



PLANNING COMMISSION HEARING REPORT OF ACTIONS OCTOBER 16, 2019

1.0 CONSENT CALENDAR

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP**

NO. 36785 – Applicant: Global Investment Pool, LLC – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: A Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq.ft. minimum lot size and 25 lettered lots consisting of drainage basins, parks, paseos, and open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36785, extending the expiration date to July 12, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 36785, extending the expiration date to July 12, 2022.

1.2 **ADOPT PLANNING COMMISSION RESOLUTION RECOMMENDING DENIAL OF SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, and CHANGE OF ZONE NO. 6915**

– California Environmental Quality Act (CEQA) does not apply pursuant to State CEQA Guidelines Section 15270(a) – 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 – Ten Acre Minimum (W-2-10) – Natural Assets (N-A) – **PROJECT: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 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-acre 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, ten-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. APNs: 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

ADOPTED Planning Commission Resolution Recommending Denial of Specific Plan No. 339, General Plan Amendment No. 686, and Change of Zone No. 6915.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **GENERAL PLAN AMENDMENT NO. 1201, CHANGE OF ZONE NO. 7946, CONDITIONAL USE PERMIT NO. 180007, PLOT PLAN NO. 180011, and PLOT PLAN NO. 180012 – Intent to Adopt a Mitigated**

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0



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Negative Declaration – CEQ180035 – Applicant: VanDorpe-Bettencourt Family Properties – Engineer/Representative: Michael Napolitano – Fifth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District – General Plan: Rural: Rural Desert – Location: Southerly of Dillion Road, northerly of Interstate 10, easterly of Highway 62, and westerly of Worsley Road – 22.31 Gross Acres – Zoning: Controlled Development – W-2 – **REQUEST:** The **General Plan Amendment No. 1201** (GPA1201) was initiated by the Board of Supervisors to amend the project sites (APN's: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail. The **Change of Zone No. 7946** (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three (3) Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946. The **Conditional Use Permit No. 180007** (CUP180007), APN: 668-200-018, an application to facilitate the establishment of a travel center. The proposed travel center includes: a gas station (approximately 2,400 sq. ft. convenience store with eight (8) fuel pumps under a 5,000 sq. ft. canopy), a car wash, and 5,600 sq. ft. drive-thru restaurant. The project would provide 110 parking spaces. **Plot Plan No. 180011** (PPT180011), APN: 668-200-020, an application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story buildings totaling approximately 106,850 sq. ft. The project also propose 36,000 sq. ft. of outdoor storage and staging area, and would provide 358 parking spaces. **Plot Plan No. 180012** (PPT180012), APN: 668-200-008, an application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 sq. ft. The project also propose 49,400 sq. ft. of outdoor storage and would provide 16 parking spaces. In addition, an 1,800 sq. ft., two-story building including an administrative office and caretakers unit is also proposed. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

4.2 CHANGE OF ZONE NO. 1900020 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 (General Rule) – Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier – Fifth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Dillion Road, easterly of N. Indian Canyon Drive, southerly of 16th Avenue, and westerly of Little Morongo Road – Area: 2.42 Acres – **REQUEST:** the proposal is to change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled Development Area) to M-SC (Manufacture Service Commercial) to be consistent with the existing General Plan designation. APN's 666-190-004 and 666-190-006. Project Planner: Travis Engelking at phone (951) 955-1417 or email at TEngelki@rivco.org.

5.0 WORKSHOP

5.1 TEMPORARY EVENTS WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADOPTED Planning Commission Resolution No. 2019-231; and

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

ADOPT Mitigated Negative Declaration for Environmental Assessment No. CEQ180035; and,

TENTATIVELY Approve General Plan Amendment No. 1201; and,

TENTATIVELY Approve Change of Zone No. 7946; and,

APPROVE Public Conveyance and Necessity Findings; and,

APPROVE Conditional Use Permit No. 180007; and,

APPROVE Plot Plan No. 180011; and,

APPROVE Plot Plan No. 180012, subject to the conditions of approval as modified at hearing.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

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

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

TENTATIVELY Approve Change of Zone No. 1900020.