



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 28, 2018**

1.0 CONSENT CALENDAR

1.1 ADOPTION OF THE 2019 PLANNING COMMISSION CALENDAR

ADOPTED the revised 2019 Planning Commission Calendar.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 CONDITIONAL USE PERMIT NO. 180017 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Los Panchos Market and Restaurant, Inc. – Engineer/Representative: Ross Accounting and Advisory Services – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Lorimer Street, westerly of Grand Avenue, and southerly of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P) – REQUEST: CUP180017 is a request to establish a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market. Continued from November 7, 2018. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@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 the Determination of Public Convenience and Necessity; and

APPROVED Conditional Use Permit No. 180017, subject to the conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 COMMERCIAL WECS PERMIT NO. 180001/VARIANCE CASE NO. 180003 – Intent to Adopt a Mitigated Negative Declaration – CEQ180059 – Applicant: Painted Hills Wind, LLC – Engineer/Representative: Westwood Professional Services – Fifth Supervisorial District – Western Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Zoning: Wind Energy (W-E) – 600-Acres – Location: The site is located in Painted Hills northerly of Interstate 10 and westerly of Highway 62; more specifically, northerly of 16th Avenue, easterly of Whitewater Canyon Road, and westerly of Windhaven Road at terminus of Painted Hills Road– REQUEST: **Commercial WECS Permit No. 180001 proposes to decommission and remove approximately 291 existing commercial wind turbines and install up to 14 new commercial wind turbines up to 499-feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone (“Project”). The existing wind turbines were originally installed and have been operating since the mid-1980’s. The Project also proposes to install ancillary equipment, including three (3) temporary, guyed meteorological towers up to 309-feet in height, two (2) permanent, self-supported meteorological towers up to 309-feet in height, a temporary expansion of an existing laydown yard, construction of new temporary and permanent internal access roads, and a new electrical collection system integrating the proposed wind turbines to the electrical grid via one of two options. Option 1 would include the installation of new 12-kilovolt (kV) underground collector circuits from each wind turbine to an existing, on-site, SCE-owned 12 kV distribution system and 12 kV to 115 kV collector substation. Option 2 would include the installation of new 34.5 kV underground collector circuits from each wind turbine to a new Project-owned 34.5 kV to 115 kV collector substation that would connect to the electric grid on-site by way of a new, Project-owned 115 kV tie line. **Variance Case No. 180003** proposes reductions in WECS safety setbacks from 1.1 times total WECS height from lot lines abutting the Colorado River Aqueduct to between 325 feet and 515 feet, reduce WECS safety setbacks from 1.1 times total WECS height to 0 feet from all internal lot lines associated with W-E zoned land, reduce WECS**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 180059; and

APPROVED Variance Case No. 180003; and

APPROVED Commercial WECS Permit No. 180001, subject to the conditions of approval as modified at hearing.



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safety setbacks from 1.25 times total WECS height to 555 feet from the northern boundary of the Southern California Edison transmission line easement located along the southern lot line of APN 516-030-014 and eliminate wind access setbacks along the northern, southern and eastern lot lines of the Project parcels. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:joliv@rivco.org).

4.2 SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 sq. ft. dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) Villages within an overall 5,000 acres Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. **Environmental Impact Report No. 506** studies the impacts of the project. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Comments: Open
By a vote of 5-0

CONTINUED to December 5, 2018.

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