

**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 2, 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:

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. TL **SECOND UNIT PERMIT NO. 00746** - Applicant: Maria Bibian - Fifth Supervisorial District - Good Hope District - Location: South of Floral Ave., East of Palm St. and North of Ellis Ave. - 1.09 Acres Net - R-R Zone (Rural Residential) - **REQUEST:** This is an application to allow for a 1344 sq. ft. mobile home to be used as a second unit. A 933 sq. ft. home currently exists on the property. - Schedule N/A - APN: 343-130-041 - **Related Cases:** None (1st LDC)

Cleared	On Hold

8:45 A.M.

2. TL **SECOND UNIT PERMIT NO. 00748** - Applicant: Coastline Construction - Engineer: Landmark Surveys - Third Supervisorial District - Romoland District - The Project Location: North of Helen Way, South of Airstream Way and East of Sherman Rd. - 1.19 gross acres - W-2-M-1 Zone (Controlled Development Area with Mobile Homes) - **REQUEST:** This is an application to add a 1460 sq ft second unit mobile home. The primary unit existing on the property is a 1440 sq ft mobile home. - Schedule: N/A - APN: 331-362-006 - **Related Cases:** None - (1st LDC)

9:00 A.M.

Cleared	On Hold

3. JG

GENERAL PLAN AMENDMENT 00633 / CHANGE OF ZONE NO. 06704 / TRACT MAP 30576 - EA No. 38756 - Applicant: Stratham Properties Inc. - Engineer/Rep: Albert A. Associates - Second Supervisorial District - Prado-Mira Loma District The project location: south of Chandler Street, west of Archibald, east of Hellman Avenue and north of the Santa Ana River - 42.7 Acres - Heavy Agriculture (A-2-5 & A-2-10) zone **REQUEST:** Amend the General Plan designation from JCP Agriculture Development Reserve to JCP 2B (2-5 DU/AC); the Change of Zone is requesting to change the zoning of the site from A-2-5 & A-2-10 to Planned Residential (R4); and the Tentative Tract Map proposes to divide 42.72 acres into 174 residential lots with a minimum lot size of 6,500 square feet. Schedule: A - APN: 130-020-004 & 130-020-014 - **Related Case:** None - (2nd LDC).

9:15 A.M.

4. JG

TENTATIVE TRACT MAP NO. 29597, AMENDED NO. 5 - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - University Zoning District - Fifth Supervisorial District - Located east of Mount Vernon Avenue and north of Pigeon Pass Road - 122.47 acres - Spring Mountain Ranch Specific Plan No. 323 - SP Zone - REQUEST: Divide the subject 122.47 acre property into a .7 acre water reservoir lot, a 13.9 acre school site, various open space lots and 359 single family residential lots with a minimum lot size of 7,200 square feet (PA 1) - Schedule "A" - APN: 255-170-010; 255-180-010, 012, & 014; 255-190-004 & 005 - **Related Cases: SP 323, EIR 424, GAP539, CZ6535, TR29598, TR29599, TR29600, TR29740, TR29741.** (5th LDC)

9:30 A.M.

5. JG

TENTATIVE TRACT MAP NO. 29600, AMENDED NO. 4 - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - Edgemont-Sunnymead Zoning District - Fifth Supervisorial District - Located east of the intersection of Mount Vernon Avenue and Pigeon Pass Road - 178.42 acres - Spring Mountain Ranch Specific Plan No. 323 - SP Zone - REQUEST: Divide the subject 178.42 acre property into 273 single family residential lots with a minimum lot size of 7,000 square feet, 5.10 acre lot for a Waste Water Treatment Plant (WWTP) and various open space lots - Schedule "A" - APN: 255-200-016 & 017; 255-210-010 & 011; 255-220-003; 257-180-009 - **Related Cases: SP 323, EIR 424, GAP539, CZ6535, TR 29597, TR 29598, TR 29599, TR 29740, TR 29741.** (4th LDC)

9:45 A.M.

6. JG

TENTATIVE TRACT MAP NO. 29740, AMENDED NO. 4 - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - University and Edgemont-Sunnymead Zoning District - Fifth Supervisorial District - Located west of Pigeon Pass Road and Highgrove Pass Road - 98.67 acres - Spring Mountain Ranch Specific Plan No. 323 - SP Zone - REQUEST: Divide the subject 98.67 acre property into 270 single family residential lots with a minimum lot size of 7,100 square feet and various open space lots - Schedule "A" - APN: 255-210-012; 255-230-001 & 011; 257-170-007; 257-180-008 - **Related Cases: SP 323, EIR 424, GAP539, CZ6535, TR 29597, TR 29598, TR 29599, TR 29600, TR 29741.** (4th LDC)

1:30 P.
M.

Cleared	On Hold

7. LM

PRE-APPLICATION REVIEW NO. 00430 - EA N/A - Ron Holliday - Vandenberg Civil Consulting - Rancho California Zoning Area - First Supervisorial District - The project is located east of I-15 , north of Baxter Road, and more specifically between Monte Vista Drive and Frederick Street - 4.2 Acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** A pre-application review for a proposed two phase project consisting of 2 retail commercial buildings totaling 20,379 square feet, 6 warehouse/office and light industrial structures totaling 47,954 square feet and 165 parking spaces on 4 parking lots on 4.2 acres. Phase 1 includes 2 retail commercial buildings totaling 20,379 square feet and a 74 space parking lot on 1.4 acres, and 3 warehouse/office and light industrial buildings totaling 23,728 square feet and a 68 space parking lot on 1.4 acres. Phase II consists of three warehouse/office and light industrial buildings totaling 24,226 square feet and two parking lots totaling 65 parking spaces on 1.4 acres - APN: 367-180-046,367-180-047,367-180-048 **Related Case:** N/A (1st LDC).

1:45 P.M.

8. LM

TENTATIVE PARCEL MAP NO. 30799 - EA 38861 - Eugene & Joyce Bianchi - Excel Engineering - Rancho California Zoning Area - First Supervisorial District -West of De Luz Road, more specifically between Buena Vista Road and Carancho Road and the west side of Vista Del Mar - 20.1 gross acres - Rural Residential (R-R) Zone - **REQUEST:** Tentative parcel map proposes to subdivide 20.1 acres into two lots with minimum lot size of 8 gross acres - Schedule "H" map-APN: 933-120-022 **Related Case:** N/A (1st LDC).

2:00 P.M.

3. LM

TENTATIVE TRACT MAP NO. 30805 - EA 38877 - CP Partnership - Markham Development Management Group, Inc. - Rancho California Zoning Area - First Supervisorial District - South of California Road, north of Avenida Del Oro and east of Calle Capistrano - 21.3 Acres - Residential Agricultural-5 Acre Minimum (R-A-5) Zone - **REQUEST:** Tentative tract map proposes to subdivide 42.6 acres into 5 lots with the minimum lot size of 5 acre minimum. - APN: 935-340-004, 935-350-012 **Related Case:** N/A (1st LDC).

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8:30 A.M.

1. DZ

Conditional Use Permit No. 03376 EA No. 38710 Applicant: Moussa Karimi and Ali R. Khalili
Engineer/Rep.: Nasser Moghadam Architect Third Supervisorial District Valle Vista Zoning District
Located Intersection of Ramona Expressway and Florida Avenue (Hwy 74) .68 acres C P S
(Commercial Scenic Highway) zone **REQUEST:** This proposal is for a gas station with alcohol
sales, food mart, fast food/drive thru/dine in and car wash. Buildings proposed include; a 2 story,
5,668 sq ft building for the food mart, fast food/drive thru and dine in, a 2,000 sq ft single story
building for the 2 bay detail/car wash and the gas station includes a 35' x 80' fueling canopy.
Schedule: N/A APN: 549 090 027 **Related Cases:** N/A (2nd LDC)

Cleared	On Hold

8:45 A.M.

2. DZ

GENERAL PLAN AMENDMENT NO. 00608, CHANGE OF ZONE 06656 AND TENTATIVE TRACT MAP NO. 30433 EA No. 38532 Applicant: Briggs Road Property Owners Association Engineer/Rep.: The Keith Companies Third Supervisorial District French Valley Zoning Area Located south of Pat Road, north of Baxter Road, east of Briggs Road and west of Winchester Road. 185.65 acres A 2 10 (Heavy Agriculture) and R R (Rural Residential) zones **REQUEST:** This is an application to amend the Southwest Area Community Plan Land Use allocation map from Agricultural, 10 acre minimum and Residential 2 ½ acre minimum to Residential 2 5 du/ac and .2 du/ac, on 185.65 acres; change zone from A 2 10 and R R to R 1 (One family dwellings) and R R on 185.65 acres; Schedule "A" Tentative Tract Map to subdivide 185.65 acres into 459 single family lots with a minimum lot size of 7,200 square feet, 15 open space lots, 5 detention basins and 1 park site. Schedule: A APN: 467 140 005, 467 140 009, 010, 011, 012, 013, 014, 015 and 467 220 012, 013, 014, 015. **Related Cases: CZ06656, TR30433 and CFG01919.** (1st LDC)

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9:00 A.M.

3. DZ

Plot Plan No.18138, Amended No. 1 EA No. 38789 Applicant: A.G. Kading, A.G.K. Development Engineer/Rep.: Grant Becklund, Gabel, Cook & Becklund, Inc. Second Supervisorial District Glen Avon Zoning District Located north of the 60 Freeway, south of the Declaz Channel, west of Conning Street and on the east side of Country Village Road 19.31 acres R 3 (General Residential) and R 5 (Open Area Combining Zone Residential Developments) zone **REQUEST:** This proposal is for a 261 unit multi family apartment complex. The complex consists of six, 3 story high, apartment unit buildings, a 3,213 sq ft club house, a 1,317 sq ft exercise building and a pool area. The project is providing 157 garages and 368 parking spaces. Schedule: N/A APN: 173 020 050 **Related Cases: CFG02214,** (2nd LDC)

Cleared	On Hold

9:15 A.M.

4. CS

PLOT PLAN NO.18269 - EA No.38856-Applicant: Tim Anderson - Third Supervisorial District - Romoland Zoning Area - Located within the Menifee North Specific Plan (SP 260) and more generally located south of Ethanac Road, east of Dawson Road and west of Antelope Road – 10 acres - SP zoning. **REQUEST:** This is an application to construct a contractor’s storage yard with a 3,000 square foot metal storage building, a 720 square foot temporary trailer used for an office and (3) 10,000 gallon water storage tanks. APN: 331-150-034 - **Related Cases:** N/A, (1st LDC).

9:30 A.M.

5. CS

PLOT PLAN NO. 18253 - EA No.38846 - Applicant: Linco Development- Engineer/Rep: HCL Engineering - Third Supervisorial District - Rancho California Zoning Area - Located north of Innovation Court and east of Winchester Road within the Silverhawk Specific Plan (SP 213). 1.36-acres-SP zoning. **REQUEST:** This is an application to construct a 16,462 square foot office/warehouse building with 16,193 square feet of landscaping and 26 parking spaces. APN: 957-330-022- **Related Cases:** N/A, (1st LDC).

9:45 A.M.

6. LR **General Plan Amendment No. 00640, Change of Zone No. 06734, TRACT MAP NO. 30817 -** Albert A. Webb Associates Second Supervisorial District Prado Mira Loma Zoning District Located on western side of Hamner Avenue, north of Citrus Street. 73.98 acres Watershed & Conservation Areas (W 1) and Heavy Agriculture (A 2 5 and A 2 10) zone **REQUEST: General Plan Amendment No. 00640** proposes a change from Agricultural Development Reserve to Residential 2B/2 5 DU/AC. **Change of Zone No. 06734** proposes a change from Watercourse, Watershed & Conservation Areas (W 1) and Heavy Agriculture (A 2 5 and A 2 10) to One Family Dwelling (R 1). **Tentative Tract Map No. 30817** proposes to divide the site into 271 single-family residential lots with a minimum lot size of 7200 square feet. Schedule: A APN: 134 250 009, 014, 016, and 017 **Related Cases: CFG 02286, AG00869, AG00870** (1st LDC)

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10:00 A.M.

7. GW **Public Use Permit No. 00856** EA No. N/A Applicant: Rawlins Rogelio Engineer/Rep.: Rawlins Rogelio Mead Valley Zoning District First Supervisorial District Located south of Old Oleander Avenue, north of Markham Street, and west of Clark Street 2.43 acres A 1 1 (Light Agriculture, one acre minimum) zone **REQUEST:** To develop a day care center in an existing 1809 square foot building. Schedule: APN: 315 110 024 **Related Cases:** N/A, (2nd LDC)

Cleared	On Hold

10:15 A.M.

