

**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: January 3, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

**NOTE TO APPLICANT/REPRESENTATIVE:** For the morning session, please wait in the 9th floor lobby until staff calls you in. Thank you.

8:30 A.M.

1. CT      **Tentative Tract Map No. 30330** EA No. 38390 Applicant: Forecast Group  
Engineer/Rep: T&B Planning Quail Valley Zoning Area Third Supervisorial  
District Located west of Goetz Road, roughly east of Vacation Drive, north of  
Canyon Lake Drive and south of California Place 276.0 acres Existing  
Zoning: SP and R 2 Proposed Zoning: SP **REQUEST:** To subdivide 276.0  
acres (the entire SP area) into 449 residential lots (7,200 square foot minimum  
lot size), 1 school lot, two parks, and six open space lots Schedule: A APN:  
350 020 007 and 026; 350 270 001; 350 282 022; 350 020 002, 003, 005,  
006, 007, 008, 009, 010, and 017 Related Cases: SP 272, EIR 351, GPA  
584, CZ06621, SP00272A1 (1<sup>st</sup> LDC)

8:45 A.M.

2. CT      **Specific Plan 00272 Amendment No. 1** EA No. 38390 Applicant: Forecast  
Group Engineer/Rep: T&B Planning Quail Valley Zoning Area Third  
Supervisorial District Located west of Goetz Road, roughly east of Vacation  
Drive, north of Canyon Lake Drive and south of California Place. 276.0 acres  
Existing Zoning: SP and R 2 Proposed Zoning: SP **REQUEST:** The SP  
Amendment is to reduce the number of planning areas and alter land use  
designations within the specific plan, including: relocation and increase in  
acreage for the proposed school site, reduction of the number of dwelling units  
from 775 du to 439 du, increase all remaining du on site to 7,200 square foot  
minimum lot size, and increase park and roadway acreages Schedule: N/A  
APN: 350 020 007, and 026; 350 270 001; 350 282 022; 350 020 002, 003,  
005, 006, 007, 008, 009, 010, and 017 Related Cases: SP 272, EIR 351,  
GPA 584, CZ06621, TR30330 (1<sup>st</sup> LDC)

9:00 A.M.

Cleared	On Hold





13. LGM

**GENERAL PLAN AMENDMENT NO. 00604, CHANGE OF ZONE NO. 06652 and TENTATIVE TRACT MAP NO. 30349** - EA No. 38505 – Applicant: Song Oh – Engineer/Rep.: Albert A. Webb Associates - French Valley Zoning Area - Third Supervisorial District – Located east of I-215, south of Scott Road, more specifically southeast of the terminus of Broken Arrow Circle into Menifee Road, and between Menifee Road and Pittman Lane - 40.19 gross acres - Light Agriculture-2 ½ Acre Minimum (A-1-2 ½) Zone - **REQUEST:** General Plan Amendment No. 00604 proposes to amend the Sun City Menifee Valley Community Plan's Land Use Allocation Map's designation from Residential 2 ½ Acre Minimum to Residential 2- 4 Dwelling Units Per Acre. Change of Zone No. 6652 proposes to change the zoning from Light Agriculture- 2 ½ Acre Minimum (A-1-2 ½) to One Family Dwellings (R-1). Tentative Tract Map No. 30349 proposes to subdivide 40.19 Gross Acres into 146 residential lots with minimum lot size of 7, 200 square feet and one detention basin parcel of 29,975 square feet in accordance with the One Family Dwellings (R-1) zone and Schedule "A" development standards - APN: 359-130-037 (Related Case(s): N/A)(1<sup>st</sup> LDC)

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Morning: 4080 Lemon Street, 9th Floor, CAC  
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Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: January 10, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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**8:30 A.M.**

1. MH

**ENVIRONMENTAL IMPACT REPORT NO. 00437** - EA No. 38056 - Applicant: Dorothy Slegers - Engineer/Rep.: Albert A. Webb Associates - Prado-Mira Loma Zoning District - Second Supervisorial District - The proposed Galena Commerce Center is located directly north of Cantu Galleano Ranch Road, south of Harrel Street, directly west of Day Creek Channel and east of Wineville Road - 74.04 Acres (Net) - A-2-10 zone - **REQUEST:** The Galena Commerce Center consists of the following actions and applications: Plot Plan No. 16686 is a proposal for three industrial warehouse buildings with associated office space, totaling approximately 1.7 million square feet. Tentative Parcel Map No. 29913 is a proposal to divide the 74.04-acre site into three parcels. Each of the warehouse buildings would be located on one of the parcels thus created. Change of Zone No. 06549 would change the zoning classification on the subject site from Heavy Agriculture with a 10-acre minimum lot size (A-2-10) to Manufacturing - Service Commercial (M-SC). Agricultural Preserve Case No. 845 is a proposal to cancel the land conservation contract on the site and disestablish Mira Loma Agricultural Preserve No. 17 - Schedule I Parcel Map - APN: 156-340-024 and 156-340-025 - Related Cases: CZ 06549, PM 29913, PP 16686, and AG 00845.

**8:45 A.M.**

2. TR-H

**PLOT PLAN NO. 17282** EA No. 38407 Applicant: Herron & Rumansoff Architects, Inc. - Engineer/Rep.: Russell Rumansoff Rancho California Zoning Area - Third Supervisorial District Located south of Benton Road, east of Penfield Land, and north of Auld Road 2.47 Acres SP (Specific Plan) zone **REQUEST:** This is an application construct two 23,467 square foot distribution facilities. The project will include two phases with 14,642 square feet of landscaping, 54 parking spaces, and 4 loading docks Schedule: N/A APN: 958 240 022 Related Cases: SP00286(2<sup>nd</sup> LDC)

**9:00 A.M.**

Cleared	On Hold





12. SP      **Tentative Parcel Map No. 30358** - EA No. 38512 – Applicant: Engineering Ventures, Inc. – Engineer/Rep.: Engineering Ventures, Inc. - Rancho California Zoning Area - First Supervisorial District - Located on the south side of Rancho California Road, west of Calle Montecello, east of Calle Capistrano - 20 Gross Acres - Residential Agricultural - 5 acre minimum (R-A-5) Zone - **REQUEST:** Schedule I tentative parcel map to subdivide 20 acres developed with one single family residence into 3 single family residential parcels with a minimum 5 gross acres. - APN: 935-260-022 & 023 (Related Case(s): PM 12001, PM 06203, LLA 03386, COC 01496)(1<sup>st</sup> LDC)

2:30 P.M.

13. AH      **Conditional Use Permit No. 03359** - EA No. 38523 – Applicant: RFA, Inc. – Engineer/Rep.: RFA, Inc. - Rancho California Zoning Area - Third Supervisorial District – Located northerly of Auld Road, southerly of Benton Road, easterly of Winchester Road, and westerly of Pourroy Road - 4.2 Acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** A proposal to construct a Chevron gas station, convenience store and car wash - APN: 958-230-022 (Related Cases: PM30474, SP00106) (1<sup>st</sup> LDC)




<p>3. MP</p> <p>9:15 A.M.</p>	<p><b>CONDITIONAL USE PERMIT NO. 03349</b> EA No. 38412 Applicant: Roberto Esparza Engineer/Rep.: John R. Amsler Meadowbrook Zoning Area Fifth Supervisorial District Located south of Ethanac Road, east of Highway 74 1.770 acres (net) R R (Rural Residential) Zone <b>REQUEST:</b> To construct a convenience store APN: 345 150 012 Related Cases: N/A (2<sup>nd</sup> LDC)</p>	
<p>4. MP</p> <p>9:30 A.M.</p>	<p><b>PLOT PLAN NO. 15646R1</b> EA No. 38385 Applicant: California Nevada Training Engineer/Rep.: David Milazzo, Milazzo &amp; Associates Pedley Zoning District Second Supervisorial District Jurupa Community Plan (3A, Protected Equestrian Sphere) Located south of Limonite Avenue, west of Downey Street 4.820 acres A 1 4 (Light Agriculture 4 acre minimum lot size) zone <b>REQUEST:</b> This is an application to add an office and a classroom to an existing training school APN: 162 220 012 Related Cases: N/A (2<sup>nd</sup> LDC)</p>	
<p>5. MP</p> <p>9:45 A.M.</p>	<p><b>TENTATIVE TRACT MAP NO. 29513, AMENDED No. 2</b> EA No.: 37847 Applicant: Crossroads Development II Engineer/Rep.: John Peters &amp; Associates South Elsinore Zoning Area Second Supervisorial District Located West of Grand Avenue and South of Bryant Street Project size: 70.71 Acres R R zone <b>REQUEST:</b> Divide 70.71 acres into 95 lots, with a minimum size of 0.5 acres Schedule B Concurrent Case: CZ06497 (3<sup>rd</sup> LDC)</p>	
<p>6. DZ</p> <p>10:00 A.M.</p>	<p><b>Tentative Tract Map No. 29168, Minor Change No. 1</b> EA No. N/A Applicant: MRF Groves Engineer/Rep.: Urban Environs University Zoning District Fifth Supervisorial District Located north of Center Street, south of Main Street, east of Mt. Vernon Avenue and west of Riverside Avenue 20.1 acres R 1 20000 (One Family Dwelling, 20,000 square foot minimum lot size) zone <b>REQUEST:</b> This proposal is to reconfigure 21 residential lots on the current tentative map, numbered lots 11 31, eliminate streets "B" and "C" and add an open space lot with a detention basin. The current approved Tentative Tract No. 29168 is an application to divide 20.1 acres into 31 single-family residential lots, with a minimum lot size of 20,000 square feet Schedule: B APN: 255 150 002 Related Cases: N/A (1<sup>st</sup> LDC)</p>	
<p>7. TR-H</p> <p>10:15 A.M.</p>	<p><b>CONDITIONAL USE PERMIT NO. 03360 (FTA 2001-18)</b> EA No. 38529 Applicant: Marsha Morgan Engineer/Rep.: Markham Development Management Rancho California Zoning Area Third Supervisorial District Located on the northwest of the intersection of Winchester Road and Hunter Road 1.21 Acres SP zone <b>REQUEST:</b> This is an application to establish a gas station and convenience market with canopy, to include the sale of beer and wine Schedule: N/A APN's: 956 433 013 Related Cases: SP103</p>	
<p>8. T R-H</p>	<p><b>PLOT PLAN NO. 16535, ENVIRONMENTAL IMPACT REPORT NO. 00434</b> EA No. 38338 Applicant: Excel Legacy Corporation Engineer/Rep.: Matthew Fagan Consulting Rancho California Zoning Area Old: First Supervisorial District / New: Third Supervisorial District – Located south of Highway 79, east of Redhawk Parkway, north of Temecula Creek and west of Apis Road 43.4 Acres SP zone <b>REQUEST:</b> Plot Plan No. 16535 is an application to construct a commercial shopping center with a combined total of 427,685 square feet of gross floor area, including a major discount department store, a movie theater, retail stores, service station and several pads for restaurants (including drive through facilities). Schedule: N/A APN: 960 010 002 thru 013 Related Cases: SP223 (1<sup>st</sup> LDC)</p>	

