

4. MH **CHANGE OF ZONE NO. 6549, TENTATIVE PARCEL MAP NO. 29913, PLOT PLAN NO. 16686** - EA No.: 38056 - Applicant: Industrial Development International, Inc. - Eng/Rep.: Albert A. Webb Associates, Thienes Engineering Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of Galena Street, south of Harrel Street, west of Parkhurst Street, and east of Mondavi Avenue - 76.7 Acres - A-2-10 zone - **REQUEST:** Change the zone of the subject site from A-2-10 to M-SC; Parcel Map proposes to subdivide the subject site into 3 industrial lots; Plot Plan application to construct three industrial warehouse buildings. Building A is 745,346 square feet, Building B is 846,430 square feet, and Building C is 122,800 square feet. Total building area is 1,714,576 square feet. A total of 350,178 square feet of landscaping (10.85 %), and 920 parking spaces are proposed - Schedule E - APN: 156-340-024, 025 - Related Cases: N/A - (2nd LDC)

9:30 a.m.

5. TRH **PARCEL MAP NO. 30595** EA No. 38634 Applicant: French Valley Commerical Partners Engineer/Rep.:Land Tech Engineering Third Supervisorial District Rancho California Zoning District The project site is located south of Borel Road, east of Calistoga Drive, and west of Stewart Drive. 161.33 Acres SP zone **REQUEST:** This is a proposal to subdivide 161.33 acres into 7 parcels with a minimum parcel size of 6.70 acres. Schedule: E APN's: 957 320 005 and 957 320 006 Related Cases: SP265 (1st LDC)

9:45 a.m.

6. MF **PLOT PLAN NO. 17775** (FTA 02 03) EA No. N/A Applicant: Grove Lumber Co. Engineer/Rep.: Thatcher Engineering Third Supervisorial District Romoland Zoning Area Located north of Watson Road east of Interstate 215 12.89 acres M M zone **REQUEST:** This is an application to renovate, improve and reoccupy a vacant lumber yard. Schedule: N/A APN: 329 020 014, 015 Related Cases: CUP 3212, (1st LDC)

10:00 a.m.

7. MF **PLOT PLAN NO. 17788** EA No. 38633 Applicant: Millard Refrigerated Services Engineer/Rep.: KCT Consultants, Inc. Second Supervisorial District District Zoning Prado Mira Loma Located east of Etiwanda Avenue, south of Philadelphia Avenue 20.48 acres M M zone **REQUEST:** This is an application to construct a 426,000+ square foot refrigerated warehouse. The project will be constructed in one phase. There will be just over 11,000 square feet of office space on two floors. The project will have parking for 322 private vehicles and 102,765 square feet of landscaping. Schedule: N/A APN: 156 360 014 Related Cases: PP 15767, (1st LDC)

10:15 a.m.

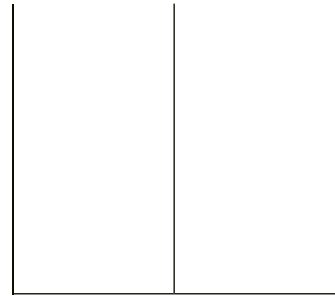
8. DZ **Conditional Use Permit No. 03370** EA No. 38638 Applicant: Riverside County Travel Zone Engineer/Rep.: Ali Mazarei First Supervisorial District North Perris Zoning Area Located north of Old Cajalco Road, south of Cajalco Expressway, east of Seaton Ave and west of Harvill Avenue 11.5 acres M SC (Manufacturing Service Commercial) zone **REQUEST:** This proposal is for a multi use travelers center, which consists of 72 truck parking spaces, weigh station, truck (diesel) fuel station, auto gas station, 8,156 sq ft retail building, drive thru restaurant, auto lube & oil center with carwash and a 15, 670 sq ft

building that will include a convenience store, truckers shop, quick serve restaurant (drive thru), truckers services (shower, laundry, restrooms) and a patio area. Schedule: N/A APN: 317 110 034 and 317 110 035 Related Cases: N/A (1st LDC)

Cleared	On Hold

14. GS

Tentative Tract Map No. 30351, Amended No. 2 - EA 38419 - Osborne Development Corporation - Urban Environs - Homeland Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Winchester Road (SR-79), easterly of Green Avenue, and northerly of Stetson Avenue. - 80 Acres - Residential Agricultural - 1 Acre Minimum (R-A-1) Zone - **REQUEST:** Schedule "A" subdivision of 80 acres for 273 lots with a 7200 square foot minimum in a gated-community. - APN: 458-250-016 through 031
Related Case: Change of Zone No. 6627 (3rd 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: -May 9, 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.

		Cleared	On Hold
<u>8:30 A.M.</u>			
1. DZ	Plot Plan No. 17818 EA No. 38654 Applicant: Jesse Sanchez Engineer/Rep.: Andresen Architecture, Inc. Second Supervisorial District Prado/Mira Loma Zoning District Located south of Bellegrave Avenue, north of 50th Street, west of Martin Street on the east side of Etiwanda Avenue .94 acres C 1/C P (General Commercial) zone REQUEST: This proposal is a truck repair and maintenance facility, consisting of a 1,396 sq ft caretakers unit, 2,400 sq ft metal repair building and 21 parking/storage spaces. Schedule: N/A APN: 159 141 026 Related Cases: PP16162 (2nd LDC)		
<u>8:45 A.M.</u>			
2. DZ	Plot Plan No. 17793 EA No. 38640 Applicant: Acrey Fence Company Engineer/Rep.: Trip Hord Associates First Supervisorial District Woodcrest Zoning District Located north of Van Buren Boulevard, south of Hibiscus, east of Ridgeway Avenue and west of Dauchy Avenue 2.34 acres Front is M SC (Manufacturing Service Commercial), rear is W 2 M 1 (Controlled Development Area with Mobilehomes, one acre minimum lot size) zone REQUEST: This proposal is a fence manufacturing facility and building material yard. The project consists of an office, storage trailer, a 1,980 sq ft covered work area and four, 40' x 8' storage sheds, with 13,392 sq ft of outside storage area. Schedule: N/A APN: 280 110 006 Related Cases: CFG0203, (1st LDC)		
<u>9:00 A.M.</u>			
3. LR	CONDITIONAL USE PERMIT NO. 3345 EA No. 38369 Applicant: Your Way Fumigation Engineer/Rep.: Andresen Architecture, Inc. First Supervisorial District Rancho California Zoning Area Location: The site is located north of Palomar, south of Cedar, east of Penrose, west of Central Size: 1.41 acres R R Zone REQUEST: This is an application to operate a recreational vehicle storage lot. Schedule APN: 369 380 001 Related Cases: COC 5698, CV 003806 (3rd LDC)		
<u>9:15 A.M.</u>			
		Cleared	On Hold

<p>9. LM</p> <p>1:45 p.m.</p>	<p>Tentative Parcel Map No. 30590 - EA 38649 - G.W. Engineering - G.W. Engineering - French Valley Zoning Area - Third Supervisorial District - East of I-215, south of Scott Road, more specifically on the east side of Lindenberger Road and south side of Camino De Los Caballos - 5.03 gross acres - Rural Residential-2 1/2 Acre Minimum (R-R-2 1/2) Zone - REQUEST: Tentative Parcel Map No. 30590 proposes to subdivide 5.03 gross acres into 2 residential lots with minimum lot size of 2.51 gross acres in accordance with the Rural Residential 2 1/2 Acre Minimum (R-R- 2 1/2) zone and Schedule "H" development standard - APN: 359-140-022 (Related Case(s): N/A) (1st LDC).</p>		
<p>10. LM</p> <p>2:00 p.m.</p>	<p>Change of Zone No. 6682 - EA 38261 - Stowe-Passco Development - Rick Engineering - Sun City Zoning Area - Third Supervisorial District - West of I-215, north side of Newport Road, more specifically located on the east side of Winterhawk Road and south side of Lazy Creek Road - 9.39 Acres - General Residential-7200 Square Foot Minimum (R-3-7200) Zone - REQUEST: Change of Zone No. 6682 proposes to change the zoning within the 9.39 acre southeast portion of the 60.5 acre project site in Tentative Tract Map No. 30040 from General Residential -7200 square foot minimum (R-3-7200) to One Family Dwellings (R-1) - APN: 338-170-005, 338-170-016, 338-170-017 (Related Case (s): Tentative Tract Map No. 30040) (1st LDC)</p>		
<p>11. SP</p> <p>2:15 p.m.</p>	<p>TENTATIVE TRACT NO. 30507 AMENDED NO. 1 - EA 38565 - Developers Investment Group - RBF Consulting - Sun City Zoning District - Third Supervisorial District - The project site is located on the easterly side of Murrieta Road, northerly of Chambers Avenue, just north of McCall Boulevard and west of Interstate 215. - 40.35 Gross Acres - One-Family Dwellings (R 1) Zone - REQUEST: Subdivide 40.35 acres into 140 residential lots with a minimum 7,200 square foot lot size, a detention basin at .50 acres and 4 open space lots totaling .75 acres, for a total of 145 lots. - APN: 335 110 025 (Related Case(s): TR24354) (2nd LDC).</p>		
<p>12. SP</p> <p>2:30 p.m.</p>	<p>CONDITIONAL USE PERMIT NO. 3369 - EA 38632 - 7-Eleven, Inc. - Quality Project Management, LLC - Sedco-Wildomar Zoning Area - First Supervisorial District - The project site is located on the south side of Bundy Canyon Road, the east side of Orange Street, just west of the Interstate 15. - 7.90 Net Acres - Scenic Highway Commercial (C-P-S) Zone - REQUEST: Proposal to construct a 2,960 square foot convenience store with a 3,600 square foot canopy, concurrent sale of motor vehicle fuels and beer & wine for off-site consumption on a proposed .89 acre parcel. - APN: 367-100-024 (Related Case(s): PM30522, EA38571, CUP 3009A2, EA 33267, CZ05228) (1ST LDC)</p>	Cleared	On Hold
<p>13. AH</p> <p>2:45 p.m.</p>	<p>CONDITIONAL USE PERMIT NO. 971, SUBSTANTIAL CONFORMANCE NO. 1 - In September 2001, the applicant submitted Conditional Use Permit No. 971, Revised Permit No. 1. The case went to LDC on September 27, 2001 and January 3, 2002. The applicant decided to withdraw his revised permit application and submit a substantial conformance. The revised permit was an application to install cabins and recreational facilities within enclosed structures. This new substantial conformance application is a modification to the existing Conditional Use Permit which includes the addition of three open air shade structures totaling 40,000 square feet, and an open recreational area and patio. (1st LDC).</p>		
<p>14. AH</p>	<p>CONDITIONAL USE PERMIT NO. 3357, AMENDED NO. 1, (FTA 2001-27) - EA 38513 - John Affolter - G&A Land Surveying, Inc. - Rancho California Zoning Area - District 1 Supervisorial District - North of Highway 79 South, West of Pauba Rd, East of Butterfield Stage Rd. - 6.22 - Rural Residential (R-R) Zone - REQUEST: A proposal for a gas station, car wash and mini market on 6.2 acres - APN: 952-170-007 (Related Cases: General Plan Amendment No. 606, Change of Zone No. 6654) (2nd LDC).</p>		