8. JG **SPECIFIC PLAN NO. 00325, ENVIRONMENTAL IMPACT REPORT NO. 00433, GENERAL PLAN AMENDMENT NO. 00572, CHANGE OF ZONE NO. 06598 -** EA No. 38269 - Applicant: Wiggins Development, Inc. - Engineer/Rep.: T&B Planning Consultants - First Supervisorial District - Lake Mathews Zoning District - Located north of El Sobrante Road, south of Dufferin Avenue, and east of McAllister Street - 333.8 acres - Residential-Agricultural (R-A) and Watercourse, Watershed and Conservation Area (W-1) Zones - **REQUEST:** Change zoning on the site to SP (Specific Plan); change the Open Space and Conservation Map designation from “Mountainous Areas” and “Areas Not Designated as Open Space” to “Adopted Specific Plan”; remove the site from the Rancho El Sobrante Community Policy Area; and divide 333.8 acres in to 297 medium density residential lots; a 118.7-acre 18-hole golf course; 1-acre of passive parkland; and 90.0 acres of open space including golf cart paths and 1.2-acres of multi-purpose trails. - APN’s: 269-100-009, 011, 012, 014, & 015; 269-060-004, 005 & 006; and 239-270-002 - **Related Cases:** N/A, (2nd LDC)

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10:30 A.M.

9. JG **PLOT PLAN NO. 18309 -** EA 38872 - Applicant: Truswel, Inc. (Chae Kim) - Architect/Rep.: Trip Hord Associates - Second Supervisorial District - Rubidoux Zoning District - Located north of Wilson Street, east of Agua Mansa Road and west of Brown Avenue – 10.0 acres – Agua Mansa Specific Plan (SP 210) - M-H Zone (Manufacturing Heavy) - **REQUEST:** To construct a truss manufacturing facility on 7.18 acres, including a number of concrete pads with shade covers and temporary trailer – APN: 175-190-024 - **Related Cases: SP 00210, EIR 216.** (1st LDC) (FTA No. 2002-15)

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1:30 P.M.

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10. MAF

PARCEL MAP NO. 30363 - AMENDED NO. 1 - 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 - APN: 958-100-005 **Related Cases: CZ006668** (2nd LDC).

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1:45 P.M.

11. GS

CHANGE OF ZONE NO. 06732 and TENTATIVE TRACT MAP NO. 30939 - EA 38845 - Albert A. Webb Associates - Albert A. Webb Associates - Rancho California Zoning Area - First Supervisorial District - Southwesterly of Palomar Street, northwesterly of Clinton Keith Road and northeasterly of Grand Avenue - 12.88 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** Change the zoning from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule "A" subdivision of 12.88 net acres into 54 single family lots with a 7200 square foot minimum. - APN: 380-140-002 **Related Cases: CFG02280** (1st LDC).

Cleared	On Hold

2:00 P.M.

12. GS

PLOT PLAN NO. 16868, AMENDED NO. 2 - EA 38171 - Carol Stahl - Allenbach Architecture - Rancho California Zoning Area - First Supervisorial District - 19405 Grand Avenue, Lake Elsinore - 0.9 net acres - Rural Residential (R-R) Zone - **REQUEST:** Sale of home and garden concrete ornaments and sculptures. - APN: 370-190-050 **Related Cases:** None (3rd LDC).

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2:15 P.M.

13. GS

CHANGE OF ZONE NO. 06731 and TENTATIVE TRACT MAP NO. 30839 - EA 38844 - Albert A. Webb Associates - Albert A. Webb Associates - Rancho California Zoning Area - First Supervisorial District - Northwesterly of Clinton Keith Road, southeasterly of McVicar Street and southwesterly of Palomar Street - 14.93 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** Change the zoning from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule "A" subdivision of 14.93 acres into 56 single family lots with a 7200 square foot minimum - APN: 380-140-003 **Related Case: CFG02277** (1st LDC).

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2:30 P.M.

14. AH

PLOT PLAN NO. 10130, SUBSTANTIAL CONFORMANCE NO. 5 - EA N/A - Idyllwild Arts Foundation - Inland Permits - Idyllwild Zoning District - Third Supervisorial District - Easterly of Cahuilla Drive, and northerly of Apela Drive - 80.48 Acres - W-1, W-2 Zones - **REQUEST:** The project is a proposal to increase the square footage of the maintenance facility; relocate the proposed tennis courts; and relocate the housekeeping building - APN: 557-120-001 **Related Cases: PP10130, PP10130S1, PP10130S2, PP10130S3, PP10130S4** (1st LDC).

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2:45 P.M.

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15. AH

CHANGE OF ZONE NO.06743, TENTATIVE TRACT MAP NO. 30989 - EA 38873 - County Investment Groups - Hunsaker & Associates - Winchester Zoning Area - Third Supervisorial District - Southerly of Grand Avenue, Easterly of Leon Road, Westerly of Winchester Road and Northerly of Simpson Road - 58.3 Acres - Light Agriculture - 10 Acre Minimum (A-1-10) Zone - **REQUEST:** The project is a request to change the zone from Light Agriculture - 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 58.3 acres into 212 (7,200 square foot) residential lots, one tot lot, one detention basin, one utility lot, one open space lot, and one parking lot to accommodate 14 parking spaces. - APNs: 462-020-040, 462-020-041, 462-020-044, 462-020-046, 462-020-047 **Related Cases:** N/A (1st LDC).

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3:00 P.M.

16. LM

SECOND UNIT PERMIT NO. 00745 - EA N/A - Jim Marsh - Ramona Zoning District - Third Supervisorial District - The project site is located east of Cornell Street, west of Dartmouth Street, and more specifically between Crest Drive and Thornton Avenue and west side of Ida Lane. - 0.46 net acres - One Family Dwellings (R-1) Zone - **REQUEST:** The project proposes a second unit permit for an existing 750 square foot residence and the existing 1,796 square foot residence will be the primary residence. - APN: 450-080-007 **Related Cases:** N/A (1st LDC).

Cleared	On Hold

3:15 P.M.

17. LM

TENTATIVE PARCEL MAP NO. 30022, AMENDED NO. 1 - EA 38215 - Helen M. Young - Al Franz Engineering - Tule Peak Zoning Area - Third Supervisorial District - Southeast of Highway 371, between Tule Peak Road and Gold Rush Road, and eastside of Eastgate Trail. - 394.20 acres - Rural Residential-5 Acre Minimum (R-R-5), Rural Residential -20 Acre Minimum (R-R-20) Zone - **REQUEST:** Parcel Map No. 30022 proposes to subdivide 394.20 acres into 13 residential lots with minimum lot size of 18.74 acres and one open space lot of 133.74 gross acres - APN: 580-470-003, 580-470-004, 580-480-001 **Related Cases:** **CZ 06640** (2nd LDC).

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DATE: **January 16, 2003**

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1. CS **TENTATIVE TRACT MAP NO. 30694** - EA No. 38866 - Applicant: Newland Communities - Engineer/Rep: RBF Consulting/Pam Barr - Third Supervisorial District - Rancho California Zoning Area - Located north of Thompson Road, west of Leon Road, south of Baxter Road and east of Winchester Road - 33.81 acres - SP zoning. **REQUEST:** This is an application to subdivide 33.81 acres into 83 residential dwelling units with 8,003 square foot minimum lot sizes and 5 open space lots totaling 3.82 acres - Schedule "A " - APN 467-230-019 through 020, 022, 023 and 025. **Related Cases:** N/A (1st LDC).

8:45 A.M.

2. CS **TENTATIVE TRACT MAP No. 30069** - EA No. 38546 - Applicant: Brookfield Land Company, INC. - Engineer/Rep.: The Keith Companies - Third Supervisorial District - Rancho California Zoning District - The project site is located north of Thompson Road, west of Washington Street, east of Pourroy Road, and southerly of Winchester Road. - 317 Acres - SP zone - **REQUEST:** This is a proposal to subdivide 317 acres into 654 single family residential lots with a minimum lot size of 5,000 square feet and 27 open space lots. - Schedule: A - APN: 467-260-042 & 467-260-041 **Related Cases:** **SP286** (3rd LDC)

9:00 A.M.

Cleared	On Hold

3. CS **PLOT PLAN NO. 18288** - EA No.38868 - Applicant: Wolf Store, LLC - Engineer/Rep: Trans-Pacific Consultants, Inc - First Supervisorial District - Rancho California Zoning District - Located south of Highway 79, west of Butterfield Stage Road and east of Redhawk Parkway - 8.10 acres - SP Zoning (Vail Ranch) - **REQUEST:** This is an application to construct a 8.10-acre commercial/retail shopping center that include 7 building pads totaling 65,850 square feet. The shopping center proposes a total of 402 parking spaces. Schedule: N/A - APN: 960-020-034 through 031 - **Related Cases: PM30890** (1st LDC).

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9:15 A.M.
4. CS **TENTATIVE PARCEL MAP NO. 30890** - EA No.38868 - Applicant: Wolf Store, LLC - Engineer/Rep: Trans-Pacific Consultants, Inc - First Supervisorial District - Rancho California Zoning District - Located south of Highway 79, west of Butterfield Stage Road and east of Redhawk Parkway - 8.10 acres - SP Zoning (Vail Ranch) - **REQUEST:** This is an application to subdivide 8.10 acres into 7 parcels. Schedule: "E" - APN: 960-020-034 through 031 - **Related Cases: PP18288** (1st LDC).

Cleared	On Hold

9:30 A.M.
5. DZ **General Plan Amendment No. 00642, Change of Zone No. 06736 and Tentative Tract Map No. 30895** EA No. 38857 Applicant: MBK Homes Ltd. Engineer/Rep.: KWC Engineers, Inc. Second Supervisorial District Prado Mira Loma Zoning District Located approximately 660 feet east of Sumner Road, west of Cleveland Avenue, south of Orange Street and north of Citrus Street. 10 acres A 2 5 (Heavy Agriculture, 5 acre minimum lot size) zone **REQUEST:** This proposal is an application to amend the Jurupa Community Plan Land Use Allocation Map from Agriculture/Development Reserve to 2B (2 5 du/ac) on 10 acres; to change the zone from A 2 5 to R 1 (One family dwellings) on 10 acres and a Schedule "A" tentative map to divide 10 acres into 38 single family lots with an average minimum lot size of 9,000 sq ft. Schedule: A APN: 134 240 011 **Related Cases: CFG02293** (1st LDC)

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9:45 A.M.
6. DZ **General Plan Amendment No. 00643, Change of Zone No. 06737 and Tentative Tract Map No. 30896** EA No. 38858 Applicant: MBK Homes Ltd. Engineer/Rep.: KWC Engineers, Inc. Second Supervisorial District Prado Mira Loma Zoning District Located north of Chandler Street, south of Schleisman Road, east of Selby Avenue on the west side of Archibald Avenue. 20 acres A 2 10 (Heavy Agriculture, 10 acre minimum lot size) zone **REQUEST:** This proposal is an application to amend the Jurupa Community Plan Land Use Allocation Map from Agriculture/Development Reserve to 2B (2 5 du/ac) on 20 acres; to change the zone from A 2 10 to R 1 (One family dwellings) on 20 acres and a Schedule "A" tentative map to divide 20 acres into 72 single family lots with an average lot size of 8,500 sq ft. Schedule: A APN: 134 140 011 **Related Cases: CFG02294** (1st LDC)

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3. AH

TENTATIVE PARCEL MAP NO. 30947, AMENDED NO. 1 - EA 38839 - John H Filipowski - Al Kranz - Rancho California Zoning Area - Third Supervisorial District - Southerly of Rancho California Road, easterly of Anza Road, northerly of DePortola Road, and westerly of Los Amantes Road - 5.02 Acres - Residential Agriculture - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - **REQUEST:** The project is a Schedule H parcel map proposing to subdivide five (5) Acres into two (2) 2 1/2 Acre parcels - APN: 927-490-011 **Related Case:** N/A (2nd LDC).

2:15 P.M.

