

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



ITEM  
1.8  
(ID # 3875)

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: SUBJECT: TRANSPORTATION AND LAND MANAGEMENT  
AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S  
APPROVAL OF PLOT PLAN NOs. 20682, 26212 and PARCEL MAP NO. 33750  
- Applicant: Eric Palmer - Third Supervisorial District - Rancho California Zoning  
Area - Southwest Area Plan - Community Development: Light Industrial -  
Location: Northwest of Winchester, South of Nicholas Road, East of Leon Road -  
12.68 acres - Zoning: Dutch Village Specific Plan, Industrial Park (I-P)  
REQUEST: Receive and file the Notice of Decision by the Planning Commission  
to adopt the Mitigated Negative Declaration and approve Parcel Map No. 33750  
which will help establish a mini warehouse facility and car wash with a Schedule  
"E" subdivision into four (4) parcels; one (1) parcel for the self-storage and RV  
parking, one (1) parcel for the car wash and two (2) lots for open space. APN:  
480-170-001 - Related cases PP20682, PP26212. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced cases acted on by  
the Planning Commission on March 15, 2017.

**ACTION:**

Charissa Leach, Assistant TLMA Director

4/3/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly  
carried by unanimous vote, IT WAS ORDERED that the above matter is received and  
filed as recommended and set for public hearing on Tuesday, May 9, 2017, at 10:30 a.m.  
or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: None  
Date: April 11, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40245**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **PLOT PLAN NO. 20682**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and,

**APPROVED** **PLOT PLAN NO. 26212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and

**APPROVED** **PARCEL MAP NO. 33750** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

**Plot Plan No. 20682** proposes to establish a mini-warehouse facility (also referred to as a mini-storage facility or mini-storage warehouse facility) on 5.18 gross acres, and designate 5.84 gross acres as open space. The mini warehouse facility includes a 3,128 sq. ft. office and caretaker's apartment; approximately 120,000 sq. ft. of storage buildings and 29 RV parking spaces.

**Plot Plan No. 26212** proposes a car wash on 1.66 gross acres. The car wash includes one wash tunnel with an administrative office and 30 parking spaces.

**Parcel Map No. 33750** is a Schedule "E" map that proposes to subdivide the property into 4 parcels; one parcel for the mini-warehouse facility and RV parking, one parcel for the car wash and two lots for open space.

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

The project went before the Planning Commission on March 15, 2017. At that meeting the Planning Commission adopted the Mitigated Negative Declaration for Environmental Assessment No. 40245, approved Plot Plan No. 26212, approved Plot Plan No. 20682, and approved Parcel Map No. 33750 by a vote of 4-0 (Commissioner Taylor-Berger, absent).

**BACKGROUND**

The hours of operation for the mini warehouse will be 7am to 7pm Monday through Friday, and 9am to 5pm Saturday and Sunday. It will employ 2-3 persons. It will be primarily climate controlled. There will be no roof mounted equipment; ground mounted equipment will be utilized. The car wash hours of operation will be 8 a.m. to 8 p.m. daily. It will employ 4 people.

Change of Zone No. 7180 was also associated with the project. During the land use review process, it was determined that a change of zone was not needed for the proposed mini-warehouse facility and car wash. Therefore, the applicant will be withdrawing the application for Change of Zone No. 7180.

The Planning Commission considered the project on March 15, 2017. Planning staff provided two memos that included letters of opposition, and included a condition requiring the applicant to contact Valley Wide Recreation and Park District prior to the issuance of grading permits regarding maintenance within the open space area, and minor clarifications were made to other conditions. At the Planning Commission meeting, four members of the public spoke in opposition. Staff has included an additional memo to the Board of Supervisors containing the letters of opposition that were received after the Planning Commission's decision on March 15, 2017.

**Board Action**

The Planning Commission's decision is final. The land divider or any interested party may appeal the Planning Commission's decision within 10 days after the Planning Commission's decision appears on the Board's agenda as a Receive and File item. If a complete and timely appeal is filed by the land divider or any interested party, the Clerk of the Board will set the matter for a future public hearing before the Board of Supervisors.

**Impact on Residents and Businesses**

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

**SUPPLEMENTAL**

**Additional Fiscal Information**

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

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

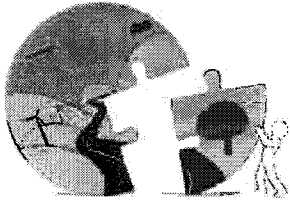
**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

- ATTACHMENT A. Memo to the Board of Supervisors dated March 23, 2017**
- ATTACHMENT B. Planning Commission Minutes**
- ATTACHMENT C. Planning Commission Memo dated March 15, 2017**
- ATTACHMENT D. Planning Commission Memo dated March 9, 2017**
- ATTACHMENT E. Planning Commission Packet (Part 1)**
- ATTACHMENT F. Planning Commission Packet (Part 2)**

  
Elizabeth Olson 4/4/2017



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach*  
*Assistant Director of TLMA*  
*Community Development*

## Memorandum

Date: March 23, 2017

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

**RE: Updated Information for Agenda Item (PP20682, PP26212, PM33750)**

To the Honorable Chair,

Included are nine letters of opposition we have received after the Planning Commission Meeting.

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*

**Dawson, Brett**

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**From:** Jesse Gentry <jesse.wendland@gmail.com>  
**Sent:** Wednesday, March 15, 2017 8:16 AM  
**To:** Dawson, Brett  
**Subject:** Storage Facility Plus Expansion Winchester / Max Gillis

Hi Brett -

I am opposed to the expansion on the NW corner of Winchester and Max Gillis. We do not need yet another storage facility in the area and it would be an eye sore for those residents. We need better shops like a Winco and Wal-Mart here instead. We already have all of those businesses nearby, and this mix is undesirable for this neighborhood.

Thank you,

Jesse Gentry  
Concerned Neighbor

**Dawson, Brett**

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**From:** Roberta Shattuck <ras426@yahoo.com>  
**Sent:** Friday, March 17, 2017 5:34 PM  
**To:** Dawson, Brett  
**Subject:** Proposed Storage Facility and Car wash on Winchester Rd and Max Gillis in Winchester 92596

I oppose this proposal:

There is a difference between having nice shops and restaurants where people will remark how convenient our lovely homes are to desirable amenities, or our neighborhood being referred to as the one behind the storage facility on Winchester, you know the one with the RV parking. I think this proposed project will impair property values, where an upscale shopping center may reflect more positively.

Perhaps 15 years ago, this part of Winchester Road was more of a rural industrial route. But things have changed this is our Main Street and it's up to us to try and defend it.

Thanks,  
Roberta Shattuck

Sent from my iPhone

**Dawson, Brett**

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**From:** Kathleen Herman <Kathi@kathiherman.com>  
**Sent:** Wednesday, March 15, 2017 8:34 AM  
**To:** Dawson, Brett  
**Subject:** Protest of French Valley Land Use

Please accept this letter as a protest to the proposed land use and development of the area in Winchester between Benton and Max Gillis in the unincorporated area known as French Valley. Due to a medical procedure, I am unable to attend the public hearing this morning.

This land use of French Valley has evolved over time from a mostly agricultural use to its current state as mostly residential with limited commercial services to meet the needs of this growing community. My husband and I would like to see a proposed land use plan that will meet the needs of our community rather than detract from its best and highest use.

My neighbors and I were not notified of any zoning changes or plans for the RV storage, another gas station and car wash that are being planned. It may be that we live far enough away from this proposed plan that the belief was we aren't impacted by it. Therefore, just having been made aware of this proposal, I am submitting my concerns.

We purchased our home in the Morningstar Ranch II vicinity off of Abelia in 2012. At that time we were concerned about the lack of commercial services within a reasonable driving distance. But we were encouraged by the signs which suggested that a Lowes and Target were being planned. We soon discovered, however, that those plans fell through after the housing market crashed in 2007.