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Morning: 4080 Lemon Street, 9th Floor, CAC  
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Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: January 24, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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**8:30 A.M.**

1. CS      **Plot Plan NO. 17566** EA No.38527 Applicant Greg Ballmaier Engineer/Rep: Expedine Wireless Winchester Zoning District Third Supervisorial District Located north of Simpson Road, east of Leon Road, south of Grand Avenue and west of Highway 79 10.2 acres A 1 10 zone. **REQUEST:** This is an application to construct a 75 foot mono pine cell tower and its associated equipment. The structure would be outfitted with twelve antennas approximately four feet in length. Each antenna would be mounted vertically to framework attached to the facility. In addition to the antenna array, the tower would utilize a four-foot parabolic microwave dish antenna. The dish would be painted so as to blend in with the adjacent surroundings. The associated equipment cabinets would be situated on a 160 square foot pad, located adjacent to the tower. An eight-foot block wall would enclose the proposed leased area. Schedule: N/A APN: 462 020 045 Related Cases CFG01915 (1<sup>st</sup> LDC)

Cleared	On Hold

**8:45 A.M.**

2. DZ      **Pre Application Review No. 00415** EA No. N/A Applicant: Jose Lopez Engineer/Rep.: Harry Goindi Rubidoux Zoning District Second Supervisorial District Located on the south side of Mission Boulevard, east of Pacific Avenue, west of La Rue .38 acres C 1/C P (General Commercial) zone **REQUEST:** This proposal is for auto sales, service and accessories in an existing 2,584 square foot building. No new buildings are proposed at this time Schedule: N/A APN: 182 221 018 Related Cases: N/A (1<sup>st</sup> LDC)

**9:15 A.M.**



7. MP **Plot Plan No. 16362** EA No. 37882 Applicant: Young He Kim Engineer/  
 Rep.: Hak Sik Son, AIA Architect Rubidoux Zoning District Second  
 Supervisorial District Located east of Rubidoux Boulevard and north of  
 Highway 60 .40 acre C 1/C P Zone **REQUEST:** To operate a fast food  
 restaurant in a remodeled and expanded former gas station APN: 178 251 008  
 Related Cases: N/A (4<sup>th</sup> LDC)

10:30 A.M.

8. GA **TENTATIVE PARCEL MAP NO. 30206** EA No. 38535 Applicant: Nancy  
 Ewing Chow Engineer/Rep.: Albert Webb Associates Rancho California  
 Zoning Area First Supervisorial District Located east of Tenaja Road and  
 north of Calle Collado 20.48 acres Rural Residential (R R) zone **REQUEST:**  
 This is an application to subdivide 20.48 acres into four 5.0 acre parcels  
 Schedule: H APN: 932 050 012 Related Case: N/A (1<sup>st</sup> LDC)

1:30 P.M.

9. AH **Fast Track Authorization No. 2001-27, General Plan Amendment No.  
 00606, Change of Zone No. 06654, Conditional Use Permit No. 03357** - EA  
 No. 38513 – Applicant: John Affolter – Engineer/Rep.: G&A Land Surveying,  
 Inc. - Rancho California Zoning Area - First Supervisorial District – Located  
 north of Highway 79 South, West of Pauba Road, and east of Butterfield Stage  
 Road, more specifically at the northwest corner of Highway 79 South and Anza  
 Road - 6.22 Acres - Rural Residential (R-R) Zone - **REQUEST:** A proposal to  
 amend the general plan designation from Residential 2-4 Dwelling Units per  
 Acre to Commercial; to change the zone from Rural Residential (R-R) to  
 General Commercial (C1/C-P); and to construct a gasoline station, car wash  
 and mini market - APN: 952-170-007 (1<sup>st</sup> LDC)


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Morning: 4080 Lemon Street, 9th Floor, CAC  
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Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: February 7, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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		Cleared	On Hold
8:30 A.M.			
1. CS	<b>PLOT PLAN NO. 17597</b> - EA No. 38536 - Applicant: Sprint PCS/Gianni & Associates - Engineer/Rep: Kilbourn Shelly - Prado-Mira Loma Zoning District - Second Supervisorial District - Located north of River Road and west of Archibald Street - 0.06 acres/2,050 square feet - A-2-10 zone - <b>REQUEST:</b> This is an application for the installation and operation of a Sprint PCS cell tower with a 70-foot high mono-pine pole with associated antennas and equipment cabinets - APN: 130-080-016-Related Cases: CFG01924 (1 <sup>st</sup> LDC)		
8:45 A.M.			
2. MP	<b>PLOT PLAN NO. 17538</b> EA No. 38517 Applicant: Verizon Wireless Engineer/Rep: 02 Wireless Solutions Perris Reservoir Zoning District Third Supervisorial District Located south of Walnut Avenue and Ramona Expressway 1.370 net acres Zone: Light Agricultural with 20 acres minimum lot size (A 1 20) <b>REQUEST:</b> To construct a 58 foot high unmanned wireless communication facility, stealthed as a mono-pine, with dish, antennas, equipment shelter and generator. Facility will be enclosed within a 6 foot high block wall Schedule: N/A APN: 307 050 803 Related Cases: None (1 <sup>st</sup> LDC)		
9:00 A.M.			
3. CT	<b>Tentative Tract Map No. 29327</b> EA No. 38502 Applicant: Fiesta Development, Inc. Engineer/Rep: Albert A. Webb Associates Homeland Zoning District Third Supervisorial District (1991)/Fifth Supervisorial District (2001) Located south of Watson Road, north of Varela Road/Western View Drive, east of Pierson Road, west of Branson Lane 20.30 gross acres Existing Zoning: SP Zone (SP 260 Menifee North) <b>REQUEST:</b> To develop 20.30 gross acres with 79 residential lots (7,200 square foot minimum lot size) Schedule: A APN: 457 340 021 Related Cases: SP 260, CZ 5555, EIR 329 (1 <sup>st</sup> LDC)		
9:15 A.M.			

<p>4. CT</p> <p>9:30 A.M.</p>	<p><b>Tentative Tract Map No. 29328</b> EA No. 38503 Applicant: Fiesta Development, Inc. Engineer/Rep: Albert A. Webb Associates Homeland Zoning District Third Supervisorial District (1991)/Fifth Supervisorial District (2001) Located north of Pinacate Road (Highway 74), south of Varela Road/ Western View Drive, east of Pierson Road, west of Branson Lane 19.54 gross acres Existing Zoning: SP Zone (SP 260 Menifee North) <b>REQUEST:</b> To develop 19.54 gross acres with 75 residential lots (7,200 square foot minimum lot size) Schedule: A APN: 457 350 006 Related Cases: SP 260, CZ 5555, EIR 329 (1<sup>st</sup> LDC)</p>		
<p>5. CT</p> <p>9:45 A.M.</p>	<p><b>Tentative Tract Map No. 29326</b> EA No. 38511 Applicant: Fiesta Development, Inc. Engineer/Rep: Albert A. Webb Associates Homeland Zoning District Third Supervisorial District (1991)/Fifth Supervisorial District (2001) Located south of Watson Road, east of Sultanas Road, west of Pierson Road, and northerly of Triple Crown Road 18.90 gross acres Existing Zoning: SP Zone (SP 260 Menifee North) <b>REQUEST:</b> To develop 18.90 gross acres with 65 residential lots (7,200 square foot minimum lot size) Schedule: A APN: 457 340 018, 019, 020, and 028 Related Cases: SP 260, CZ 5555, EIR 329 (1<sup>st</sup> LDC)</p>		
<p>6. GA</p> <p>10:00 A.M.</p>	<p><b>TENTATIVE PARCEL MAP NO. 30455</b> EA No. 38539 Applicant: Ray Krage Engineer/Rep: Curtis C. Stephens, PLS Cherry Valley Zoning District – Third, to be the Fifth Supervisorial District Located south of Grand Street and west of Winesap Avenue 4.42 acres Light Agriculture (A 1) zone <b>REQUEST:</b> This is an application to subdivide 4.42 acres into two parcels. Schedule: H APN: 402 220 007 Related Cases: N/A (1<sup>st</sup> LDC)</p>		
<p>7. CS</p> <p>10:15 A.M.</p>	<p><b>TENTATIVE TRACT MAP NO. 30161</b> - EA No. 38446- Applicant: Ashby Financial Co Inc - Engineer/Rep: Lohr &amp; Associates - Sun City/Menifee Valley Community Plan - Third Supervisorial District - Located north of Chambers Avenue, south of McLaughlin Road, east of 215 freeway and west of Palomar Road - 330.6 Acres- One Family Dwelling (R1), Light Agriculture-Five Acres (A-1-5), Light Agriculture Two and half Acres (A2-2.5), Scenic Highway Commercial (CPS) Hillside 5 Acre min (Hls) - <b>REQUEST:</b> To amend one General Plan designation from Hillside to 2-4 dwelling unit per acre; and to change 4 zoning designations from CPS, R-A-1, A-1-5 A-1-2.5 to R-1; and subdivide 29.90 acres into 95 single family lots – Schedule: A – APN: 331-120-005, 331-310-005, 331-380-006- Related Cases: GPA00593, GPA00594, CZ06637 (2<sup>nd</sup> LDC)</p>		
<p>8. DZ</p>	<p><b>General Plan Amendment No. 00605, Change of Zone No. 06653 and Tentative Tract Map No. 30297</b> EA No. 38507 Applicant: Rox Consulting Group, Inc. Engineer/Rep: Rox Consulting Group, Inc. Rancho California Zoning Area First Supervisorial District Located south side of Grand Avenue, east of Gruwell Street, west of Penrose Street, extending into the foothills of the Santa Ana Mountains 494 acres R R (Rural Residential) zone <b>REQUEST:</b> This is an application to amend the Southwest Area Community Plan Land Use Allocation Map from 10 acre minimum, 2 ½ acre minimum and 2 4 du/ac to Residential 2 5 du/ac designation on 70.45 acres; change of zone from R R (rural residential) to R 1 (one family dwellings) on 70.45 acres; Schedule "A" tentative tract map to divide 70.45 acres of 494 acres into 178 single family residences with a minimum lot size of 8,000 sq ft and two open space lots Schedule: A APN: 382 320 013, 382 240 001, 382 240 002, 382 240 003,</p>		