4. AH

TENTATIVE PARCEL MAP NO. 30263, AMENDED NO. 1 - EA 38804 - Charles & Diane DiCarlo - DJI - Rancho California Zoning Area - Third Supervisorial District - Southerly of Glenoaks Road, Westerly side of De Portola Road, Easterly of Anza Road, Northerly of Pauba Road - 20.12 - Citrus/Vineyard - 10 Acre Minimum (C/V-10) Zone - **REQUEST:** The project is a Schedule H tract map proposing to subdivide 20.12 acres into four (4) parcels with a minimum lot size of five (5) acres. - APN: 927-660-004 **Related Case:** N/A (2nd LDC).

2:30 P.M.

5. AH

PUBLIC USE PERMIT NO. 00857, AMENDED NO. 1 - EA 38746 - The Power House - Studio 7, Inc. - Sedco/Wildomar Zoning Area - First Supervisorial District - easterly of Orange Street, Southerly of Bundy Canyon Drive, Northerly of Walnut Street and Westerly of Interstate 15 - 4.71 net acres - Residential Agriculture (R-A) Zone - **REQUEST:** The project is a proposal to construct a 4,363 square foot church sanctuary, 720 sq. ft. office and 720 sq. ft. classroom area - APN: 367-130-003 **Related Case:** N/A (2nd LDC).

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8:30 A.M.

1. LR **Plot Plan No. 18284** EA No. 38867 Applicant: Cingular Wireless Engineer/Rep.: Gianni Associates Second Supervisorial District West Corona Zoning District Located north Research Dr., south of Auto Center Drive. a 625 square foot lease area on a 17.90 acre parcel R R (Rural Residential) zone – **REQUEST:** Within an existing cellular telecommunications facility to replace an existing 60 foot monopole with a 75 foot monopole. Schedule: N/A APN: 102 020 005 **Related Cases: CFG02302** (1st LDC)

Cleared	On Hold

8:45 A.M.

2. JQ **TENTATIVE PARCEL MAP NO. 30578** EA No. 38837 Applicant: Panattoni Development Engineer/Rep.: KCT Consultants Second Supervisorial District Prado/Mira Loma Zoning District Located north of Bellegrave Avenue, east of Interstate 15, west of Wineville Road 138.4 acres I P Zone **REQUEST:** Subdivide 138.4 acres into 9 industrial parcels Schedule "E" APNs: 156 050 008 **Related Cases:** None (1st LDC).

Cleared	On Hold

9:00 A.M.

3. JQ

GENERAL PLAN AMENDMENT NO. 644, CHANGE OF ZONE NO. 6738, TENTATIVE TRACT MAP NO. 30825 EA No. 38862 Applicant: Hillcrest Homes Engineer/Rep.: C L Williams Group LLC Second Supervisorial District Prado/Mira Loma Zoning District Located south of Chandler Street, southeast of Archibald Avenue, near the Santa Ana River 27.08 acres A 2 10 Zone **REQUEST:** Change the subject site's Jurupa Community Plan land use designation from Agriculture/Development Reserve (Agriculture per RCIP) to Category 3A (Very Low Density Residential per RCIP) (GPA 644);change the zoning designation on the subject property from A 2 10 to R A (CZ 6738); and subdivide 27.08 acres into 35 single family residential lots of 20,000 square foot minimum size (TR 30825) Schedule "B" APNs: 130 080 009 **Related Cases: GEO 1102** (1st LDC).

9:15 A.M.

4. ES

Second Unit Permit No. 00752- EA No. N/A - Applicant: John M. Venema - Fifth Supervisorial District - Beaumont/Banning Zoning District - Located on The project is located south of Porter Street, east of San Gorgonio Avenue (SR 243), and west of Hathaway Street - 30.93 acres - R-A (Rural Agriculture) zone - **REQUEST:** This is an application to get a permit to install a mobile home unit on the property with permanent foundation - Schedule: N/A - APN: 532-190-019 - **Related Cases:** N/A (1st LDC)

9:30 A.M.

5. TL

SECOND UNIT PERMIT NO. 00751 - Applicant: Willmen W. Washington - Fifth Supervisorial District - Good Hope District - The Project Location: North of Fisher St., South of Deprad St. and West of Marshall St. - 2.17 net acres - R-R Zone (Rural Residential) - **REQUEST:** This is an application to add a 1392 sq ft second unit mobile home. The primary unit existing on the property is a 1900 sq ft home. - Schedule: N/A - APN: 325-181-002 - **Related Cases:** None (1st LDC)

9:45 A.M.

6. TL

SECOND UNIT PERMIT NO. 00750 - Applicant: Aguirre & Associates - Second Supervisorial District - Prado-Mira Loma District - The Project Location: North of 50th St., South of Bellegrave Ave. and West of Troth St. - 0.91 net acres - A-1 Zone (Light Agriculture) - **REQUEST:** This is an application to add a 760 sq ft second unit mobile home. The primary unit existing on the property is an 1193 sq ft home. - Schedule: N/A - APN: 159-111-002 - **Related Cases:** None (1st LDC)

10:00 A.M.

7. GW

PRE APPLICATION REVIEW NO. 00432 EA No. N/A Applicant: Action Surveys Engineer/Rep.: Action Surveys Third Supervisorial District Sun City District Located north of Park Avenue, and east of Bradley Road 4.28 acres Scenic Highway Commercial (C P S) zone **REQUEST:** This is a pre application review on a proposal to expand an auto service center (PP15111). Schedule: N/A APN: 334 210 096 **Related Cases: PP15111** (1st LDC)

10:15 A.M.

Cleared	On Hold

8. GW

PLOT PLAN NO.14543, SUBSTANTIAL CONFORMANCE NO. 2 E.A. No. N/A Applicant: Douglas Andersen Engineer/Rep.: Douglas Andersen First Supervisorial District Rancho California Zoning Area Located north of Palomar Street, south of Como Street, and east of Central Avenue 9.46 acres General Residential (R 3) zone **REQUEST:** This is an application to change the R 1 occupancy of Building 11 to R 2 occupancy. Schedule: N/A APN: 376 160 020 **Related Case: PP14543S1, PP14543** (1st LDC)

1:30 P.M.
M.

9. GS

SCREEN CHECK NO. 1 FOR EIR NO.432, RELATED CASES: GENERAL PLAN AMENDMENT NO. 563: Amend the Southwest Area Community Plan (SWAP) from Residential 2 ½ Acre Minimum (2 ½ DU/AC) to Residential 2-4 Dwelling Units Per Acre (2-4 DU/AC). CHANGE OF ZONE NO.6585: Change the zoning from Light Agriculture-5 Acre Minimum (A-1-5) and Light Agriculture-10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1) and Open Area Combining Zone-Residential Developments (R-5). **TENTATIVE TRACT MAP NO. 29883:** A Schedule A subdivision of 218 gross acres into the following: seven phases of residential lots totaling 165.91 acres into 491 residential lots with minimum lot size of 7200 square feet, 1 open space parcel totaling 15.75 acres, 1 park parcel totaling 4.5 acres, and a flood plain totaling 26 acres running through the subdivision. (1st LDC).

1:45 P.M.

10. MAF

TENTATIVE PARCEL MAP NO. 30358, AMENDED NO. 1 - EA 38512 - Engineering Ventures, Inc. - Engineering Ventures, Inc. - Rancho California Zoning Area - First Supervisorial District - The project site is located on the south side of Rancho California Road, the west side of Calle Montecillo, east of Calle Capistrano. - 20.1 - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone - **REQUEST: Schedule H tentative parcel map to subdivide 20.1 acres developed with a single family residence into two single family residential parcels with a minimum 5 gross acres. - APN: 935-260-023, 022 - **Related Cases:** N/A (2nd LDC).**

2:00 P.M.

11. LM

GENERAL PLAN AMENDMENT NO. 00646, CHANGE OF ZONE NO. 06742 - EA 38869 - Western Retirement Communities, Inc. - A.J. Frick - Bautista Zoning Area - Third Supervisorial District - 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 - **REQUEST: General Plan Amendment to amend the County General Plan's Open Space Conservation designation from Agriculture to Areas Not Designated as Open Space. Change of Zone proposes to change the zoning from Light Agricultural-10 Acre Minimum to One-Family Dwellings (R-1) - APN: 553-070-003, 553-070-011 **Related Cases: PAR 00416** (1st 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: January 30, 2003

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: The LDC agenda is now available on the Planning Department's web site:

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8:30 A.M.

1. JG **TENTATIVE TRACT MAP NO. 30819 AMENDED NO. 2-** EA No. 38760 - Applicant: Alliance Land Planning & Engineers (for Shea Homes) - Engineer/ Rep.: N/A - First Supervisorial District - Glen Ivy Zoning District - The project site is located S/Hunt Road, east and south of Trilogy Parkway, west of Warm Springs Drive - 71 Acres - SP Zone - **REQUEST:** This is a proposal to subdivide 71 areas into 356 single family residential lots with a minimum lot size of 4,000 square feet - Schedule "A" - APN: 290-280-005 & 006 - **Related Cases: SP 221** (3rdLDC)

8:45 A.M.

2. JG **TRACT MAP 30762** - EA No. 38811 - Applicant: Trimark Pacific Homes L.P. - Engineer/Rep: Hunsaker & Associates - Second Supervisorial District - Prado-Mira Loma District The project location: north of Chandler Street, east of Harrison Avenue and south of Citrus Street - 49.0 Acres - Eastvale Specific Plan No. 300, Planning Area 14, 17A & 18A **REQUEST:** Proposes to divide 49.0 acres into 183 residential lots with a minimum lot size of 6,000 square feet, average lot size of 7,475 square feet and 2 open space lots. Schedule: A - APN: 134-230-010 & 012 - **Related Cases: CZ 06719, EA 38811** (2nd LDC).

9:00 A.M.

3. JG **SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. SP00221S1,** - EA No. N/A - Applicant: Shea Homes - Engineer/Rep.: The Keith Companies Inc. - First Supervisorial District - Glen Ivy Zoning Area - Located on either side of Trilogy Parkway, south of Hunt Road and west of Temescal Canyon Road - 776 acres - Specific Plan (SP) Zones - **REQUEST:** Substantial Conformance request to amend the typical street section for the interior private residential streets and to revise the gated entry detail Figure V-3. - APN's: N/A **Related Cases: SP221, TR 30819,** (1st LDC)

Cleared	On Hold

9:15 A.M.

4. TL **PLOT PLAN NO. 18205** - EA NO. 38820 - Applicant: Ron Vergilio Designs - Engineer: Ron Vergilio - First Supervisorial District - Alberhill District - Project Location: North of I-15, South of Temescal Canyon Rd, East of Lester Cir and West of Earthmover Cir. - 1.94 Acres Net - M-SC Zoning (Manufacturing - Service Commercial) - **REQUEST:** This application is to allow for a contractor office and storage yard. The project includes 2,285 sq. ft. of office space and 4,000 sq. ft. of warehouse space. - Schedule N/A - APN: 391-480-006 - **Related Case: CFG02247** - (2nd LDC)

9:30 A.M.

5. GW **PLOT PLAN NO. 10130, REVISED PERMIT NO. 2** EA No. 38875 Applicant: Idyllwild Arts Foundation Engineer/Rep.: Inland Permit Consultants Existing Supervisorial District: Third; Future Supervisorial District: Third Idyllwild Zoning District Located north of Toll Gate Road and west of State Highway 243 206 acres W 1 / W 2 zone **REQUEST:** This application is a revision to original **Plot Plan 10130**, RVP 189 Schedule: N/A APN: 557 211 007, 557 050 001, 557 130 001, 557 120 001, 557 140 001 **Related Cases: PP10130, PP10130S1, PP10130R1** (1st LDC)

9:45 A.M.

6. GW **Plot Plan No. 17934** EA No. 38706 Applicant: Heavy Equipment Rentals, LLC Engineer/Rep.: Inland Planning Services First Supervisorial District Temescal and Alberhill Zoning Area Located on the south side of Temescal Canyon Road, west of Horsethief Canyon 4.67 acres Manufacturing Service commercial (M SC) Zone **REQUEST:** To construct a heavy equipment rental business which would include a 2,160 SF office, 6,000 SF steel building, and 14 parking spaces. Schedule: N/A APN: 391 060 014 **Related Cases:** N/A (3rd LDC)

10:00 A.M.