We have waited patiently for the housing industry, along with the economy, to recover with the hopes that once the housing developments were completed that it would attract some quality retail and dining establishments and we would no longer be required to travel to Temecula or Murrieta for these services.

Commuting to Temecula or Murrieta is extremely inconvenient considering the lack of East and West thoroughfares and only Winchester going North and South. The Clinton Keith extension will help, but the services on Clinton Keith are also limited.



As a real estate professional, I am well aware of the impact that surrounding land use zoning has on home values. Even though the proximity may further away. The impact is based on the current lack of services and proposed land use that would detract from quality commercial businesses from developing in this area and impact on the long term resale value of the homes within the entire French Valley due to location desirability.

Our surrounding communities have the luxury of having city planning departments that work in conjunction with Riverside County planners to develop long-term strategic land use plans. It appears to us French Valley residents that we are underrepresented and our needs are overlooked.

I oppose any plans that are not taking into account the highest and best use of the land along Winchester within the unincorporated area of French Valley.

There are a large number of approximately 250 residents who are active in our local community outreach activities like Neighborhood Watch who would like to have the opportunity to meet with the County Supervisor and the County planning department to see what the long-term strategic land use plans are for this area to meet the commercial needs of this growing community.

Regards,

Kathi Herman  
Realty ONE Group Southwest  
Cal BRE #01973299  
909-226-5275  
[Kathi@KathiHerman.com](mailto:Kathi@KathiHerman.com)  
[www.KathiHerman.com](http://www.KathiHerman.com)

**Dawson, Brett**

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**From:** joan yochim <cjyochim@verizon.net>  
**Sent:** Saturday, March 25, 2017 8:09 AM  
**To:** Dawson, Brett  
**Subject:** PROJECT AT WINCHESTER ROAD AND MAC GILLIS

We have lived here since 1978 and have seen a lot of changes, some good and some bad. There has been so many projects that would benefit our area that have been changed or cancelled not because of what the people want but because of the Planning Department that make zone changes without the consideration of the people already living here.

Please STOP building houses until we get much needed services, like the project at Winchester and Mac Gillis was planned. We have seen the mall project disappear and projects that are needed more than MORE NEW HOUSES. We have one shopping center in our French Valley area, we need a Home Depor or Lowe's, a Target or Walmart and especially another FOOD MARKET besides Stater Bros. We can't understand how French Valley has been left behind because of all the decisions made by the Planning Commission. Menifee has got all the NEW SERVICES while French Valley has been forgotten except for all the housing projects. Balance out the commercial with the houses out here and we have fallen off the radar and my question is WHY?

The Airport was forced on us and took away our safe rural area and then all the housing tracts were build but where or where is the shopping centers compared to the people that have to fight traffic to get to the one FOOD MARKET for fight traffic to go into Murrieta or Temecula to purchase everyday shopping items? We feel there has been really poor planning in French Valley that was suppose to be the promise land. Next people will be moving out of this area because of HIGH TAXES and NO SHOPPING FACILITIES and the area will be taken over by gangs and people that need to be away from the public so they can do bad things.

PLEASE HELP SAVE "FRENCH VALLEY".

JOAN YOCHIM 37205 VAN GAALE LANE MURRIETA CA 92563

**Dawson, Brett**

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**From:** Kate McLellan <kate@kmclinical.com>  
**Sent:** Friday, March 17, 2017 5:47 PM  
**To:** Dawson, Brett  
**Subject:** Fwd: We're opposed to the proposed zoning changes for Winchester and Max Gillis

Just in case you didn't get the first email ...

Kind regards,  
Kate

Kate McLellan, Ph.D.  
KM Clinical Research Group  
Work (951) 468-KATE  
Cell (619) 727-0373  
Fax (855) 264-7820  
[www.kmclinical.com](http://www.kmclinical.com)

Begin forwarded message:

**From:** Kate McLellan <kate@kmclinical.com>  
**Subject:** We're opposed to the proposed zoning changes for Winchester and Max Gillis  
**Date:** March 14, 2017 at 1:01:58 PM PDT  
**To:** [bdawson@rivco.org](mailto:bdawson@rivco.org)

Hi Brett,

We'd like to voice our opposition to the proposed storage facility planned for Winchester and Max Gillis. That would be the 4rd storage place in a 3 mile stretch of Winchester/Murrieta which begs the question, why another one?? They're ugly, decrease property values when more aesthetic and business-friendly options would be preferred such as a retail center which creates far more job and brings in higher sales tax revenue for the city each year.

My family and I live 1 mile away from the proposed storage lot. We would like that area of Winchester/Murrieta to become more like the Newport/Haun Rd shopping center Menifee has designed. They have up-scale shops and restaurants that draw in shoppers from all over the county. Nicer retail centers close to homes also increases the property value of the residents which also brings in more revenue for the city in the form of higher property taxes. A storage facility would decrease values and drive retail customers to other centers in Temecula and Menifee resulting in lost sales tax and lease revenue. That's not good for my city and neighborhood. We want what is best for our community, and an ugly commercial center is not the solution.

Kind regards,  
Kate

Kate McLellan, Ph.D.  
KM Clinical Research Group  
Work (951) 468-KATE  
Cell (619) 727-0373  
Fax (855) 264-7820  
[www.kmclinical.com](http://www.kmclinical.com)

**Dawson, Brett**

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**From:** Anita Ward <anitaward333@yahoo.com>  
**Sent:** Wednesday, March 15, 2017 5:35 PM  
**To:** Dawson, Brett  
**Subject:** French Valley Zone Change

Please don't allow another storage facility and RV park at Thompson and Winchester Roads. We need shops, restaurants and entertainment venues.  
Sent from my iPhone



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 15, 2017**

**I. AGENDA ITEM 1.1**

**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33303** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Acres – Zoning: Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) – Approved Project Description: Tentative Tract Map No. 33303 a Schedule “A” Subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft.

**II. PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.

**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Kroencke  
A vote of 4-0 (Commissioner Taylor-Berger Absent)

**APPROVED-** First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.



**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 15, 2017**

**I. AGENDA ITEM 4.1**

**CHANGE OF ZONE NO. 7180, PLOT PLAN NO. 20682 AND PARCEL MAP NO. 33750** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard J. Scott – Engineer/Representative: Armstrong & Brooks Consulting – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD:LI) – Zoning: Dutch Village Specific Plan – Industrial Park (I-P) – Location: Northwesterly of Winchester, southerly of Nicholas Road, and easterly of Leon Road – 12.76 Acres.

**II. PROJECT DESCRIPTION:**

Change of Zone No. 7180 proposes to change the project site's Zoning Classification from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC). Plot Plan No. 20682 proposes to establish a self-storage and RV parking facility on 5.18 gross acres, a car wash on 1.66 gross acres, and to designate the remaining 5.84 gross acres as open space. The self-storage includes a 3,128 sq. ft. office and caretaker's apartment, approximately 120,000 sq. ft. of storage buildings, and 29 RV parking spaces. The car wash includes one wash tunnel with an administrative office and 30 parking spaces. Parcel Map No. 33750 proposes a Schedule "E" Subdivision into four (4) parcels; one (1) parcel for the self-storage and RV parking, one (1) parcel for the car wash, and two (2) lots for open space.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

Spoke in favor:

Owen Wickstrand, Applicant's Representative, 13062 Caminito del Rocio, Del Mar, 92014, (858) 755-5458

Spoke in opposition:

Bonnie Mummert, Neighbor, 35566 Driftwood Street, Winchester, 92596.

Shirley Brown, Neighbor, 35554 Driftwood Street, Winchester, 92596.

Gerri Ann Capotosto, Neighbor, 35709 Jack Rabbit Lane, Murrieta, 92562.

Jeanne Halboak, Neighbor, 32716 Cottonwood Road, Winchester, 92596.