382 240 004, 382 250 001, 382 250 002, 382 260 001, 382 260 002,  
 382 260 004, 376 101 011, 376 101 012, 376 101 013, 376 101 014,  
 376 013 001, 376 013 003 Related Cases: CZ06653, TR30297(1<sup>st</sup> LDC)


**1:30 P.M.**

9. GS

**Conditional Use Permit No. 02293, Revised No. 1** - EA No. 38537 –  
 Applicant: Plueger Irrevocable Trust – Engineer/Rep: Plueger Irrevocable Trust  
 - Hemet-San Jacinto Zoning District - Third Supervisorial District – Located on  
 the southwest corner of Highway 74 (Florida Avenue) and Cordoba Drive - 4  
 Net Acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** Revised  
 permit to extend the life of Conditional Use Permit No. 02293 for automobile  
 sales - APN: 465-020-024 Related Case: Conditional Use Permit No. 02293 (1<sup>st</sup>  
 LDC)

1:45 P.M.

10. AH

**Second Unit Permit No. 00712-** EA N/A – Applicant: Ignacio Quiroz - Nuevo  
 Zoning Area - Third Supervisorial District – Located northerly of Citrus Avenue,  
 southerly of Lemon Avenue, and easterly of Grady Road - 2.52 Acres - Rural  
 Residential (R-R) Zone - **REQUEST:** Proposed 1,440 square foot detached  
 mobile home structure as a second unit permit on a 2.52 acre parcel - APN: 307-  
 240-032 (Related Case): N/A) (1<sup>st</sup> LDC)

2:00 P.M.

11. AH

**Public Use Permit No. 00778, Revised Permit No. 2** - EA No. 38543 –  
 Applicant: Tony Boyd – Engineer/Rep: James Caro & Associates - Rancho  
 California Zoning Area - First Supervisorial District – Located northeasterly of  
 Monte Vista Drive, Southerly of Bundy Canyon, northerly of Baxter Road - 10.78  
 Acres - Rural Residential (R-R) Zone - **REQUEST:** To construct a phase III  
 expansion for a church sanctuary, gymnasium, and classroom buildings -  
 APN's: 367-210-008, 367-210-036 (Related Case: N/A) (1<sup>st</sup> LDC)

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**DATE: February 14, 2002**

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1. KB **Plot Plan No. 15799, Substantial Conformance No. 3** EA No. N/A - Applicant: J. W. Mitchell Investment Engineer/Rep.: KCT Consultants, Attn. Don Edison Prado Mira Loma Zoning District Second Supervisorial District Located at the southeast corner of Mission Boulevard and Milliken Avenue 32.49 acres M M Zone **REQUEST:** This is an application for substantial conformance to add additional truck parking in the Edison easement at the northeast portion of the property and to construct a guard station. Schedule N/A APN: 156 020 044 Related Cases: PP15799, PP15799S1, PP15799S2 (1<sup>st</sup> LDC)

8:45 A.M.

2. TP **General Plan Amendment No. 00610, Change of Zone No. 06650, and Tract Map No. 29694** EA No. 38542 Applicant: William Vanleeuwen Engineer/Rep: N/A Prado Mira Loma Zoning Area/District Second Supervisorial District – Located south of Schleisman Road, north of Citrus Street, east of Sumner Avenue, and west of Hamner 29.98 acres Heavy Agriculture ten and five acre minimum (A 2 10, and A 2 5) zone **REQUEST:** This GPA application is requesting a change from Agriculture Development Reserve, to 2B/2 5 DU/AC; the CZ is requesting that Heavy Agriculture (A 2 10) be changed to Planned Residential (R4); and the Tentative Tract proposes to divide 29 acres of land into 141 residential lots Schedule: A APN: 134 250 011 Related Cases: N/A (1<sup>st</sup> LDC)

9:00 A.M.

Cleared	On Hold

<p>3. TP</p> <p>9:15 A.M.</p>	<p><b>Tract No. 28698M1</b> EA No. 37245 Applicant: Dr. and Mrs. Ryan Tolsma Trust Engineer/Rep.: Thatcher Engineering and Assoc., Inc. Pedley Zoning Area Second Supervisorial District Located on Indian Palms Drive at 54th Street 15.42 acres Residential Agricultural (RA) zone <b>REQUEST:</b> This Minor Change application is requesting a revision to the Condition of Approval, No. 50. PLANNING. 28 (Gnatcatcher Mitigation) Schedule: A APN: 166 120 044 Related Cases: PDB01934, EA37245, CFG01256, SP00123 (1<sup>st</sup> LDC)</p>		
<p>4. TP</p> <p>9:30 A.M.</p>	<p><b>Tract No. 29596, Change of Zone No. 06613</b> EA No. 38350 Applicant: Cameo Homes Engineer/Rep: Rick Engineering Woodcrest Zoning Area/District First Supervisorial District – Located north of Krameria Avenue, south of Van Buren Boulevard, east of Roosevelt Street, and west of Dauchy Road 80 acres SP zone <b>REQUEST:</b> This application proposes to divide 40 acres of land into 149 residential lots and rezone SP/single family residential 4.5 to SP/ single family residential 6.0; SP/commercial to SP/single family residential 6.0 Schedule: A APN: 266 030 003 Related Cases: TR29695, TR29222, and SP00299A1 (2<sup>nd</sup> LDC)</p>		
<p>5. TP</p> <p>9:45 A.M.</p>	<p><b>Tract Map No. 29222</b> EA No. 38351 Applicant: Cameo Homes Engineer/ Rep: Rick Engineering Woodcrest Zoning Area/District First Supervisorial District – Located south of the intersection of Van Buren and Dauchy 40 acres SP zone <b>REQUEST:</b> This application is requesting a subdivision of 40 acres of land into 189 family residential lots Schedule: A APN: 266 030 003 Related Cases: TR29596, CZ06613, and SP00299A1 (2<sup>nd</sup> LDC)</p>		
<p>6. DZ</p> <p>10:00 A.M.</p>	<p><b>Plot Plan No. 17530</b> EA No. N/A Applicant: Rodolfo and Basilisa Camacho Engineer/Rep.: Leo Aguilera Rubidoux Zoning District Second Supervisorial District Located north of Mission Boulevard, south of State Highway 60, east of Soto Avenue and west of Valley Way .27 acres General Commercial (C 1/ C P) zone <b>REQUEST:</b> This proposal is for a tire sales and service shop, no recapping. No new buildings are proposed. There is an existing 1,254 sq ft building with office and carport areas and an existing 432 sq ft storage building. Schedule: N/A APN: 174 272 003 Related Cases: 1st LDC and comments made under PP10729R1 (2<sup>nd</sup> LDC)</p>		
<p>7. MF</p> <p><u>1:30 P.M.</u></p>	<p><b>TENTATIVE PARCEL MAP NO. 29767</b> EA No. 38549 Applicant: Shaw Industrial Property Services Engineer/Rep.: KCT Consultants, Inc., Dan Kipper Prado Mira Loma Zoning District Second Supervisorial District Located east of Ettiwanda Avenue, south of Philadelphia Avenue and north of Highway 60 40.4 acres Medium Manufacturing three acre minimum (M M 3) zone <b>REQUEST:</b> This is a proposal to subdivide 40.4 acres into 12 industrial parcels. Schedule: E APN: 156 360 035, 156 360 036 Related Cases: PM 28653 (1<sup>st</sup> LDC)</p>		

8. AH

**Plot Plan No. 01769, Revised Permit No. 1-** EA No. 38498 – Applicant: Frey Living Trust – Engineer/Rep.: James W. Unland & Associates - Little Lake Zoning District - Third Supervisorial District – Located northerly of Florida Avenue, southerly of Acacia Avenue, easterly of Hemet Street, and westerly of Meridian Avenue - 3.5 Acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** A revised plot plan proposal for an antique mall with play area - APN: 551-210-008 (Related Cases: Plot Plan No. 11342, Change of Zone No. 6552) (2<sup>nd</sup> LDC)

1:45 P.M.