7. ES **GENERAL PLAN AMENDMENT NO. 00650, CHANGE OF ZONE NO. 06752, AND TENTATIVE TRACT MAP NO. 31063** - EA No. 38891 - Applicant: Distinguished Homes - Engineer/Rep.: Trip Hord Associates - Second Supervisorial District - Prado - Mira Loma Zoning District - Located on north of 58th St., south of Bellgrave Avenue, and east of Sumner Avenue. - 14.95 acres (net) - A-2-10 (Heavy Agriculture, with maximum of a dwelling unit per 10 acre) zone – **REQUEST:** This is an application to amend the Jurupa Community Plan Land Use Allocation Map from Agriculture/ Development Reserve to 2B (2-5 du/ac) on 14.95 acres; to change the zone from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to R-1 (One Family Dwelling, 7,200 sq.ft. minimum lot size) on 14.95 acres and Schedule "A" tentative map to divide 14.95 acres into 48 single family residences with a minimum lot size of 7,200 sq. ft. - Schedule: A - APN: 134-070-003 - **Related Cases: CFG02331.** (1st LDC)

Cleared	On Hold

Cleared	On Hold
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13. EO

Tentative Parcel Map No. 30282 - EA38896 - Avalon Consultants - Rancho California Zoning Area - First Supervisorial District - Northerly of Calle Paramo, easterly of Corte Vista Guest, and westerly of Hacienda Drive - 19.66 (net) Acres - Residential Agriculture- 5 Acre Minimum (R-A-5) Zone - **REQUEST:** Schedule H subdivision of 20.10 gross acres in to four 5-acre minimum parcels. -APN: 932-360-005 **Related Case: PM 17552** (1st LDC)

2:45 P.M.

14. EO

Second Unit Permit 00753 - EA (N/A) - James G. Posey - Rancho California Zoning Area - Third Supervisorial District - Northerly of Mesa Road., southerly of East Benton Road., easterly of Rancho California Road., and westerly of De Portola Road. - 4.69 Net Acres - Residential Agriculture- 5 Acre Minimum (R-A-5) Zone - **REQUEST:** Install a detached 924 sq. ft mobile home on a 4.69 net acre parcel as a second unit. -APN: 924-110-025 **Related Cases:** None (1st 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 6, 2003

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. JG **TENTATIVE TRACT MAP NO. 29598, AMENDED NO. 5** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - University and Edgemont-Sunnymead Zoning District - Fifth Supervisorial District - Located at the terminus of Center Street and north of Pigeon Pass Road - 133.7 acres - Spring Mountain Ranch Specific Plan No. 323 - SP Zone - **REQUEST:** Divide the subject 133.7 acre property into a water reservoir lot, various open space lots and 326 single family residential lots with a minimum lot size of 7,200 square feet (PA 2) - Schedule "A" - APN: 255-180-012, 014 & 016; 255-190-005 & 007; 255-230-001; 255-240-008 & 009 - **Related Cases: SP 323, EIR 424, GAP539, CZ6535, TR 29597, TR 29599, TR 29600, TR 29741** (5th LDC)

Cleared	On Hold

8:45 A.M.

2. JG **TENTATIVE TRACT MAP NO. 29599, AMENDED NO. 4** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - Edgemont- Sunnymead Zoning District - Fifth Supervisorial District - Located north of the intersection of Pigeon Pass Road Highgrove Pass Road - 148.42 acres - Spring Mountain Ranch Specific Plan No. 323 - SP Zone - **REQUEST:** Divide the subject 148.42 acre property into 145 single family residential lots with a minimum lot size of 9,623 square feet and various open space lots - Schedule "A" - APN: 255-220-007; 255-230-001, 003 & 009; 255-240-008, 009 & 010 - **Related Cases: SP 323, EIR 424, GAP539, CZ6535, TR 29597, TR 29598, TR 29600, TR 29740, TR 29741** (4th LDC)

Cleared	On Hold

9:00 A.M.

3. JG **TENTATIVE TRACT MAP NO. 29741, AMENDED NO. 4** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - University Zoning District - Fifth Supervisorial District - Located south of the intersection of Mount Vernon Avenue and Pigeon Pass Road - 110.89 acres - Spring Mountain Ranch **Specific Plan No. 323** - SP Zone - **REQUEST:** Divide the subject 110.89 acre property into 96 single family residential lots with a minimum lot size of 7,275 square feet, a 8.37 acre commercial lot, a 2.2 acre day care lot, 2.73 acre special use lot and various open space lots - Schedule "A" - APN: 255-200-002 & 003, 009 & 010, and 012; 255-100-012; 255-120-011; 255-140-019; 255-200-011, 013 & 014; 257-100-011 - **Related Cases: SP 323, EIR 424, GAP539, CZ6535, TR 29597, TR 29598, TR 29599, TR 29600, TR 29740** (4th LDC)

9:15 A.M.

4. TL **PLOT PLAN NO. 18344** - EA NO. 38898 - Applicant: Aguire & Associates - Second Supervisorial District - Prado-Mira Loma District - The project location: South of Jurupa Rd., East of Marlatt St., North of 54th St. and West of Dodd St. - 1.31 Acres Net - A-1 Zone (Light Agriculture) - **REQUEST:** This is an application to legalize an existing feed store. Existing on the property are two residential units, greenhouse, barn and a hay storage area. - Schedule: N/A - APN: 159-322-002 - **Related Cases: CV023238, CFG02339** (1st LDC)

9:30 A.M.

5. CS **PLOT PLAN NO. 18170** - EA No. 38808 - Applicant: KADTEC - Engineer/Rep.: KADTEC - Third Supervisorial District - Rancho California Zoning Area - The project site is located east of Innovation Court, south of Borel Road, and north of Murrieta Hot Springs Road. - 2.24 Acres - SP (Specific Plan) zone - **REQUEST:** This is an application to construct an industrial multi-tenant building in Planning Area 3 of SP 213 (Silverhawk). The project will include one 36,067 square building. The project will have 104 parking spaces and 2,787 (28%) square feet of landscaping. - Schedule: N/A - APN: 957-330-017 - **Related Cases: SP213** (2nd LDC)

9:45 A.M.

6. CS **SPECIFIC PLAN 260 AMENDMENT NO.1** - EA NO. 38625 - Applicant Ashby Financial - Engineer/Rep: T & B Planning - Third Supervisorial District - Homeland/Romoland Zoning District - Located north of McLaughlin Road, south of Watson Road, and west of Juniper Flats Road - 1,636.2 acres - SP Zone. **REQUEST:** Reduce the commercial and business park acreage; Increase the number of residential units from 2,390 to 2,667, increase the community park from 12.0 to 20.9 acres; remove the school site from planning area 42 and replace with medium density homes; decrease school acreage from 28.7 acres to 18.7 acres, convert planning areas 26 and 28 from business park to 6,000 square foot residential lots; amend the master drainage plan to reflect recent drainage master planning to provide a significant off-site upstream detention facility; remove two segments (approximately 18.1-acres) of Street "A"; 1) from the western boundary of planning area 5 to Menifee Road; and 2) from Malone Avenue to the western boundary of planning area 46; and increase the size of planning areas 7,11,12, 20, and 23-28 with the removal of two segments of Street "A" as described above. Schedule N/A - APN: SP has already been divided. **Related Cases: SP00260** and **CFG02025** (2nd LDC)

Cleared	On Hold

10:00 A.M.

7. TR-H

SPECIFIC PLAN NO. 106 (DUTCH VILLAGE) AMENDMENT NO. 11, CHANGE OF ZONE NO. 6751 and TENTATIVE TRACT MAP NO.30791 - EA NO.38888 - Applicant: Van Kalmthout - Engineer/Rep: Albert A. Webb and Associates - Third Supervisorial District - Rancho California Zoning District - Located north of Auld Road, south of Benton, east of Leon Road and west of Washington Road – 20 acres - R-A-5 zoning. **REQUEST: Specific Plan No. 106, Amendment No. 10** is a request to alter the existing Dutch Village Specific Plan by removing the existing low density residential land uses of 5-acre minimum to medium density of 3-5 Dwelling Units Per Acre. **Change of Zone No. 6751** proposes to change the existing zoning from R-A-5 (Residential Agriculture Five Acre Minimum) to R-1 (One Family Dwelling) and **Tentative Tract Map No. 30791** is a Schedule “A” tract map that proposes to subdivide 20-acres into 50 residential units with 7,200 square foot minimum lot sizes. Schedule “A” - APN 467-240-035 and 036 **Related Cases: CFG02328** (1st LDC)

10:15 A.M.

8. TR-H

SPECIFIC PLAN NO. 106 (DUTCH VILLAGE) AMENDMENT NO. 10, CHANGE OF ZONE NO.6745 and TENTATIVE PARCEL MAP NO.30790 - EA NO.38883 - Applicant: Van Kalmthout - Engineer/Rep: Albert A. Webb and Associates - Third Supervisorial District - Rancho California Zoning District - Located north of Auld Road, south of Benton, east of Leon Road and west of Washington Road – 20 acres - R-A-1 and R-A 2.5 zoning. **REQUEST: Specific Plan No.106, Amendment No.10** is a request to alter the existing Dutch Village Specific Plan by removing the existing low density residential land uses and replace with Commercial, Open Space and Manufacturing uses. **Change of Zone No. 6745** proposes to change the existing zoning from R-A-1 (Residential Agriculture One Acre Minimum) and R-A-2.5 (Residential Agriculture Two and One Half Acre Minimum) to C-P-S (Scenic-Highway - Commercial) and M-SC (Manufacturing Service Commercial) and **Tentative Parcel Map No.30790** is a Schedule “E” parcel map that proposes to subdivide 20-acres into 19 parcel lots that include 2 detention basins. Schedule “E” - APN 958-060-005 - **Related Cases: CFG02321** (1st LDC)

Cleared	On Hold

1:30 P.
M.

9. GS

PLOT PLAN NO. 17864, AMENDED NO. 3 - EA 38674 - Sandra Blais and Mark Little - Sandra Blais and Mark Little - Romoland Zoning Area - Third Supervisorial District - Westerly side of Palomar Road, northerly of Bishop Lane, and southerly of Highway 74 - 2.09 Net Acres - Manufacturing-Service Commercial (M-SC) Zone - **REQUEST:** Construction of a 32,000 sq. ft. building for fabrication, warehouse, and office uses. - APN: 331-190-031 and 032 **Related Cases:** None (4th LDC).

1:45 P.M.

10. GS

TENTATIVE TRACT MAP NO. 29883, AMENDED NO. 2 - EA 38204 - Lohr & Associates Incorporated - Lohr & Associates Incorporated - Rancho California Zoning Area - Third Supervisorial District - East of Highway 79, and southeast corner of Keller Road and Washington Street - 212.5 Net Acres - Light Agriculture-10 Acre Minimum (A-1-10), and Light Agriculture-5 Acre Minimum (A-1-5) Zone - **REQUEST:** Proposal to subdivide 212.6 net acres into the following: seven phases of residential lots totaling 165.91 acres into 499 residential lots with minimum lot size of 7200 square feet, 1 open space parcel totaling 15.75 acres, 1 park parcel totaling 5.0 acres, and a flood plain totaling 26 acres running through the subdivision. - APN: 467-170-052, 467-190-001, 467-200-001 **Related Cases: GPA563, CZ6585, EIR432** (3rd LDC).

2:00 P.M.

11. LM

PLOT PLAN NO. 17922, AMENDED NO. 1 - EA 38695 - Cingular Wireless - SBA Network Services Inc - Rancho California Zoning Area - Third Supervisorial District - North of Benton Road, south of Terraza Road, east of Calle Agnosta - 4.41 net acres - Residential Agricultural-5 Acre Minimum (R-A-5) Zone - **REQUEST:** Installation of a 70 foot stealth monopine wireless communication facility consisting of eight (8) antennas mounted at a height of approximately 65 feet, four (4) antennas available to co-location at approximately 50 feet, a proposed 180 square foot equipment shelter, and three natural pines varying in heights from 30 to 40 feet. - APN: 924-110-011 **Related Cases: N/A** (2nd LDC).

Cleared	On Hold

2:15 p.m.

12. MAF

CONDITIONAL USE PERMIT NO. 3390, TENTATIVE PARCEL MAP NO. 31113 - EA 38913 - Regency Centers L.P. - Albert A. Webb Associates - Rancho California Zoning Area - First Supervisorial District - The project site is bounded on its southerly side by Clinton Keith Road, on its northerly side by Catt Road, on its westerly side by Hidden Spring Road, and on its easterly side by the Interstate 15 freeway. - 10.30 gross acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** The project proposes to construct a 92,980 square foot neighborhood shopping center consisting of a supermarket, two multi-tenant retail buildings, two restaurant/office buildings, two fast-food restaurants and a gas station/mini-market with a car wash; and a schedule E subdivision of 10.30 acres into 8 commercial parcels with a minimum size of 0.37 gross acres. - APN: 369-390-002, 369-390-010, 369-390-012 & 369-390-018 **Related Cases: Tentative Parcel Map No. 31113** (1st 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 13, 2003

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8:30 A.M.