Spoke in a neutral position:

Joe B. Stables, Neighbor, 25109 Jefferson Avenue 200, Murrieta, 92562

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Kroencke

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

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 40245; and

**APPROVED** Plot Plan No. 20682; and

**APPROVED** Plot Plan No. 26212; and

**APPROVED** Parcel Map No. 33750.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 15, 2017**

**I. AGENDA ITEM 4.2**

**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: Northwestern corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP).

**II. PROJECT DESCRIPTION:**

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.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Desiree Bowie at 951-955-8254 or email at [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

Spoke in favor:

Bruce Jordan, Applicant, 131 Calle Iglesia, San Clemente, 92672, (749) 388-9090.

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, 2<sup>nd</sup> by Commissioner Sanchez

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

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42880; and

**APPROVED** Conditional Use Permit No. 3742.





**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 15, 2017**

**I. AGENDA ITEM 4.3**

**CHANGE OF ZONE NO. 7920** – No New Environmental Documents Required – Applicant: Qing Huo, 1968 Cellars LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of State Highway 79, westerly of Woodchuck Road, easterly of Pauba Road, and southerly of Hughes Ranch Court – two (2) 10 acre parcels – Zoning: Residential Agricultural 10 acre minimum (R-A-10).

**II. PROJECT DESCRIPTION:**

Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural – 10 acre minimum (R-A-10) to Wine Country-Equestrian (WC-E) Zone.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Spoke in favor:

Gil Mendoza, Applicant, 6185 Magnolia Avenue, Riverside, 92506, (951) 286-9520.

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, 2<sup>nd</sup> by Commissioner Kroencke

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

**RECOMMENDED** the Board of Supervisors take the Following Actions:

**FIND** that No New Environmental Document is Required; and

**TENTATIVELY APPROVE** Change of Zone No. 7920.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 15, 2017**

**I. AGENDA ITEM 4.4**

**CONDITIONAL USE PERMIT NO. 3750** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: 24 Apartment Complex Services – Second Supervisorial District – University Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (FAR 0.20 – 0.35) – Location: Northerly of Center Street, westerly of Iowa Avenue, and easterly of La Cadena Drive – 0.4 Acre – Zoning: Scenic Highway Commercial (C-P-S).

**II. PROJECT DESCRIPTION:**

The Conditional Use Permit is for the construction of automobile sales and rental facility containing outdoor automobile storage. The project also proposes a 1,223 sq. ft. sales office/storage/garage building and 11 parking spaces for customers and employees.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Spoke in a neutral position:  
Angel McDonnell, Neighbor.

No one spoke in favor or opposition.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

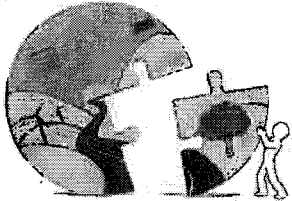
Public Comments: Closed

Motion by Commissioner Hake, 2<sup>nd</sup> by Commissioner Sanchez

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

**FOUND** the Project Exempt from the California Environmental Quality Act; and

**APPROVED** Conditional Use Permit No. 3750.



*Charissa Leach*  
*Assistant Director of TLMA*  
*Community Development*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

Date: March 15, 2017

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

**RE: Updated Information for Agenda Item 4.1 (PP20682, PP26212, PM33750, CZ07180)**

To the Honorable Chair,

Included are additional letters of opposition, responses to the letters of opposition provided by the applicant, a letter from Valley Wide recreation and Park District, and revised Conditions of Approval.

Planning added a condition 60.PLANNING.17 "Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area."

The Fire Department made changes to Condition 10.FIRE.1 to Not Apply.

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Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

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**Dawson, Brett**

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**From:** Alicia Harman <Alicia@kaganonline.com>  
**Sent:** Tuesday, March 14, 2017 2:59 PM  
**To:** Dawson, Brett  
**Subject:** Development of Winchester Rd at Max Gillis/Thompson  
**Importance:** High

Hello Mr Dawson,

My name is Alicia Harman and I am a homeowner in the Rembrandt neighborhood of Winchester (AKA French Valley). I have recently learned through neighbors that there will be a meeting tomorrow in Riverside to decide whether the corner lot located at Winchester Rd (HWY 79) and Thompson/Max Gillis Blvd can be used for industrial, more specifically, an RV storage lot. I am horrified along with the rest of the neighbors to learn of the planned use of this prime location for industrial/storage.

My particular neighborhood (Rembrandt) was built in 1999 and all have been waiting patiently for development of our open fields. We all understood it would be retail with restaurants and nice shopping, much like Temecula's shopping along Winchester Rd near the 15 freeway. Currently, residents in French Valley must drive several miles south on Winchester to reach shopping, so to learn of the planned use as an RV storage lot for this major corner is quite upsetting to say the least.

Please, if there is anything you can do, please keep these open spaces for retail. I know I speak for my neighbors and they may speak for me when we beg for nice shopping and restaurants in this area for the multitude of new neighborhoods that have been built over the past few years. Allowing industrial in this area will surely doom our beautiful little area to more eye sores along our main road, since nicer retail will not want to set up shop next to RV storage lots and other industrial eye sores, which will ultimately negatively affect our property values.

I work in Orange County and cannot attend the meeting so I appreciate anything you can do to represent us in this matter.

All the best,  
Alicia Harman (and Gerald Harman)  
36232 Corsica Circle  
Winchester CA 92596

**Alicia Harman**  
Operations Manager  
Kagan Professional Development  
Direct: (949) 545-6339  
Fax: (949) 369-6599

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P.O. Box 72008, San Clemente, CA 92673-2008  
Web: [www.KaganOnline.com](http://www.KaganOnline.com)

**Emergency Contact Note:**

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**Dawson, Brett**

---

**From:** Kate McLellan <kate@kmclinical.com>  
**Sent:** Tuesday, March 14, 2017 1:02 PM  
**To:** Dawson, Brett  
**Subject:** We're opposed to the proposed zoning changes for Winchester and Max Gillis

Hi Brett,

We'd like to voice our opposition to the proposed storage facility planned for Winchester and Max Gillis. That would be the 4rd storage place in a 3 mile stretch of Winchester/Murrieta which begs the question, why another one?? They're ugly, decrease property values when more aesthetic and business-friendly options would be preferred such as a retail center which creates far more job and brings in higher sales tax revenue for the city each year.

My family and I live 1 mile away from the proposed storage lot. We would like that area of Winchester/Murrieta to become more like the Newport/Haun Rd shopping center Menifee has designed. They have up-scale shops and restaurants that draw in shoppers from all over the county. Nicer retail centers close to homes also increases the property value of the residents which also brings in more revenue for the city in the form of higher property taxes. A storage facility would decrease values and drive retail customers to other centers in Temecula and Menifee resulting in lost sales tax and lease revenue. That's not good for my city and neighborhood. We want what is best for our community, and an ugly commercial center is not the solution.

Kind regards,  
Kate

Kate McLellan, Ph.D.  
KM Clinical Research Group  
Work (951) 468-KATE  
Cell (619) 727-0373  
Fax (855) 264-7820  
[www.kmclinical.com](http://www.kmclinical.com)

**Dawson, Brett**

---

**From:** Gabrielle Henderson <gabriellemitchell@gmail.com>  
**Sent:** Tuesday, March 14, 2017 10:07 AM  
**To:** Dawson, Brett  
**Cc:** Gregory Henderson  
**Subject:** Spencers Crossing Project

Dear Mr. Dawson,

I'm writing as a Spencer's Crossing resident to encourage you to not allow the rezoning to allow a storage facility in the new development by Max Gillis and Winchester Road.

We would love to see higher end stores and good restaurants so we can spend our money and tax dollars locally.

