



PLANNING COMMISSION HEARING REPORT OF ACTIONS JULY 19, 2017

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30852** – Applicant: Mitzman Land Development Inc. c/o Howard Mitzman – First Supervisorial District – Temescal Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Dawson Canyon Road, southerly of Arcaro Drive, and westerly of Gavilan Springs Ranch – 414.22 Acres – Zoning: Residential Agricultural (R-A-1) – Approved Project Description: Subdivision of 414.22 gross acres into 249 residential lots with a minimum lot size of 1 gross acre on 348.5 gross acres, seven (7) Open Space lots with a minimum lot size of 0.25 acres on 58.54 gross acres, and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 2018.
- 1.2 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Location: Easterly of Leon Road, westerly of State Highway 79, and southerly of Domenigoni Parkway – 201.67 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan (SP) 293 (Winchester Hills) – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30807, extending the expiration date to July 28, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 30807, extending the expiration date to July 28, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32227** – Applicant: Jennell Lawrence – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Monte Verde Road and westerly of Rio Linda Road – 50.93 Gross Acres – Zoning: One-Family Dwellings (R-1) and Open Area Combining Zone Residential Developments (R-5) – Approved Project Description: Schedule “A” Subdivision of 50.93 acres into 104 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) 34,743 sq. ft. park, two (2) detention basins, and 16 open space lots for enhanced parkways and natural open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32227, extending the expiration date to June 12, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 32227, extending the expiration date to June 12, 2018.
- 1.4 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32485** – Applicant: Vista Hills 14, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Soboba Avenue, and westerly of Lake Street – 4.76 Gross Acres – Zoning: One Family Dwelling (R-1) – Approve Project Description: Schedule “A” Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one (1) open space lot used as a detention basin – **REQUEST:** Second Extension of **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2017.



PLANNING COMMISSION HEARING REPORT OF ACTIONS JULY 19, 2017

Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.5 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32485** – Applicant: Vista Hills 14, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Soboba Avenue, and westerly of Lake Street – 4.76 Gross Acres – Zoning: One Family Dwelling (R-1) – Approve Project Description: Schedule “A” Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one (1) open space lot used as a detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2018.
- 1.6 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 142 Gross Acres – Zoning: SP (McCanna Hills SP No. 246A1) – Approve Project Description: Schedule “A” Subdivision of 142 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and seven (7) open space lots in planning areas 3A, 1, 2A, 2B, and 4 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to March 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to March 27, 2018.
- 1.7 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33976** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 63.4 Gross Acres – Zoning: SP (McCanna Hills SP No. 246A1) – Approve Project Description: Schedule “A” Subdivision of 63.4 acres into 207 residential units on 15 condominium lots, eight (8) open space lots, one (1) 12.27 acre school site, and one (1) 16.94 acre parcel future residential – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33976, extending the expiration date to June 13, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 33976, extending the expiration date to June 13, 2018.
- 1.8 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35045** – Applicant: Benchmark Pacific – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Location: Northerly of Mapes Road, easterly of Menifee Road, westerly of Briggs Road, and southerly of Mountain Avenue – 318 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “A” Subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes **APPROVED** First Extension of Time Request for Tentative Tract Map No. 35045, extending the expiration date to May 5, 2018.



PLANNING COMMISSION HEARING REPORT OF ACTIONS JULY 19, 2017

of 4,000 sq. ft., 187 single family residential lots with minimum lot sizes of 4,500 sq.ft., 198 single family residential lots with minimum lot sizes of 5,000 sq. ft., 69 single family residential lots with minimum lot sizes of 6,000 sq. ft., 172 single family residential lots with minimum lot sizes of 7,000 sq. ft., and 39 single family residential lots with minimum lot sizes of 20,000 sq. ft. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35045, extending the expiration date to May 5, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.9 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687 – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, bisected by Foothill Avenue, and is bordered to the north and west by the McCanna Hills Specific Plan No. 246A1 – 67.16 Groos Acres – Zoning: Specific Plan No. 251 – Approved Project Description: Schedule “A” to subdivide 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 Open Space lots totaling 4.9 acres, and three (3) park lots total 5.44 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2017.