1. LR **Plot Plan No. 18319** - EA No. 38878 - Applicant: Sprint PCS - Engineer/Rep.: Starbridge - First Supervisorial District - Lakeland Village Zoning District - Located north of Highway 74 and south of Lighthouse Drive - 4.9 acres - W-2 (Controlled Development Areas) zone - **REQUEST:** to construct an unmanned telecommunications facility consisting of a 45 foot monopine with 12 antennas which is located 50 feet downslope of 900 square foot equipment lease area that contains four equipment cabinets, all within an existing single family parcel. - Schedule: N/A - APN: 386-120-024 - **Related Cases:** N/A (1st LDC)

Cleared	On Hold

8:45 A.M.

2. JG **TRACT MAP 30785** - EA No. 38871 - Applicant: Hillcrest Homes Inc. - Engineer/Rep: C L Williams Group LLC - Second Supervisorial District - Prado-Mira Loma District The project location: southwest corner of Citrus Street and Sumner Avenue, east of Harrison Avenue and - 12.93 Acres - SP Zone **REQUEST:** Tentative Tract Map proposes to divide 12.93 acres into 41 residential lots with a minimum lot size of 7,000 square feet and 1.69 acres of open space. Schedule: A - APN: 134-230-020 - **Related Cases:** None (1st LDC)

Cleared	On Hold

9:00 A.M.

Cleared	On Hold

3. JQ

GENERAL PLAN AMENDMENT NO. 649, CHANGE OF ZONE NO. 6749, TENTATIVE TRACT MAP NO. 30931 EA No. 38886 Applicant: Centex Homes Engineer/Rep.: Hunsaker and Associates Second Supervisorial District Prado/Mira Loma Zoning District Located north of Schleisman Road, west of Cleveland Avenue, south of 65th Street, and east of Sumner Avenue 118.10 acres A 2 10 Zone **REQUEST:** Change the subject site's Jurupa Community Plan land use designation from Agriculture/Development Reserve to Category 2B Residential (**GPA 649**); change the zoning designation on the subject property from A 2 10 to R 1 (**CZ 6749**); and subdivide 118.10 acres into 1 open space lot and 419 single family residential lots of 7,200 square foot minimum size (**TR 30931**) Schedule "A" APNs: 134 100 001, 010, 017, 018 **Related Cases: CFG 2324, AG 882** (1st LDC).

9:15 A.M.

4. TL

GENERAL PLAN AMENDMENT NO. 648, CHANGE OF ZONE NO. 6748, TENTATIVE TRACT MAP NO. 30893 - EA No. 38885 - Applicant: Trimark Pacific Homes - Engineer/Rep.: Hunsaker and Associates - Second Supervisorial District - Prado/Mira Loma Zoning District - Located north of Schleisman Road, west of Archibald Avenue, and east of the San Bernardino County Flood Control Channel - 40.00 acres - "A-2-10" Zone (Heavy Agriculture) - **REQUEST:** Change the subject site's Jurupa Community Plan land use designation from Agriculture/Development Reserve (Agriculture per RCIP) to Category 2B (Low Density Residential per RCIP) (**GPA 648**);change the zoning designation on the subject property from A-2-10 to R-1 (**CZ 6748**); and subdivide 40.00 acres into 138 single family residential lots of 7,200 square foot minimum size (**TR 30893**) - Schedule "A" - APN: 134-030-011 - **Related Cases: AG 881, CFG 02323** (1st LDC).

9:30 A.M.

5. TL

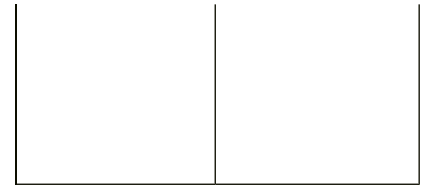
GENERAL PLAN AMENDMENT NO. 647, CHANGE OF ZONE NO. 6747, TENTATIVE TRACT MAP NO. 30933 - EA No. 38884 - Applicant: Trimark Pacific Homes - Engineer/Rep.: Hunsaker and Associates - Second Supervisorial District - Prado/Mira Loma Zoning District - Located north of Schleisman Road, west of Archibald Avenue, and east of the San Bernardino County Flood Control Channel - 19.8 gross acres - "A-2-10" Zone (Heavy Agriculture) - **REQUEST:** Change the subject site's Jurupa Community Plan land use designation from Agriculture/Development Reserve (Agriculture per RCIP) to Category 2B (Low Density Residential per RCIP) (**GPA 647**);change the zoning designation on the subject property from A-2-10 to R-1 (**CZ 6747**); and subdivide 19.8 acres into 65 single family residential lots of 7,200 square foot minimum size (**TR 30933**) - Schedule "A" - APN: 134-030-011 - **Related Cases: AG 880, CFG 02322** (1st LDC).

9:45 A.M.

Cleared	On Hold

11. EO

Tentative Parcel Map No. 30950 (With Waiver of Final Map) - EA38917 - Douglas Beecroft - Rancho California Zoning Area - First Supervisorial District - Westerly of Calle Cuesta and northerly of Via Santa Rosa - 7.97 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone -
REQUEST: Schedule H subdivision of 10 acres into two 5 acre parcels. -APN: 940-170-004
Related Cases: N/A (1st 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 20, 2003

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. LR **Plot Plan No. 18039** EA No. 38751 Applicant: Sprint PCS . Engineer/Rep.: Starbridge Communications Fifth Supervisorial District Edgemont Sunnymead Zoning District Located on the northern side of Gilman Springs Road, north of Alessandro Blvd. 1500 square foot lease area W 2 1(Controlled Development Areas) 1 acre minimum zone **REQUEST:** To construct an unmanned telecommunications facility with a 60 foot monopine that has 12 antennas, and 6 equipment cabinets in a 1,500 square foot lease area on a 2.5 acre residential lot. Schedule: n/a APN: 422 150 006 Related Cases: n/a , (2nd LDC)

Cleared	On Hold

8:45 A.M.

2. DZ **Plot Plan No. 18348** - EA No. N/A - Applicant: R&R Rentals - Engineer/Rep.: Trip Hord Associates - First Supervisorial District - Woodcrest Zoning District - Located north side of Van Buren Boulevard, east of Ridgeway Avenue and west of Dauchy Avenue. - 1.34 acres - W-2-M-1 (Controlled Development Area with Mobilehomes, 1 acre minimum lot size) and M-SC (Manufacturing-Service Commercial) zone - **REQUEST:** This proposal is to legalize an existing trailer and equipment, sales and rental yard. The site contains an existing 600 sq ft office and a 2,700 sq ft building used for storage and inventory. A wood shade structure covers the maintenance area and the remainder of the site is used for outside storage. No new structures are proposed. - Schedule: N/A - APN: 280-110-012 - **Related Cases: CUP01973** (1st LDC)

Cleared	On Hold

9:00 A.M.

3. LS **PARCEL MAP NO. 31083** - EA No. 38908 - Applicant: Helga R. and James W. Noteboom and Lottie Hodson - Engineer/Rep.: A. J. Frick - 3rd Supervisorial District - Ramona Zoning District - Located South of Johnston Avenue, West of Meridian Street, East of Yale Street, and North of Stetson Avenue. - 2.78 acres - R-1 zone - **REQUEST:** This is an application to divide a 2.78 acres parcel into two lots. - Schedule: H - APN: 447-260-017 - **Related Cases: CFG02357** (1st LDC)

9:15 A.M.

4. CS **TENTATIVE TRACT MAP NO. 30705** - EA 38889 - Applicant: David Jeffers - Engineer/Rep: Same as applicant - Third Supervisorial District -Winchester Zoning District - Located north of Simpson Road, east of Menifee Road, South of McCall Boulevard and west of Briggs Road. 255-acres - SP zoning. **REQUEST:** This is an application to subdivide 255 acres into 637 dwelling units with 134 DU's with 5,000 square foot minimum lots, 144 DU's with 6,000 square foot minimum lots, 185 DU's with 7,200 square foot minimum lots, and 174 DU's with 8,000 square foot minimum lot sizes. In addition to the residential lots the map is also proposing a 20.5-acre school site, 2 park lots/ detention area having 5-acres, 22 lots used as the greenbelt/lake area totaling 45.5 acres, and one lot used for the swim club and lake parking totaling 2.6 acres with a total of 659 lots within the 255 acres. Schedule "A" - APN: 333-170-002, 333-170-016, 333-170-017, 333-170-018, 333-180-001, 333-180-003, 333-180-005, 333-180-006, 333-180-007, 333-190-008 and 333-190-009. **Related Cases: SP 301A1**

9:30 A.M.

5. CS **CONDITIONAL USE PERMIT NO. 3363** - EA No. 38580 - Applicants: Karin and Kyle Buxton - Engineer/Rep.: Valli 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- **REQUEST:** This is an application to construct a self storage facility with 5 buildings totaling 80,735 square feet with 267 (RV parking spaces), 5 car parking spaces, and 58,760 square feet of landscaping. - Schedule: N/A - APN: 459-020-044 - **Related Cases:** N/A, (3rd LDC)

9:45 A.M.

6. TW **PLOT PLAN NO. 18349** EA No. 38901 Applicant: Robert Miller Engineer/Rep.: Esbensen & Associates Third Supervisorial District Rancho California Zoning Area The project site is located westerly of Innovation Court, easterly of Winchester Road (SH 79), and northerly of Technology Drive 1.28 Acres SP (Specific Plan) zone **REQUEST:** This is an application to construct an industrial multi tenant building in Planning Area 3 of SP 213 (Silverhawk). The project will include one 14,652 square building. The project will have 42 parking spaces and 10,624 (22%) square feet of landscaping. Schedule: N/A APN:957 330 021 **Related Cases: SP213, CFG2344** (1st LDC)

10:00 A.M.

Cleared	On Hold

7. TW **TENTATIVE TRACT MAP NO. 30322** EA No. 38476 Applicant: Rancon Winchester Valley Engineer/Rep.: Webb Associates, Bruce Davis Third Supervisorial District Winchester Zoning Area The project site is located south of Olive Avenue, north of Patton Ave (future Newport Road), east of Beeler Road, and west of Adams Street. 64.21 Acres SP (Specific Plan) zone **REQUEST: Tentative Tract Map No. 30322** is an application to construct 272 single family residential lots with a minimum lot size of 6,000 square feet and 10 open space lots. TR 30322 proposes to develop 141 lots in Planning Area 29 of SP 293 and 131 lots in Planning Area 34 of SP 293. Schedule: "A" APN: 461 200 008 & 009 **Related Cases: SP293A1** (3rd LDC)

10:15 A.M.

8. TL **TENTATIVE PARCEL MAP NO. 31080** - EA NO. 38900 - Applicant: Neil Safai - Engineer/Rep.: Aguirre and Associates - Third Supervisorial District - Nuevo Zoning District - North-east corner of Water Ave and Evans Road, South of Rider Street and West of El Nido Ave - 4.5 gross acres - "R-R" Zone (Rural Residential) - **REQUEST:** Application to subdivide 4.559 gross acres into four 1.051 acre parcels - Schedule "H" - APN: 306-090-021 - **Related Cases: CFG 02343** (1st LDC).

1:30 P.M.

9. EO **Change Of Zone No. 06758, Tentative Tract Map No. 30611** - EA38922 - LCF Surveying and Consulting - Rancho California Zoning Area - Third Supervisorial District - Westerly of Calle El Nino Street and north east of Denise Road. - 37.35 (net) Acres - Residential Agricultural - 5 Acre Minimum (R-A-5), Residential Agricultural - 10 Acre Minimum (R-A-10) Zone - **REQUEST:** The project is request to change the zone from Residential Agricultural- 10 Acre Minimum (R-A-10) to Residential Agricultural- 5 Acre Minimum (R-A-5); and a Schedule D subdivision of 40 acres (two 20 acre parcels) into eight 5 acre lots. -APNs: 915-710-013, 915-710-003 **Related Cases:** N/A (1st LDC).