9. AH

**Change of Zone No. 06658, Tentative Parcel Map No. 30474** - EA No. 38523 – Applicant: RFA, Inc. - Rancho California Zoning Area - Third Supervisorial District – Located northerly of Auld Road, southerly of Benton Road, easterly of Winchester Road, and westerly of Pourroy Road - 5.2 Acres - Scenic Highway Commercial (C-P-S) and Industrial Park (I-P) Zone - **REQUEST:** A proposal to change the zone of a .95 acre parcel from Industrial Park (I-P) to Scenic Highway Commercial (C-P-S); and a Schedule "E" parcel map subdividing 5.2 acres into 4 commercial lots - APN's: 958-230-022, 958-240-018 (Related Case: Conditional Use Permit No. 3359) (1<sup>st</sup> LDC)


**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: February 21, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

**NOTE TO APPLICANT/REPRESENTATIVE:** For the morning session, please wait in the 9th floor lobby until staff calls you in. Thank you.

		Cleared	On Hold
8:30 A.M.			
1. DZ	<b>Public Use Permit No. 00850</b> EA No. 38530 Applicant: SpectraSite Engineer/Rep.: Expedine Wireless, Inc. Lakeview Zoning Area Third Supervisorial District Located on the southeast corner of Lakeview Avenue and Sixth Street 1.85 acres (10,000 sq ft lease area) R A (Residential Agricultural) Zone <b>REQUEST:</b> The proposed project is for a 75 foot high cell tower, stealthed as a monopine. The tower will be outfitted with twelve antennas four feet in length and a four-foot parabolic microwave dish antenna. Located adjacent to the tower, equipment cabinets will be completely enclosed by a 228 sq ft shed like structure, approximately 10 ft tall. An eight-foot chain link fence will enclose the 10,000 sq ft lease area. Schedule: N/A APN: 426 160 050 Related Cases: CFG01918 (1 <sup>st</sup> LDC)		
8:45 A.M.			
2. TP	<b>Parcel Map No. 30328</b> EA No. 38538 Applicant: Winchester Associates Inc. Engineer/Rep.: N/A North Perris Zoning Area First Supervisorial District – Located on the 215 Corridor; east of Nuevo Road and west of 215 7.66 acres Industrial Park (I P) Zone <b>REQUEST:</b> This application is to subdivide 7.66 acres into two (2) industrial parcels Schedule: E APN: 305 180 035 Related Cases: N/A (1 <sup>st</sup> LDC)		
9:00 A.M.			
3. MP	<b>Parcel Map No. 30227</b> EA No. 38352 Applicant: Sukut Development, Inc. Engineer/Rep.: Steve Sukut Temescal Zoning Area First Supervisorial District Located north of State Highway 15, south of Temescal Canyon Road and Lee Lake, and west of Horsethief Canyon Road 11.53 net acres M SC (Manufacturing Service Commercial) Zone <b>REQUEST:</b> To divide 11.53 acres into nine industrial parcels Schedule E APN 391 070 028 Related Cases: N/A (2 <sup>nd</sup> LDC)		
9:15 A.M.			

<p>4. GA</p> <p>9:30 A.M.</p>	<p><b>CONDITIONAL USE PERMIT NO. 01192, SUBSTANTIAL CONFORMANCE NO. 1</b> EA No. N/A Applicant: Rancho Caballero Mobilehome Park Engineer/Rep.: Lawrence O. Mcdermott Lake Mathews Zoning District First Supervisorial District Located south of Van Buren Boulevard, west of Canyon View Drive, and north of Mockingbird Canyon Road 19.24 acres Mobilehome Park (R T) Zone <b>REQUEST:</b> This application is a proposal for several items: to relocate existing space no. 1 from the entry area to the recreation area, provide five parking spaces on existing space no. 1, and install an RV space in the existing RV storage area for security purposes Schedule: N/A APN: 273 030 056 Related Cases: CUP01192 (1<sup>st</sup> LDC)</p>	
<p>5. GA</p> <p>9:45 A.M.</p>	<p><b>SECOND UNIT PERMIT NO. 00713</b> EA No. N/A Applicant: Dean Hartley/Jean Christopher Engineer/Rep.: Jean Christopher Rancho California Zoning Area Third Supervisorial District Located west of Portola Road, east of Sage Road and south of Benton Road 4.71 acres Rural Residential (R R) zone <b>REQUEST:</b> This application proposes to add a mobile home unit on the property Schedule: N/A APN: 915 610 001 Related Cases: N/A (1<sup>st</sup> LDC)</p>	
<p>6. GA</p> <p>10:00 A.M.</p>	<p><b>PLOT PLAN NO. 13245, SUBSTANTIAL CONFORMANCE NO. 3</b> EA No. N/A Applicant: Nestle Food Company Engineer/Rep.: KCT Consultants, Inc. Prado Mira Loma Zoning District Second Supervisorial District Located south of Philadelphia Street, east of Dulles Drive and north of the I 60 Freeway 44.37 acres Medium Manufacturing (M M) zone <b>REQUEST:</b> This is an application to increase the number of parking spaces in an employee and visitors parking lot from 170 to 205 spaces Schedule: N/A APN: 156 360 017 Related Cases: PP13245, PP13245S2 (1<sup>st</sup> LDC)</p>	
<p>7. GA</p> <p>10:15 A.M.</p>	<p><b>PLOT PLAN NO. 10916, SUBSTANTIAL CONFORMANCE NO. 1</b> EA No. N/A Applicant: Fair Price Carpet Engineer/Rep.: Trip Hord Associates University Zoning District Fifth Supervisorial District Located west Michigan Avenue, east of Iowa Avenue and south of Main Street 2.09 acres General Commercial (C 1/C P) zone <b>REQUEST:</b> This application proposes to add a 660 SF office area to an existing carpet warehouse Schedule: N/A APN: 247 111 023 Related Cases: PP19016, PP13062(1<sup>st</sup> LDC)</p>	
<p>8. GA</p> <p><b>1:30 P.M.</b></p>	<p><b>SECOND UNIT PERMIT NO. 00714</b> EA No. N/A Applicant: Israel Carreto Engineer/Rep.: Israel Carreto Lake Mathews Zoning District First Supervisorial District Located east of Palm Street and south of Van Buren Boulevard 1.32 acres Controlled Development Area (W 2) zone <b>REQUEST:</b> This is an application to construct a 900 square foot, two bedroom guest house in the rear yard. Schedule: N/A – APN: 273 230 031 Related Case: N/A (1<sup>st</sup> LDC)</p>	
<p>9. SP</p>	<p><b>Tentative Parcel Map No. 30371</b> - EA No. 38557 – Applicant: KRW and Associates - Rancho California Zoning Area - First Supervisorial District - Located on the westerly side of Vista Del Bosque, west of the Avenida La Cresta and Calle Bandido intersection - 20 Gross Acres - Residential Agricultural 10 Acre Minimum (R-A 10) Zone - <b>REQUEST:</b> Schedule H proposal to subdivide twenty (20) gross acres with one (1) single family residence under construction, into two parcels with a minimum lot size of ten (10) gross acres - APN: 929 070 001 (Related Case: CZ 01920) (1<sup>st</sup> LDC)</p>	



<p>4. KB</p> <p>9:30 A.M.</p>	<p><b>PLOT PLAN NO. 17189, AMENDED NO. 1</b> EA No. 38360 Applicant: Hector's Pallets Engineer/Rep.: Concept Engineering Sciences, Inc. Second Supervisorial District Rubidoux Zoning Area Located south of 26th Street, east of Rubidoux Boulevard, west of Hall Avenue 2.8 acres M SC Zone <b>REQUEST:</b> Legalize an existing pallet manufacturing and storage business and add an additional 640 sq. ft. roof only metal building Schedule N/A APNs: 178 230 015 Related Cases: CV011061 (2<sup>nd</sup> LDC)</p>	
<p>5. KB</p> <p>9:45 A.M.</p>	<p><b>PLOT PLAN NO. 17642</b> EA No. 38555 Applicant: Davdon, Inc. Engineer/Rep.: Robert Jenkins &amp; Associates Second Supervisorial District Prado/Mira Loma Zoning Area Located north of Inland Avenue, south of Philadelphia, east of Venture and west of Etiwanda Avenue .95 acres (net) M M Zone - <b>REQUEST:</b> To construct a new tilt up concrete industrial building, measuring approximately 17,387 square feet. Schedule N/A APN: 156 310 028 Related Cases: PP12389, CFG01941 (1<sup>st</sup> LDC)</p>	
<p>6. CS</p> <p>10:00 A.M.</p>	<p><b>Plot Plan No. 17028</b> EA No. N/A Applicant: Vintage Timerworks, Inc. Engineer/Rep.: Southwest Land Consultants First Supervisorial District Rancho California Zoning Area The site is located north of Rainbow Valley Rd., south of Hwy 79, east of Rainbow Canyon Rd. 7.16 acres M SC Zone <b>REQUEST:</b> This is an application to construct a lumber storage yard with a open structure for storage comprised of 19,200 square feet and a two story office building that is 1,831 square feet. A total of 16 parking spaces would be provided with 158,400 square feet of landscaping. Schedule APN: 918 200 009 and 918 200 023 Related Cases: CZ 6278, PAR00059 (3<sup>rd</sup> LDC)</p>	
<p>7. DZ</p> <p>1:30 P.M.</p>	<p><b>General Plan Amendment No. 00611, Change of Zone No. 06661 and Conditional Use Permit No. 03362</b> EA No. 38561 Applicant: Joe Leach Engineer/Rep.: Deirdre McCollister Second Supervisorial District Glen Avon Zoning District Located north of Union Avenue, south of Mission Boulevard, east of Conning Street and west of His Way. 2.38 acres A 1 (Light Agriculture) and C 1/C P (General Commercial) zone <b>REQUEST:</b> This is an application to amend the Jurupa Community Plan Land Use Allocation Map from 3A (Rural Residential, .4 du/ac to 2 du/ac) to C (Commercial), on .65 acres of 2.38 total acres; change zone from A 1 (Light Agricultural) to C 1/C P (General Commercial) on .65 acres and legalize and expand an existing auto sales lot. The existing use consists of a 1,500 sq ft modular office; a 10,905 sq ft paved outdoor sales area; and approx. 70,400 sq ft of auto storage area for up to 298 vehicles. All repairs and maintenance will be done off site. Schedule: N/A APN: 170 140 029, 170 140 040 Related Cases: N/A, (1<sup>st</sup> LDC)</p>	
<p>8. LM</p> <p>2:00 P.M.</p>	<p><b>Preliminary Application Review No. 00416</b> - EA N/A - A.J. Frick - Bautista Zoning Area - Third Supervisorial District - The project site is located south of Florida Avenue, more specifically at the southeast corner of Mayberry Avenue and Fairview Avenue. - 20.20 Acres - Light Agricultural-10 Acre Minimum (A-1-10) Zone - <b>REQUEST:</b> Proposed subdivision of 20.20 gross acres into 69 lots with a minimum lot size of 7,200 square feet in accordance with the proposed One Family Dwellings (R-1) zone and Schedule A development standards. - APN: 553-070-003, 553-070-011 (Related Case(s): N/A) (1<sup>st</sup> LDC)</p>	