3:00 p.m.

15. GS

CONDITIONAL USE PERMIT NO. 3283, SUBSTANTIAL CONFORMANCE NO. 1 - EA: Not applicable - HLC Civil Engineering - HLC Civil Engineering - Sedco-Wildomar Zoning Area - First Supervisorial District - Northerly of Bundy Canyon Road, easterly of Sellers Road and westerly of Canyon Ranch Road - 9.36 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** Proposal to revise the building layout for a 171,450 square foot mini-storage facility with an 1800 square foot office/caretaker residence. - APN: 366-300-080 Related Case: CUP3283 (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: May 23, 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.

		Cleared	On Hold
<u>8:30 a.m.</u>			
1. LR	PUBLIC USE PERMIT 00855 EA No. 38668 Applicant: Verizon Wireless Engineer/Rep.: Mericom Corp. First Supervisorial District Mead Valley Zoning District Located northeast corner of Markham Street and Una Street. 2500 Square foot lease area R A 1 zone REQUEST: To construct a 70 foot tall monopine cell tower with 13 antennas and equipment shelter on a 2500 square foot lease area. Schedule: N/A APN: 315 060 010 Related Cases: N/A(1st LDC)		
<u>8:45 a.m.</u>			
2. LR	PLOT PLAN NO. 17406 EA No. 38465 Applicant: Harry Arabian Engineer/Rep.: Trip Hord, Associates Second Supervisorial District Glen Avon Zoning District Located north of Mission Boulevard and east of Linsay Street 2.37 acres A 1 and C 1/C P zone REQUEST: Plot Plan No. 17406 is an application to construct a truck sales and service facility which will consist of one 6,045 square foot metal building with 1,180 square feet of office space and 4,866 square feet of garage space. There will be a total 19,461 square feet of landscaping. Schedule: N/A APN: 170 170 025 Related Cases: CFG1814 (2nd LDC)		
<u>9:00 a.m.</u>			
3. LR	PLOT PLAN NO. 17850 EA No. 38666 Applicant: Cathedral of Praise Engineer/Rep.: Kevin Cozad and Associate Second Supervisorial District Rubidoux Zoning District Located on the southeast side of Rubidoux between 26th street and 28th street. 5.98 acres M SC (Manufacturing Service Commercial) zone REQUEST: To construct 2 sprung structures for a total of 14,000 square feet to be used as a church, with 230 parking spaces Schedule: N/A APN: 178 150 002 Related Cases: CFG 02068, (1st LDC)		

1:45 p.m.

9. AH

PLOT PLAN NO. 17367 AMENDED NO. 1 - EA 38454 - Sprint PCS - Gianni and Associates - Rancho California Zoning Area - Third Supervisorial District - South of Benton Rd; East of Pourroy Rd; West of Van Gaale; North of Auld Rd. - 16.03 - Residential Agriculture - 5 Acre Minimum (R-A-5) and Residential Agriculture - 1 Acre Minimum (R-A-1) Zone - **REQUEST:** A proposal to construct an 85 foot high monopalm telecommunications facility. Sprint will locate their antenna arrays at a height of 85 feet while AT&T will co-locate their antennas on the monopalm tower at a height of 42 feet. - APN: 958-060-011 (Related Case: N/A) (2nd LDC).

2:00 p.m.

10. AH

TENTATIVE PARCEL MAP NO. 30514 - EA 38669 - Avalon Consultants - Rancho California Zoning Area - First Supervisorial District - Northerly of Tenaja Road, easterly of Calle Paramo, southerly of Avenida La Cresta, and westerly of I-15 - 20.85 Acres (gross) - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** A proposal to subdivide 20 acres into four parcels with a minimum lot size of 5 acres - Schedule H - APN: 932-360-002 (Related Case: N/A) (1st LDC)

2:15 p.m.

11. AH

TENTATIVE PARCEL MAP NO. 30510 - EA 38672 - Avalon Consultants - Rancho California Zoning Area - First Supervisorial District - Northerly of Tenaja Road, easterly of Calle Paramo, southerly of Avenida La Cresta, and westerly of I-15 - 20 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** A proposal to subdivide 20 acres into four parcels with a minimum lot size of 5 acres - Schedule H - APN: 932-370-007 (Related Case: 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: May 30, 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.

1:30 p.m.

1. AH **TENTATIVE TRACT MAP NO. 29906, AMENDED NO. 1** - EA 38295 - Lansing & Associates - Crouse/Beers & Associates - Homeland Zoning Area - Third Supervisorial District - The project site is located easterly of Menifee Road, northerly of Mapes Road, southerly of Mountain Avenue, and westerly of Briggs Road. - 153.5 Acres - Rural Residential (R-R) Zone - REQUEST: This Schedule "A" tract map proposes to subdivide 153 acres into 280 single family residential lots with a minimum size of 7,200 square feet. The project will include two park/detention basins, and a 65-acre remainder parcel. - APN: 327-150-006 (Related Case: CZ06604) (2nd LDC)

1:45 p.m.

2. AH **SECOND UNIT PERMIT NO. 723** - EA N/A - Eugene Jerry - Cleveland Zoning Area - First Supervisorial District - Northerly of Quail Springs, southeasterly of Carrillo Road, and westerly of Verdugo Road - 2.75 Acres - Light Agriculture - 2 1/2 Acre Minimum (A-1-2 1/2) Zone - REQUEST: A proposal to construct a two-story 1,500 square foot mobile home with attached 2,400 square foot garage as a second unit. - APN: 901-060-011 (Related Case: N/A) (1st LDC).

2:00 p.m.

3. SP **TENTATIVE PARCEL MAP NO. 30543** - EA 38663 - Kathleen Johansen - LEH & Associates - Rancho California Zoning Area - Third Supervisorial District - The project site is located at the northwest corner of Esplenedida Way and Via View, easterly of De Portola Road. - 9.36 Acres - Rural Residential (R-R) Zone - REQUEST: Proposal for a Schedule H subdivision of 9.34 acres into 3 minimum 2.9-acre parcels. - APN: 915 560 028 (Related Case(s)): TR25827) (1st LDC).

Cleared	On Hold

2:15 p.m.

4. SP

TENTATIVE PARCEL MAP NO. 30542 - EA 38664 - Glen McMillin - LEH & Associates - Rancho California Zoning Area - Third Supervisorial District - The project site is located at the northwest corner of Esplendida Way and Via View, easterly of De Portola Road. - 9.68 Acres - Rural Residential (R-R) Zone - REQUEST: Proposal for a Schedule H subdivision of 9.68 acres into 3 minimum 2.9-acre parcels. - APN: 915 560 029 (Related Case: TR25827) (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: June 6, 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.

		Cleared	On Hold
<u>8:30 a.m.</u>			
1. DZ	Pre Application Review No. 00420 EA No. N/A Applicant: Vincent Kleppe Engineer/Rep.: N/A First Supervisorial District Lake Mathews Zoning District Located south of Orchard View Lane, north of Lake Knoll Parkway and west of La Sierra 17 acres R 1 10,000 (One Family Dwellings, 10,000 square foot min. lot size) and R A (Residential Agricultural) zone REQUEST: This proposal is to subdivide 17 acres into 18 single family lots, with a common area and remainder parcel. Schedule: A APN: 136 120 003 Related Cases: N/A, (1st LDC)		
<u>8:45 a.m.</u>			
2. AR	PUBLIC USE PERMIT NO. 474, SUBSTANTIAL CONFORMANCE NO. 2 EA No. N/A Applicant: Roy L. Bennett Engineer/Rep.: Roy L. Bennett Second Supervisorial District Rubidoux Zoning District Located west of Rubidoux Boulevard, south of 60 Freeway and north of 34 th Street – 1.02 acres Existing Zoning: R-3 REQUEST: The addition of a 616 square foot trailer for Office space Schedule: N/A APN: 179-093-022 Related Cases: PUP00474, PUP00474S1(1st LDC)		
<u>9:00 a.m.</u>			
3. AR	PLOT PLAN NO. 17870 EA No. 38675 Applicant: Mr. Fred Abdi Engineer/Rep.: Inland Planning Services First Supervisorial District Zoning District: Temescal/ Alberhill The project is located north of the Interstate 15 Fwy, southeast of Lee Lake, and west of Horsethief Canyon Road. Acres 10.4. Zone M SC REQUEST: This is an application to construct a 10,500 Square Foot building and a 1140 square foot office for trucking. Schedule: N/A APN: 391 060 031 Related Cases: N/A concurrent Cases: EA38675 (1st LDC)		

Cleared

On Hold

9:15 a.m.