1.10 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487 – Applicant: Kohl Ranch Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Location: Southerly of 64th Street, easterly of Tyler Street, and northerly of 66th Street – 286 Gross Acres – Zoning: Specific Plan (SP 303) – Approved Project Description: Schedule “A” Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open sapce, and recreational facilities – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to June 7, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to June 7, 2018.

1.11 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35058 – Applicant: Hunsaker & Associates Irvine Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Tourist (CD-CT) (0.20-.035 FAR) – Light Industrial (CD-LI) (0.25-0.60 FAR) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 190 Acres – Zoning: Specific Plan (SP338) – Approved Project Description: Schedule “C” Subdivision of 190 acres into 16 lots ranging in size from 2 acres to 20 acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35058,

APPROVED First Extension of Time Request for Tentative Tract Map No. 35058, extending the expiration date to February 3, 2018.



PLANNING COMMISSION HEARING REPORT OF ACTIONS JULY 19, 2017

extending the expiration date to February 3, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.12 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31100 – Applicant: La Ventana 242, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (2-8 DU/AC) – Open Space: Recreation (OS-R) – Location: Northerly of Olive Avenue, southerly of Simpson Road, and easterly of La Ventana Road – 77.85 Gross Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 77.85 acres into 243 single family residential lots with a minimum lot size of 6,000 sq. ft., two (2) lots for water quality detention basins, four(4) open space lots for a paseo system, one (1) 5 acre lot for a park, one(1) 14.43 acre lot for a school, and two (2) remainder lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31100, extending the expiration date to July 26, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 31100, extending the expiration date to July 26, 2018.

1.13 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677 – Applicant: Rancho Properties – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – High Density Residential (CD-HDR) (5-8 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Rural Community: Low Density Residential (RC-LDR) (1-2 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 73.22 Gross Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one (1) 2.0-acre park, one (1) 2.1-acre park, two (2) lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2017.

1.14 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677 – Applicant: Rancho Properties – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC), High Density Residential (CD-HDR) (5-8 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Rural Community: Low Density Residential (RC-LDR) (1-2 DU/AC) – Open Space: Recreation (OS-R) – and Conservation (OS-C) – Location: Northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 73.22 Gross Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one (1) 2.0-acre park, one (1) 2.1-acre park, two (2) lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration

APPROVED Second Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2018.



PLANNING COMMISSION HEARING REPORT OF ACTIONS JULY 19, 2017

date to June 16, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.15 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977 – Applicant: Alan Clark & Kathy Warner – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development:Low Density Residential (CD-LDR) (1/2 acre min.) – Open Space:Conservation (OS-C) – Location: Northerly of Ano Crest Road, southerly of Busby Road, easterly of Leon Road, westerly of Winchester Road – 260.5 Acres – Zoning: Specific Plan (S-P) – Approved Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2018. Project Planner: Ash Syed at 951-955-6035 or email at asyed@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2018.