9. LM

**Tentative Tract Map No. 29636-Amended No. 2-** EA 37915 - Carter H. Omens - HLC Civil Engineering - Antelope Valley Zoning Area - Third Supervisorial District - South of Craig Avenue, west of Murrieta Road, east of Byers Street - 76.87 Acres Gross - Residential Agriculture - 1 Acre Minimum (R-A-1) Zone - REQUEST: Subdivide 76.87 acres gross into 76 residential lots in conformance with Rural Agricultural-1 Acre Minimum (R-A-1) and Schedule "B" map - APN: 358-230-001 (Related Case(s): N/A) (3<sup>rd</sup> LDC)

2:15 P.M.

10. GS

**Plot Plan No. 12246, Substantial Conformance No. 2** - EA N/A - Daniel Marks - Daniel Marks - Rancho California Zoning Area - Third Supervisorial District - 30590 Cochise Circle, Murrieta, CA - 17.47 Acres - Industrial Park (I-P) Zone - REQUEST: A 1489 square foot addition to the entrance of a light manufacturing building, which includes an atrium and water garden, and an 875 square foot addition to the rear of the building to be used for a scrubber and compressor room. - APN: 958-240-019 Related Case(s): PP12246, PP12246S1 (1<sup>st</sup> LDC)


**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: March 7, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

**NOTE TO APPLICANT/REPRESENTATIVE:** For the morning session, please wait in the 9th floor lobby until staff calls you in. Thank you.

8:30 A.M.

1.MP

**PLOT PLAN No. 17569** EA No. 38531. Applicant: Verizon Wireless Engineer/Rep: O2 Wireless Solutions Sun City Zoning District - Third Supervisorial District 1.210 net acres (550 feet lease area) – Scenic Highway Commercial (C-P-S) Located north of McCall Boulevard, west of Highway 215 and east of Bradley Road in the community of Sun City. 1.210 net acres (550 feet lease area) Zone: Scenic Highway Commercial (C P S) **REQUEST:** To construct a 60 foot monopole with unmanned equipment shelter – Schedule: N/A APN: 335 202 002 Related Cases: None (1<sup>st</sup> LDC)

8:45 A.M.

2.CS

**SPECIFIC PLAN NO. 00209, Amendment No. 4, General Plan Amendment No. 00581, Change of Zone No. 06616** -EIR No. 00436 – Applicant: Brookfield Homes – Engineer/Rep: T&B Planning – Sedco/Wildomar Zoning Area Third Supervisorial District – 1,113.4 acres (R-1 Zone) Located south of McCall Boulevard, east of Goetz Road, north of Holland Road and east/west of Murrieta Road – **REQUEST:** The proposed project is the fourth amendment to Audie Murphy Ranch - Specific Plan No. 00209. The proposed project seeks to amend adopted Specific Plan No. 00209 by adding 113.4 acres of property east of the previously approved 991.6 acre Specific Plan boundary. In addition, 8.4 acres would be transferred from adjacent Specific Plan No. 00282 (Canyon Cove) to Audie Murphy Ranch - Specific Plan No 00209. Amendment No. 4 would encompass the entire 1,113.4 acre project site APN: 358 090 011 Related Cases: SP00209, SP00209A1 (1<sup>st</sup> LDC)

**SPECIFIC PLAN NO. 00209, AMENDMENT NO. 4** proposes to develop a total of 1,116.3 acres with 2,729 residential dwelling units on 705.4 total acres. The residential component is comprised of 66.6 acres of low density (1 acre minimum) lots totaling 60 dwelling units -78.2 acres of medium density (5,000 s. f. minimum) lots totaling 395 dwelling units - 186.9 acres of medium density (6,000 s.f. min.) lots totaling 779 dwelling units and; 373.3 acres of medium density (7,000 s.f. minimum) lots totaling 1,495 dwelling units. The Amendment

Cleared	On Hold





**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: March 14, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: [WWW.TLMA.Co.Riverside.CA.US/Plan/ Planning.htm](http://WWW.TLMA.Co.Riverside.CA.US/Plan/Planning.htm)

**NOTE TO APPLICANT/REPRESENTATIVE:** For the morning session, please wait in the 9th floor lobby until staff calls you in. Thank you.

		Cleared	On Hold
8:30 A.M.			
1. GA	<b>CONDITIONAL USE PERMIT NO. 02284, REVISED PERMIT NO. 1</b> EA No. 38553 Applicant: Ron Vergilio Engineer/Rep: Ron Vergilio Glen Ivy Zoning Area First Supervisorial District Located east of Warm Springs Drive, west of Temescal Canyon Road, and south of the I 15 Freeway 42.0 acres Rural Residential (R R) zone <b>REQUEST:</b> This is an application to extend overall life of Conditional Use Permit No. 02284. Schedule: N/A APN: 290 190 061 Related Case: EA38553 (1 <sup>st</sup> LDC)		
8:45 A.M.			
2. GA	<b>TENTATIVE PARCEL MAP NO. 30206</b> EA No. 38535 Applicant: Nancy Ewing Chow Engineer/Rep: Albert Webb Associates Rancho California Zoning Area First Supervisorial District Located east of Tenaja Road and north of Calle Collado 20.48 acres Rural Residential (R R) zone <b>REQUEST:</b> This is an application to subdivide 20.48 acres into four 5.0 acre parcels Schedule: H APN: 932 050 012 Related Case: N/A (2 <sup>nd</sup> LDC)		
9:00 A.M.			
3. T R-H	<b>Tentative Tract Map No. 30115, General Plan Amendment No. 00600 &amp; Change of Zone No. 06619</b> EA No. 38378 Applicant: Barratt American Inc. Engineer/Rep: The Keith Companies Third Supervisorial District Rancho California Zoning Area Located on the southwest corner of Pauba Road and Los Caballos Road 94.98 acres Existing Zoning: R A 10 acre minimum Proposed Zoning: R A 20,000 square foot minimum. <b>REQUEST:</b> Subdivide 94.98 acres into 99 residential lots with 20,000 minimum square foot lot size and one recreational lot Schedule: B APN: 927 160 001 and 927 160 002 Related Cases: N/A (3 <sup>rd</sup> LDC)		
9:15 A.M.			

