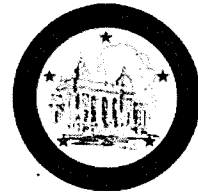


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.3
(ID # 10720)

MEETING DATE:

Tuesday, September 10, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
CONDITIONAL USE PERMIT NO. 3770 and PARCEL MAP NO. 37297- EA:
43003 - Applicant: Domenigoni Plaza - Engineer/Representative: Domenigoni
Plaza - Third Supervisorial District - Specific Plan Zoning Area - Harvest
Valley/Winchester Area Plan - Location: Northerly of Newport Road, westerly of
Highway 79, and southerly of Domenigoni Parkway - 11.82 acres- Zoning:
Specific Plan 288 (SP288) - REQUEST: Conditional Use Permit No. 3770
proposes the construction of a 64,692 square-foot commercial center on 11.82
acres, consisting of the following: 1) a gas station with a 4,395 square-foot fuel
canopy area that will house 16 fuel pumps; 2) an approximately 3,800 square-
foot 24-hour convenience store that proposes to permit the sale of beer and wine
for off-site consumption (ABC Type 20 license); 3) an attached 1,200 square-foot
deli restaurant; 4) a 2,080 square-foot car wash facility; 5) a 3,200 square-foot
drive-thru restaurant; 6) a 4,412 square-foot restaurant, and 7) a 50,000 square-
foot retail building. The project site will also include a total of 448 parking stalls,
and all other necessary and required improvements, including required
landscaping. Tentative Parcel Map No. 37297 proposes a Schedule E
subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in
size. APN-461-220-013. District 3. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the
Planning Commission on July 17, 2019.

ACTION: Consent

Charissa Lebow, Assistant TLMA Director

9/3/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried, IT WAS
ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Perez and Hewitt
Nays: None
Absent: Washington
Date: September 10, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project is to construct a 64,692 square-foot commercial center on 11.82 acres, consisting of the following: 1) a gas station with a 4,395 square-foot fuel canopy area that will house 16 fuel pumps; 2) an approximately 3,800 square-foot 24-hour convenience store that proposes to permit the sale of beer and wine for off-site consumption (ABC Type 20 license); 3) an attached 1,200 square-foot deli restaurant; 4) a 2,080 square-foot car wash facility; 5) a 3,200 square-foot drive-thru restaurant; 6) a 4,412 square-foot restaurant, and 7) a 50,000 square-foot retail building. The project site will also include a total of 448 parking stalls, and all other necessary and required improvements, including required landscaping. The Parcel Map proposes a Schedule E subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size.

The Planning Commission heard the project on July 17, 2019. After taking public testimony, the Planning Commission closed the public hearing and approved the Conditional Use Permit and Tentative Parcel Map with a 4-0 vote (Commissioner Taylor Berger was absent).

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

Additional Fiscal Information:

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- ATTACHMENT A. PLANNING COMMISSION MINUTES**
- ATTACHMENT B. PLANNING COMMISSION STAFF REPORT**



**PLANNING COMMISSION
MINUTE ORDER
JULY 17, 2019**

I. AGENDA ITEM 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.

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

No one spoke in favor, opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer

A vote of 4-0 (Commissioner Taylor-Berger Absent)

CONTINUED to August 7, 2019.



**PLANNING COMMISSION
MINUTE ORDER
JULY 17, 2019**

- I. AGENDA ITEM 4.1**
CONDITIONAL USE PERMIT NO. 3770 and TENTATIVE PARCEL MAP NO. 37297 – Intent to Adopt a Mitigated Negative Declaration – EA43003 – Applicant: Domenigoni Plaza – Engineer/Representative: Domenigoni Plaza – Third Supervisorial District – Specific Plan Zoning Area – Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway – 11.82 acres – Zoning: Specific Plan 288 (SP288).
- II. PROJECT DESCRIPTION:**
The Conditional Use Permit proposes a 64,692 sq. ft. shopping center on 11.82 acres, including an approximately 3,800 sq. ft. 24-hour convenience store with an attached 1,200 sq. ft. deli restaurant, 2,080 sq. ft. car wash facility, and a 4,395 sq. ft. fuel canopy area that will house 16 fuel pumps, which will be enough for 16 vehicles at a time. The project will also include a 3,200 sq. ft. drive-thru restaurant, a 4,412 sq. ft. restaurant, and a 50,000 sq. ft. retail building. The site will also include a total of 448 parking stalls and all other necessary and required improvements, including required landscaping. The project also proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed (ABC Type 20 license). The Tentative Parcel Map proposes a Schedule "E" subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.
- Spoke in favor:
Ino Cruz, Applicant's Representative
- No one spoke in opposition, or in a neutral position.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Taylor-Berger Absent)
- ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43003; and,
APPROVED Conditional Use Permit No. 3770; and,
APPROVED Tentative Parcel Map No. 37297, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
JULY 17, 2019**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Owner/Applicant: Sun City Palm Desert Community Association – Fourth Supervisorial District – Chuckwalla Zoning Area – Western Coachella Valley Area Plan – Community Development: Public Facilities (CD-PF) – 9.21 Acres – Location: Northerly of 38th Avenue, easterly of Adams Street, and westerly of Dune Palms Road – Zoning: Specific Plan (S-P).

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 3213, Revised Permit No. 2 proposes to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under Certificate of Parcel Merger No. 180040.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Jay Olivas at (760) 863-7050 or email at jolias@rivco.org.

Spoke in favor:
Steve Campbell, Applicant's Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Sanchez, 2nd by Commissioner Hake
A vote of 4-0 (Commissioner Taylor-Berger Absent)

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

APPROVED Conditional Use Permit No. 3213, Revised Permit No. 2, subject to the conditions of approval as modified at hearing.