasterly corner of El Sobrante Road and McAllister Street – 23.70 Gross Acres – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation to Community Development: Medium Density Residential (CD: MDR) (0.20 – 0.35 Floor Area Ratio). Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Legislative) **STAFF RECEIVED COMMENTS FOR THE BOARD OF SUPERVISORS**
- 2.2 GENERAL PLAN AMENDMENT NO. 1125** – Planning Commission Action:  
Applicant: Cal Thermal Real Estate LLC – Representative: Paul Quill Enterprises LLC – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – 80.8 Gross Acres – Zoning: Light Agriculture-10 acre minimum (A-1-10) – **REQUEST:** To change the project site's current General Plan Land Use designation from Agriculture: Agriculture to Community Development: Medium Density Residential (2-5 dwelling unit per acre). Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Legislative) **STAFF RECEIVED COMMENTS FOR THE BOARD OF SUPERVISORS**
- 2.3 GENERAL PLAN AMENDMENT NO. 1132** – Planning Commission Action:  
Applicant: CV Communities – Engineer/Representative: Henninger Grant – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/ **STAFF RECEIVED COMMENTS FOR THE BOARD OF SUPERVISORS**

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Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDC) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), and westerly of Blackburn Road – 168.38 net acres – Zoning: Light Agricultural- 10 Acre Minimum (A-1-10) **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDC) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum). Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

- 2.4 GENERAL PLAN AMENDMENT NO. 1131** – Planning Commission Action:  
Applicant: David Jeffers Consulting, Inc. – **STAFF RECEIVED COMMENTS FOR THE BOARD OF SUPERVISORS**  
First/First Supervisorial District – Location: Those portions of Rancho California Rd, De Luz Rd, Via Vaquero Rd, Glen Meadows Rd and Carancho Rd that are within and along the boundaries of the Walker Basin Policy Area – N/A Gross Acres – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Circulation Element by removing the Circulation Element designations from the portions of Rancho California Rd, De Luz Rd, Via Vaquero Rd, Glen Meadows Rd and Carancho Rd that are within and along the boundaries of the Walker Basin Policy Area so that they can be constructed as either Collector Rural Roads or Residential Rural Roads. Project Planner: Richard Fairhurst at (951) 955-6757 or email [rfairhur@rctlma.org](mailto:rfairhur@rctlma.org). (Legislative)

**3.0 PUBLIC HEARINGS**

- 3.1 CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4** – Staff Report Recommendation:  
Intent to Adopt Mitigated Negative Declaration – Applicant: SA Recycling, LLC – Fourth/Fourth Supervisorial District – Location: Southerly of Vista Chino Road, northerly of Watt Court, and westerly of Sierra Del Sol Road at 29-250 Rio **CONTINUE TO FEBRUARY 26, 2014 IN LA QUINTA**  
Staff's Recommendation at Hearing:  
**CONTINUE TO FEBRUARY 26, 2014 IN LA QUINTA**

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Del Sol Road in Thousand Palms – **REQUEST:** A phased expansion of an existing outdoor recycling facility from 25 acres to 43 gross acres with approximately 380,000 combined annual tons of incoming volume which includes a recycling facility for green and wood waste materials, a recycling facility for composting operations, a recycling facility for asphalt and concrete (inert materials), and a recycling facility for metals and white goods including processing of end of life vehicles (EOL). Additionally, the recycling facility proposes the addition of a 73,000 ft. equipment storage area, a 15,000 square foot warehouse at a maximum height of 25 feet, and a 29,000 square foot employee parking area, along with existing accessory office and shop buildings. Continued from December 4, 2013. Project Planner: Jay Olivas at 951-955-1195 or email at [jolivas@rctlma.org](mailto:jolivas@rctlma.org) (Quasi-judicial)

Planning Commission Action:

By A Vote Of 5-0

**CONTINUED TO FEBRUARY 26, 2014 IN LA QUINTA**

**3.2 RECLAMATION PLAN NO. 135, NOTICE AND ORDER TO COMPLY** – Mine Operator: Mission Clay Products – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) – Location: East of Interstate 15, west of Temescal Canyon Wash, and south of Dawson Canyon Road, 2 miles North of Indian Truck Trail – 285.66 Gross Acres – Zoning: SP - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. Continued from December 4, 2013. Project Planner: David Jones at (951) 955-6863 or email [djones@rctlma.org](mailto:djones@rctlma.org). (Quasi-judicial)

Staff Report Recommendation:

**DISCUSS THE MINING OPERATOR'S PROGRESS; SET ASIDE THE ORDER TO COMPLY; AND CONTINUE TO APRIL 14, 2014**

Staff's Recommendation at Hearing:

**DISCUSS THE MINING OPERATOR'S PROGRESS; SET ASIDE THE ORDER TO COMPLY; AND CONTINUE TO APRIL 14, 2014**

Planning Commission Action:

By A Vote Of 5-0, **SET ASIDE THE ORDER TO COMPLY; CONTINUED TO APRIL 14, 2014**

**3.3 SURFACE MINING PERMIT NO. 102, NOTICE AND ORDER TO COMPLY** – Mine

Staff Report Recommendation:

**ACCEPT FINDINGS OF THE NOTICE AND**

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Operator: Sun Services – Fourth/Fourth Supervisorial District - Chuckwalla Zoning District – Location: 25 Miles north of Blythe, 10 Miles west of Midland Road, and 15 Miles south of State Highway 62 – 400 Gross Acres - Zoning: Natural Assets (N-A) - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. Continued from November 6, 2013. **Project Manager, David Jones at (951) 955-6863 or email [dljones@rctlma.org](mailto:dljones@rctlma.org). (Quasi-judicial)**

**ORDER TO COMPLY; PLACE THE ORDER TO COMPLY INTO IMMEDIATE EFFECT WITH PERFORMANCE DEADLINES**

Staff's Recommendation at Hearing:  
**ACCEPT FINDINGS OF THE NOTICE AND ORDER TO COMPLY; AFFIRM ORDER TO COMPLY**

Planning Commission Action:  
By a vote of 5-0, **ACCEPTED FINDINGS; AFFIRMED THE ORDER TO COMPLY WITH MODIFICATION TO 60-DAYS**

**3.4 SURFACE MINING PERMIT APPLICATION NO. 197, NOTICE AND ORDER TO COMPLY**

– Mine Operator: Corona Clay Company – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space – Mineral Resources (OS-MIN) – Location: East of Interstate 15 and the Temescal Canyon Wash, South of El Sobrante Landfill, North of Dawson Canyon Road – 36.02 Gross Acres - Zoning: M-R - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. Project Manager: David Jones at (951) 955-6863 or email [dljones@rctlma.org](mailto:dljones@rctlma.org). (Quasi-judicial)

Staff Report Recommendation:  
**ACCEPT THE FINDINGS OF THE NOTICE AND ORDER TO COMPLY AND PLACE INTO IMMEDIATE EFFECT**

Staff's Recommendation at Hearing:  
**ACCEPT FINDINGS OF NOTICE AND ORDER TO COMPLY; AFFIRM ORDER TO COMPLY**

Planning Commission Action:  
By A Vote Of 5-0, **ACCEPTED FINDINGS; AFFIRMED THE ORDER TO COMPLY**

**3.5 GENERAL PLAN AMENDMENT NO. 1119 – CEQA Exempt – Applicant – Riverside County Transportation Department – All Supervisorial Districts – All Zoning Districts – Location: Countywide Policy – REQUEST: Amend the General Plan Circulation Element Policy C 2.1**

Staff Report Recommendation:  
**CONTINUE FOR TWO MONTHS**

Staff's Recommendation at Hearing:  
**CONTINUE FOR TWO MONTHS**

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to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) targets on a plan, program or project that has completed an Environmental Impact Report, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of the future plans, programs or projects. Continued from December 4, 2013. Project Planner: Richard Fairhurst at (951) 955-6757 or email [rfairhur@rctlma.org](mailto:rfairhur@rctlma.org). (Legislative)

Planning Commission Action:  
By A Vote Of 5-0, **CONTINUED TO MARCH 19, 2014**

**3.6 PLOT PLAN NO. 24928** – Adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave., easterly of Stanford St., and westerly of Meridian St. – **REQUEST:** The plot plan is a proposal for Verizon Wireless to construct and operate a disguised 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30 kilowatt backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the southwest section of the property (within W-1 zoning designation) 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. Continued from August 21, 2013, September 18, 2013, October 2, 2013, November 6, 2013, and December 4, 2013. (Public hearing was closed December 4, 2013). Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

Staff Report Recommendation:  
**A) DENY PLOT PLAN 24928  
B) DIRECT STAFF TO ANALYZE LATEST INFORMATION AND SCHEDULE NEW HEARING**

Staff's Recommendation at Hearing:  
**A) DENY PLOT PLAN 24928  
B) DIRECT STAFF TO ANALYZE LATEST INFORMATION AND SCHEDULE NEW HEARING**