<p>4. DZ</p> <p>9:30 A.M.</p>	<p><b>Plot Plan No. 17671</b> EA No. 38570 Applicant: Armando Guerrero Engineer/ Rep: HR Engineering, Inc. Rubidoux Zoning District Second Supervisorial District Located on the west side of Riverview Drive, south of Mission Boulevard, north of 42nd Street and east of Renee Avenue .57 acres C 1/C P (General Commercial) zone <b>REQUEST:</b> This proposal is for a ballroom/ reception hall and a related parking lot one parcel over. The proposed building is 6,444 sq ft with adjacent parking for 19 vehicles. One parcel over, to the east, is parking for an additional 24 vehicles. Schedule: N/A APN: 182 311 004 and 182 311 006 Related Cases: CFG01965 (1<sup>st</sup> LDC)</p>	
<p>5. CS</p> <p>9:45 A.M.</p>	<p><b>Plot Plan No.17558</b> EA No. 38524 Applicant: The Spanos Corp. Engineer/ Rep: Albert A. Webb Associates Antelope Valley Zoning Area Third Supervisorial District Located north of La Piedra Road, east of Antelope Road, south of Stillwater Drive, and west of Inspiration Lake Drive - 19.5 gross acres Existing Zoning: SP Zone (SP 158 Menifee Village) <b>REQUEST:</b> To construct a 336 unit apartment complex with recreational facilities and related amenities on 19.5 gross acres Schedule: A APN 364 030 001 Related Cases: SP 158, EIR 122, SP 158 A1 through 4, DA 66 (2<sup>nd</sup> LDC)</p>	
<p>6. MF</p> <p>10:00 A.M.</p>	<p><b>ENVIRONMENTAL IMPACT REPORT NO. 00440, CHANGE OF ZONE NO. 06667, CONDITIONAL USE PERMIT NO. 03364</b> EA No. NA Applicant: Synagro Composting Co. of California, Inc. Engineer/Rep: Gresham, Savage, Nolan &amp; Tilden, LLP Beaumont Banning/Hemet San Jacinto Zoning Districts Third Supervisorial District Located south of Laird Road and west of Lamb Canyon Road 49.3 acres W 2 zone <b>REQUEST:</b> This is a proposal to change the zone on the subject site from W 2 to M R and grade and construct an enclosed composting facility within the Lamb Canyon Land Fill Schedule: N/A APN: 421 220 024 Related Case: CUP 2999 (1<sup>st</sup> LDC)</p>	
<p>7. KB</p>	<p><b>PLOT PLAN NO. 17336</b> EA No. 38439 Applicant: Arturo Delgado Engineer/ Rep: Alex Cabral/HR Engineering Inc. Rubidoux Zoning Area Second Supervisorial District Located north of Mission Boulevard, south of Highway 60, east of Soto Avenue and west of Valley Way .56 acres Zone C 1/C P <b>REQUEST:</b> To construct and operate a restaurant Schedule N/A APN: 174 272 004 Related Cases: N/A (2<sup>nd</sup> LDC)</p>	
<p><u>1:30 P.M.</u></p> <p>8. LM</p> <p>2:00 P.M.</p>	<p><b>Preliminary Application Review No. 00416</b> - EA N/A – Applicant: A.J. Frick - Bautista Zoning Area - Third Supervisorial District - Located south of Florida Avenue, more specifically at the southeast corner of Mayberry Avenue and Fairview Avenue - 20.20 Acres - Light Agricultural-10 Acre Minimum (A-1-10) Zone - <b>REQUEST:</b> Proposed subdivision of 20.20 gross acres into 69 lots with a minimum lot size of 7,200 square feet in accordance with the proposed One Family Dwellings (R-1) zone and Schedule A development standards - APN: 553-070-003, 553-070-011 (Related Case(s): N/A) (1<sup>st</sup> LDC) (<b>Rescheduled from 2-28-2002</b>)</p>	

9. LM **Tentative Tract Map No. 30040, Amended No. 2** - EA No. 38261 – Applicant: Stowe Passco Development – Engineer/Rep: Rick Engineering - Sun City Zoning Area - Third Supervisorial District - Located on west of Bradley Road, north of Newport Road, east of Brookfield Drive, and along Lazy Creek Road - 60.5 Gross Acres - One Family Dwellings (R 1), General Residential -7200 square foot minimum (R-3-7200) Zone - **REQUEST:** A proposed Schedule “A” map to subdivide 60.5 gross acres into 231 single family residential lots with a minimum 7200 square foot lot size - APN: 338 150 030, 035, 037, 041, 338 170 001, 002, 003, 004, 005, 016, 017 (Related Case(s): N/A)(3<sup>rd</sup> LDC

2:15 P.M.

10. LM **Tentative Tract Map No. 29975** - EA No. 38185 – Applicant: REI Management Company – Engineer/Rep: Hunsaker & Associates - Rancho California Zoning Area - Third Supervisorial District – Located east of I-15, on the south side of Rancho California Road, east of Anza Road and west of Monte de Oro - 86.1 - Citrus Vineyard-20 Acre Minimum (CV-20) Zone - **REQUEST:** Schedule “D” map, proposes to subdivide 86.1 gross acres into 13 residential lots in four phases with the minimum lot size of 5.0 acres. The phasing of the map is proposed as follows: 1 lot for the first, 1 lot for the second, 2 lots for the third, and 9 lots for the fourth phase - APN: 942-230-001 (Related Case(s): CZ No. 6640) (2<sup>nd</sup> LDC)

2:30 P.M.

11. AH **Public Use Permit No. 00778, Revised Permit No. 2** - EA No. 38543 – Applicant: Tony Boyd – Engineer/Rep.: James Caro & Associates - Rancho California Zoning Area - First Supervisorial District – Located northeasterly of Monte Vista Drive, southerly of Bundy Canyon, northerly of Baxter Road - 7.23 acres - Rural Residential (R-R) Zone - REQUEST: Phase III expansion of a church sanctuary, gym, and classrooms - APN's: 367-210-008, 367-210-036 (Related Case: N/A) (2<sup>nd</sup> LDC)

2:45 P.M.

12. SP **Tentative Parcel Map No. 30522** - EA No. 38571 – Applicant: J.L. Management – Engineer/Rep.: LDDC - Sedco-Wildomar Zoning Area - First Supervisorial District - Located on the south side of Bundy Canyon Road, the east side of Orange Street, west of the Interstate 15 - 10.36 Net Acres- Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** A Schedule “E” proposal to subdivide two (2) parcels totaling 10.36 acres into three (3) commercial lots - APN: 367-100-024 & 367-100-026 - Related Cases: CZ05228, CZ05316, CUP03009A2, CUP03009S1 (1<sup>st</sup> LDC)




<p>4. TP</p> <p>9:30 A.M.</p>	<p><b>Tentative Tract Map 30153</b> EA No. 38579 Applicant: Wiggins Development Engineer/Rep.: Blaine Wormer, Civil Engineer First Supervisorial District Lake Mathews Zoning Area/District Located north of El Sobrante Road, south of the 91 Freeway, east of McAllister Street and west of Van Buren Boulevard 362.44 acres (gross), 361.68 acres (net) Residential Agricultural and Residential Agricultural, One Acre Minimum (R A, R A 1) zoning <b>REQUEST:</b> Subdivide 329 acres into 336 single family residential units with an 18 hole golf course and clubhouse Schedule: A APN: 269 100 014, 011, 012, 009; 269 060 006, 005, 004 Related Cases: CZ 06598, GPA 00572(1st LDC)</p>	
<p>5. DZ</p>		
<p>9:45 A.M.</p>	<p><b>Tentative Parcel Map No. 30329</b> EA No. 38583 Applicant: Richard Walker Engineer/Rep.: Daniel C. Gomez Third Supervisorial District Lakeview Zoning Area Located on the south side of 9th Street, north of Phillip Road, east of Lakeview Avenue and west of Eucalyptus Street 4.05 acres R A (Residential Agricultural) zone <b>REQUEST:</b> This proposal is a tentative parcel map to divide 4.05 acres into four single family residential lots with 1 acre gross lot size Schedule: H APN: 426 260 019 Related Cases: CFG01980(1st LDC)</p>	
<p>6. CS</p>		
<p><b>1:30 P.M.</b></p>	<p><b>Tentative Tract Map No. 30330, Specific Plan NO. 00272, Amendment No. 1 &amp; Change of Zone No. 06621</b> EA No. 38390 Applicant: Forecast Group Engineer/Rep: T&amp;B Planning Third Supervisorial District Quail Valley Zoning Area Located west of Goetz Road, roughly east of Vacation Drive, north of Canyon Lake Drive and south of California Place 276.0 acres Existing Zoning: SP and R 2 Proposed Zoning: SP <b>REQUEST:</b> To subdivide 276.0 acres (the entire SP area) into 449 residential lots (7,200 square foot minimum lot size), 1 school lot, two parks, and six open space lots Schedule: A APN: 350 020 007 and 026; 350 270 001; 350 282 022; 350 020 002, 003, 005, 006, 007, 008, 009, 010, and 017 Related Cases: SP 272, EIR 351, GPA 584 (2nd LDC)</p>	
<p>7. GS</p>		
<p><b>1:45 P.M.</b></p>	<p><b>PLOT PLAN NO. 17666</b> - EA No. 38567 – Applicant: Economic Development Agency – Engineer/Rep.: AEI-CASC - Rancho California Zoning Area - Third Supervisorial District – Located on the northeast corner of Briggs Road and Auld Road, southerly of Benton Road. - 61.75 Acres - Manufacturing - Service Commercial (M-SC) Zone - <b>REQUEST:</b> Construction of a business park, with multiple buildings for restaurants, health and exercise center, mini-warehouse, a nursery, trailer and boat storage, and blueprinting and duplicating services - APN: 958-240-024, 028, 029, 030, 031, 032 Related Case: None (1<sup>st</sup> LDC)</p>	
<p>8. GS</p>		
<p>8. GS</p>	<p><b>TENTATIVE TRACT MAP NO. 30064, AMENDED NO. 2</b> - EA No. 38473 – Applicant: SDI Communities, LLC – Enginner/Rep: Trans-Pacific Consultants, Inc. – Third Supervisorial District - Antelope Valley Zoning Area – Located north of Corson Avenue, south of Holland Road and east of Murrieta Road - 67.3 Net Acres - Residential Agricultural - 1 acre minimum (R-A-1) Zone - <b>REQUEST:</b> Amend the Sun City\ Menifee Valley Community Plan from 1 acre minimum to 2 - 5 DU/AC, change the zoning from Residential Agricultural - 1 Acre Minimum (R-A-1) to One-Family Dwellings (R-1), and a Schedule A subdivision of 67.3 acres into 185 lots with a 7,200 square foot minimum - APN: 360-140-001 Related Case(s): CZ6644 GPA599 (3<sup>rd</sup> LDC)</p>	