Best regards,

Gabrielle Henderson

**Dawson, Brett**

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**From:** Michele <mwethers2000@yahoo.com>  
**Sent:** Tuesday, March 14, 2017 9:55 AM  
**To:** Dawson, Brett  
**Subject:** Storage unit Gas station Winchester and Max Gillis

I am a homeowner who is against this development. I fear it will depreciate our property value

Michele Wethers

Sent from my iPhone  
Michele



**Dawson, Brett**

---

**From:** Jackie Can <jpcan81@yahoo.com>  
**Sent:** Tuesday, March 14, 2017 8:08 AM  
**To:** Dawson, Brett  
**Subject:** Proposed plan on Winchester & Max Gilles.

Dear Brett Dawson,

It was brought to our attention here in our Spencer's Crossings community that there are plans to build a storage, and gas station and car wash on the corner of Winchester and Max Gilles.

And as a resident I feel that it would affect possibilities of getting prospect shops and restaurants across the street where the shopping center will be built. That we have been waiting for years to come to our neighborhood, there is already an RV storage off Benton and also a mile down one on Winchester, we are in need of more shops and restaurants in our area since we have to drive 6+ miles to get to the the Temecula shopping center, Murrieta shopping center, or Menifee shopping center.

We hope our concerns are taken into consideration.

Thank you  
Jacquelyn Can  
Spencer's Crossings resident

Sent from my iPhone

**Dawson, Brett**

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**From:** Gary Mcdow <mcdeal@yahoo.com>  
**Sent:** Tuesday, March 14, 2017 7:10 AM  
**To:** Dawson, Brett  
**Subject:** Development at Max Gillis

No to storage and gas station car wash. We don't want it. We don't need it. We already have it. We need restaurants and shops. Don't let this happen to our nice neighborhood. Thank you. Gary McDow 951-970-4873. The people that own this property don't live here. Let them build across the street from their house and look at it every day.

Sent from my iPhone

**Dawson, Brett**

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**From:** Rick - <rissacar@hotmail.com>  
**Sent:** Monday, March 13, 2017 10:10 PM  
**To:** Dawson, Brett  
**Subject:** Public Hearing

Dear Mr, Brett Dawson,

As a resident of Winchester that recently arrived from South Orange County that has soild planning. I would like to oppose the development of a gas stations, manufacturing facilities and RV parking.

As a voting citizen and tax payer. We would desire to have nice restaurants and shops, not industrial like facilities. We want to ensure a safe and environmentally great area for many years to come. Having industrial like items deters the nice home town organic development. Thanks in advance for your considerations and feedback.

Sincerely,

Rick Herron

**Dawson, Brett**

---

**From:** paul chassey <paulchassey@verizon.net>  
**Sent:** Monday, March 13, 2017 10:07 PM  
**To:** Dawson, Brett  
**Subject:** Public Hearing 3/15/17

I am concerned about the plan to build a Storage Facility, and RV storage and possibly a gas station at Max Gills and Winchester. We already have two storage facilities and a 3<sup>rd</sup> one planned within about a two mile radius, as well as having an RV storage a couple miles away on Scott Rd.

Spencer's Crossing surrounds this area with over 600 newer homes and another 1200 or so being planned for this area. This is an area with homes worth \$400,000+ and we deserve some nice stores and restaurants along Winchester and some green space, not the Arco, Home Depot, and fast food restaurants that are planned for the opposite corner. We have two gas stations now and plenty of fast food restaurants diagonally across the street at Benton. We don't need another Home Depot with Lowes down the street and Home Depot and Loews in Menifee just about 6 or 7 miles away. Adding Storage and whatever else is being planned is just overkill with these types of businesses.

Let's not change this once rural area, now filling in with nice homes, to look like an industrial or commercial zone with low end non compatible projects. Have you looked at the Promenade Mall and what Murrieta is trying to do with the Golden Triangle? Let's try to keep this are a little bit more upscale to match the rest of the community.

Thank You

Paul Chassey

30809 Prairie Sun Way

**Dawson, Brett**

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**From:** Richard Allison <rick31609@yahoo.com>  
**Sent:** Tuesday, March 14, 2017 3:39 PM  
**To:** Dawson, Brett  
**Subject:** Proposal

Please vote "NO" for any storage or RV parking in the Winchester/Max Gillis lot. Thats the last thing we want to see when we come home.

Thanks,

Richard S. Allison  
Captain, US Army  
Retired

**Dawson, Brett**

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**From:** Ms. Flis (Phyllis DeBlanche) <missflis@yahoo.com>  
**Sent:** Tuesday, March 14, 2017 3:43 PM  
**To:** Dawson, Brett  
**Subject:** Concerning the proposed storage facility with RV parking and gas station car wash at Winchester and Max Gillis

No, no, a thousand times no! For one thing, there are storage units just up the road; there are gas stations nearby, and a car wash just a few miles away—all within established commercial/industrial zones. This area, however, is so heavily residential and rural that adding this sort of business would surely clash—and send property values down. How about a nice restaurant or two, or a few upscale stores? They might take a little longer to build, but the reward would be greater in many ways.

Phyllis DeBlanche  
Loire Drive  
Winchester 92596

**Dawson, Brett**

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**From:** Carmen Webster <webs2gonow@gmail.com>  
**Sent:** Tuesday, March 14, 2017 5:25 PM  
**To:** Dawson, Brett  
**Subject:** Proposed Project

Dear Brett Dawson,

I am writing regarding the proposed storage facility project for Winchester and Max Gillis in French Valley. We need businesses and restaurants in our Are BUT not this type. This is not a benefit to our area and we object to it. Thank you for your time and attention.

Chico & Carmen Webster  
31283 Pinon Pine Circle  
Winchester, CA. 92696

**Dawson, Brett**

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**From:** lett79@aol.com  
**Sent:** Tuesday, March 14, 2017 5:52 PM  
**To:** Dawson, Brett  
**Subject:** Public hearing

Hello,

My name is Leticia Mendoza and I am a resident of French Valley. I am emailing to oppose the proposed RV storage and car wash building. Or neighborhood deserves opportunities to have businesses that will be positive and desirable.

Thank you for your time,  
Leticia Mendoza

Sent from my iPhone



**Dawson, Brett**

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**From:** Angelo Ortiz <angelo.ortiz2012@gmail.com>  
**Sent:** Tuesday, March 14, 2017 9:39 PM  
**To:** Dawson, Brett  
**Subject:** No!

I say NO to the proposed RV parking development, by Max Gilles and Winchester Rd.

**Dawson, Brett**

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**From:** Jennifer Akin <jenniferakin77@yahoo.com>  
**Sent:** Tuesday, March 14, 2017 11:46 PM  
**To:** Dawson, Brett  
**Subject:** Storage facility on Winchester Rd

Mr. Dawson,

I strongly oppose the proposal of a new storage facility and RV parking on Winchester road and cross street Max Gillis. There are already at least two of these business just down the street. I would like to add to the beauty of our neighborhood. Such a facility on an extremely busy road would be an eyesore! Thank you for your time and consideration.

Warm regards,  
Jennifer Akin

**Dawson, Brett**

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**From:** Lroeder1 <Lroeder1@verizon.net>  
**Sent:** Wednesday, March 15, 2017 7:08 AM  
**To:** Dawson, Brett  
**Subject:** Project on Max Gillis and Winchester Rd

Dear Sir,

I am not able to attend meeting on this project. However, I do object to any more storage facilities. There are plenty available in the area that are no where near capacity. Perhaps you are not aware of the local properties that offer this convenience in the area?

I also object to a car wash facility. Again, we have these facilities within three miles of our home community. We have enough issues with people hanging out after being released from the nearby jail. We do not need any opportunity for more loitering.

If it were possible, please keep ownership local (within State). I find the idea of a car wash in Southern California to be a huge disservice to the area and slap in the face after the last few years of drought. Texas owners need not apply.

However, needs for grocery, and services are great. Not just retail. Insurance, financial, child care, auto care are all areas of needed improvement.

