



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 18, 2014**

**1.0 CONSENT CALENDAR**

**1.1 NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**2.1 GENERAL PLAN AMENDMENT NO. 1133 – STAFF COLLECTED COMMENTS TO FORWARD TO THE BOARD OF SUPERVISORS**

Applicant: Joseph Rivani – Fourth/Fourth Supervisorial District – Location: Northerly of Varner Road, easterly of Calle Tosca, southerly of Calle Tosca, westerly of Cook Street – 214.7 Gross Acres – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element Land Use Designation from Community Development: Commercial Retail, Medium High Density Residential, and High Density Residential to Community Development: Commercial Retail, Medium High Density Residential, High Density Residential, Very High Density Residential and Open Space: Recreation on 214.7 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Legislative)

**3.0 PUBLIC HEARINGS**

**3.1 ITEM REMOVED FROM THE AGENDA**

Planning Commission Action:  
**NONE**

**3.2 ITEM REMOVED FROM THE AGENDA**

Planning Commission Action:  
**NONE**

**3.3 GENERAL PLAN AMENDMENT NO. 925 – Adopt a Mitigated Negative Declaration - Applicant: Lubec Properties, LLC - Third/Third Supervisorial District District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR)**

Planning Commission Action:  
By A Vote of 5-0

**CONTINUED TO JULY 16, 2014**

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(1/2 Acre Minimum Lot Size). Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

- 3.4 SURFACE MINING PERMIT NO. 161, REVISED PERMIT NO. 5** – Adopt a Mitigated Negative Declaration - Applicant: West Coast Aggregate Supply, Inc. – Engineer/Representative: Webber & Webber Mining Consultants – Fourth/Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources and Open Space: Rural – Location: approximately 5 miles north of the I-10 freeway, easterly of Dillon Road, and southerly of Berdoo Canyon Road – 387.5 Gross Acres – Zoning: Mineral Resources and Related Manufacturing and Watercourse, Watershed & Conservation Areas – **REQUEST:** The proposal is for a revision to the existing surface mining permit (SMP161) to increase the depth of the excavation area; extend the project life from 25 years to 55 years; incorporation of drill and blast mining techniques; relocate permitted asphalt plant equipment within the existing permitted mine site; allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete; allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product; allow 24-hour operation of the asphalt plant; and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons. Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Quasi-judicial)

**Planning Commission Action:**

By A Vote of 4-0 (Commissioner Petty absent),

**ADOPTED a MITIGATED NEGATIVE DECLARATION; and, APPROVED SURFACE MINING PERMIT NO.161 REVISED PERMIT NO.5** with modifications to the Conditions of Approval.

- 3.5 SURFACE MINING PERMIT NO. 152, REVISED PERMIT NO. 1** – Adopt a Mitigated Negative Declaration – Applicant: Marvin Howell – Hanson Aggregates - Second/Second Supervisorial District – El

**Planning Commission Action:**

By A Vote of 4-0 (Commissioner Petty absent),

**ADOPTED a MITIGATED NEGATIVE**

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Cerrito Zoning District – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, westerly of Eagle Canyon Road – 127.78 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** Extend the life of the mining permit, address the modified design slope grading details that were approved in SMP00152S1, and extend operating hours. Project Planner: David Jones at (951) 955-6838 or email [dljones@rctlma.org](mailto:dljones@rctlma.org). (Quasi-judicial)

**DECLARATION;** and, **APPROVED SURFACE MINING PERMIT NO. 152, REVISED PERMIT NO. 1**

- 3.6 SURFACE MINING PERMIT NO. 102, STATUS UPDATE REGARDING NOTICE AND ORDER TO COMPLY** – Mine Operator: Sun Services – Fourth/Fourth Supervisorial District – Chuckwalla Zoning District – East County - Desert Area Plan: Open Space: Rural (OS-RUR) – Location: 25 Miles North of Blythe, 10 Miles West of Midland Road, 15 Miles South of State Hwy. 62 – 611 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 modify or set aside the order issued by the Planning Director. Continued from May 21, 2014. Project Planner: David Jones at (951) 955-6863 or email [dljones@rctlma.org](mailto:dljones@rctlma.org). (Quasi-judicial)

**Planning Commission Action:**  
By A Vote of 4-0 (Commissioner Petty absent),

**PLANNING COMMISSION DIRECTS STAFF TO BEGIN SUSPENSION PROCEDURES IN ACCORDANCE WITH SECTION 7 OF THE COUNTY ORDINANCE NO. 555.**

- 3.7 CHANGE OF ZONE NO. 7826** – CEQA Exempt - Applicant: County of Riverside – All Supervisorial Districts - Location: Countywide – Request: The change of zone proposes the following amendments to Riverside County Ordinance No. 348: (1) amend Section 18.18 (Detached Accessory Buildings) to modify development standards and the review process for detached accessory buildings; (2) amend Section 18.28 (Conditional Use

**Planning Commission Action:**  
By A Vote of 4-0 (Commissioner Petty absent),

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND THE PROPOSED AMENDMENT IS**

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Permits), Section 18.28a (Second Unit Permits), Section 18.29 (Public Use Permits) and Section 18.30 (Plot Plans) to modify the time period to use an approved permit and other minor changes to the sections; and (3) amend Section 19.43 (Modifications to Approved Permits) to modify the approval process for on-site advertising structures and signs. David Mares at (951) 955-9076 or email [dmares@rctlma.org](mailto:dmares@rctlma.org). (Legislative)

**EXEMPT FROM CEQA;** and

**ACCEPT AMENDMENTS ADOPT  
ORDINANCE NO. 348.XXXX**

**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**