1:45 P.M.

2. AH **PLOT PLAN NO. 18397** - EA 38920 - Concrete Ventures - Valli Architectural Group - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Keller Road, southerly of Scott Road, easterly of Bailey Park Boulevard and westerly of Interstate 215 - 2.41 Acres - Industrial Park (I-P) Zone - **REQUEST:** The project is a proposal to construct approximately 363 self-storage units within seven buildings totaling 82,581 square feet, and the construction of a 1,214 square foot office building - APN: 359-090-026 **Related Cases:** N/A (1st LDC).

*** Note*: This agenda has been revised. The last item has been changed. It is now the correct agenda item. Sorry for the confusion, and or inconvenience this has caused.**

**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 27, 2003

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. LR **Plot Plan No. 18375** - EA No. 38911 - Applicant: Nextel - Engineer/Rep.: Spectrasite Communications - Fifth Supervisorial District - Meadowbrook Zoning District - Located on eastern side of Highway 74, and north of River Road. - 1,200 square foot lease area on a 7.31 acre parcel - R-R (Rural Residential) zone - **REQUEST:** to relocate the existing telecommunication facility for Highway 74 widening, including the installation of a new 106 foot monopine with a 6 foot high concrete block wall enclosure for the equipment shelter. - Schedule: N/A - APN: 345-220-005 - **Related Cases: CFG02359** (1st LDC)

8:45 A.M.

2. GW **PLOT PLAN NO. 18340** - EA No. 38892 - Applicant: Kaho Uepi - Engineer/Rep.: Jaime Aquino - Existing Supervisorial District: Second; Future Supervisorial District: Second - Rubidoux Zoning District - Located north of the I-60 Freeway and east of Rubidoux Boulevard - 3.5 acres - C-1 / C-P zone - **REQUEST:** This is an application to develop a multi-purpose building for religious use on a vacant parcel - Schedule: N/A - APN: 178-221-002 - **Related Cases: PP00730, PP00832** (1st LDC)

9:00 A.M.

3. GW **TRACT MAP NO. 30881** - EA No. 38790 - Applicant: Jesse James - Engineer/Rep.: Inland Planning Services - Third Supervisorial District - Sun City Zoning District - Located north of McCall Blvd, east of Valley Boulevard and south of Chambers Avenue - 13.24 acres - Light Residential (R-1), Multiple Family Dwelling (R-2) zones - **REQUEST:** This is an application to subdivide 13.24 acres into 38 lots. - Schedule: A - APNs: 335-080-013 - **Related Cases: TR23029, TR 28385** (2nd LDC)

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 6, 2003

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
<u>8:30 A.M.</u>			
1. LS	Plot Plan No. 18363 - EA No. 38906 - Applicant: Verizon Wireless - Engineer/Rep.: AFL Telecommunications - Fourth Supervisorial District - Mecca Zoning District - Located on the eastern side of Lincoln Ave, north of 6th Street, south of 64th Avenue. -1,400 square foot lease area on a 34.32 acre parcel - A-1-5 (Light Agriculture - 5 acre minimum) zone - REQUEST: This proposal is to construct an unmanned wireless telecommunications facility consisting of a 80 foot monopalm with 12 antennas, 3 sectors, and a four-inch diameter parabolic dish with an equipment shelter on a 1,400 square foot lease area within storage and office yard facility. - Schedule: N/A - APN: 727-111-003 - Related Cases: CFG02352, CV013391, CV023895, CV023897 (1st LDC)		
<u>8:45 A.M.</u>			
2. LS	PARCEL MAP NO. 30888 Applicant: Dwight Lyle Bushlen Engineer: W.R. Lind, Inc. First Supervisorial District Alberhill Zoning Area The project is located north of Interstate 15, east of Horsethief Canyon Road, west of Lester Circle, and south of Temescal Canyon Road 11.72 acres Manufacturing Service Commercial (M SC) zone REQUEST: This is an application to subdivide 11.72 acres of industrial property into three separate parcels. Schedule: E APN: 391 100 028 030 Related Cases: EA38816 (2nd LDC)		
<u>9:00 A.M.</u>			
3. CS	PLOT PLAN NO. 18357 - EA 38905 - Applicant: MCA Architects - Owner: Velo Corinthians Limited Partnership -Third Supervisorial District -Sun City Zoning District-Located north of Newport Road and west of Haun Road that is within the Newport Hub Specific Plan.-1.13-acres-SP Zoning - REQUEST: The applicant proposes to develop a 4,570 square foot Yellow Basket Restaurant/Drive Thru and a 3,575 square foot retail pad. The project area will include 62-parking stalls and 1,626 square feet of landscaping. APN: 334-520-061: Related Cases CFG02349.		

10:00 A.M.

7. DZ

Tentative Tract Map No. 30701, Amended No. 2- EA No. 38714 - Applicant: JMS-Chandler, LLC - Engineer/Rep.: W.J. McKeever, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located south of Chandler Street, north of the Santa Ana River, west of Harrison Avenue and east of Grapewin. - 56.54 total acres - A-2-10 (Heavy Agriculture, 10 acre minimum lot size) zone - **REQUEST: Tentative Tract Map No. 30701** is a Schedule "A" map to subdivide 56.54 acres into 216 single family lots, with a minimum average lot size of 7,200 sq ft and a proposed trail (Lot R). - Schedule: A - APN: 130-060-013, 130-060-003 and 130-070-017 - **Related Cases: GPA00626, CZ06694 and CFG02119,** (3rd LDC)

10:15 A.M.

8. DZ

Tentative Tract Map No. 30702, Amended No. 2- EA No. 38743- Applicant: JMS-Chandler, LLC - Engineer/Rep.: W.J. McKeever, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located south of Chandler Street, north of the Santa Ana River, west of Harrison Avenue and east of Grapewin. - 28.22 total acres - A-2-10 (Heavy Agriculture, 10 acre minimum lot size) zone - **REQUEST: Tentative Tract Map No. 30702** is a Schedule "A" map to subdivide 28.22 acres into 95 single family lots, with a minimum average lot size of 7,200 sq ft. and a proposed trail (Lot G). - Schedule: A - APN: 130-060-004 and 130-060-010 - **Related Cases: GPA00626, CZ06694 and CFG02154,** (3rd LDC)

1:30 P.

M.

1. AH

PLOT PLAN NO. 17428, AMENDED NO. 2, - 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 - **REQUEST:** A proposal to construct 36 (2 bedroom) senior apartment units - APN: 548-110-008 **Related Cases: CZ06646** (3rd LDC).

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 13, 2003

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. CS **PRE-APPLICATION REVIEW NO. 434** - No EA - Applicant: Thrane Company - Engineer: G & G Engineering - Third Supervisorial District - Antelope Valley Zoning District - Located south of Newport Road and east of Menifee Road - 3.99 acres - C-P-S Zoning - **REQUEST:** The applicant proposes a Schedule "E" Tentative Parcel Map that would subdivide 3.99 acres into 4 parcels - Schedule "E" - APN: 360-011-001 -**Related Cases:** N/A

8:45 A.M.

2. CS **TENTATIVE TRACT MAP NO. 30752** - EA NO. 38929-Applicant: B & C-Boulder Springs LLC-Engineer: K & A Engineering Inc-First Supervisorial District-Cajalco Zoning District-Located south of Cajalco Road, west of Wood Road, and north of Lake Mathews Drive-117-acres-Residnetial Agriculture-Half Acre Minimum (RA-1/2) zoning-**REQUEST:** This is an application to subdivide 117-acres into 117 residential ½ acre lots and one open space lot that occupies Cajalco Creek-Schedule "B"-APN-321-120-004 and 321-150-004- **Related Cases:** **CFG2379.**

9:00 A.M.

3. JG **GENERAL PLAN AMENDMENT 00628 / CHANGE OF ZONE NO. 06698 / TRACT MAP 30480** - EA No. 38724 – Regent Archibald, L.L.C – KWC Engineering – Prado-Mira Loma District Second Supervisorial District The project site is located west of Archibald Avenue, north of Chandler Avenue and east of Selby Avenue. 109 Acres – Light Agriculture (A-1) & Heavy Agriculture (A-2) **REQUEST:** Amend the General Plan designation from JCP AG/DEV.R to JCP 2B. Change of zone from A-1/A-1-10/A-2-10 to R-1/R-5. **Tract Map 30480** is an application for 316 residential lots with a minimum lot size of 7,200 square feet and one 8.1-Acre park site. Schedule: A - APN: 134-190-009-021, 134-210-001 & 002, 134-140-012 - **Related Cases:** None – (2nd LDC).

Cleared	On Hold

2:00 P.M.

13. EO

Change Of Zone No. 06763, Tentative Parcel Map No. 30423 - EA38941 - PGN Planning Consultant - HCL Civil Engineering - Rancho California Zoning Area - First Supervisorial District - Northerly of Avenida Mattoral, southerly of Avenida Presa, and easterly of Calle Roble - 20.76 Gross Acres - Residential Agricultural-20 Acre Minimum (R-A-20) Zone - **REQUEST:** Schedule H subdivision of 20.76 gross acres into two 5 acre lots and one 10 acre lot. - APN: 932-160-020
Related Cases: N/A (1st LDC).

2:15 P.M.

14. AH

CHANGE OF ZONE NO. 06765 and TENTATIVE TRACT MAP NO. 30948 - EA 38943 - Yianni Michaelides - Sake Engineers, Inc. - Winchester and Antelope Valley Zoning Areas - Third Supervisorial District - Southerly of Holland Road, easterly of Bell Mountain Road, westerly of Melmore Lane, and northerly of Garbani Road - 79 Acres - Light Agriculture - 5 Acre Minimum (A-1-5) and One Family Dwellings (R-1) Zones - **REQUEST:** The project is a request to change the zone from Light Agriculture - 5 Acre Minimum (A-1-5) to One-Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 79 acres into 192 residential lots and one recreational lot - APN's: 372-080-001, 372-080-002, 372-080-003, 372-080-004, 372-080-005, 372-080-006, 372-080-007
Related Cases: N/A (1st LDC).

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 20, 2003

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 **Pre-Application Review No. 00435** - EA No. N/A - Applicant: Top Flite Commercial, LTD - Engineer/Rep.: Top Flite Commercial LTD. - Second Supervisorial District - Glen Avon Zoning District - Located at the southeast corner of the 60 Freeway and Pedley Road - 24.58 acres - C-P-S (Commercial Scenic Highway) zone - **REQUEST:** This proposal is a commercial/industrial parcel map, to divide 24.58 acres into 6 parcels - Schedule: E - APN: 169-040-015 - **Related Cases:** N/A (1st, LDC)

Cleared	On Hold

8:45 A.M.

2. DZ **General Plan Amendment No. 00651, Change of Zone No. 06754 and Tentative Tract Map No. 30913** - EA No. 38907 - Applicant: Joda, LP - Engineer/Rep.: C.L. Williams Group, LLC - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of the intersection of Archibald Avenue and River Road - 80.02 acres - A-2-10 (Heavy Agriculture, 10 acre minimum lot size) zone – **REQUEST** This proposal is to amend the Jurupa Community Land Use Area Plan from Agriculture/Development Reserve to Residential 2B (2-5 du/ac), change the zone from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to R-3 (General Residential) and subdivide 80.02 acres into 296 single family lots, with a minimum lot size of 7,200 sq ft. - Schedule: A - APN: 130-080-003, 130-030-010, 130-030-011, 130-030-014, 130-030-015, 130-030-016 - **Related Cases:** **CFG02355, GEO01109,** (1st LDC)

9:00 A.M.

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: April 3, 2003

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 **Pre-Application Review No. 437** - EA No. N/A - Applicant: Nguong Thi Pham - Engineer/Rep.: Nguong Thi Pham - First Supervisorial District - Sedco/Wildomar Zoning Area - Located south of Watte Street, north of Bundy Canyon Road, east of Mission Trail, west of Almond Street. - 1.88 acres - R-R (Rural Residential) zone - **REQUEST:** This proposal is a storage yard for recreational vehicles. The site contains an existing house to remain, no new buildings are proposed. - Schedule: N/A - APN: 366-160-040 - **Related Cases:** N/A (1st LDC)

8:45 A.M.