Thank you for your time.  
Sincerely,

Laura Roeder  
31238 Jan Steen Ct  
92596  
951 795 0068

Sent from my T-Mobile 4G LTE Device



**VALLEY-WIDE RECREATION  
AND PARK DISTRICT**  
**GoRecreation.Org**

VALLEY-WIDE RECREATION AND PARK DISTRICT

BOARD OF  
DIRECTORS

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Member

Steve Simpson  
Member

Dean Wetter  
General Manager

March 13, 2017

Brett Dawson  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: CHANGE OF ZONE NO. 7180, PLOT PLAN NO. 20682 AND PARCEL MAP  
NO. 33750**

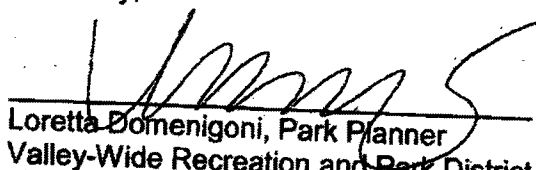
Dear Mr. Dawson:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced project and has the following comments:

1. The project is required to annex into the French Valley Community Facilities District for landscape maintenance of any major streets located within our district boundaries. Such streets may include Winchester Road and/or Leon Road.
2. We would like to know if the 5.84 acre area designated as open space is going to be preserved as natural open space, and who will be the maintenance entity for this area.
3. Park Fees will be required to be paid to Valley-Wide prior to the issuance of a Certificate of Occupancy.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

  
Loretta Domenigoni, Park Planner  
Valley-Wide Recreation and Park District

# COUNTY OF RIVERSIDE PLANNING COMMISSION

March 15, 2017

**Self Storage and Car Wash  
at  
Winchester Road & Max Gillis Road  
PP20682; PP26212; PM33750**

# RESPONSE TO PUBLIC COMMENTS

10/15/2013 10:50 AM

## RESPONSE TO PUBLIC COMMENTS

- The proposed project located at the north west corner of Winchester Road and Max Gilliss Boulevard is currently zoned industrial land and is and has been for the past 12 years been an active agriculture zone (it is an active wheat field).
- PP20682; PP26212; PM33750.
- The owner and developer have met all requirements to develop the property into a Self Storage Property and a self service Car Wash. Both highly compatible uses with the zoning.

## RESPONSE TO PUBLIC COMMENTS

- **Response to George Anne Gonsman's concerns:**
- **Zoning should remain as it is:** There is no zone change. The I-P Zone is the existing zone.
- **We need our own City Center:** A large parcel of land on the North West corner of Winchester Road ad Max Gilliss Boulevard is designated for a massive regional mall with extensive shopping and restaurants. These are all conforming uses as shown in the local Community Master Plan and the County of Riverside General Plan. The owners of the property have dedicated a major portion of their land to Open Space to enhance the environment for the local neighbors use and enjoyment which greatly increases local property values.



## RESPONSE TO PUBLIC COMMENTS

- **Response to Paul De Freitas' concerns:**
- **Opposed to the Industrial Zoning:** The property is zoned (I-P) Industrial Park under the County of Riverside General Plan that has been in existence for some time. The Self Storage and RV parking and the Car Wash are conforming I-P Zone uses.
- The owners hired a Feasibility Expert to study the planned uses within this already approved Industrial Zone under the County of Riverside General Plan. The Study found that the local market is being under served. Other similar projects are at capacity with waiting lists for both Self Storage and RV spaces.
- The property is not zoned for restaurants or a strip mall. There is a significant amount of acreage in the local vicinity zoned for commercial uses.

## RESPONSE TO PUBLIC COMMENTS

- **Response to Tamara Mershon's concerns:**
- **Industrial zoning?** The property is currently zoned (I-P) Industrial Park under the County of Riverside General Plan that has been in existence for some time. The Self Storage and the Car Wash are conforming uses under the I-P Zone.

## RESPONSE TO PUBLIC COMMENTS

- **Response to Bonnie Mummert's concerns:**
- **Wild Life:** This property was originally 26 acres. Currently, approximately 15 or the original 26 acres have been deeded to various county agencies and 6 of the remaining 11 acres will be dedicated to **Open Space** where the wild life is now and will continue to be protected in the adjacent parcels. The remaining 6 acres is currently active use agricultural use land and is definitely not a wildlife habitat.
- **Leon Road:** In addition to the future vacation of Leon Road, the owners have dedicated land for use as a neighborhood trail by way of an easement.
- **Competition:** The owners hired a Feasibility Expert to study the planned uses within this already approved Industrial Zone under the County of Riverside General Plan. The Study found that the local market is being under served. Other similar projects are at capacity with waiting lists for both Self Storage and RV spaces. The Self Service Car Wash is a stand alone facility that does not sell Gas or Food. Both have been designed to be attractive, energy efficient and environmentally friendly.
- **Unincorporated Area:** The County of Riverside has done a good job of planning ahead and protecting their unincorporated areas. Many Studies have already completed by the owner to insure protection of the Habitat, Environment, Archaeological, Traffic Mitigation, Water Quality, Soil Erosion, Flood Control, Light Pollution, Airport Land Use Compatibility, including planning for Fire and Construction Safety. The Planning Commission requires ascetically pleasing buildings with appropriate landscaping. This project considerably exceeds the minimum required landscaping.

## RESPONSE TO PUBLIC COMMENTS

- **Response to Gerri Ann Capotosto's concerns:**
- **Opposed to the Zone Change:** There is no zone change. The I-P Zone is the existing zone.
- **Opposed to the Self Storage, RV Parking and Car Wash:** An extensive current Feasibility Study was done showing that the local market are under-served for these uses. Other similar projects are at capacity with waiting lists for both Self Storage and RV spaces. The Self Service Car Wash is a stand alone facility that does not sell Gas or Food. All construction will be both energy efficient and environmentally friendly. The project is well designed and heavily landscaped. All buildings will have a pleasant look and be compatible with the neighborhood. Services that are both needed and readily accessible will greatly enhance local property values.
- **Protect the Wild Life:** This property was originally 26 acres. Currently, approximately 15 or the original 26 acres have been deeded to various county agencies and 6 of the remaining 11 acres will be dedicated to **Open Space** where the wild life is now and will continue to be protected in the adjacent parcels. The remaining 6 acres is currently active use agricultural use land and is definitely not a wildlife habitat.
- **The Owners are from out of State:** Not Truel. Their ownership entities are from out of state business purposes. All of the owners have deep roots in southern California. They have owned this land since 2005 and plan to retain their ownerships for a long time.

## RESPONSE TO PUBLIC COMMENTS

- **Response to Michael Grumkoski's concerns:**
- **Secondary Access:** a portion of the old Leon Road that is partially on the property is to be vacated and a further extended hiking trail will be available for local residents. An access road will be constructed from the property to Max Gilliss Blvd using a current County of Riverside 'Right of Way Easement'.
- **Traffic Flow:** Access to the development will be mainly via Winchester Road with a secondary access to Max Gilliss Blvd. Penny Crest Lane will not be used as an access.
- **Safer and Less Congested:** A traffic study was commissioned and with the improvements proposed by this development traffic conditions on both Winchester Road and Max Gilliss Boulevard will be safer and less congested.

## RESPONSE TO PUBLIC COMMENTS

- **Response to Janice Imbronone's concerns:**
- **Industrial not just Shopping?** The property is zoned (I-P) Industrial Park under the County of Riverside General Plan that has been in existence for some time. The property is not zoned for shopping. The Self Storage and the Car Wash are conforming uses under the I-P Zone.
- **Retail shopping:** The property is not zoned for restaurants or a strip mall. There is a significant amount of acreage in the local vicinity zoned for commercial uses including a large regional mall located at the North West intersection of Winchester Road and Max Gilliss Boulevard

03/14/17  
13:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30993

Parcel: 289-320-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT1 - REQ E HEALTH DOCUMENTS

DRAFT

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35 EOT1 - FINAL ACCESS AND MAINT

DRAFT

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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13:26

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30993

Parcel: 289-320-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 35

EOT1 - FINAL ACCESS AND MAINT (cont.)

