



# Planning Commission.

## Regular Meeting

### ~Agenda~

4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
<http://www.rivcocob.org>

Steve Weiss, AICP  
951-955-3200

Wednesday, February 15, 2017

9:00 AM

County Administration Center

#### I. CALL TO ORDER ROLL CALL

#### II. PLEDGE OF ALLEGIANCE TO THE FLAG

##### 1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3623** – Applicant: Thermal Service Station, LP – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Plan: Community Development: Commercial Tourist (CD-CT) (0.20 – 0.35 FAR) – Location: Northerly of Avenue 66, southerly of Avenue 65, easterly of Buchanan Street, and westerly of Highway 86 – 14.01 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description: The Conditional Use Permit proposes to construct and operate a new travel center/truck stop to include auto/truck fueling, car/truck wash, 24-hour retail sale of gasoline, food, beverages, beer/wine and grocery items with three drive-thru restaurants and one sit down restaurant. Total building square footage is approximately 34,000 square feet with maximum building height of 26 feet and 267 overall parking spaces. – **REQUEST:** First Extension of Time for Conditional Use Permit No. 3623, extending the expiration date to July 15, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).
- 1.2 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29326** – Applicant: Matthew A. Jordan – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Southerly of Watson Road, westerly of Pierson Road, and easterly of Sultanas Road – 19.1 Gross Acres – Zoning: Specific Plan (Menifee North; SP No. 260) – Approved Project Description: Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots and one drainage channel lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).
- 1.3 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31444M2** – Applicant: Graperoad, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) (10-acre minimum) – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres – Zoning: Wine Country – Winery (WC-W) – Approved Project Description: Schedule D – Subdivide 220.9 acres into 24 residential lots, four (4) winery lots and three (3) production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from five (5) acres to 15.9 acres. The minimum lot size for the residential lots is five (5) acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be four (4) agricultural easements over the production and residential lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31444M2, extending the expiration date to January 31, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

- 1.4 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30877** – Applicant: David Rosenthal – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan – Rural Community: Low Density Residential (RC-LDR) – Location: South of Mayberry Avenue and west of Bautista Avenue – 9.71 Gross Acres – Zoning: Light Agriculture (A-1) (10 Acre Minimum) – Approved Project Description: Schedule ‘B’ to subdivide 9.71 acres into ½ acre lots and one detention basin – **REQUEST:** First Extension of Time for Tentative Tract Map No. 30877, extending the expiration date to July 11, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).
- 1.5 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31141** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Rural: Rural Mountainous (R-RM) – Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Pioneer Court – 40.65 Gross Acres – Zoning: One-Family Dwellings (R-1) and Specific Plan No. 293 – Approved Project Description: Schedule A map to subdivide 40.65 gross acres into 67 single family residential lots with three (3) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31141, extending the expiration date to March 29, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.6 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31141** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Rural: Rural Mountainous (R-RM) – Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Pioneer Court – 40.65 Gross Acres – Zoning: One-Family Dwellings (R-1) and Specific Plan No. 293 – Approved Project Description: Schedule A map to subdivide 40.65 gross acres into 67 single family residential lots with three (3) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31141, extending the expiration date to March 29, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.7 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31142** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop – 76.60 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with three (3) open space lots within Specific Plan 293 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31142, extending the expiration date to January 11, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.8 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31142** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop – 76.60 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with three (3) open space lots within Specific Plan 293 – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31142, extending the

expiration date to January 11, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

1.9 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31633** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court – 94.24 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with nine (9) open space lots and one (1) remainder parcel – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31633, extending the expiration date to March 29, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

1.10 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31633** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation (OS-C) and Open Space: Recreation (OS-R) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court – 94.24 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with nine (9) open space lots and one (1) remainder parcel - **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31633, extending the expiration date to March 29, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request.)**

NONE

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.**

NONE

**4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.**

4.1 **CONDITIONAL USE PERMIT NO. 3742** – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Delhamer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Conditional Use Permit proposes a 136,411 sq. ft. self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a one story, 41,147 sq. ft. building, and a proposed 1,144 sq. ft. office. Building B is a two story, 46,640 sq. ft. building and Building C is a two story, 47,480 sq. ft. building. The project proposes seven (7) parking spaces and one (1) accessible parking space. Project Planner: Desiree Bowie at 951-955-8254 or email at [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

**5.0 WORKSHOPS**

NONE

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONERS' COMMENTS**