4. LR **PUBLIC USE PERMIT NO. 830** EA No. 38237 Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Fifth Supervisorial District Edgemont/Sunnymead Zoning District Located north east of Reche Canyon Road and south of Scott Street 1,250 sq. ft. lease area within a 3.17 acre parcel R A 5 Zone **REQUEST:** To construct a 70 foot high telecommunications monopole along with an associated equipment shelter within a 1,250 sq. ft. lease area Schedule N/A APN: 259 090 004 Related Cases: N/A, (3rd LDC)

9:30 a.m.

5. LR **CONDITIONAL USE PERMIT NO. 03372** EA No. 38685 Applicant: Ralph Keyes Engineer/Rep.: Trip Hord Associates Third Supervisorial District Sun City Zoning District Located on the west side of Menifee Rd. between Shadel Rd. to north and Grand Ave. to the south. 2.48 acres Controlled Development Areas (W 2) zone **REQUEST:** The construction of a R.V., boat, and trailer storage business. The site will be covered with gravel and surrounded by a wood fence and landscaping. 70,000 square feet will be used for storage. An existing 1,728 mobile home will be used as a caretaker residence. The site will contain 5 customer parking spaces, including one handicapped. There will be 10,400 square feet of landscaping. Schedule: N/A APN: 333 162 011 Related Cases: CFG 02091 (1st LDC)

9:45 a.m.

6. CS **SPECIFIC PLAN 212A1 (Mesa Grande Specific Plan), GENERAL PLAN AMENDMENT NO. 534, CHANGE OF ZONE NO. 6526, and EIR 431** EA No 37951 Applicant: C.R. England, Inc Engineer/Rep: T & B Planning Third Supervisorial District Hemet/San Jacinto Zoning District Located: Southerly of Cornell Street, northerly of Gibbel Road and westerly of Rawlings Road Acreage: 390.50 Zoning: W 2 (within SP 212) **REQUEST:** Amend land use designations on 390.50 acres of land within SP 212 from 1 , 2 , and 10 acre lot sizes to 499 single family residential dwelling units. 6 estate lots (sized from 4.5 to 9.5 acres), 39 low density lots (1 acre minimum size), 62 low density lots (20,000 square feet minimum lot size), and 437 medium density lots (10,000 square feet minimum lot size). The plan also includes a 6.6 acre park, 92.6 acres of open space, and 17.1 acres of primary roads. Schedule: A APNs: 450 200 004, 007, 008, 009, 012, 013, 014, 015, 018, 019, 020, 450 210 008 and 021 Related Cases: SP 212, EIR 97, GPA 534, CZ 6526, EA 38197, EIR 222 (2nd LDC)

10:00 a.m.

7. CS **TENTATIVE TRACT MAP NO 29601** EA No. 37868 Applicant US Sunbelt Development Company Engineer/Rep: Hunsaker and Associates Third Supervisorial District Nuevo Area Located on the east and west sides of Foothill Avenue between Nuevo Road and Sunset Road 66.1 acres - SP 251 zoning. **REQUEST:** Proposes to subdivide 66.1 acres into 184 residential dwelling units with 6,000 square foot minimum lot sizes; 1 mixed use commercial lot; 1 open space lot, 1 neighborhood lot, and 8 common landscaping lots APN: 307 250 006, 070, 071 & 072, and 307 270 021. Related Cases: Specific Plan No. 251, TR 26976, GPA 236 and CZ 55499 (2nd LDC).

Cleared On Hold

9. LM

SECOND UNIT PERMIT NO. 00720/VARIANCE NO. 01733 - EA N/A - Stevens Kaun - Rancho California Zoning Area - Third Supervisorial District - East of Winchester Road, north of East Benton Road, and more specifically east side of De Portola Road and south side of State Street - 20.00 Gross Acres - Residential Agricultural-10 Acre Minimum (R-A-10) Zone - **REQUEST:** Second Unit Permit No. 720 proposes the existing 2500 square foot primary home to become the secondary home and the proposed 4187 square foot residence as the primary home. Variance No. 1733 proposes an exception from the Ordinance No. 348 18.28a.c.(a).4 to permit a 2500 square foot second unit, when Section 18.28a.c.(a).4 restricts second units to maximum 1800 square foot requirement in the Residential Agricultural -10 Acre Minimum (R-A-10) zone and lots over 2 acres and larger.- APN: 470-290-029, 470-290-032 (Related Case(s): N/A) (1st LDC)

2:15 p.m.

10. LM

VARIANCE NO. 01734 - EA N/A - Randall and Allison Williams - Bratene Construction and Engineering - French Valley Zoning Area - Third Supervisorial District - East of I-215, north of Keller Road, and specifically east of Viculin Lane and north of Andorka Way - 5.00 gross Acres - Rural Residential (R-R) Zone - **REQUEST:** A variance application is requesting an exception from Ordinance No. 348,Section18.28 a.c. (a). 4, to permit a 1,756 square foot second unit on a 4.77 acre project site when Section 18.28a.c. (a).4 restricts second units to 1,500 square feet in the Rural Residential (R-R) zone. - APN: 467-050-032 (Related Case(s): Second Unit Permit No. 0715) (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: June 20, 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. LR **PLOT PLAN NO. 17861** EA 38673 Applicant: Cingular Wireless Engineer/Rep.: SBA Network Services, Inc. First Supervisorial District Lake Mathews Zoning District Located on the northern side of El Sobrante Road, east of La Sierra, and west of McAllister Street. 540 square foot lease area Controlled Development Areas (W 2) zone **REQUEST:** To construct an unmanned wireless communication facility that will consist of 12 antennas mounted on a 75 foot monopalm, and 4 equipment cabinets on a 540 square foot lease area. Schedule: N/A APN: 270 180 006 Related Cases: CFG 02074, (1st LDC)

8:45 A.M.

2. LR **TENTATIVE TRACT MAP NO. 28720, MINOR CHANGE NO. 1** – EA: N/A Applicant: Menifee Heights, LLC Engineer/Rep.: CSL Engineering, Inc. Third Supervisorial District Sun City Zoning District Located on the western side of Antelope Road, south of Grand Avenue. 56 acres One Family Dwelling (R 1) zone **REQUEST:** To maintain the existing cul de sac at the east end of Hub Circle as a cul de sac, and not as a through street as originally proposed per tentative tract 28720. Schedule: A APN: 334 050 019, 334 060 038, 334 060 027 Related Cases: TR28720, (1st LDC)

9:00 a.m.

3. GA **PLOT PLAN NO. 17829, CHANGE OF ZONE NO. 06683** EA 38659 Applicant: Bethel Korean Church Engineer/Rep.: Lisa A. Merritt, Southland Engineering First Supervisorial District Alberhill Zoning Area Located east of Perry Road and north of SH 74 21.61 acres R R zone **REQUEST:** This is an application to change the current zone to W 2, and utilize an existing residential unit on site as a retreat home for the church. Schedule: N/A APN: 387 260 009 Related Cases: None. (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: June 27, 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.

		Cleared	On Hold
<u>8:30 a.m.</u>			
1. LR	PLOT PLAN NO. 17931 EA No. 38701 Applicant: AT&T Wireless Engineer/Rep.: Infranext Inc. Fifth Supervisorial District Pass and Desert Zoning District Located on the southwest side of San Timoteo Canyon Rd, north of Live Oak Canyon Rd. 1,600 square foot lease area on 20.38 acres W 2 20 zone REQUEST: Construction of a wireless communication facility consisting of a 53' foot tower stealthed as faux turbine tower, with four antennas, and two equipment cabinets in an orange orchard setting on a 1,600 square foot lease area. Schedule: N/A APN: 473 020 029 Related Cases: CFG 02107 (1st LDC)		
<u>8:45 a.m.</u>			
2. LR	CONDITIONAL USE PERMIT NO. 3345 EA No. 38369 Applicant: Your Way Fumigation Engineer/Rep.: Andresen Architecture, Inc. First Supervisorial District Rancho California Zoning Area Located The site is located just north of Palomar, south of Cedar, east of Penrose, western side of Central 1.41 acres R R Zone REQUEST: This is an application to operate a recreational vehicle storage lot. Schedule APN: 376 150 001 Related Cases: CV 003806 (4th LDC)		
<u>9:00 a.m.</u>			
3. LR	GENERAL PLAN AMENDMENT NO. 00620, CHANGE OF ZONE NO. 06678, TENTATIVE TRACT MAP NO. 30575 EA No. 38635 Applicant: John Laing Homes Engineer/Rep.: The Cornerstone Group Second Supervisorial District Prado Mira Loma Zoning District Located on the southeast corner of Cloverdale Rd. and Harrison Ave. 39.85 acres Heavy Agricultural (A 2 10) zone REQUEST: General Plan Amendment No. 00620 proposes a change from Agricultural Development Reserve to Residential 2B/2 5 DU/AC. Change of Zone No. 06678 proposes a change from Heavy Agriculture (A 2 10) to Planned Residential (R 4). Tentative Tract Map No. 30575 proposes to divide the site into 154 single-family residential lots with a minimum lot size of 6,566 square feet. Schedule: A APN: 134 060 001 Related Cases: CFG02033, (2nd LDC)		
		Cleared	On Hold

9:15 a.m.