DRAFT

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15

EOT1 - REQ BMP SWPPP WQMP

DRAFT

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



03/14/17  
13:26

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30993

Parcel: 289-320-005

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

DRAFT

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

DRAFT

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/14/17  
13:26

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30993

Parcel: 289-320-005

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

DRAFT

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 5 EOT1 - WQMP COMP AND BNS REG

DRAFT

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/14/17  
13:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30993

Parcel: 289-320-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

EOT1 - WQMP COMP AND BNS REG (cont.)

DRAFT

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/14/17  
13:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM33750

Parcel: 480-170-001

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 40

MAP- CONTACT VALLEY WIDE

RECOMMND

Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area.

03/14/17  
13:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP20682

Parcel: 480-170-001

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

NOTAPPLY

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

Buildings shall not be for the use, storage, or handling of hazardous materials.

80. PRIOR TO BLDG PRMT ISSUANCE

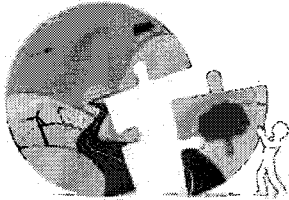
TRANS DEPARTMENT

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SR-79).
- (2) Streetlights.
- (3) Traffic signals located on Winchester Road (SR-79) at intersection of Thompson Road/Max Gilliss Boulevard.



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach*  
*Assistant Director of TLMA*  
*Community Development*

## Memorandum

Date: March 9, 2017

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

**RE: Updated Information for Agenda Item 4.1 (PP20682, PP26212, PM33750, CZ07180)**

To the Honorable Chair,

Included are five letters of opposition and a petition we have received after the mailing the Staff Report Package.

The Flood Control District made some minor edits to the Flood Hazard Report, in conditions 10 FLOOD 1 for the cases PP20682, PP26212 and PM33750, see attached revisions.

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*

**Dawson, Brett**

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**From:** Georgeanne Gonsman <georgeanne3@hotmail.com>  
**Sent:** Thursday, March 09, 2017 1:29 PM  
**To:** Dawson, Brett  
**Subject:** Fw: Re-zoning Northwest corner of Winchester Rd. And Max Gillis. in French Valley area

**From:** Georgeanne Gonsman <georgeanne3@hotmail.com>  
**To:** bdawson@rivco.org  
**Subject:** Re-zoning Northwest corner of Winchester Rd. And Max Gillis. in French Valley area

Hello,

I understand a variance is being proposed & voted on within the next few days regarding the Northwest corner of Winchester Rd. And Max Gillis in the French Valley area. I & my whole neighbor feels that it should remain zoned as is. We are saying no to Car wash, Storage Units and RV parking, etc.!! It seems that the City Planning Department is looking at this area as a rural nonconsequential area ...all the edge of their cities. All of us are looking at this mall and commercial area as the new city center for French Valley. We are far enough away from every other neighborhood that we need our own City Center . This could be an amazing source of revenue for the county and or Temecula if it is developed correctly . What they're proposing is not well thought out.. Also, the area that I see as the northern entrance to Wine Country is marked as industrial which would be the Scott/ Washington and Winchester intersection. So I think we need definitely need more study and more information.

**As citizens we just need to hold our representatives accountable** for the appropriate, pleasing and sustainable long-term visions established by focus groups and city planners and memorialized in the General Plan.

Thank you,  
Georgeanne & Terry Gonsman, & Neighborhood

**Dawson, Brett**

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**From:** Paul De Freitas <paul.defreitas@motorolasolutions.com>  
**Sent:** Wednesday, March 08, 2017 4:46 PM  
**To:** Dawson, Brett  
**Subject:** zoning in winchester and maxgillis

I am opposed to the zoning to accommodate storage facility and rv parking, I would much rather see restaurants, strip mall or things that can bring people and products to the area.

Regards,  
Paul de Freitas



**Dawson, Brett**

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**From:** Tam <nursetam2010@yahoo.com>  
**Sent:** Wednesday, March 08, 2017 3:07 PM  
**To:** Dawson, Brett  
**Subject:** Objection to proposed zoning change

I am a homeowner at 35580 Hawkeye Street Murrieta, Ca 92563. I am in objection regarding the proposed zoning change at Winchester and Max Gillis.

Thank you,

Tamara Mershon

Sent from my iPhone

**Dawson, Brett**

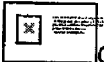
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**From:** Bonnie Mummert (via Google Docs) <zeebmummert@gmail.com>  
**Sent:** Thursday, March 09, 2017 7:40 AM  
**To:** Dawson, Brett  
**Subject:** Public Hearing A Mitigated Negative Declaration  
**Attachments:** Untitled document.pdf

Bonnie Mummert has attached the following document:



Untitled document



Good Morning Brett

Please see the attached letter.  
Can you provide a copy to the Planning Board?

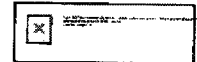
Thanks

Bonnie Mummert

Google Docs: Create and edit documents online.

Google Inc. 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



**Subject:** Public Hearing to Adopt a Mitigated Negative Declaration  
Change of of Zone (CD-LI) Light Industrial to (M-SC) Manufacturing Service  
Commercial.

Zone Number 7180, Plot Plan 20682 and Parcel Map 33750.

The intent of this zoning change is to allow development of a Storage Unit, Car Wash and RV Parking with living space for on site Manager.

I, Bonnie Mummert, live on Driftwood Street near this proposed project. This type of development in rural but fast developing French Valley does NOT fit in with the neighborhood.

The proposed development is already zoned as light Industrial and should remain as such.

**Light Industrial:** Planned industrial area with special attention to circulation, parking, utility needs, **AESTHETICS, and COMPATIBILITY.** Development subject to area site improvement, landscaping and performance standards.

**Manufacturing Service Commercial:** Uses include food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence.

There is NO Need for Storage Units, Car Wash or RV Parking.

There is a need for development that is AESTHETIC and COMPATIBLE with the nearby residential homes and can be used by all.

I have compiled a list of Storage Units, Car Washes and RV Parking businesses that are already available for French Valley residents.

The distance in miles is an estimate using Google Maps with the start point being at the proposed project site, Max Gilliss and Winchester Roads.

#### STORAGE UNITS

- 1) Dutch Mill Self Storage, Van Gaele Lane off Benton Road, located .7 miles from project site. RV and Boat Storage Included.
- 2) Extra Space Storage, 38370 Winchester Rd, located 3.2 miles from proposed project site. RV parking available.
- 3) SoCal Moving and Storage, Innovation Court 3.9 miles
- 4) Private RV Storage at Leon and Scott Roads 3.7 miles
- 5) Chaparral Self Storage, 27380 Nicolas Roads , RV and Boat Storage 5.3 miles

- 6) Public Storage, Antelope Road, RV Parking 6.1 miles
- 7) Many Home Builders are offering RV sized lots

#### CAR WASHES

- 1) Chevron, drive through 1.5 miles
- 2) Shell, drive through 1.5 miles
- 3) Winchester Self Serve, Winchester Rd 4.4 miles
- 4) Chevron, Winchester Rd 5.6 miles
- 5) Mobil, Los Alamos Rd 5.9 miles

#### MURRIETA MARKETPLACE

Phase 1 to include an ARCO AM/PM and car wash

Please consider the above information at the Hearing on March 15, 2017

We do not need more Storage Units, Car Washes or RV Parking.

We want to protect and enhance our property values with the best type of future development.

This parcel has a large swath of land dedicated to conservation and any future development needs to consider habitat for the wildlife along this Warm Springs Creek area.

