



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 7, 2019**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Continued from June 5, 2019 and July 17, 2019. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

CONTINUED to September 4, 2019.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3763 – Intent to Adopt a Mitigated Negative Declaration – EA42965 – Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Khurana Family, LLC – Engineer/Representative: CJC Design, Inc. – Owner: Khurana Family, LLC – Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive – .48 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 sq. ft. convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 sq. ft. canopy. The project will provide six (6) standard parking spaces, 12 fueling parking spaces, and one (1) accessible parking space. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42965; and,

APPROVED the Determination of Public Convenience and Necessity; and,

APPROVED Conditional Use Permit No. 3763, subject to the conditions of approval.

4.2 TENTATIVE TRACT MAP NO. 36549 – Intent to Adopt a Mitigated Negative Declaration – EA42622 – Applicant: Kenneth Kai Chang/Beresford Properties, LLC – Engineer/Representative: Bobbette Biddulph: Environmental Science Associates – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous – Open Space: Recreation (20 acre minimum) – Location: Northerly of Calle Nuevo Road, easterly of Carancho Road, southerly of Terren Drive, and westerly of Via Vaquero Road – 70.3 gross acres – Zoning: Residential Agricultural (R-A-5)(5 acre minimum) – **REQUEST:** Schedule “D” subdivision to create 13 single family residential lots on 70.3 gross acres. The project also includes approximately 4.5 acres of open space to be conveyed to the

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42987; and,

APPROVED Tentative Tract Map No. 36549, subject to the conditions of approval.



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Western Riverside Conservation Authority. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

4.3 SURFACE MINING PERMIT NO. 00194, REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration – EA42690 – Applicant: Skanska – Engineer/Representative: Lilburn Corporation – Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan – General Plan: Open Space – Mineral Resources (OS-Min) – Location: Northerly of Interstate 10 (I-10) and Berdoo Canyon Road, easterly of Dillon Road, and southeasterly of Sky Valley – 95.2 Gross Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A) – **REQUEST:** Surface Mining Permit No 194, Revision No. 1 proposes a revision to the existing Riverside County approved 58-acres Dillon Road Mine (SMP 194). The property encompasses approximately 95.2 acres within eastern Riverside County and is located northeast of the City of Indio, approximately seven (7) miles north of I-10. The proposed revision is requesting to add approximately 6.6 acres that were scraped for mining outside the 1995 approved mine limits but within their property boundary in the south-central portion for a revised total mine site of approximately 64.6 acres; extend the length of time for the mining permit for an additional 25 years until December 31, 2044, to allow future utilization of the construction aggregate resources (sand and gravel) for local construction projects; and eliminate the future use of an approved asphalt plant from long-term plans. Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining activities. No changes to production rates are requested. Planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 (tpy) as previously approved. Skanska also submitted an Interim Management Plan (IMP) as the mine site had been operated only on an intermittent basis and had no reported production for a one (1) year period. The mine is anticipated to remain in an idle state for the near future. Project Planner: Dionne Harris at (951) 955- 6836 or email at dharris@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42690; and,

APPROVED Surface Mining Permit No. 194, Revision No. 1, subject to the conditions of approval.

4.4 APPEAL of the PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180088 – Applicant: CHI/Acquisitions CA, L.P./Jared Riemer – Engineer/Representative: EPD Solutions, Inc./Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 9.58 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Appeal of July 8, 2019 Planning Director’s decision to adopt a Mitigated Negative Declaration (CEQ180088) and approved Plot Plan No. 180023, which proposes to construct a 203,445 sq. ft., single-story concrete tilt up building with a maximum height of 44 ft. Approximately 7,000 sq. ft. of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org. **STAFF RECOMMENDS THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF THE APPEAL.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

APPROVED the Withdrawal of the Appeal.



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4.5 CHANGE OF ZONE NO. 1900008 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Change of Zone No. 1900008 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to amend and reorganize Section 18.45 – Kennels and Catteries, Section 21.20 – Catteries and Section 21.40a – Kennel. The amendment updates definitions for dog kennels and catteries, removes Class II through Class IV dog kennels from being permitted within residential zones, and clarifies that dog kennels and catteries are permitted in certain industrial and commercial zones. 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

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

FIND the proposed amendment exempt from the California environmental Quality Act (CEQA); and,

ADOPT Ordinance No. 348.4911 (CZ190008), subject to the conditions of approval.

4.6 Public Use Permit No. 190001 – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Zone – Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, and westerly of Lake Street – 12.19 acres – **REQUEST:** A Public Use Permit proposes to utilize an existing church and accessory buildings for an early-primary-grades charter school on a 12.19 acre site. The school will consist of 190 students, from TK-1st Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The buildings will no longer be utilized for church or daycare uses. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@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 Public Use Permit No. 190001, subject to the conditions of approval as modified at hearing.

4.7 PLOT PLAN NO. 180028 (PPT180028) – Intent to Consider an Addendum to Environmental Impact Report No. 466 (EIR466) – CEQ180105 – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Cajalco Expressway, westerly of Harvill Avenue, southerly of Martin Street, and easterly of Seaton Avenue – 72.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST: The Plot Plan is a proposal for the construction and operation of a total of 1,185,400 sq. ft. warehouse/distribution/manufacturing development consisting of three (3) buildings on 72.5 acres (gross). The three (3) buildings consist of a 1,138,800 sq. ft. building (identified as Building 1), a 31,408 sq. ft. building (identified as Building 3), and a 15,192 sq. ft. building (identified as Building 4). Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONSIDERED an Addendum to Environmental Impact Report No. 466; and,

APPROVED Plot Plan No. 180028, subject to the conditions of approval as modified at hearing.

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