--	--

4. AR **PLOT PLAN NO. 17870** EA No. 38675 Applicant: Mr. Fred Abdi Engineer/Rep.: Inland Planning Services First Supervisorial District Zoning District: Temescal/ Alberhill The project is located north of the Interstate 15 Fwy, southeast of Lee Lake, and west of Horsethief Canyon Road. Acres 10.4 Zone M SC **REQUEST:** This is an application to construct a 10,500 Square Foot building and an 1140 square foot office for trucking. Schedule: N/A APN: 391 060 031 Related Cases: N/A concurrent Cases: EA38675 (1st LDC)

9:30 a.m.

5. AR **PARCEL MAP 30446** EA No. 38676 concurrent Applicant: Sake Engineers Inc. Second Supervisorial District Zoning District: El Cerrito The project is located north of Ontario Avenue, east of Interstate 15, south of Old Temescal Canyon Road, and west of Shadow Valley Rd. 4.47 acres R A 1 zone **REQUEST:** This is an application to Subdivide 4.47 acres into four residential lots. Schedule: A APN: 278 020 028 Related Cases: PM14797 (1st LDC)

9:45 a.m.

6. JG **SPECIFIC PLAN NO. 00229, AMENDED NO. 1, CHANGE OF ZONE NO. 06681,** – EA No. 38657 - Applicant: B & C Land – Boulder Springs LLC – Engineer/Rep.: RWM – Joe Richards – Lake Mathews Zoning District – Approved Specific Plan 229 – First Supervisorial District – Located both north and south of Cajalco Road, east of Wood Road and west of Alexander Street – 938 acres – Residential Agricultural (R-A), Open Area Combining Zone-Residential Development (R-5), Scenic Highway Commercial (C-P-S) and Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** Change of zoning on the property from R-A, R-5, C-P-S and W-1 to SP (Specific Plan). Amend Specific Plan 229 to increase permanent open space from 92 acres to 214 acres too preserve California Gnatcatcher habitat. Reconfigure the planning areas to maintain 1421 dwelling units by reducing minimum lot sizes from 20,000 square feet to 12,000 square feet. Planned residential neighborhoods have been reconfigured to avoid critical habitat areas and the proposed School/Park site has been relocated at the request of the School District. APNs: 319-020-014, 015, 016, 017, 018, 019; 321-130-012, 013, 014, 015, 016, 017,018; and 321-410-001, 002, 003, 004, 005,006, 007, 008, 009, 010, 011, 012, 016, 017, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032 - Related Cases: SP00229 (1st LDC)

10:00 A.M.

7. JG **TENTATIVE TRACT MAP NO. 30444** – EA No. 38697 – Applicant Corona Hills LLC – Engineer/ Rep: K&A Engineering Inc. – First Supervisorial District – El Cerrito Zoning District – Located at the southern terminus of Forest Boundary Road west of the I-15 Freeway a and north of the McBride Channel. – 25 acres – SP 317 Planning Areas 9 & 13 – **REQUEST:** Proposes to subdivide 25 acres into 52 residential lots with a 6,000 square foot minimum lot size and 3 open space lots - APN: 282-210-054; 282-180-008; 282-310-001-003; and 283-430-013. Related Cases Specific Plan 317 – (1st LDC).

10:15 a.m.

Cleared	On Hold

8. CS

GENERAL PLAN AMENDMENT 624 AND CHANGE OF ZONE 6692 EA No.38700 Applicant: Terry Cantrell Engineer/Rep: The Keith Companies Third Supervisorial District French Valley Zoning District Located north of Camino De Los Caballos, west of Briggs Road and east of Aduddell Drive 29.39 acres R A 2 ½ (Residential Agriculture 2 ½ acres). **REQUEST:** This is an application to change the Sun City Menifee Valley Community Plan from a 2 ½ acre minimum to a ½ acre minimum. The applicant is also proposing a change of zone from R A 2 ½ (Residential Agriculture 2 ½ acres) to R A ½ (Residential Agriculture ½ acre). Schedule N/A APN: 359 130 071, 359 130 072, 359 130 073 and 359 130 073. (1st LDC).

1:30 p.m.

9. SP

PUBLIC USE PERMIT NO. 767 - Substantial Conformance No. 2 - AT&T Wireless Services - Planning Environmental Solutions, LLC. - Rancho California Zoning Area - Third Supervisorial District - The project site is located south of Crawford Canyon Road and west of Jessie Ceas Lane, generally on the south side of Los Alamos Road, approximately 1/4 mile east of the City of Murrieta. - 12.3 Net Acres - Residential Agricultural 20 Acre Minimum (R-A 20) Zone - **REQUEST:** Co-location of a wireless communications facility consisting of four 6-foot panel antennae, one 6-foot high pole, a 2-foot microwave dish and equipment shelter on 29.24 acres developed with an existing 100-foot high lattice tower and multi-user wireless communications facility. - APN: 956 030 018 & 019 (Related Case(s): PUP00767, PUP00767S1) (1st LDC).

1:45 p.m.

10. AH

TENTATIVE PARCEL MAP NO. 30583 - EA 38705 - Gregory Clore - Temecula Engineering Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Southerly of Charles Street, westerly of Arnold Lane, northerly of Palomar Street, and easterly of Refa Street - 2.75 Acres - Rural Residential (R-R) Zone - **REQUEST:** A proposal to subdivide 2.75 acres into four parcels with a minimum lot size of .5 acres - APN: 380-050-013 - Schedule H - (Related Case: N/A) (1st LDC)

2:00 p.m.

11. GS

GENERAL PLAN AMENDMENT NO. 625, CHANGE OF ZONE NO. 6662 - EA 38564 - Washburn Grove Management - James W. Unland & Associates - Bautista Zoning Area - Third Supervisorial District - Northerly of Florida Avenue, southerly of Buckeye Lane and easterly of Schultz Road - 141.69 Acres - Rural Residential (R-R) Zone - **REQUEST:** Amended the open space conservation map designation from Agricultural and Mountainous to Areas Not Designated As Open Space (ANDAOS) and change the zoning for 141.69 acres from Rural Residential (R-R) to One Family Dwellings (R-1). - APN: 553-170-013, 019, 553-180-007, 553-190-003, 004,006,007,008, 553-200-014, 553-220-003,004,006,007,009 and 020 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: July 11, 2002

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

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. GAP

PRE APPLICATION REVIEW NO. 00423– EA No. N/A – Applicant: Jonathan Zane – Engineer/
Rep.: Jonathan Zane – Second Supervisorial District – Rubidoux Zoning Area – Located south of
28th Street, north of the I 60 Freeway, west of the Santa Ana River – 6.92 acres – C 1/C P zone –
REQUEST: This is an application to change the existing zone, C 1/C P, to the I P zone – Schedule:
N/A – APN: 178 251 001 – Related Cases: None. (1st LDC)

8:45 a.m.

2. DZ

PRE APPLICATION REVIEW NO. 00422– EA No. N/A – Applicant: Robert K. Laird Engineer/
Rep.: Robert K. Laird, Architecture One. – Second Supervisorial District – Rubidoux Zoning District
– Located on the northwest corner of Granite Hill Drive and Soto Avenue – 1.21 acres – C 1/C P
(General Commercial) zone – **REQUEST:** This proposal is for Recreational Vehicle sales in an
existing building. The existing building is 14,911 square feet. No new buildings are proposed.
Project also proposes an outside display area. – Schedule: N/A APN: 174 150 011 Related
Cases: N/A, (1st LDC)

Cleared	On Hold

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: July 25, 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. GA **PRE APPLICATION REVIEW NO. 00424** EA No. N/A Applicant: R.D. Construction Co.
Engineer/Rep.: Richard Lopez First Supervisorial District Lakeland Village District Located south of Grand Avenue, north of Bodkin Avenue, east of Maiden 2.24 acres General Commercial (C 1/ C P) zone **REQUEST:** This is an application to develop a two story wholesale building to be used for import and export purposes, and a mini storage park area for storage rental spaces to the general public. Schedule: N/A APN: 381 252 007, 008 **Related Cases:** N/A. (1st LDC)

8:45 A.M.

2. GA **CONDITIONAL USE PERMIT NO. 02734, REVISED NO. 1** EA No. 37726 Applicant: Crystal Pham
Engineer/Rep: Aron Liang Fifth Supervisorial District Good Hope Zoning Area Located east of Highway 74, west of Park Avenue and north of Ellis Avenue 7.2 acres Rural Residential (R R) **REQUEST:** Schedule: N/A APN: 326 250 009 **Related Cases:** CUP02734 (4th LDC)

9:00 A.M.