Sincerely

Bonnie Mummert  
35566 Driftwood St  
Winchester 92596

951-440-1744

## **Dawson, Brett**

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**From:** Gerri Ann Capotosto <go2gerriann@gmail.com>  
**Sent:** Thursday, March 09, 2017 3:44 PM  
**To:** Dawson, Brett  
**Subject:** 3/15/2017 Aone Number 7180 Plot Plan 20682 Parcel Map 33750 Intent to adopt a mitigated negative Declaration

Dear Brett, and Honorable Planning Commissioners and County Supervisors,

Please accept this email as my official protest against the proposed zoning changes and the proposed development of a storage facility, RV parking and a carwash on the corner of Winchester Road and Max Gillis. I have only been aware of this issue and the upcoming hearing on 3/15/2017 since last Friday. Apparently proper notice has not been given to all affected and interested parties. Since last Friday we have secured multiple signatures on a petition in opposition of this development. As I have gone around making residents aware of this proposal, the descent has been unanimous. I'm certain we could gather signatures of 100% of the residents in and around Spencer's Crossing, which is a huge neighborhood here, if we had more time to do so.

We understand that at some point this parcel will be developed. We of course want the protected wild life areas to remain protected. But I'm hoping the Planning Board and Supervisors who will review this request and our opposition to it will take a moment to understand our position, and hopefully join us in a plan for the long term, and not be short sighted to adopt the first proposed utilitarian Industrial buildings currently being proposed. This zoning change degrades the value of the property it is proposed for and the properties around it. This area is filled with homes in the close to and over \$500K price point. For many their home is their biggest investment. What builds up around these homes will affect their valuation. The two valuations are in many ways interdependent. Since the tax dollars that Riverside County collects is based on a percentage of valuation, the county too becomes a stake holder in this equation.

For those of us who live here, Winchester Road is our Main Street USA. In decades past, no doubt Winchester Road was a utilitarian road, with rural and industrial purposes. But as communities to the north spread southward, and cities like San Diego spread eastward, and north, this area isn't as it was even a decade ago. This area is a viable thriving community in need of goods and services which they can well support. There are many areas around French Valley Airport and Technology Drive and Auld Road and Benton Rd. where light industrial or the zoning change to M-SC Manufacturing Service Commercial would be better suited. There are at least 7 different storage facilities close to this area, which meet all possible storage needs. And there are 5 nearby gas stations with car washes and an additional one is set to go into one of the parcels at Winchester Road and Max Gillis already. This is where the county's adherence to proper planning and community development either succeeds or fails. Making the right choices at this time could make or break the success of this area of Riverside County. It isn't enough to develop a parcel for the benefit of tax revenues in the short term. We depend on the county to lead with long term vision. As more housing continues to grow and expand here, the consequences of making the wrong decisions becomes all that more evident.

The highest and best use for the property at Max Gillis and Winchester Road described as Zone Number 7180, Plot Plan 20682 and Parcel Map 33750 would be upscale retail and restaurants to best serve the surrounding community. This would draw new potential home buyers to the area, who would see the new upscale retail and restaurants as a benefit, as opposed to an unsightly industrial eye sore. The proper type of commercial, retail development would bring greater tax benefit to the county of Riverside, and as it reflects well upon the neighborhood it would serve, the property values of surrounding homes as well would be positively affected, and would be reflected in the property tax base, which of course again benefits Riverside County.

The owners of this Parcel/development are from Park City Utah, and Milano Texas. They don't live here. They would not have to suffer the impact their storage facility would have on the hundreds and hundreds of home owners who do live

here. And its possible that this was planned a long time ago when they acquired the property and perhaps they are blissfully unaware that this area has changed and these changes render their development concept obsolete. I can only imagine that as developers, these owners would want to develop the proposed property to its highest and best use if only for their own financial gain and long term benefit.

I, and the many residents I have consulted with ask the Riverside County Planning Commission and the County Superintendents to reject the proposed zoning changes and to support the development of this area of Riverside County to its highest and best use.

Warmest Regards,

Gerri Ann Capotosto  
35709 Jack Rabbit Lane  
Murrieta, CA 92563  
951-816-5250

**Dawson, Brett**

---

**From:** Gerri Ann Capotosto <go2gerriann@gmail.com>  
**Sent:** Thursday, March 09, 2017 5:10 PM  
**To:** Dawson, Brett  
**Subject:** Signed Petition sheep opposing zoning change for Zone7180,Plot Plan 20682, Parcel Map 33750  
**Attachments:** Petition Opposing zoning change at corner of Winchester Rd and Max Gillis.pdf

Dear Brett,

If we had more notice and more time we could have gathered close to 1000 signatures. But with less than a week, here's what we have so far.

Everyone I spoke to opposes this development. Not one person said, no, i'm not signing cause I think this is great. So don't let the small number of signatures fool you, this is a shortage of time issue, not a shortage of people willing to sign. There are also many who asked me to email them a petition sheet and I have not received many of those back yet. Here's what we have so far. We look forward to meeting you on the 15th.

Warmest Regards,  
Gerri Ann Capotosto

**Winchester Road Corridor Residents  
Petition Against Proposed Intent to Adopt A  
Mitigated Negative Declaration  
Change of Zone No 7180  
Plot Plan No. 20682  
Parcel Map No. 33750**

	NAME	ADDRESS	EMAIL/PHONE
1.	BONNIE MUMMERT	35566 DRIFTWOOD ST	Zeeb mummert@gmail.com 951-440-1744
	X Bonnie Mummert	"	"
2.	CERIL WANDERS	35566 DRIFTWOOD ST	951-330-1392
	X Ceril Wanders		
3.	SHIRLEY BROWN	35554 Driftwood St	951-210-0560
	X Shirley Brown		
4.	AURORA MCANULTY	31079 BONSAI CIRCLE WINCHESTER, CA 92596	(951) 232-4729 MCANULTYAJ@OUTLOOK.COM
	X Aurora McAnulty		
5.	KRISTIN KANESTER	31086 BONSAI CIR. WINCHESTER, CA	Kristin.kanester@gmail.com
	X Kristin Kanester		
6.	JON McDONNELL	31086 BONSAI CIR. WINCHESTER, CA	951-834-8888
	X Jon McDonnell		
7.	CHERISE KAY TONES	31056 BONSAI CIRCLE WINCHESTER, CA 92596	951-634-2199
	X Cherise Kay Tones		



**Winchester Road Corridor Residents  
Petition Against Proposed Intent to Adopt A  
Mitigated Negative Declaration  
Change of Zone No 7180  
Plot Plan No. 20682  
Parcel Map No. 33750**




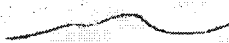

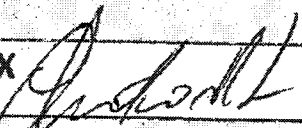
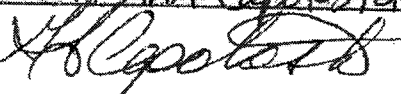
	NAME	ADDRESS	EMAIL/PHONE
8	PATRICIA EDWARDS	31038 BONSAI CIR WIN 92596	patsyedwards1@verizon.net 951-368-8222
	X Patricia Edwards		
9	Gina Harris	35722 Date Palm St Winchester CA 92596	suphon-strom@yaho.com 760 331 7606
	X Heidi		
10	Cesar Aguayo	35710 Date Palm St Winchester CA 92596	951-442-1475
	X Cesar Aguayo		
11	Maricell Sumner	35731 Date Palm <sup>St</sup> Winchester	(951) 553-4252
	X		
12			
	X		
13			
	X		
14			
	X		
15			

**Winchester Road Corridor Residents  
Petition Against Proposed Intent to Adopt A  
Mitigated Negative Declaration  
Change of Zone No 7180  
Plot Plan No. 20682  
Parcel Map No. 33750**