2. DZ **Plot Plan No. 18069** - EA No. 38769 - Applicant: George and Mary Weimer - Engineer/Rep.: Engineering Resources Center - First Supervisorial District - Woodcrest Zoning District - Located south of Krameria Avenue at King Avenue, north of Ponderosa Lane, west of Washington Street - 3.33 acres - M-SC (Manufacturing- Service Commercial) zone - **REQUEST:** This proposal is for a contractor's storage yard in the rear of the property. The proposal does not include the existing buildings and no new buildings are proposed at this time - Schedule: N/A - APN: 273-180-018 and 273-180-026 - **Related Cases:** CV012252, CV025095, CV025106, CV025107, CFG02187 (2nd LDC)

9:00 A.M.

3. LS **PARCEL MAP NO. 30445** - EA No. 38937 - Applicant: Charles Midgley - Engineer/Rep.: Rick Thomsen - 3rd Supervisorial District - Ramona Zoning District - Located North of Crest Drive, South of Thornton Avenue, East of Dartmouth Street, and West of Stanford Street - 7.52 acres - R-1 (Single Family Residential) and R-1-12000 (Single Family Residential with a 12000 square foot minimum lot size) zone - **REQUEST:** The proposal is to subdivide two existing parcels into four separate lots. - Schedule: G - APN: 450-131-024, 001 - **Related Cases:** N/A (1st LDC)

Cleared	On Hold

9:15 A.M.

4. TL

SECOND UNIT PERMIT NO. 00760 - Applicant: Grace McGee - First Supervisorial District - Woodcrest District - The Project Location: North of Mariposa Ave, East of Cole Ave and South of Van Buren Blvd - 1.14 net acres - A-1-1 (Light Agriculture) - **REQUEST:** This is an application to add a 1,440 sq ft second unit mobile home. The primary unit existing on the property is a 1,960 sq ft home. - Schedule: N/A - APN: 266-160-021 - **Related Cases:** None (1st LDC)

Cleared	On Hold

9:30 A.M.

5. CS

TENTATIVE TRACT MAP NO. 30812 - EA 38944 - Applicant: Ameridream Inc - Engineer/Rep: Goodman and Associates - Third Supervisorial District - Antelope Valley Zoning District - Located north of La Piedra Road, east of Murrieta Road, south of Newport Road and west of Bradley Road. 18.62 acres - R-T (Mobilehome Subdivision and Mobilehome Park) zoning. **REQUEST:** This is an application to subdivide 18.62 acres into 28 residential lots. Schedule "C" - APN: 360-020-036, 037, 038 and 039 - **Related Cases:** **CFG 2395.**

9:45 A.M.

6. CS

GENERAL PLAN AMENDMENT NO. 655, CHANGE OF ZONE NO.6764 and TENTATIVE TRACT MAP NO. 31194 - EA No. 38942 - Applicant: Hunsaker & Associates - Engineer/Rep: Hunsaker & Associates - Third Supervisorial District - Antelope Valley Zoning District - Located north of Scott Road, east of Murrieta Road, south of Garbani Road and west of State Highway 215 – 205 acres - R-A-1, R-A-5, A-1-1, and A-1-10 zoning. **REQUEST: General Plan Amendment No. 655** is an application to amend the Sun City/Menifee Community Plan by removing the one acre minimum and Hills land use designation and replacing with 2-4 dwelling units per acre. **Change of Zone 6764** is an application to remove the existing R-A-1, R-A-5, A-1-1 and A-1-10 zoning classification and replace with R-1. **Tentative Tract Map No, 31194** is application for a schedule "A" tract map that would subdivide 205 acres into 494 residential lots, 2 detention basin lots, 11 open space lots and 1 park lot. Schedule "A"-APN 360-300-002, 003, 004, 005, 006, 009, and 360-350-001 - **Related Cases: GPA 655, CZ 6764, EA 38942 and CFG 2393** (1st LDC).

10:00 A.M.

7. ES

Second Unit Permit No. 00759 - EA No. N/A - Applicant: Dennis Moore - Engineer/Rep.: Archer Engineering - First Supervisorial District - Southwest Terrace Zoning Area - Located on north of Lost Road and west of Dial Road - 5.860 acres - Rural Residential (R-R) zone - **REQUEST:** This is an application to add a 1,200 SF mobile home unit on the property. - Schedule: N/A - APN: 366-240-027 - **Related Cases:** N/A (1st LDC)

10:15 A.M.

Cleared	On Hold

8. LR **Plot Plan No. 18182** - EA No. 38812 - Applicant: Sprint PCS - Engineer/Rep.: Starbridge Communications - First Supervisorial District - Woodcrest Zoning District - Located on the western side of Washington St., south of Hermosa Dr. - 450 square foot lease area on a 2.2 acre parcel - Light Agricultural 1 acre minimum (A-1-1) zone - **REQUEST:** to construct an unmanned wireless telecommunications facility with a 71 foot monopine, 5 equipment cabinets, and 12 antennas in a 600 square foot lease area on a .32 acre parcel. - Schedule: N/A - APN: 245-100-062 - **Related Cases:** N/A (2nd LDC)

1:30 P.M.

1. GS **SCREEN CHECK NO. 1 FOR EIR NO. 445, RELATED CASES: GENERAL PLAN AMENDMENT NO. 615** - Amend the Sun City\Menifee Valley Community Plan (SMVP) land use designation from One Acre Minimum to 2-5 dwelling units per acre. **CHANGE OF ZONE NO. 6670** - Change the zoning from Residential Agricultural - 1 Acre Minimum (R-A-1) to One Family Dwellings (R-1). **TENTATIVE TRACT MAP NO. 29883** - A Schedule A subdivision of 166.02 acres into 537 residential lots with a 7200 square foot minimum (1st LDC).

1:45 P.M.

2. GS **PLOT PLAN NO. 17303, AMENDED NO. 2** - EA 38422 - Sprint PCS - Gianni and Associates - Rancho California Zoning Area - First Supervisorial District - The project site is located north of Palomar Street, South and adjacent to Cielo Vista Way, east of Wesley Street, and west of Gruwell Street. - 1.3 Net Acres - Rural Residential - (R-R) Zone - **REQUEST:** Install a 55' foot high monopole disguised as a pine tree with an antenna array consisting of twelve (12) panel antennas, one (1) additional GPS antenna, and seven (7) ground-level equipment cabinets for a wireless telecommunications facility located within a 1500 square foot leased area. - APN: 368-200-024 **Related Cases:** None (3rd LDC).

2:00 P.M.

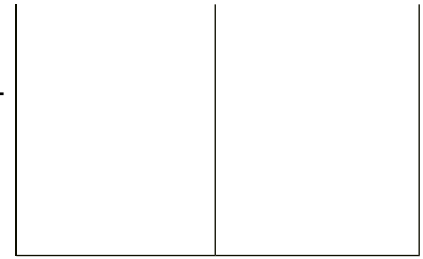
3. GS **CHANGE OF ZONE NO. 06760, TENTATIVE PARCEL MAP NO. 30157** - EA 38926 - Donnie Herold - Adkan Engineering - Rancho California Zoning Area - First Supervisorial District - Southerly of Wendy Lane, easterly of Calle De Suenos, and westerly of Avenida La Cresta - 10.18 Net Acres - Residential Agricultural - 10 Acre Minimum Zone - **REQUEST:** Zoning change from Residential Agricultural - 10 Acre Minimum (R-A-10) to Residential Agricultural - 5 Acre Minimum (R-A-5) and a Schedule H subdivision of 10.18 acres into 2 parcels with a 5 acre minimum. - APN: 930-290-018 **Related Cases:** None(1st LDC).

2:15 P.M.

Cleared	On Hold

4. LM

PRELIMINARY APPLICATION REVIEW (PAR) NO. 00441 - EA N/A - Forcast Homes - Sake Engineering Inc - Winchester Zoning Area - Third Supervisorial District - The project site is located east of I-215, between Newport Road and Sampson Road, on the west side of Lindenberger Road. - 39.56 Acres - Heavy Agriculture-2-20 Acre Minimum (A-2-20), and Agriculture-Poultry (A-P) Zone - **REQUEST:** Preliminary Application Review for a tentative tract map proposing to subdivide 39.56 acres into 114 residential lots with a minimum lot size of 7,200 square feet. - APN: 334-250-014
Related Case: N/A (1st LDC).



NOTE: (Afternoon Sessions for Murrieta)

Due to construction, the LDC Meeting will be held in the small conference room with audio connection only until further notice.

Sorry for the inconvenience and Thank You for your patience.

Murrieta Planning Staff

**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 10, 2003

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:

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
<u>8:30 A.M.</u>			
1. LS	PRE APPLICATION REVIEW NO. 439 EA No. NA Applicant: Herald R. Lantis 5th Supervisorial District Cherry Valley Zoning District Located North of Brookside Avenue, South of Lincoln Street, West of Noble Street, and East of Growther. 4.75 acres R A 1 and R 2 zone REQUEST: This is a pre application review for a proposed residential parcel map with four lots and a remainder parcel. Schedule: H APN: 403 180 011 Related Cases: PM30937 (1st LDC)		
<u>8:45 A.M.</u>			
2. JQ	PLOT PLAN NO. 14766, REVISED NO. 2 EA No. 38915 Applicant: Agua Mansa Lot 23 Investors, LLC Engineer/Rep.: KCT Consultants Second Supervisorial District Rubidoux Zoning Area Located south of Agua Mansa Road, north of Wilson Street, and west of Brown Avenue 22.03 acres M H Zone REQUEST: Establish a roof truss manufacturing operation, a wood recycling operation, administrative offices, facilities for vehicle parking/maintenance, and a fueling station on a site previously approved for fiberboard manufacturing Schedule N/A APNs: 175 190 023, 027 Related Cases: SP 210, PP 14766, PP 14766S3, CFG 2364 (1st LDC)		
<u>9:00 A.M.</u>			
3. JQ	CONDITIONAL USE PERMIT NO. 3392 EA No. 38945 Applicant: Lauth Property Group Engineer/Rep.: KCT Consultants Second Supervisorial District Rubidoux Zoning Area Located southwest of the intersection of Agua Mansa Road and Brown Avenue 7.73 acres M H Zone REQUEST: Establish a propane recycling facility for tank refurbishing and cylinder filling Schedule N/A APNs: 175 190 019 Related Cases: SP 210, CFG 2397 (1st LDC)		

9:15 A.M.

4. JG

Conditional Use Permit No. 3391, Change of Zone No. 6761 - EA No. 38939 - Applicant: Isa A. Bahu Engineer/Rep.: Saddick Construction Co. Inc. – Glen Ivy Zoning Area – First Supervisorial District Located East of I 15 Freeway and north of Temescal Canyon Road – 4.0 acres gross –Wild Rose **Specific Plan SP 176** – C T zone & C P S Zone **REQUEST:** To construct a mini market, gas station with drive thru car wash and a four bay Tube & Lube shop and 2 vacant pads. Total building area is 7,132 sq. ft., and an additional 3,232 sq. ft. of canopy over the gas pumps - APN: 283160030 **Related Cases: SP 176; CFG 02389** (1st LDC)

9:30 A.M.

5. TL

SECOND UNIT PERMIT NO. 00762 - Applicant: Camilo & Rosario Arellano - Second Supervisorial District - Glen Avon District - The Project Location: North of Hastings Blvd., South of Ben Nevis Blvd., West of Hunter St. and East of Campbell St.- 1.95 net acres - A-1 (Light Agriculture) and R-1 (One-Family Dwellings) - **REQUEST:** This is an application to add a 1,475 sq. ft. second unit which will be the same design and size as the primary unit. - Schedule: N/A - APN: 170-090-016 - **Related Cases:** None (1st LDC)

9:45 A.M.

6. TL

TENTATIVE TRACT MAP NO. 30923, CHANGE OF ZONE NO. 6771 - EA NO. 38962 - Applicant: Albert Hoffman (Trustee) - Engineer/Rep.: Southland Engineering - Third Supervisorial District - Hemet-San Jacinto Zoning District - North of Burt St., East of Alessandro Ave., West of Vernon Ave. and South of Ramona Expressway. - 20 gross acres - "A-2-10" Zone (Heavy Agriculture) and "A-1-5" Zone (Light Agriculture) - **REQUEST:** This is an application to change the site's zoning designation on the subject property from A-2-10 and A-1-5 to R-1 (One-family Dwellings) (CZ 6771); and subdivide 20 acres into 84 single family residential lots of 7,200 square foot minimum size (TR 30923) - Schedule "A" - APN: 434-230-001 - **Related Cases: CFG 02409** (1st LDC).