<p>4. T R-H</p> <p>9:30 A.M.</p>	<p><b>CONDITIONAL USE PERMIT NO. 3363</b> EA No. 38580 Applicants: Karin and Kyle Buxton Engineer/Rep.: Jordan Architects INC. Third Supervisorial District Rancho California The project site is located south Pinacate Road (74), east of the 215 Freeway, west of Emperor Boulevard, and northerly of Matthews Road. 18.45 Acres SP <b>REQUEST:</b> This is an application to construct a self storage facility with 6 buildings totaling 84,220 square feet with 240+ RV parking spaces, 5 car parking spaces, and 31,328 square feet of landscaping. Schedule: N/A APN: 958 140 002 Related Cases: N/A, (1st LDC)</p>	
<p>5. MF</p> <p>9:45 A.M.</p>	<p><b>PLOT PLAN NO. 17704</b> EA No. 38588 Applicant: Union Pacific Railroad Co. Engineer/Rep.: HDR Engineering, Inc.. Greg Chiodo Second Supervisorial District Prado Mira Loma Zoning District Located south of Van Buren Boulevard and east of Etiwanda Avenue 114.05 acres M H 5 zone <b>REQUEST:</b> This is a proposal to expand an existing auto transfer/storage facility. Construction will include a 73 acre paved surface for the storage of 5,500 automobiles and trucks, the addition of four car storage railroad tracks and five rail car unloading tracks. In addition, there will be a 12,498 square foot office building with associated infrastructure, including 208 parking spaces for employees Schedule: N/A APN: 156 200 034 Related Cases: PP10689R1, RVP178, (1st LDC)</p>	
<p>6. JQ</p> <p><b>1:30 P.M.</b></p>	<p><b>TENTATIVE TRACT MAP NO. 29369</b> EA No. 37707 Applicant: Rancho California Country Club LLC Engineer/Rep.: The Keith Companies First Supervisorial District Rancho California Zoning Area Located north of Sandia Creek Drive, south of De Luz Road, east of Carancho Road, and west of Rancho California Road 385 acres SP Zone <b>REQUEST:</b> Subdivide 385 acres into 761 single family residential lots, 1 commercial lot, and 37 open space lots (14 for detention basins, 1 to preserve the Sycamore Creek floodplain, 1 devoted to oak tree retention, 19 for maintenance of planted areas and slope areas, and 2 park sites) Schedule A APNs: 935 370 005, 935 370 007, 935 370 009, 935 370 010; 935 370 015 through 935 370 030 Related Cases: SP00172 S1 (7<sup>th</sup> LDC)</p>	
<p>7. LM</p> <p>1:45 P.M.</p>	<p><b>SECOND UNIT PERMIT NO. 00715</b> – EA N/A – Randall and Allison Williams – Bratene Construction and Engineering – French Valley Zoning Area – Third Supervisorial District – East of I-215, north of Keller road, and specifically east of Viculin Lane and north of Andorka Way – 5.00 gross Acres – Rural Residential (R-R) Zone – <b>REQUEST:</b> A second unit permit for a proposed 1,786 square foot modular home of 5.00 gross acres. – APN: 467-050-032 (Related Case(s): N/A</p>	
<p>8. AH</p>	<p><b>PLOT PLAN NO. 17428 AMENDED NO. 1,</b> - EA 38480 - Central Coast Real Estate Development - Blaine A. Womer Civil Engineering - Valle Vista Zoning District - Third Supervisorial District - northerly of Florida Ave., southerly of Palm Ave., easterly of Lincoln Ave., and westerly of Grant Ave. - 2.81 Acres - Scenic Highway Commercial (C-P-S) and Regulated Development Area (R-D) Zone - <b>REQUEST:</b> A proposal to construct 36 (2 bedroom) senior apartment units - APN: 548-110-008 (Related Case: CZ06646) (2<sup>nd</sup> LDC)</p>	

**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: April 4, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site:

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		Cleared	On Hold
8:30 A.M.			
1. KB	<b>Pre Application Review No. 418</b> Applicant: Maria Castaneda Engineer/ Rep.: N/A Second Supervisorial District Glen Avon Zoning District Located northeast and adjacent to Mission Boulevard, south of Hasting Boulevard, west of Lindsay Street at 9849 Mission Boulevard 4.6 acres (net) C 1/C P Zone <b>REQUEST:</b> Proposes to establish an automobile repair shop APN: 170 150 029 Related Cases: N/A (1 <sup>st</sup> LDC)		
8:45 A.M.			
2. KB	<b>Public Use Permit No. 00608, Revised No. 1</b> EA No. 38599 Applicant: Alternatives to Domestic Violence Engineer/Rep.: Matthew Fagan Third Supervisorial District Romoland Zoning Area Located North of Rouse Road, south of McLaughlin Road, east of Hull Street, and west of and adjacent to Murrieta Road at 26704 Murrieta Road, Romoland 4.66 acres (net) R 1 10,000 (Single Family Residential 10,000 minimum lot size) Zone <b>REQUEST:</b> The project is a revision to Public Use Permit No. 806 by expanding the use to include a residential care and training facility on a portion of the parcel previously identified as not a part. The facility will consist of 1) a residential housing and administration building, 2) a training building and 3) a child care building, all totaling 15,937 sq. ft. Schedule N/A APN: 331 040 042 Related Cases: PUP00608, PUP00608S1 (1 <sup>st</sup> LDC)		
9:00 A.M.			
3. GA	<b>PLOT PLAN NO. 06956, REVISED PERMIT NO. 4</b> EA No. 38562 Applicant: Jacobson Associates Engineer/Rep.: Terry D. Jacobson, Architect Third Supervisorial District Ramona Zoning District Located north of Stetson Avenue and east of Stanford Street 6.6 acres Light Agriculture, five acre minimum (A 1 5) zone <b>REQUEST:</b> This is an application to add classrooms, a multipurpose building, and a church office to an existing church facility. Schedule: N/A APN: 449 250 028 Related Case: N/A, (1 <sup>st</sup> LDC)		
9:15 A.M.			

<p>4. GA</p> <p>9:30 A.M.</p>	<p><b>TENTATIVE PARCEL MAP NO. 30479</b> EA No. N/A Applicant: Citation Homes Engineer/Rep.: Larry Stickney, K&amp;A Engineering Third Supervisorial District Romoland Zoning Area Located south of Nova Lane and west of the I 215 Freeway 1.17 acres One Family Dwellings, 10,000 SF minimum (R 1 10000) zone <b>REQUEST:</b> This is an application to subdivide 1.17 acres into two 10,000 SF minimum acre parcels. Schedule: G APN: 331 050 022 Related Case: N/A, (1st LDC)</p>	
<p>5. T R-H</p> <p>9:45 A.M.</p>	<p><b>CONDITIONAL USE PERMIT NO. 3365</b> EA No. 38592 Applicant: 7 Eleven Inc. Engineer/Rep.: Gus Guerrero Third Supervisorial District Rancho California The project site is located northern corner of the intersection of Margarita Road and Date Street. 0.76 Acres SP <b>REQUEST:</b> This is an application to construct a 2,940 square foot 7 Eleven convenience store and 12 fuel pump service station with alcohol sales. Schedule: N/A APN: 913280044 Related Cases: SP220, (1st LDC)</p>	
<p>6. DZ</p> <p>10:00 A.M.</p>	<p><b>Conditional Use Permit No. 02865, Revised Permit No. 1</b> EA No. 38499 Applicant: James Robbins Engineer/Rep.: O'Malley Engineering Corp. First Supervisorial District Glen Ivy Zoning Area Located east of Temescal Canyon Road, north of Dawson Canyon Road with access off of Park Canyon Road 4.13 net acres Mineral Resources (M R) Zone <b>REQUEST:</b> Proposal is to extend the life of Conditional Use Permit No. 2865, for an additional twenty (20) years. The permit expired on December 10, 2001. The current and proposed use is the manufacture of pre-cast concrete products. Existing structures include a caretaker's mobile home, office trailer and five shade covers. No new structures are proposed. The manufacturing area is 7,373 square feet and the open storage area is 7,000 square feet. Schedule: N/A APN: 283 190 042 Related Cases: CUP02865, (2nd LDC)</p>	
<p>7. MP</p> <p>10:15 A.M.</p>	<p><b>PLOT PLAN NO. 17700</b> EA No. 38586 Applicant: Earthworks Soil Amendments, Inc. Eng/ Rep.: Joseph E. Bonadiman &amp; Associates, Inc. Second Supervisorial District Prado Mira Loma Zoning District Located East of Cleveland Avenue and South of Schleisman Ave 15 acre lot A 2 5 (Heavy Agriculture 5 acre minimum lot size) zone <b>REQUEST:</b> To use part of existing dairy for compost storage and mixing Schedule: N/A APN: 134 250 009 Related cases: None</p>	
<p>8. MF</p>	<p><b>ENVIRONMENTAL IMPACT REPORT NO. 438</b> EA No. 37803 Applicant: Riverside County Sheriff's Department Engineer/Rep.: Webb and Associates, Cathy Perring First Supervisorial District March Zoning Area Located South of Van Buren Boulevard, north of Nandina Avenue and east of Barton Road 375 acres R R zone <b>REQUEST:</b> The proposed project consists of the adoption of a Master Plan for the expansion of the existing Ben Clark Public Safety Training Center. The project includes the construction and operation of additional facilities at a training complex for use by law enforcement, fire service, correctional, and emergency medical service personnel, on approximately 375 acres. At build out, the proposed facility will be comprised of thirteen major components including academic and administrative facilities, physical and aquatic training facilities, equine and canine training facilities, firefighter training facilities, correctional training facilities, driver training, shooting range, a scenario village, and complete maintenance, cafeteria, and dormitory facilities. Schedule: N/A APNs: 294 110 003 005, 295 020 005 008 Related Cases: None, (1st LDC)</p>	



**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

(Revised 4/1/02)

**DATE: April 11, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended." If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site:

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8:30 a.m.