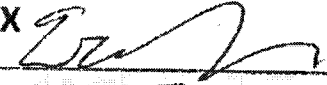




NAME	ADDRESS	EMAIL/PHONE
PAUL CHASSEY	32809 PRAIRIE SUNWAY	PAUL CHASSEY @ JONO.COM
X Paul Chassey		
Ricardo Fuen	35523 SUGARMADE	(909) 762-7770
X Ricardo Fuen		
Jesse Rodriguez	30866 Thimbleberry Lane	(951) 348-1632
X Jesse Rodriguez		
Don Males	30680 Fox sedge way	818-859-2741
X Don Males		
Marilyn Madar	30680 Fox sedge way	858 6034896 / imcounville@yahoo.com
Amy Huffman	30797 PRAIRIE SUNWAY	a.p.huffman@gmail.com
X Amy Huffman		
PAUL ALCALA	35067 SILVERLEAF LN	palcalab@gmail.com 626-833-7626
X Paul Alcala		
Doug Olson		
X Doug Olson		
JO OLSON	35721 Jack Rabbit Lane	951 704 5325
X JO OLSON		

X JO OLSON

**Winchester Road Corridor Residents  
 Petition Against Proposed Intent to Adopt A  
 Mitigated Negative Declaration  
 Change of Zone No 7180  
 Plot Plan No. 20682  
 Parcel Map No. 33750**

NAME	ADDRESS	EMAIL/PHONE
Kelly Shoemaker	35876 Bobcat way Murrieta CA 92563	K.Shoemaker@hotmail.com 951 557-1961
X 		
GABRIEL BLANCO	35347 STONECROP CT. MURRIETA, CA 92563	gblanco1220@hotmail.com
X 		
ANTONIO ONTIVEROS	30861 COTTON TAIL LN MURRIETA, CA 92563	tonyoate@yahoo.com
X 		
Heather Ontiveros	30861 Cotton tail ln Murrieta CA 92563	
X 		
X Geneke Blanco	35347 Stonecrop Ct Murrieta Ca 92563	
Geneke Blanco		
X		
X 	30829 Driftwood Ct Murrieta	761-373-5369
Cerri Ann Caposta	35709 Jack Rabbit Lane	gozgerriann@gmail.com 951-816-5250
		

**Winchester Road Corridor Residents  
 Petition Against Proposed Intent to Adopt A  
 Mitigated Negative Declaration  
 Change of Zone No 7180  
 Plot Plan No. 20682  
 Parcel Map No. 33750**

NAME	ADDRESS	EMAIL/PHONE
Erik Wilson		
X 	35757 Jack Rabbit Lane	erik.wilson@wva1.com
<del>NEERESS</del>	35750 Jack Rabbit Ln	nehadmedwabi22@gmail.com
X Virginia Elsmore	35716 Jack Rabbit	gingerelsmore43@gmail.com
Vince Capotosto	35709 Jack Rabbit Lane	Murrika
X 		
Valentina Capotosto	38709 Jack Rabbit Ln.	
X 		
 Isabella Capotosto	35709 Jack Rabbit Ln.	boocapolo@yahoo.com
X 		
X		
X		

03/09/17  
15:21

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM33750

Parcel: 480-170-001

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID#: 737-966-406

Parcel Map (PM) 33750 is a proposal for a schedule "E" subdivision of a 12-acre site in the French Valley area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. This map is being processed concurrently with Plot Plans (PP) 20682 and 26212, which are proposals for a self-storage facility and car wash on Parcels 1 and 2 the map, respectively. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/> Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it serves a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits. This floodplain analysis must be

03/09/17  
15:21

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM33750

Parcel: 480-170-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project.

This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

03/09/17  
15:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP20682

Parcel: 480-170-001

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10. FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID#: 737-966-406

Plot Plan (PP) 20682 and 26212 are proposals for a self-storage facility and car wash on 6.8 acres in the French Valley area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. The sites are Parcels 1 and 2 of Parcel Map (PM) 33750, which is a proposed schedule "E" subdivision that is being processed concurrently. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/> Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it serves a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM)

03/09/17  
15:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP20682

Parcel: 480-170-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project.

This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.



03/09/17  
15:23

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP26212

Parcel: 480-170-014

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID#: 737-966-406

Plot Plan (PP) 26212 and 20682 are proposals for a mixed-use car wash and self-storage facility, respectively, on 6.8 acres in the French Valley area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. The sites are on Parcels 1 and 2 of Parcel Map (PM) 33750, which is a proposed schedule "E" subdivision that is being processed concurrently. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/> Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it serves a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits. This floodplain analysis must be

03/09/17  
15:23

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP26212

Parcel: 480-170-014

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project.

This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Jeanne Halbrook

**Address:** 32716 Cottonwood Rd  
(only if follow-up mail response requested)

**City:** Winchester **zip:** 92596  
French Valley

**Phone #:** 760 · 644 · 8188

**Date:** 4.11.17 **Agenda #** 1.8

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**     **Oppose**     **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**     **Oppose**     **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

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**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Gerri-Ann Capotosto

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

Spencer's Crossing

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 4.11.17 **Agenda #** 1.8

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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\_\_\_\_\_ **Support**      ~~\_\_\_\_\_ **Oppose**~~      \_\_\_\_\_ **Neutral**

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**Riverside County Board of Supervisors  
Request to Speak**

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**SPEAKER'S NAME:** Rose DeMarco

Spencer's Crossing

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 4.11.17 **Agenda #** 1.8

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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\_\_\_\_\_ **Support**      X **Oppose**      \_\_\_\_\_ **Neutral**

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RIVERSIDE COUNTY BOARD OF SUPERVISORS  
Request to Speak

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Date: \_\_\_\_\_ Agenda #: 1.8

SPEAKER'S NAME: Owen Wickstrom  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I AM:

- The Applicant  A Neighbor  
 Applicant's Representative  Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak  I DO NOT wish to speak  
 I wish to speak with a Media Presentation  
 I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

Position on Agenda Item:

- In Favor  Neutral  Opposed

## BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS  
Request to Speak

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Date: 4/11/17 Agenda #: 1.4 1.5  
1.6 9.1

SPEAKER'S NAME: Tim Lytle  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: 951 200-2344 Email: Tlytle@RanconGroup.com

I AM:  
 The Applicant  A Neighbor  
 Applicant's Representative  Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:  
 I wish to speak  I DO NOT wish to speak  
 I wish to speak with a Media Presentation  
 I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

*General Statement on all 4 items*

\_\_\_\_\_  
(Name)

Position on Agenda Item:  
 In Favor  Neutral  Opposed

## BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS  
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 4-11-17 Agenda #: 3.61

SPEAKER'S NAME: Michael Alvarado  
(Print Name)

Address: 27038 Tube Rose Street  
(Only required if follow-up mail response is requested)

City: Murrieta Zip: 92562

Phone #: 951 545 2047 Email: \_\_\_\_\_

I AM:

- The Applicant  A Neighbor  
 Applicant's Representative  Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak  I DO NOT wish to speak  
 I wish to speak with a Media Presentation  
 I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

Position on Agenda Item:

- In Favor  Neutral  Opposed

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Request to Speak

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Date: 4/11/17 Agenda #: 3.61

SPEAKER'S NAME: Jesse Dofelmire  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I AM:

- The Applicant  A Neighbor  
 Applicant's Representative  Other Interested Party

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(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

Position on Agenda Item:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS  
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Date: 4-11-17 Agenda #: 3.61

SPEAKER'S NAME: Brian White  
(Print Name)

Address: 4440 Town Center Wy  
(Only required if follow-up mail response is requested)

City: Palm Desert Zip: \_\_\_\_\_

Phone #: 760-346-0508 Email: \_\_\_\_\_

I AM:

- The Applicant  A Neighbor  
 Applicant's Representative  Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak  I DO NOT wish to speak  
 I wish to speak with a Media Presentation  
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(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

Position on Agenda Item:

- In Favor  Neutral  Opposed

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Date: 4/11/17 Agenda #: 3:01

SPEAKER'S NAME: Mark Garcia  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

- I AM:
- The Applicant
  - A Neighbor
  - Applicant's Representative
  - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

Mike Alvarado  
(Name)

- Position on Agenda Item:
- In Favor
  - Neutral
  - Opposed

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### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**