3. CS **TENTATIVE TRACT MAP NO. 30422** EA No.38702 Applicant: East Menifee Investments
Engineer/Rep: CSL Engineering, Inc Third Supervisorial District Winchester, Antelope Valley Zoning District Located north of Holland Road, east if Menifee Road and south of Newport Road. 399 acres SP Zone. **REQUEST:** This is an application to subdivide 399 acres into 998 residential dwelling units with a the following lot square footage: 392 dwelling units with 6,000 square foot lots, 177 dwelling units with 6,500 square foot lots, 300 dwelling units with 7,200 square foot lots, and 46 dwelling units with 10,000 square foot lots. The tract is within **Menifee East Specific Plan (SP247)**. Schedule: A APN 364 100 001 through 006, 364 190 002 through 007 and 364 200 001 through 007 **Related Cases:** SP 247 (1st LDC)

Cleared	On Hold

10:15 A.M.

8. DZ

General Plan Amendment No. 00626, Change of Zone No. 06694 and Tentative Tract Map No. 30701 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. 72.48 acres A 2 10 (Heavy Agriculture, 10 acre minimum lot size) zone **REQUEST:** This is an application to amend the Jurupa Community Plan Land Use Allocation Map from Agriculture/Development Reserve to 2B Residential (2 5 du/ac) on 72.48 acres gross; to change the zone from A 2 10 (Heavy Agriculture, 10 acre minimum lot size) to R 1 (One Family Dwellings) on 72.48 acres gross; and Schedule "A" tentative tract map to divide 47.17 acres into 186 single family lots, with a minimum average lot size of 7,200 sq ft. Schedule: A APN: 130 060 013, 130 060 003 and 130 060 010 **Related Cases:** CFG02119 - (1st LDC)

10:30 A.M.

9. JG

PARCEL MAP NO. 29537, AMENDED NO. 2 / CHANGE OF ZONE NO. 06588 / PLOT PLAN NO. 16937, AMENDED NO. 1 - EA No. 37900 - Applicant: BOS Family Limited Partnership - Engineer/Rep.: Albert A. Webb Associates - Prado/Mira Loma Zoning District - Second Supervisorial District - Located west of Wineville Road, east of Interstate 15 and north and south of the future Cantu-Galleano Ranch Road & I-15 interchange - 125.40 acres gross - A-2-10 Zone - **REQUEST:** To subdivide 125.40 acres into four industrial parcels - Schedule "E" Map, change the zone on the site from A-2-10 to I-P and construct three industrial/warehouse buildings in three phases with a total of 1,985,253 sq. ft. of building area. APN: 160-040-001, 007 - **Related Cases:** AG00850 - (2nd LDC)

1:30 p.m.

10. GS

CHANGE OF ZONE NO. 06686 and TENTATIVE TRACT MAP NO. 30448 - EA 38679 - Temecula Creek Estates LLC - Trans-Pacific Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Southerly side of Highway 79 South, northerly of Temecula Creek Road, westerly of Anza Road - 15.9 Acres - Rural Residential (R-R), One Family Dwellings (R-1) Zone - **REQUEST:** Change the zoning of 12.51 net acres from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A subdivision of 15.9 acres into 61 lots with a 7200 square foot minimum - APN: 952-210-009, 952-210-010, 952-220-004 **Related Case:** None - (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: August 1, 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. DZ

Public Use Permit No. 850 EA No. 38530 Applicant: SpectraSite Engineer/Rep.: Expedine Wireless, Inc. Third Supervisorial District Lakeview Zoning Area Located on the southeast corner of Lakeview Avenue and Sixth Street 1.85 acres (10,000 sq ft lease area) R A (Residential Agricultural) zone **REQUEST:** The proposed project is for a 75 foot high cell tower, stealthed as a monopine. The tower will be outfitted with twelve antennas four feet in length and a four-foot parabolic microwave dish antenna. Located adjacent to the tower, equipment cabinets will be completely enclosed by a 228 sq ft shed like structure, approximately 10 ft tall. An eight-foot slump stone wall, will enclose the 10,000 sq ft lease area. Schedule: N/A APN: 426 160 050
Related Cases: CFG01918, (2nd LDC)

8:45 A.M.

2. LR

PLOT PLAN NO. 17979 EA No. 38726 Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Fifth Supervisorial District Hemet San Jacinto Zoning District Located north of Gilman Springs Road, west of Jack Rabbit Trail. 1653 square feet W 2 20 zone **REQUEST:** To replace an existing 40 foot monopalm operated by Nextel with a 62 foot monopine to be shared between Nextel and Verizon. Verizon will be increasing the lease area by 570 square feet, to a total of 1653 square feet, to accommodate a 230 square foot equipment shelter and back up generator. Schedule: N/A APN: 423 100 012 and 423 100 013 **Related Cases:** N/A (1st LDC)

Cleared	On Hold

9:00 A.M.

3. JG

PARCEL MAP NO. 30525 / CHANGE OF ZONE NO. 06699 / CONDITIONAL USE PERMIT NO. 03378 - EA No. 38725 - Applicant: Jurupa Valley Spectrum LLC - Engineer/Rep.: Rick Engineering Company - Pedley Zoning District - Second Supervisorial District - South side of Limonite, West of El Palomino Drive and East of Clay Street - 10.3 acres - Mission De Anza Specific Plan No. 123 - C-P-S Zone - **REQUEST:** Consideration of a Schedule "E" Parcel Map to create 3 additional commercial parcels in an existing commercial center, change zoning of the parcels from C-P-S to C1-CP, and process CUP No. 03378 to allow the construction and operation of a self storage mini-warehouse and retail shops on two of the three parcels with a total building area of 121,078 square feet. - APN: 166-620-035 & a portion of 166-620-012 - **Related Cases:** None. (1st LDC)

9:15 A.M.

4. JG

General Plan Amendment No. 00610, Change of Zone No. 06650, and Tract Map No. 29694 - EA No. 38542 - Applicant: William Van Leeuwen - Engineer/Rep: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning Area/District - south of Schleisman Road, north of Citrus Street, east of Cleveland Avenue, and west of Hamner Avenue - 29.98 acres - Heavy Agriculture ten and five acre minimum (A-2-10, and A-2-5) zone - **REQUEST:** This GPA application is requesting a change from Agriculture Development Reserve, to JCP 2B/2-5 DU/AC; the CZ is requesting that Heavy Agriculture (A-2-10) be changed to Planned Residential (R4); and the Tentative Tract proposes to divide 29.98 acres of land into 119 residential lots - Schedule: A - APN: 134-250-011 & 021 - **Related Cases:** N/A, (2nd LDC)

9:30 A.M.

5. MH

Tentative Tract No. 29972 (Amended No. 3), General Plan Amendment No. 550, Change of Zone No. 6561 EA 38114 SFU Investments Albert A. Webb Associates Winchester Area Third Supervisorial District The project is located north of Garbani Road, west of Briggs Road, and east of Interstate 215 148.25 acres Light Agriculture with 2 ½ acre minimum lot size (A 1 2 ½) and Light Agriculture with 5 acre minimum lot size (A 1 5) **REQUEST: Tentative Tract No. 29972** proposes the division and grading of the approximately 148 acre parcel into 398 single family residential lots with a minimum lot size of 7200 square feet, three park/detention basin lots, one approximately 28 acre open space lot, related streets, and a regional multipurpose trail. The open space lot incorporates the northern hillside portions of the site that have not been subject to ongoing cultivation. **General Plan Amendment No. 550** proposes to change the "Residential 2.5 acre minimum" and "Hillside" designations, under the Sun City/Menifee Valley Community Plan, to "Residential 2 to 4 dwelling units per acre." **Change of Zone No. 6561** proposes to change the site zoning from A 1 2 ½ (Light Agriculture with 2 ½ acre minimum lot size) and A 1 5 (Light Agriculture with 5 acre minimum lot size) to R 1 (One Family Dwellings). APN: 372 090 016 - **Related Case(s):** None

Cleared	On Hold

9:45 A.M.

Cleared	On Hold

6. MH

PLOT PLAN NO. 16686, and TENTATIVE PARCEL MAP NO. 29913 EA No.: 38056 Applicant: Industrial Development International, Inc. Eng/Rep.: Albert A. Webb Associates, Thienes Engineering Inc. Second Supervisorial District Prado Mira Loma Zoning District Located north of Galena Street, south of Harrel Street, west of Parkhurst Street, and east of Mondavi Avenue 76.7 Acres A 2 10 zone **REQUEST:** Change the zone of the subject site from A 2 10 to M SC; Parcel Map proposes to subdivide the subject site into 3 industrial lots; Plot Plan application to construct three industrial warehouse buildings. Building A is 745,346 square feet; Building B is 846,430 square feet; Building C is 122,800 square feet. Total building area is 1,714,576 square feet. A total of 350,178 square feet of landscaping (10.85 %), and 920 parking spaces are proposed Schedule E APN: 156 340 024, 025 **Related Cases: CHANGE OF ZONE NO. 6549** – (3rd LDC)

10:00 A.M.

7. MH

CHANGE OF ZONE NO. 6560, TENTATIVE PARCEL MAP NO. 29932, PLOT PLAN NO. 16744, VARIANCE NO. 1700 EA No.: 38097 Applicant: Opus West Corp. Eng/Rep.: Albert A. Webb Associates Second Supervisorial District Prado Mira Loma Zoning District Located north of Bellgrave Avenue, south of Cantu Galleano Ranch Road, west of Etiwanda Avenue, and east of Wineville Avenue 65.2 Acres A 2 10 zone **REQUEST:** Change the zone of the subject site from A 2 10 to I P; Parcel Map proposes to subdivide the subject site into 2 industrial lots; Plot Plan application to construct two industrial warehouse buildings, in two phases. Phase I is a 585,800 square foot building, and Phase II is a 710,800 square foot building. Total building area is 1,296,600 square feet. A total of 5.9 acres of landscaping and 964 parking spaces are proposed; Variance proposes to reduce the required amount of landscaping from 15% to 9.62%; Schedule E APN: 160 060 041 **Related Cases: AG00842** (Diminishment pursuant to Notice of Non Renewal) (3rd LDC)

10:15 A.M.