Planning Commission Action:  
By A Vote Of 5-0, **DENIED PLOT PLAN 24928**

**3.7 APPEAL OF PLOT PLAN NO. 25210** – Intent to Adopt a Negative Declaration – Applicant: Jung Hwan Choi – Engineer/Representative: Hyung Jin Seo – Third/Third Supervisorial District - Location: Northerly of Strawberry Valley Drive, easterly of Saunders Meadow Rd, westerly of Bickneil Lane and southerly of Highway 243 – **REQUEST:** The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit

Staff Report Recommendation:  
**ADOPT NEGATIVE DECLARATION;  
APPROVE THE PLOT PLAN**

Staff's Recommendation at Hearing:  
**ADOPT NEGATIVE DECLARATION;  
APPROVE THE PLOT PLAN**

Planning Commission Action:  
**BY A VOTE OF 5-0, CONTINUED TO**

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resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. It also includes architectural enhancement that includes the Vinyl Log Cabin Siding (Cypress - Beige Color) and River Rock veneer along the bottom section, new front balcony with wooden railing, new wooden railing along the 1<sup>st</sup> floor front with large wood posts, new windows with Harde board plank trim, and new paint color of earth tones (beige and brown-red). Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

**MARCH 19, 2014**

- 3.8 CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1** – Consider an Addendum to a Mitigated Negative Declaration – Applicant: Ottavio and Marie Forcone – First/First Supervisorial District – Location: Northeasterly of I-15 Freeway, southwesterly of Temescal Canyon Road, and easterly side of Earthmover Circle, more specifically 26362 Earthmover Circle – 1.45 Gross Acres – **REQUEST:** The Revised Permit proposes to replace the proposed earth mounding over the Liquid Propane Gas (LPG) tanks with Infrared flame detection and shut-off system for the previously approved LPG distribution facility which includes three 30,000 gallon liquid propane tanks. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

Staff Report Recommendation:  
**CONSIDER ADDENDUM OF ADOPTED MITIGATED NEGATIVE DECLARATION; APPROVAL OF CONDITIONAL USE PERMIT**

Staff's Recommendation at Hearing:  
**CONSIDER ADDENDUM OF ADOPTED MITIGATED NEGATIVE DECLARATION; APPROVAL OF CONDITIONAL USE PERMIT**

Planning Commission Action:  
**BY A VOTE OF 5-0, CONSIDERED ADDENDUM OF ADOPTED MITIGATED NEGATIVE DECLARATION; APPROVED CONDITIONAL USE PERMIT**

- 3.9 GENERAL PLAN AMENDMENT NO. 1122** – No Further Environmental Documentation is Required – Applicant: County of Riverside – All Supervisorial Districts – Location: County wide Policy – **REQUEST:** GENERAL PLAN AMENDMENT NO. 1122 proposes the 5th cycle update to the Housing Element (Chapter 8) for the Riverside County General Plan in accordance with, and incorporating revisions, approved by the State of California Department of Housing and Community Development (HCD) for the planning period of October 15, 2013 to October 15, 2021. Project Planner: Bill Gayk at (951) 955-8514 or email [bgayk@rctlma.org](mailto:bgayk@rctlma.org). (Legislative)

Staff Report Recommendation:  
**THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO FIND THAT NO NEW ENVIRONMENTAL DOCUMENTS ARE REQUIRED FOR GENERAL PLAN AMENDMENT; TENTATIVELY APPROVE GENERAL PLAN AMENDMENT; AND ADOPT PLANNING COMMISSION'S RESOLUTION**

Staff's Recommendation at Hearing:  
**THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO FIND THAT NO NEW**

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**ENVIRONMENTAL DOCUMENTS ARE  
REQUIRED FOR GENERAL PLAN  
AMENDMENT; TENTATIVELY APPROVE  
GENERAL PLAN AMENDMENT; AND  
ADOPT PLANNING COMMISSION'S  
RESOLUTION**

Planning Commission Action:  
**BY A VOTE OF 5-0, THE PLANNING  
COMMISSION WILL RECOMMEND TO THE  
BOARD OF SUPERVISORS TO FIND THAT  
NO NEW ENVIRONMENTAL DOCUMENTS  
ARE REQUIRED; TENTATIVELY  
APPROVED GENERAL PLAN  
AMENDMENT; AND ADOPTED PLANNING  
COMMISSION'S RESOLUTION**

**4.0 WORKSHOP**

**4.1 NONE**

**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**6.0 DIRECTOR'S REPORT**

**7.0 COMMISSIONER'S COMMENTS**