



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 7, 2018**

1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36108** – Applicant: Alexander Tynberg – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Watt Court and easterly of Rio Del Sol Road – 20.0 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule “E” subdivision to divide approximately 20 gross acres into 20 industrial parcels with a common retention basin parcel and private common streets. Offsite secondary access, and a design manual to guide future development are also part of the project – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36108, extending the expiration date to April 7, 2021. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 36108, extending the expiration date to April 7, 2021.
- 1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34592** – Applicant: Spring Mountain Investments, LLC c/o Tom Bitney – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Land Use: Community Development – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space – Rural (OS-R) (20 ac min) – Community Development – Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Palmyrita Avenue, southerly of Pigeon Pass Road, easterly of Mount Vernon Avenue, and westerly of Woodwind Drive – 11.7 Acres – Zoning: Spring Mountain Ranch Specific Plan (SP) No. 323, Planning Area No. 7 – Approved Project Description: Schedule “A” subdivision of 11.7 gross acres into 97 residential condominium units. The project proposes 2.8 acres of building area, 2.8 acres of paved area, 1.3 acres of Recreation/Open Space, and 4.6 acres of landscaping – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34592, extending the expiration date to March 27, 2021. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 34592, extending the expiration date to March 27, 2021.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36722** – Applicant: French Valley Acres, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Recreation (OS-R) – Location: Northerly of Koon Street, southerly of Keller Road, easterly of McColery Road, and westerly of Coventry Lane – 40.6 Acres – Zoning: SP Zone (Winchester 1800 No. 286) – Approved Project Description: Schedule “A” subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36722, extending the expiration date to June 2, 2021. 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. 36722, extending the expiration date to June 2, 2021.
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35249** – Applicant: Griffin Residential – First Supervisorial District – Glen Ivey Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway – 12.3 Acres – Zoning: Planned Residential (R-4) – Open Space Combining Zone – Residential Development (R-5) – Approved Project Description: **APPROVED** First Extension of Time Request for Tentative Tract Map No. 35249, extending the expiration date to February 18, 2021.



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Schedule "A" subdivision of 12.3 acres into 51 residential lots and two (2) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35249, extending the expiration date to February 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.5 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977 – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Open Space Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Community: Rural Residential (RR) (5 acre minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 123.07 Acres – Zoning: SP Zone (McCanna Hills No. 246A1) – Approved Project Description: Schedule "A" subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and eight (8) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2021.

1.6 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978 – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural Community: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 142 Acres – Zoning: SP Zone (McCanna Hills No. 246A1) – Approved Project Description: Schedule "A" subdivision of 142 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and seven (7) open space lots in planning areas 3A, 1, 2A, 2B, and 4 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to March 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to March 27, 2021.

1.7 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764 – Applicant: Rick Hoffman – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan – Land Use: Rural Community: Low Density Residential (RC-LDR) (1/2 ac min) – Location: Northeasterly of Jack Circle and southeasterly of Reservoir Avenue – 6.74 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule "B" subdivision of 6.74 acres into six (6) single family residential one (1) acre lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32764, extending the expiration date to February 22, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 32764, extending the expiration date to February 22, 2020.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3774 – Intent to Adopt a Negative Declaration – EA43027 – Owner/Applicant: Flying J Pilot c/o Travis P. Vincent – Engineer/Representative: Core States Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western

Planning Commission Action:
Public Comments: Closed
By a vote of 3-0



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Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Ramon Road/Interstate 10, westerly of Varner Road, and easterly of Bob Hope Drive overpass – 5.01 Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000 sq. ft. convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 sq. ft. with approximately 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. Proposes the following new uses: (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. A chain link fence enclosure and fuel injection shed associated with the ASTs. The conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

ADOPTED a Negative Declaration for Environmental Assessment No. 43027; and

APPROVED Conditional Use Permit No. 3774, subject to 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