8. T R-H

PLOT PLAN NO. 17984, FAST TRACT NO. 2001 25 EA No. 38730 Applicant: Donahue Schriber Realty Group Engineer/Rep.: Architects Orange Third Supervisorial District Rancho California Zoning Area The project site is located east of State Highway 79, west of Sky Canyon Drive, and north of Murrieta Hot Springs Road. 11.23 Acres SP (Specific Plan) zone **REQUEST:** This is an application to construct a retail commercial shopping center in Planning Area 10 of SP 213 (Silverhawk). The project will include one 48,305 square foot market, 4 pads for retail commercial uses, and one 8,000 square foot gasoline service station. The project will have 499 parking spaces and 112,446 (25%) square feet of landscaping. Schedule: N/A APN: 957 330 005, 006, 007 **Related Cases: N/A** (1st LDC)

10:30 A.M.

Cleared	On Hold

9. JG **PARCEL MAP NO. 29537, AMENDED NO. 2 / CHANGE OF ZONE NO. 06588 / PLOT PLAN NO. 16937, AMENDED NO. 1** - EA No. 37900 - Applicant: BOS Family Limited Partnership - Engineer/ Rep.: Albert A. Webb Associates - Prado/Mira Loma Zoning District - Second Supervisorial District - Located west of Wineville Road, east of Interstate 15 and north and south of the future Cantu-Galleano Ranch Road & I-15 interchange - 125.40 acres gross - A-2-10 Zone - **REQUEST:** To subdivide 125.40 acres into four industrial parcels - Schedule "E" Map, change the zone on the site from A-2-10 to I-P and construct three industrial/warehouse buildings in three phases with a total of 1,985,253 sq. ft. of building area. APN: 160-040-001, 007 - **Related Cases: AG00850.** (2nd LDC)

1:30 p.m.

10. LM **PLOT PLAN NO. 17820 - AMENDED NO. 1** - EA 38656 - SBA Network Services - SBA - Hemet-San Jacinto Zoning District - Third Supervisorial District - North of Ramona Expressway, more specifically at the north side of Record Road and the terminous of Potter Road - 900 square feet portion of a 12.33 net acre parcel - Heavy Agriculture-10 Acre Minimum (A-2-10) Zone - **REQUEST: Plot Plan No. 17820** proposes a 80 foot stealth pine communication facility that will consist of twelve antennas mounted at a height of 75 feet and an equipment shelter on 900 square feet of a 12.33 net acre parcel - APN: 430-190-012 **Related Case(s):** N/A (2nd LDC).

1:45 p.m.

11. LM **SECOND UNIT PERMIT NO. 00719 - AMENDED NO. 1** - EA N/A - Katherine Blanchard - Rancho California Zoning Area - Third Supervisorial District - East of Bella Vista Road and north side of Glen Oaks Road - 2.45 - Residential Agricultural- 2 1/2 Acre Minimum (R-A-2 1/2) Zone - **REQUEST:** A second unit permit for a proposed 1250 square foot house on 2.45 net acres. - APN: 924-290-019 **Related Case(s):** N/A (2nd LDC).

2:00 p.m.

12. LM **TRACT MAP NO. 25901, MINOR CHANGE NO. 1** - EA N/A - The Stratham Group - Allard Engineering - Romoland Zoning Area - Third Supervisorial District - East of I-215, north of Highway 74, and more specifically north of Mapes Road, and between Sherman Road and Dawson Road, - 39.5 Gross Acres - One Family Dwellings (R-1) Zone - **REQUEST: Minor Change No. 1 to Tentative Tract Map No. 25901** proposes to reduce number of lots from 160 lots to 137 lots. The proposed subdivision will consists of 135 residential lots with a minimum lot size of 7200 square feet, a 2.4 acre park site and a 4.0 acre park site-Schedule "A" map. - APN: 327-180-007, 327-170-005 **Related Case: TR 25901** (1st LDC).

2:15 p.m.

Cleared	On Hold

13. AH

TENTATIVE TRACT MAP NO. 30105 - AMENDED NO. 1 - EA 38596 - Austin Linsley - Markham Development Management Group, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Easterly of Menifee Road., Southerly of La Piedra Road., Northerly of Garbani Road., and Westerly of Bell Mountain Road. - 40.01 Acres - General Residential (R-3) and One Family Dwellings (R-1) Zones - **REQUEST:** A Schedule A tract map proposing to subdivide 40 acres into (100) 7,200 square foot lots and one open space lot - APN's: 364-070-017, 364-070-018, 372-040-008, 372-040-009 **Related Cases:** **GPA00614** and **CZ06669** (2nd LDC).

2:30 p.m.

14. AH

TENTATIVE TRACT MAP NO. 30664 - EA 38728 - Brian Owen - KCT Consultants, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Scott Road, Southerly of Wickerd Road, Easterly of Murrieta Road, and Westerly of Interstate 215 - 58.5 Acres - Residential Agriculture - 1 Acre Minimum (R-A-1), Residential Agriculture - 5 Acre Minimum (R-A-5), and Residential Agriculture 2 1/2 Acre Minimum (R-A-2-1/2) Zones - **REQUEST:** A Schedule B tract map proposing to subdivide 58 acres into 35 lots - APN's: 360-310-001, 360-310-002, 360-310-003, 360-310-004, and 360-310-005 **Related Case:** N/A (1st LDC).

2:45 p.m.

15. AH

TENTATIVE PARCEL MAP NO. 30474 - AMENDED NO. 1 CONDITIONAL USE PERMIT NO.03359 - AMENDED NO. 1 - EA 38523 - RFA, Inc.- Rancho California Zoning Area - Third Supervisorial District - Northerly of Auld Road, southerly of Benton Road, easterly of Winchester Road, and westerly of Pourroy Road - 4.89 Gross Acres - Scenic Highway Commercial (C-P-S) and Industrial Park (I-P) Zones - **REQUEST:** The tentative parcel map is a Schedule "E" parcel map proposing to subdivide 4.89 gross acres into four (4) commercial parcels. The conditional use permit is a proposal to construct a Chevron gas station, convenience store and car wash on Parcel "1" which represents 1.33 gross acres. - APN's: 958-230-022 and 958-240-018 **Related Case:** 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: August 8, 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. CS **Tentative Tract Map No. 30330, Specific Plan 272** EA No. 38390 Applicant: Empire Land LLC
Engineer/Rep: T&B Planning Third Supervisorial District Quail Valley Zoning Area Located west of Goetz Road, roughly east of Vacation Drive, north of Canyon Lake Drive and south of California Place. 276.0 acres Existing Zoning: SP and R 2 Proposed Zoning: SP **REQUEST:** To subdivide 276.0 acres (the entire SP area) into 449 residential lots (7,200 square foot minimum lot size), 1 school lot, two parks, and six open space lots. Schedule: A APN: 350 020 007 and 026; 350 270 001; 350 282 022; 350 020 002, 003, 005, 006, 007, 008, 009, 010, and 017.
Related Cases: SP 272, EIR 351, GPA 584 (3rd LDC).

8:45 A.M.

2. LR **CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2.** EA No. 38727 Applicant: Robert Goeschl Engineer/Rep.: A.J. Frick, Civil Engineer Third Supervisorial District Homeland Zoning Area Located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane. 1.57 acres Mineral Resources (M R) zone **REQUEST:** Renewal of **CUP 02565** for the Homeland Pet Hotel. Schedule: N/A APN: 457 030 013 **Related Cases: CFG02133, -(1st LDC)**

Cleared	On Hold

Cleared	On Hold

10:00 A.M.

7. JG

TENTATIVE TRACT MAP NO. 29740, AMENDED NO. 3 - 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.** - (3rd LDC)

10:15 A.M.

8. JG

TENTATIVE TRACT MAP NO. 29741, AMENDED NO. 3 - 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 94 single family residential lots with a minimum lot size of 7,147 square feet, two commercial lots totaling 11.89 acres, one day care lot, 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.** - (3rd LDC)

1:30 p.m.

9. AH

PLOT PLAN NO. 17729 - AMENDED NO. 1 - EA 38609 - Verizon Wireless - O2 Wireless Solutions - Hemet-San Jacinto Zoning District - Third Supervisorial District - Northerly of SR 74/79, Southerly of Clinton Avenue, Easterly of Calvert Avenue, and Westerly of Pacifica Way - 1,500 square feet of a 15.32 acre parcel - Controlled Development Areas (W-2) Zone - **REQUEST:** The project is a proposal to construct a 62 foot high monopalm along with an equipment shelter. - APN: 465-040-001 **Related Case:** N/A (2nd LDC).

1:45 p.m.

10. AH

TENTATIVE PARCEL MAP NO. 30583 - AMENDED NO. 1 - EA 38705 - Gregory Clore - Temecula Engineering Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Southerly of Charles Street, Westerly of Arnold Lane, Northerly of Palomar Street, and Easterly of Refa Street - 2.75 Acres - Rural Residential (R-R) Zone - **REQUEST:** The project is a Schedule G parcel map proposing to subdivide 2.75 acres into four parcels with a minimum lot size of .5 acres - APN: 380-050-013 **Related Case:** N/A (2nd LDC).