1. DZ      **Second Unit Permit No. 00718** EA No. N/A Applicant: Rosemarie Cincinelli Engineer/Rep.: El Rancho Mobile Home Services Third Supervisorial District Antelope Valley Zoning Area Located north of Corson Avenue, south of Holland Road, east of Anna Lane and west of Hawthorne Street .95 acres net, 1.16 acres gross R R 1 (Rural Residential, one acre minimum lot size) zone **REQUEST:** This proposal is to convert an existing 1,176 sq ft mobile home into a second unit and proposes a 1,782 sq ft mobile home as the main dwelling unit located at the front of the property. Schedule: N/A APN: 358 130 047 Related Cases: CV001284, (1st LDC)

8:45 a.m.

2. T R-H      **FAST TRACK No. 95 27 & TENTATIVE TRACT MAP No. 30009 & TENTATIVE TRACT MAP No. 30384** EA No. 38519 Applicant: Rancho Bella Vista LLC. Engineer/Rep.: Rick Engineering Third Supervisorial District Rancho California Zoning District The project site is located easterly of Pourroy Road, northerly of Murrieta Hot Springs Road, and southerly of Auld Road. 150.5 Acres SP zone **REQUEST:** Tentative Tract Map No. 30009 proposes to subdivide 65.6 acres into 334 residential lots with a minimum lot size of 5,175 square feet and 7 open space lots (lots A thru G). Tentative Tract Map No. 30384 proposes to subdivide 84.9 acres into 352 residential lots with a minimum lot size of 4,595 square feet and 8 open space lots (lots A thru H). Schedule: A APN's: 958 200 004, 005, 006, 007, 016, 018, 020 and 958 140 010, Related Cases: SP184(2<sup>nd</sup> LDC)

9:00 a.m.

Cleared	On Hold





11. LM

**Plot Plan No. 17337** - EA 38441- Herron & Rumansoff Architect - Little Lake Zoning District Third Supervisorial District - South of Florida Avenue, and southwest corner of Mayberry Avenue and Lake Street - 15.51 - One Family Dwellings-15000 Square Foot Minimum and One-Family Dwellings-20,000 Square Feet Minimum Zone - **REQUEST:** Plot Plan No. 17337 proposes a two-phase congregate care facility consisting of 100 units, a manager unit and an assistant manager unit. Phase 1 comprises one building consisting of 12,000 square feet allocated for 20 living units with typical unit of 600 square feet, 1,400 square foot manager’s unit, and additional 4,919 square feet allocated for an office, a reception area, three storage areas, two common areas, a library and a kitchen. Second phase include buildings #2, #3, #4, #5, which each building consisting of 12,000 square feet allocated for 20 units with typical 600 square feet per unit, and an additional 1,727 square feet for a dining area, an office, a kitchenette, a library, and two common areas. Building #3 will have an additional 1,200 square feet allocated for an assistant manager’s unit. A 163 space parking lot is also proposed - APN: 930-020-001, 930-002-002 (Related Case(s): CZ No. 6634, PAR 401) (2<sup>nd</sup> LDC)

2:30 p.m.

12. GS

**VARIANCE NO. 01732** - EA 38457 - Markham Development Management Group, Inc. - Markham Development Management Group, Inc. - Rancho California Zoning Area - First Supervisorial District - Northeastern corner of Palomar Street and Catt Road - 20.6 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** Variance for Lot No. 69 of Tentative Tract Map No. 30304, because the lot does not meet the minimum lot depth of 100 feet required by Ordinance No. 348. - APN: 380-090-001 Related Case: TR30304, CZ06641 (1<sup>st</sup> LDC)

2:45 p.m.

13. SP

**Parcel Map No. 30363 and Change of Zone No. 6668**- EA 38591 - French Valley Congregation of Jehovah's Witnesses - Frank V. Scarborough - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the south side of Auld Road and the east side of Van Gaale Lane, easterly of Winchester Road. - 4.42 Net Acres - Light Agriculture 5 Acre Minimum (A 1 5) Zone - **REQUEST:** Schedule H subdivision of 4.42 gross acres into three, one-acre minimum parcels and a proposal to change the zone from Light Agriculture minimum 5 acres (A-1-5) to Light Agriculture minimum one acre (A-1-1). - APN: 958-100-005 Related Case: None (1<sup>ST</sup> LDC)


**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: April 18, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended." If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site:

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8:30 a.m.

1. MP **Public Use Permit No. 830** EA No. 38237 Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Fifth Supervisorial District Edgemont/Sunnymead Zoning District Located north east of Reche Canyon Road and south of Scott Street 1,250 sq. ft. lease area within a 3.17 acre parcel R A 5 Zone **REQUEST:** To construct a 70 foot high telecommunications monopole along with an associated equipment shelter within a 1,250 sq. ft. lease area Schedule N/A APN: 259 090 004 Related Cases: N/A

8:45 a.m.

2. MP **Public Use Permit No. 846** EA No. 38294 Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Fourth Supervisorial District Chuckawalla Zoning Area Located west of State Highway 177, south of Twentynine Palms Highway and north Highway 10 Street 16,667 sq. ft. lease area within a 168 acre parcel N A (Natural Assets) Zone **REQUEST:** To construct a 150' monopole with 6 antennas and 3 digital data dishes mounted on the monopole, and associated wireless communication equipment. The facility will be enclosed by a 6 foot high chain link fence and gate with barbed wire – Schedule: N/A APN: 800 101 001 Related Cases: Variance 01719 has been withdrawn.

9:00 a.m.

3. DZ **Plot Plan No. 17759** EA No. N/A Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Second Supervisorial District Prado Mira Loma Zoning District Located south of Harrel Street, north of Galena Street, west of Parkhurst Street and east of Wineville Road. 38.67 acres (729 sq ft lease area) A 2 10 (Heavy Agriculture, 10 acre minimum lot size) zone **REQUEST:** This proposal is to co locate 3 sectors of antenna (12 antenna total) at a height of 65 ft on an existing Southern California Edison transmission tower. A 230 sq ft equipment shelter will be located directly underneath the existing transmission tower and surrounded by an 8 ft high chain link fence. Schedule: N/A APN: 156 340 024 Related Cases: N/A, (1st LDC)

9:15 a.m.

Cleared	On Hold

Cleared	On Hold





15. SP **Tract Map No. 28504, Revised No. 1** - EA 38581 - Pacific Century Homes, Inc. - K & A Engineering, Inc. - Sun City Zoning District - Third Supervisorial District - The project site is located on the west side of Murrieta Road, north of Thornton Avenue, south of proposed extension of Rouse Road, and east of proposed extension of Valley Boulevard. - 74.99 Gross Acres - One Family Dwelling (R-1) and Open Area Combining Zone-Residential Developments (R-5) Zone - **REQUEST:** This project is Revised Map No. 1 to Tentative Tract Map No. 28504, a Schedule A map to subdivide 74.99 acres into 249 single family residential lots (with a minimum lot size of 7,200 sq. ft.), one 5.25 acre recreation/detention basin and one .43-acre open space lot. The Proposal is to eliminate the park use at Lot 249 and modify related conditions of approval, modify roadway requirements related to Rouse Road, modify the storm drain system and eliminate the language in Condition of Approval 40. PLANNING. 2 requiring a "Restricted Single-Family Residential Subdivision". - APN: 335-080-057 & 335-100-001. Related Cases: Tract Map No. 28504, GPA No. 538, CZ No. 6483 EA 37789 (1st LDC).Rescheduled from 04/04/2002.

3:15 p.m.

16. SP **General Plan Amendment No. 619, Change of Zone No. 6675** - EA 38615 - John Rullo - Pardue, Cornwell & Associates, Inc. - Sedco-Wildomar Zoning Area - First Supervisorial District - The project site is located east of Interstate 15, north of Bundy Canyon Road, west of Raciti Road at the east terminus of Gafford Road. - 88.5 Net Acres- Rural Residential (R-R) Zone - **REQUEST:** General Plan Amendment No. 619 proposes to amend the Southwest Area Community Plan (SWAP) Land Use Allocation Map designation for 80 acres from 5-Acre Minimum to 1-2 Acre Minimum and 8.5 acres from 2-1/2 Acre Minimum to 1-2 Acres Minimum. Change of Zone No. 6675 proposes to change the zoning of 88.5 acres from Rural Residential (R-R) to One Family Dwelling Minimum10,000 Square Foot (R-1-10,000). - APN: 366-320-001 & 366-320-020 (1<sup>ST</sup> LDC)






8. GS **Plot Plan No. 17725** - EA 38602 - Verizon Wireless - O2wireless Solutions - Homeland Zoning Area - Third Supervisorial District - Northerly side of Neer Street, southerly of Highway 74, easterly of Leon Road and westerly of Nauman Avenue - 0.19 Net Acres - Rural Residential (R-R) Zone - REQUEST: Co-location of three sectors with 4 antennas on each sector at 78 feet above ground-level to an existing 100 foot high monopole, a 230 square foot equipment shelter and back-up generator. - APN: 459-091-007 Related Cases: PP17351, EA38449(1<sup>st</sup> LDC)

1:45 P.M.

9. LM **Tentative Tract Map No. 29636** Amd # 3 - EA 37915 - Carter H. Omens - HLC Civil Engineering - Antelope Valley Zoning Area - Third Supervisorial District - South of Craig Avenue, west side of Murrieta Road, east side of Byers Street - 76.87 Acres Gross - Residential Agriculture - 1 Acre Minimum (R-A-1) Zone - REQUEST: Subdivide 76.87 acres gross into 76 residential lots with minimum lot size of 1.0 gross acres in accordance with Residential Agricultural-1 Acre Minimum (R-A-1) and Schedule "B" map development standards. - APN: 358-230-001 (Related Case(s)): N/A (4<sup>TH</sup> LDC)