10:00 A.M.

7. LR

General Plan Amendment No. 00656, Change of Zone No. 06768, Tentative Tract Map No. 31220 - EA No. 38955 - Applicant: John Lang Homes - Engineer/Rep.: Trip Hord Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the eastern side of Harrison Ave., south of Cloverdale Rd. - 10.10 acres - A-2-10 zone - **REQUEST: General Plan Amendment No. 00656** proposes to Agricultural Development Reserve (AG/DEV. R) to Residential 2B/2-5 DU/AC, **Change of Zone No. 06768** proposes a change from Heavy Agriculture (A-2-10) to One Family Dwelling(R-1), **Tentative Tract Map No. 31220** proposes to divide the 10.10 acres into 39 single family residential lots with a minimum lot size of 7,200 sq. ft. - Schedule: A - APN: 134-060-004,005 - **Related Cases:** N/A (1st LDC)

Cleared	On Hold

10:15 A.M.

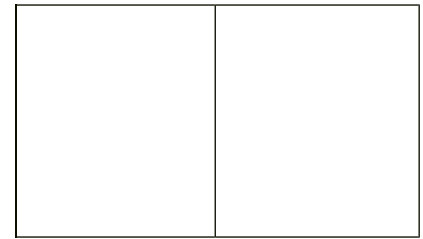
Cleared	On Hold

NOTE: (Afternoon Sessions for Murrieta)

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Murrieta Planning Staff



**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 17, 2003

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. JG **PRE-APPLICATION REVIEW NO. 00440** - EA No. N/A - Applicant: T. R. Carpenter - Engineer/Rep: Russell J. Mullins - Second Supervisorial District - Glen Avon Zoning District - Jurupa Community Plan area - Located on the south side of Galena Street, north of Van Buren Blvd., West of Felspar Street, East of Rutile Street and south of Bellgrave Avenue - 21 acres - Manufacturing-Service Commercial (M-SC) - **REQUEST:** This PAR Application is for a Parcel MAP to combine three parcels into two industrial/commercial parcels. The size of the proposed parcels is as follows: Parcel 1 is 10.33 Acres and Parcel 2 is 11.01 Acres - Schedule: E - APN: 167-110-008, 013 & 028 - **Related Cases:** N/A. (1st LDC)

Cleared	On Hold

9:00 A.M.

2. WH **SURFACE MINING PERMIT NO. 208** - EA No. 38956 - Applicant: Cleo & Betty Owens - Engineer/Rep.:KCT Consultants - First Supervisorial District - Temescal and Glen Ivy Zoning Area - The project site is located northerly of Interstate 15, and southerly of Temescal Wash on Temescal Canyon Road -32 Acres - M-SC zone - **REQUEST:** Legalize a surface mine and reclamation project, two phases over a 10 year period. - Schedule: N/A - APN: 290-080-016, 017 - **Related Cases:** CV01-0241 (1st LDC)

Cleared	On Hold

9:15 A.M.

3. TW **TENTATIVE TRACT MAP NO. 30806** - EA No. 38798 - Applicant: Rancon Winchester Valley. - Engineer/Rep.: Albert Webb, Bruce Davis - Third Supervisorial District - Winchester Zoning District - The project site is located east of Leon Road, westerly of State Highway 79, and south of Patton Road. - 84.8 Acres - Existing zone: SP - **REQUEST: Tentative Tract Map No. 30806** proposes to subdivide 84.8 acres into 179 residential lots, 1 detention basin, and 9 open space lots. The project is located within Planning Areas 46, 47A, and 34 of SP293 (Winchester Hills). - Schedule: A - APN's: 461-190-041, 048, 049, and 050 - **Related Cases: SP293** (2nd LDC)

9:30 A.M.

4. TW **TENTATIVE TRACT MAP No. 30807** - EA No. 38777 - Applicant: Rancon Winchester Valley. - Engineer/Rep.: Albert Webb, Bruce Davis - Third Supervisorial District - Winchester Zoning District - The project site is located easterly of Leon Road, westerly of State Highway 79, and south of Patton Road. - 201.67 Acres - Existing zone: SP - - **REQUEST: Tentative Tract Map No. 30807** proposes to subdivide 201.67 acres into 208 residential lots and 10 open space lots. The project is located within Planning Areas 44 and 46 of SP293 (Winchester Hills). - Schedule: A - APN's: 461-190-042 through 047 - **Related Cases: SP293** (2nd LDC)

9:45 A.M.

5. TW **PLOT PLAN NO. 18437** - EA No. 38938 - Applicant Temecula New Covenant Fellowship - Engineer/Rep.: A. J. Boyd Construction - Third Supervisorial District - Rancho California Zoning Area - The project site is located north of Commerce Court, east of State Highway 79, and west of Calistoga Drive. - 71.53 Acres - SP (Specific Plan) zone - **REQUEST:** This is an application to construct a 72,000 sq. ft. church facility, 50,000 sq. ft. sanctuary, 40,000 sq. ft. youth facility, 15,000 sq. ft. gymnasium, 7,000 sq. ft. vehicle maintenance building in Planning Area 4 of SP 213 (Silverhawk). The project will have 860 parking spaces and 674,977 (53.88%) square feet of landscaping. - Schedule: N/A - APN: 957-350-013 - **Related Cases: SP213, PM30629, GEO01085, CFG2388** (1st LDC)

10:00 A.M.

6. TW **SPECIFIC PLAN NO. 106, AMENDMENT NO. 11 (SP00106AB), TENTATIVE PARCEL MAP NO. 30790** - EA No. 38883 - Applicant: Van Kalmthout - Eng/Rep: Webb Associates - Bruce Davis - Third Supervisorial District - Rancho California Zoning District - The project site is located north of Auld Road, south of Baxter Road, east of Leon Road, and west of Washington Street. - 20.05 acres - SP zone - **REQUEST: Specific Plan No. 106A11** is a proposal to change 20 acres within the Dutch Village Specific Plan (SP106) from 2.5-acre min, 1-acre min, .5-acre min, and open space to Commercial, Manufacturing Service Commercial, and Open Space. **Tentative Parcel Map No. 30790** is Schedule E parcel map to divide 20.05 acres into 19 Commercial lots, 1 open space lot, and 2 detention basins. - Schedule: E - APN: 958-060-005 **Related Cases: SP106, CZ06745, CFG02321** (2nd LDC)

10:15 A.M.

Cleared	On Hold

6. EO

TENTATIVE TRACT MAP NO. 31148 - EA38992 - Ryland Homes - The Keith Companies, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Craig Avenue, southerly of Holland Road, easterly of Menifee Road, and westerly of Hanover Lane - 60 Gross Acres - One-Family Dwellings (R-1) Zone - **REQUEST:** Schedule A tract map proposing to subdivide 60 gross acres into 197 residential lots with a minimum lot size of 7,200 square feet – APN's: 372-040-014, 372-040-015, 372-040-016, 372-040-017 **Related Cases:** None (1st LDC).

NOTE: (Afternoon Sessions for Murrieta)

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Murrieta Planning Staff

**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 24, 2003**

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. LR **Plot Plan No. 18487-** EA No. 38968 - Applicant: Verizon Wireless - Engineer/ Rep.: AFL Inc. - Fifth Supervisorial District - Lakeview Zoning Area - Located east of Hansen Ave., and south of Lakeview Ave. - 6.15 acres - Manufacturing - Service Commercial (M-SC) zone - **REQUEST:** To construct a wireless telecommunications facility with a 77 foot monopalm, 13 antennas, and an equipment shelter, within a 1000 square foot lease area on a 6.15 acre parcel. - Schedule: N/A - APN: 426-140-023 - **Related Cases:** N/A, (1st LDC)

8:45 A.M.

2. TW **SPECIFIC PLAN NO. 293, AMENDMENT NO. 2** - EA 38611 - Applicant: Sierra Land Development Corporation - Engineer: The Keith Companies - Third Supervisorial District - Winchester Zoning District - Located north of Patton Road, west of Leon Road, south of Olive Avenue, and east of Briggs Road - 126.75 acres - SP and R-R zones. - **REQUEST: Specific Plan Amendment No 293A2** proposes to change Planning Area 15 by decreasing the DU's by 80 and decreasing the acreage by 12.02 acres; changing Planning Area 16 by adding 113 DU's and increasing the acreage by 14.11 acres; changing Planning Area 17 by decreasing the number of DU's by 65 and decreasing the acreage by 2.41 acres; changing Planning Area 18 from a 10 acre School site to 270 DU's on 15 acres; changing Planning Area 19 from a 5 acre Park site to a 10 acre School site; changing Planning Area 21 from 192 DU's on 16 acres to a 5 acre Park site; changing Planning Area 22 by increasing the commercial acreage by 11.93 acres; and increasing the acreage for circulation and roads by 3.6 acres. The total number of DU's has been decreased by 53 units; however, the acreage for the **SP 293** will remain the same (126.75 acres). - Schedule N/A - APN: 461-160-021 thru 029, 461-160-010 -**Related Cases:** **GPA617, CZ6673, TR30266.** (3rd LDC)

Cleared	On Hold

Cleared	On Hold

7. LS

PLOT PLAN NO. 18504 - EA No. 38986 - Applicant: LSH Properties, LLC - Engineer/Rep.: KCT Consultants, Inc - 2 Supervisorial District - Prado-Mira Loma Zoning District - Located The property is located South of Philadelphia Street, West of Chardoney Way, East of Dulles Circle, and North of the 60 Freeway. - 3 acres - Manufacturing-Medium-3 acre minimum lot size (M-M-3) zone - **REQUEST:** This is a proposal to place two warehouse buildings on one parcel to be created by the proposed **Parcel Map No. 29767** with related landscaping and parking. - Schedule: N/A - APN: 156-360-035 - **Related Cases: CFG02437, PM29767** (1st LDC)

10:15 A.M.

8. JQ

GENERAL PLAN AMENDMENT NO. 644, CHANGE OF ZONE NO. 6738, TENTATIVE TRACT MAP NO. 30825 - EA No. 38862 - Applicant: Hillcrest Homes - Engineer/Rep.: C L Williams Group LLC - Second Supervisorial District - Prado/Mira Loma Zoning District - Located south of Chandler Street, southeast of Archibald Avenue, near the Santa Ana River - 27.08 acres - A-2-10 Zone - **REQUEST:** Change the subject site's Jurupa Community Plan land use designation from Agriculture/Devel. Reserve (Agriculture per RCIP) to Category 3A (Very Low Density Residential per RCIP) (**GPA 644**); change the zoning designation on the subject property from A-2-10 to R-A (**CZ 6738**); and subdivide 27.08 acres into 35 single family residential lots of 20,000 square foot minimum size (**TR 30825**) - Schedule "B" - APNs: 130-080-009 - **Related Cases: GEO 1102** (2nd LDC).

10:30 A.M.

9. JG

Plot Plan No. 18511, Parcel Map No. 31196, FTA No. 2003-01 EA No. 38989 Applicant: Clendenen Development, Brian Clendenen Engineer/Rep.: Jenkins & Associates – Glen Ivy Zoning Area – First Supervisorial District Located west side of Temescal Canyon Road at Dawson Canyon Road, east of Interstate 15 – 16.45 acres gross –Wild Rose **Specific Plan SP 176** – C-P-S (Scenic Highway Commercial), C-T (Tourist Commercial) and M-SC (Manufacturing-Service Commercial) Zones **REQUEST:** Divide the site into four commercial industrial parcels with a 13.82 acre remainder parcel and the construction of four office/warehouse buildings with a total of 50,283 sq. ft. of building area APN: 283 160 029 **Related Cases: CFG 02439**

1:30 P.

M.

10. AH

TENTATIVE TRACT MAP NO. 30902, AMENDED NO. 1 - EA 38848 - Danville Land Investments, LC - CSL Engineering, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Southerly of Holland Road, westerly of Sherman Road, easterly of Pleasant Valley Avenue - 40 Acres - Residential Agriculture - One Acre Minimum (R-A-1), and Residential Agriculture - 5 Acre Minimum (R-A-5) zones - **REQUEST:** The project is a Schedule A tract map proposing to subdivide 40 acres into 116 residential lots, two access lots, and two open space lots - APN: 360-210-034, 360-210-035, 360-210-036, 360-210-037, 360-210-038, 360-220-036 and 360-220-037 **Related Case:** N/A (2nd LDC).

1:45 P.M.

Cleared	On Hold