1.16 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32332 – Applicant: Arlington Veterinary Laboratories, Inc. c/o Clifford J. Olsen – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Agricultural (AG) – Rural Community:Low Density Residential (RC-LDR) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, easterly of Century Court, and westerly of Fairview Avenue – 23.70 Acres – Zoning: Open Area Combining Zone – Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural (R-A) – Approved Project Description: The land division hereby permitted is for a Schedule “B” Subdivision of 23.70 gross acres into 34 lots with a minimum lot size of 20,000 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32332 extending the expiration date to June 24, 2018. Project Planner: Ash Syed at 951-955-6035 or email at asyed@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 32332 extending the expiration date to June 24, 2018.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 TENTATIVE PARCEL MAP NO. 37307, PLOT PLAN NO. 26229, SETBACK ADJUSTMENT NO. 6092 – Intent to Adopt a Negative Declaration – Applicant: Steve Blair – Engineer: LSAP – Fourth Supervisorial District – Bermuda Dunes – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Southeasterly corner of Leopard Street and Wolf Road, northerly of Interstate-10 and westerly of Washington Street – Acres: 0.62 - Zoning: Manufacturing-Service Commercial (M-SC) – **REQUESTS:** A Tentative Parcel Map (Schedule E) proposing to create a single parcel with seven (7) condominium recreational vehicle parking units ranging from 1,560 sq. ft. to 1,700 sq. ft. within a proposed 11,292 sq. ft. building, a 12,250 sq. ft. common parking lot, and a 3,465 sq. ft. common landscaped area. The Plot Plan proposes to construct an 11,292 sq. ft. concrete tilt-up building with a proposed building height of

Planning Commission Action:
Public Comments: Closed

By a vote of 5-0

ADOPTED a Negative Declaration for Environmental Assessment No. 43009; and,

APPROVED Tentative Parcel Map No. 37307; and

APPROVED Plot Plan No. 26229, subject to conditions of approval.



PLANNING COMMISSION HEARING REPORT OF ACTIONS JULY 19, 2017

22-feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven (7) condominium units ranging in size from 1,560 sq. ft. to 1,700 sq. ft. with common areas for parking and landscaping totaling approximately 15,715 sq. ft. The Setback Adjustment is a request to reduce the side yard setback from 25-feet to 15-feet. Project Planner: Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.org.

- 4.2 TENTATIVE PARCEL MAP NO. 37228** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD-CR) – Location: Northeasterly corner of State Route 86 and 66th Avenue – Acres: 37.17 gross Zoning: Light Agriculture 5-acre minimum (A-1-5) – Scenic Highway Commercial (C-P-S) – **REQUEST:** Tentative Parcel Map No. 37228 proposes a Schedule “E” subdivision of 37.16 gross acres into six (6) parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map. The proposed subdivision of the travel center will create six (6) parcels allowing the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 (0.52 acres) includes an existing building with a Starbucks business; Parcel 2 (0.58 acres) includes an existing Del Taco business; Parcel 3 (1.11 acres) is undeveloped; Parcel 4 (6.30 acres) includes the existing Arco fueling station for both auto and trucks, a convenience store, and retail spaces; Parcel 5 (0.33 acres) includes the existing water treatment plant for the center; and Parcel 6 (25.17 acres) is undeveloped. Project Planner: Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.org.

Planning Commission Action:
Public Comments: Closed

By a vote of 4-0

FOUND Tentative Parcel Map No. 37228 exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 37228, subject to conditions of approval as amended at hearing.

- 4.3 COMMERCIAL WECS PERMIT NO. 133** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Wintec Energy, LTD. – Representative: Jeffery S. Welton – Fifth Supervisorial District – Pass and Desert – Western Coachella Valley Area Plan – General Plan: Rural: Rural Desert (RUR-RD) – Location: North Palm Springs northerly of Interstate 10 and easterly of State Highway 62, more specifically, northerly of Avenue 18, southerly of Dillon Road, westerly of Diablo Road, and easterly of Lotker Lane – Zoning: Wind Energy (W-E) – General Plan Policy Area: San Gorgonio Pass Wind Energy Policy Area – **REQUEST:** Commercial WECS Permit No. 133 is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines not to exceed approximately 275 feet in height, with related facilities such as pad mounted transformers, an underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No. 133 will have a permit life of approximately 15 years, expiring on July 1, 2033. WCS No. 133 replaces WCS No. 33R1, which expired on July 19, 2014. No new construction is proposed to the existing wind turbines. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:
Public Comments: Closed

By a vote of 5-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Commercial WECS Permit No. 133, subject to conditions of approval.

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