2:00 p.m.

Cleared	On Hold

11. AH

CHANGE OF ZONE NO. 06684 - EA 38265 - John Peters & Associates - Rancho California Zoning Area - First Supervisorial District - Southerly of Palomar Street, easterly of Bryant Street, westerly of Wesley Street - 23 Acres - Rural Residential (R-R) Zone - **REQUEST:** The project is a request to change the zone from Rural Residential (R-R) to Residential Agriculture (R-A) - APN: 368-060-008, 368-100-042 **Related Case: TR30114** (1st LDC).

2:15 p.m.

12. GS

PLOT PLAN NO. 17987 - EA 38731 - Carlos Vasquez-Martinez - Beatriz Villanueva - Quail Valley Zoning District - Third Supervisorial District - Easterly side of Goetz Road, westerly of Avenida Gaviota, northerly of Avenida Roble - 0.2 Net Acres - General Commercial (C-1/C-P) Zone - **REQUEST:** Construction of a 1512 square foot food market. - APN: 341-121-020 **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: August 15, 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. LR **PLOT PLAN NO. 17990** EA No. 38732 Applicant: Verizon Wireless Engineer/Rep.: Mericom Corp. First Supervisorial District El Cerrito Zoning District Located on the eastern side of Temescal Canyon Rd., north of Leroy Rd., and south Foster Rd. 1254 square foot lease area Manufacturing Service Commercial (M SC) zone **REQUEST:** To construct a unmanned wireless telecommunications facility consisting of a 70 foot monopine, with 12 antennas, and an associated 240 square foot equipment shelter on 1254 square foot lease area. The project is located within an existing truck storage/ maintenance lot, adjacent to an existing unstealthed unmanned wireless facility within the same lot. Schedule: N/A APN: 282 140 022 **Related Cases: CFG02141** (1st LDC)

Cleared	On Hold

8:45 A.M.

2. LR **PLOT PLAN NO. 17994** EA No. 38733 Applicant: Saddleback Materials Company, Inc. Engineer/Rep.: Frances Fallou Second Supervisorial District Prado Mira Loma Zoning District Located on the eastern side of Etiwanda Ave., north of Limonite Ave., south of Wagon Train Lane. 2.5 acres Scenic Highway Commercial (C P S) zone **REQUEST:** To permit an existing landscape material retail business that sells rock, sand, bark/mulch, masonry, etc. The site has two office buildings, 546 square foot and 1100 square foot, a 2400 square foot storage building, and 26 parking spaces with one handicap parking space. Schedule: N/A APN: 161 260 006 **Related Cases: CV022388** (1st LDC)

--	--

9:00 A.M.

3. LR **CHANGE OF ZONE NO. 06695** EA No. 38717 Applicant: Art Cervera Engineer/Rep.: Jonathan L. Zane Architect First Supervisorial District Woodcrest Zoning District Located on the northern side of Ferrari Drive, east of Chicago Ave, west of Harrington Road. 5.14 acres Light Agriculture 5 acre minimum (A 1 5) zone **REQUEST:** To change the current zoning from Light Agriculture 5 acre minimum (A 1 5) to Residential Agriculture 1 acre minimum (R A 1). Schedule: N/A APN: 276 040 002 **Related Cases:** N/A (1st LDC)

Cleared	On Hold

9:15 A.M.

4. CS **CONDITIONAL USE PERMIT NO. 3363** - EA No. 38580 - Applicants: Karin and Kyle Buxton - Engineer/Rep.: Jordan Architects INC. -Third Supervisorial District - Rancho California - The project site is located south Pinacate Road (74), east of the 215 Freeway, west of Emperor Boulevard, and northerly of Matthews Road. - 18.45 Acres - SP- **REQUEST:** This is an application to construct a self storage facility with 6 buildings totaling 84,220 square feet with 240+ RV parking spaces, 5 car parking spaces, and 31,328 square feet of landscaping. - Schedule: N/A - APN: 459-020-044 - **Related Cases:** N/A, (2nd LDC)

--	--

9:30 A.M.

5. JG **TENTATIVE TRACT MAP NO. 30473** - EA No. 38735 - Applicant: Kyle Butterwick - Engineer/Rep: Dave Jeffers Consulting, Inc. - Lake Mathews Zoning District - First Supervisorial District - Located east of La Sierra Avenue, south of Dufferin Avenue and north of El Sobrante Road – 58 Acres - R-A-1 & R-A-5 Zone - **REQUEST:** To subdivide the subject 58 acre site into 60 single family lots, with a minimum lot size of 10,000 square feet and four open space lots - Schedule “A” - APN: 136-120-002; 269-350-001 & 002; 140-070-001 & 002 - **Related Cases: GPA 506, SP 316, SP 144 A4, CZ 6478** (1st LDC)

9:45 A.M.

6. TRH **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** (2nd LDC)

10:00 A.M.

7. TRH **TENTATIVE TRACT MAP NO. 30115** - EA No. 38378 - Applicant: Barratt American Inc. - Engineer/Rep: The Keith Companies - Third Supervisorial District - Rancho California Zoning Area - Located on the southwest corner of Pauba Road and Los Caballos Road. - 241.68 acres - Existing Zoning: R-A-10 acre minimum - Proposed Zoning: R-A-20,000 square foot minimum. **REQUEST:** Subdivide 241.68 acres into 71 residential lots with 20,000 minimum square foot lot size and four lots for open space drainage. - Schedule: B - APN: 927-160-001 and 927-160-002 - **Related Cases: GPA600, CZ6619** - (4th LDC).

10:15 A.M.

Cleared	On Hold

11. MF **SECOND UNIT PERMIT NO. 00722** - EA No. - Applicant: Jurentino Gutierrez - Engineer/Rep.: - Third District - Rancho California Zoning Area - Located The project site is located 38810 San Ignacio Road, West of Sage Road, South of Benton Road. - 10.7 acres - Light Agriculture 10 Acre Minimum (A 1 10) Zone - **REQUEST:** Placement of a 1381 s.f. manufactured home as a second unit on a 10.7 acre parcel. - Schedule - APN: 915 340 018 - **Related Cases:** N/A (2nd LDC).

--	--

2:00 P.M.

12. MF **TENTATIVE PARCEL MAP NO. 30665, AMENDED NO. 1** - EA 38712 - John Pollock & Victor Hazard - Motherhead & Associates - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the southerly side of Sycamore Springs Road and the easterly side of Lynch Lane, just west of the Sage Road and Red Mountain Road intersection. - 20 Net Acres - Residential Agricultural 5 Acre Minimum (R-A 5) Zone - **REQUEST:** A schedule "H" parcel map to divide 20 acres into 4 parcels with a minimum lot size of 5 acres. - APN: 470-210 011 **Related Case:** **PM13113** (1st LDC).

Cleared	On Hold

2:15 P.M.

13. AH **PLOT PLAN NO. 17731 - AMENDED NO. 1** - EA 38610 - Imani Temple of Temecula - Guerth & Associates - Rancho California Area Zoning Area - First Supervisorial District - Northerly of Hwy 79 South, westerly of Anza Road, and southerly of Calle Arnaz - 4.89 Acres - Rural Residential (R-R) Zone - **REQUEST:** A proposal to construct a new religious facility including a 500 seat church sanctuary, classrooms and offices - APN: 952-170-005 **Related Case:** N/A (2nd LDC).

2:30 P.M.

14. AH **TENTATIVE TRACT MAP NO. 29906, AMENDED NO. 2** - EA 38295 - Lansing & Associates - Crouse/Beers & Associates - Homeland Zoning Area - Third Supervisorial District - The project site is located easterly of Menifee Road, northerly of Mapes Road, southerly of Mountain Avenue, and westerly of Briggs Road. - 153.5 Acres - Rural Residential (R-R) Zone - **REQUEST:** This Schedule "A" tract map proposes to subdivide 153 acres into 280 single family residential lots with a minimum size of 7,200 square feet. The project will include two park/detention basins, and a 65 acre remainder parcel. - APN: 327-150-006 **Related Case: CZ06604** (3rd LDC).

2:45 P.M.

15. AH **PUBLIC USE PERMIT NO. 00857** - EA 38746 - The Power House - Sedco/Wildomar Zoning Area - First Supervisorial District - The project site is located 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 3,464 sq. ft. church sanctuary, 720 sq. ft. office and 720 sq. ft. classroom area - APN: 367-130-003 **Related Case: N/A** (1st LDC).

3:00 P.M.

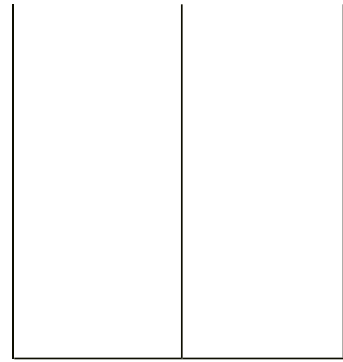
16. LM **VARIANCE NO. 01736** - EA 37915 - Carter H. Omens - HLC Civil Engineering - Antelope Valley Zoning Area - Third Supervisorial District - South of Craig Avenue, west of Murrieta Road, east of Byers Street - 76.87 Acres Gross Acres - Residential Agriculture - 1 Acre Minimum (R-A-1) Zone - **REQUEST:** Variance request to vary the lot width standards for 23 lots from a minimum width of 100 feet in the Residential Agricultural Zone (R-A) to widths ranging from 36.20 feet to 88.52 to accommodate the cul-de-sac design, floodplain, and drainage constraints within Tentative Tract Map No. 29636. - APN: 358-230-001 - **Related Case: TR 29636** (1st LDC).

3:15 P.M.

Cleared	On Hold

17. GS

PLOT PLAN NO. 17864, AMENDED NO. 1 - 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
warehouse/office building of 32,000 sq. ft. - APN: 331-190-031
and 032 **Related Cases:** None (2nd 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: August 22, 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. LR

PLOT PLAN NO. 17995 EA No. 38734 Applicant: Architectural Computer Services, Inc. Engineer/Rep.: Architectural Computer Services, Inc. Second Supervisorial District East Corona Zoning District Located on the northern side of Magnolia Ave, east of McKinley Street and west of Buchanan Street. 2.71 acres Manufacturing Service Commercial (M SC) zone **REQUEST:** To construct a mini warehouse storage facility with a 2 story 4550 total square foot caretaker/manager office, 4 self store buildings with a total square footage of 53,056 and 353 self store units, 11,747 square feet of landscaping, and 5 parking spaces. Schedule: N/A APN: 139 270 002 **Related Cases: CFG02143** (1st LDC)

8:45 A.M.

2. TR-H

CONDITIONAL USE PERMIT NO. 3385, FAST TRACK NO. 2002 09 EA No. 38754 Applicant: Regency Centers LP Engineer/Rep.: Ron Underwood Third Supervisorial District Rancho California The project site is located south of Thompson Road, north of Benton Road, west of Leon Road, and easterly of State Highway 79. 16.05 Acres C P S **REQUEST:** This is an application to construct neighborhood commercial shopping center with one 55,000 SF Grocery Store, three fast food drive thru restaurants (3,200 SF, 3,800 SF, 3,000 SF), one service station with beer and alcohol sales, one 1,500 SF car wash, and 6 pads for business/commercial uses totaling 71,490 SF. The project includes 807 parking spaces and 78,399 SF (11.2%) of landscaping. Schedule: N/A APN: 958 230 029 **Related Cases: SP106** (1st LDC)

Cleared	On Hold

9:00 A.M.

3. TR-H

PARCEL MAP No. 30629 EA No. 38653 Applicant: Sage Community Group, Inc. Engineer/Rep.: DEI Professional Services, LLC Third Supervisorial District Rancho California Zoning District The project site is located east of State Highway 79, west of Calistoga Dr, and north of Commerce Court. 71.8 Acres SP zone **REQUEST:** This is an application to divide 71.80 acres into one 21.96 acre parcel, one 3.76 acre parcel, one 4.83 acre parcel, and one 41.25 acre remainder parcel. Schedule: A APN's: 957 350 008 **Related Cases: SP 213, PM29594** (Parcel 8) (2nd LDC)

Cleared	On Hold

9:15 A.M.

4. TR-H

TENTATIVE TRACT MAP NO. 30288 EA No. 38431 Applicant: Corman Leigh Communities Engineer/Rep.: David Jeffers Consulting Second Supervisorial District Rubidoux Zoning District Located south of Jurupa Road and east of Camino Real. 56.9 acres Existing Zoning: A 1 Proposed Zoning R A **REQUEST:** Subdivide 56.9 Acres into 80 single family residential lots (20,000 square foot minimum lot size) and 5 landscape lots. Schedule "A" APNs: 183 080 012, 019, 020; 183 210 031, 051; 183 220 002 thru 006 - **Related Cases: GPA587, CZ6631** (2nd LDC).

9:30 A.M.

5. JQ

TENTATIVE TRACT MAP NO. 30337 - EA No. 38469 - Applicant: Sierra Creek Investment Group - Engineer/Rep.: David Jeffers Consulting - First Supervisorial District - Glen Ivy Zoning Area - Located east and west of McAllister Steet and north of Orangehaven Lane - 143.8 acres - R-A Zone - **REQUEST:** Subdivide the subject property into 1 landscape lot, 1 park site, 2 lots for detention basins, and 210 single family residential lots averaging 23,145 sq. ft. lot size - Schedule "A" - APNs: 136-110-002, 006, 007, 009, 012 thru 017, & 019; 269 030-001 thru 008, 011, & 012; 269 040-001, 003, 004, 007, 011, 012, 013, & 015; 268 040-014 & 016; 269 020-016 - **Related Cases: PM 30401, GPA 588** (2nd LDC)

9:45 A.M.

6. JQ

TENTATIVE TRACT MAP NO. 30295 - EA No. 38417 - Applicant: Sierra Creek Investment Group - Engineer/Rep.: David Jeffers Consulting - First Supervisorial District - Glen Ivy Zoning Area - Located at the corner of La Sierra and Dufferin - 112.3 acres - R-A and R-A-1 Zones - **REQUEST:** Subdivide the subject property into 4 landscape lots, 1 lot for detention basin, and 208 single family residential lots averaging 20,000 sq. ft. lot size - Schedule "A" - APNs: 136-080-009 thru 014, 016, 019, 021, 023, & 025; 136-350-013, 136 090-006, 136 090-007 thru 013, & 015; 136 100-003, 005, 006, 007, 008, & 011 - **Related Cases: PM 30360, GPA 588, CZ 6629** (2nd LDC)

10:00 A.M.

Cleared	On Hold

2:15 P.M.

12. AH

GENERAL PLAN AMENDMENT NO. 00631, CHANGE OF ZONE NO. 06701 and TENTATIVE TRACT MAP NO. 30734 - EA 38749 - Century American Development Corp. - HJK Consultants & Associates - Rancho California Zoning Area - First Supervisorial District - Northerly of Clinton Keith Road, Easterly of Smith Ranch Road, and Southerly of Loring Road - 38.34 Acres - Rural Residential (R-R) Zone - **REQUEST:** The General Plan Amendment is a request to amend the Southwest Area Community Plan land use designation from Restricted Light Industrial to Residential 2-4 Dwelling Units per Acre. The Change of Zone is a request to change the zoning designation from Rural Residential (R-R) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A tract map proposing to subdivide 38.34 acres into 107 lots, and three open space lots totaling 8.6 acres. - APN: 362-180-040 **Related Cases:** N/A (1st LDC).

2:30 P.M.

13. LM

PARCEL MAP NO. 30511 - EA 38740 - Avalon Consulting - Rancho California Zoning Area - First Supervisorial District - North of Tenaja Road, more specifically between Calle Paramo and Avenida De Encanto - 20.50 Gross Acres - Residential Agricultural-5 Acre Minimum (R-A-5) Zone - **REQUEST:** Proposed subdivision of 20.50 gross acres into 4 parcels with the minimum lot size of 5.00 gross acres. - APN: 932-370-008 **Related Cases:** N/A (1st LDC).

2:45 P.M.

14. GS

PLOT PLAN NO. 16868, AMENDED NO. 1 - EA 38171 - Carol Stahl - Allenbach Architecture - Rancho California Zoning Area - First Supervisorial District - 19405 Grand Avenue, Lake Elsinore - 4.68 net acres - Rural Residential (R-R) Zone - **REQUEST:** Sale of home and garden concrete ornaments and sculptures. - APN: 370-190-044 through 046, 048, 049, 050 **Related Cases:** None (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: August 29, 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. GW **Plot Plan No. 16362** EA No. 37882 Applicant: Young He Kim Engineer/Rep.: Hak Sik Son, AIA Architect Second Supervisorial District Rubidoux Zoning District Located east of Rubidoux Blvd. and north of Highway 60 .40 acre C 1/C P Zone **REQUEST:** To operate a fast food restaurant in a remodeled and expanded former gas station APN: 178 251 008 **Related Cases:** N/A (5th LDC)

8:45 A.M.

2. 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 Mission Boulevard, north of 46th Street, east of Limonite Avenue, and west of the Santa Ana River 2.43 acres A 1 1 (Light Agriculture, one acre minimum) zone **REQUEST:** To develop a day care center. Schedule: APN: 315 110 024 **Related Cases:** N/A, (1st LDC)

9:00 A.M.

3. GW **SECOND UNIT PERMIT NO. 00730** EA No. N/A Applicant: Camilo Villasenor Engineer/Rep.: Camilo Villasenor Second Supervisorial District Prado Mira Loma Zoning District Located north of 58th Street, east of Ridgeview Avenue and west of Marlatt Street 0.49 acres Light Agriculture (A 1) zone **REQUEST:** This is an application to add a 1120 SF mobile home unit on the property. Schedule: N/A APN: 161 151 020 **Related Cases:** CV012782 (1st LDC)

Cleared	On Hold

2:30 p.m.

14. LM

CHANGE OF ZONE NO. 6703, PARCEL MAP NO. 30283 - EA 38755 - Avalon Consulting - Rancho California Zoning Area - First Supervisorial District - North of Tenaja Road, at northwest corner of Avenida Escala and Calle Paramo - 40.27 net acres - Residential Agricultural-20 Acre Minimum Zone (R-A-20) - **REQUEST:** Change of zone proposes to change the zoning classification on the project site from Residential Agriculture-20 Acre Minimum (R-A-20) to Residential Agriculture-5 Acre Minimum (R-A-5). Proposed Schedule "H" map on 40.27 net acres into 4 parcels with a minimum lot size of 5.00 gross acres and a 20.27 gross acre remainder lot. - APN: 932-290-007
Related Cases: N/A (1st LDC).

Cleared	On Hold