

**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 8, 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.

8:30 A.M.

1. JG **PRE-APPLICATION REVIEW NO. 00444**- EA No. N/A-Applicant: World Premier Investment - Engineer/Rep.: Nadel Retail Architects, Inc.- Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the south/east corner of Schleisman Road and Sumner Avenue, north of Orange Street - 7.78 acres - Heavy Agriculture (A-2-5) zone - **REQUEST:** Pre-application Review for a neighborhood shopping center on 7.78 acres consisting of 5 commercial buildings totaling 77,643 square feet, 398 parking spaces (5.13/1000 sq. ft.). Potential future application may include GAP, CZ, PM and PP - APN: 134-240-001 - **Related Cases:** None (1st LDC)

8:45 A.M.

2. 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 of zone 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:** **SP123** (2nd LDC)

9:00 A.M.

3. TL **SECOND UNIT PERMIT NO. 00766** - Applicant: Sergio Orozco - Second Supervisorial District - Pedley District - The Project Location: North of 58th Street, east of Beach Street, south of 56th Street and west of Cedar Street. - .47 net acres - A-1- 1/2 (Light Agriculture) - **REQUEST:** This is an application to add a 1,056 sq. ft. second unit. - Schedule: N/A - APN: 162-151-009 - **Related Cases:** None - (1st LDC)

Cleared	On Hold

Cleared	On Hold

1:30 P.

M.

1. GS

TENTATIVE TRACT MAP NO. 30430 - EA38971 - Hill Country S.A. - VSL Engineering - Rancho California Zoning Area - Third Supervisorial District - Northerly of Yates Street, easterly of Pourroy Road and westerly of Washington Street - 40.16 Gross Acres - Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - **REQUEST:** A Schedule A subdivision of 40.16 acres into 122 single family lots with a 7200 square foot minimum.- APN:467-390-001 to 016 **Related Cases:** None (1st LDC).

1:45 P.M.

2. EO

Tentative Parcel Map No. 31041, AMENDED NO. 1 - EA38895 - California Regional Engineers - Rancho California Zoning Area - First Supervisorial District - Southerly of Union Street, easterly of Chandlyn Court, northerly of Grand Avenue, and west of Gruwell Street - 1.51 Gross Acres - Rural Residential (R-R) Zone - **REQUEST:** Schedule G subdivision of 1.51 gross acres into one (1) .50 gross acre, and one (1) .75 gross acre lots. - APN: 368-110-028 **Related Cases:** N/A (2nd LDC).

NOTE: (Afternoon Sessions for Murrieta)

Due to construction, the LDC Meeting will be held in the small conference room until further notice. Sorry for the inconvenience and Thank You for your patience. Murrieta Planning Staff

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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 15, 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 **Public Use Permit No. 00861** - EA No. 39002 - Applicant: Cingular Wireless - Engineer/Rep.: WFI, Inc. - First Supervisorial District - Glen Ivy Zoning Area - Located west of Trilogy Parkway, and southwest of Hunt Road. - .610 acres - SP zone - **REQUEST:** Construct an unmanned wireless telecommunications facility that includes a 66 foot monopine, with 8 antennas, and a 160 square foot equipment shelter, within a 650 square foot lease area on a .610 acre parcel within Specific Plan No. 00221. - Schedule: N/A - APN: 290-290-013 - **Related Cases: SP00221** (1st LDC)

Cleared	On Hold

8:45 A.M.

2. LR **GENERAL PLAN AMENDMENT NO. 00659, CHANGE OF ZONE NO. 06778, AND TENTATIVE TRACT MAP NO. 30905** - EA No. 38993 - Applicant: Stratham Communities Inc. - Engineer/Rep.: Albert A. Webb and Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the southern side of Chandler St., and east of Hellman Av. - 20 acres - Heavy Agriculture minimum 5 acres (A-2-5) and Heavy Agriculture minimum 10 acres (A-2-10) zone - **REQUEST: GENERAL PLAN AMENDMENT NO. 00659** proposes to change from AG/ DEV. R. to 2B (2-5 Du/Ac) within the Jurupa Community Plan, **CHANGE OF ZONE NO. 06778** proposes to change from Heavy Agriculture minimum 5 acres (A-2-5) and Heavy Agriculture minimum 10 acres(A-2-10) to one family dwelling (R-1), and **TENTATIVE TRACT MAP NO. 30905** proposes to divide 20 acres into 73 residential lots and 1 remainder parcel. - Schedule: A - APN: 130-020-002 - **Related Cases: CFG02442**, (1st LDC)

Cleared	On Hold

9:00 A.M.

3. CS **PRE APPLICATION REVIEW NO. 445** - EA N/A-Applicant: Eric Lynch - Engineer/Rep: N/A - First Supervisorial District- North Perris Zoning District- Located north of Nance Street, south of Oleander Avenue, east of Harvill Avenue, and west of State Highway 215- 5.25 acres- M-SC Zoning **REQUEST:** This is an application to construct a 97,420 square foot RV storage facility that will include 5 detached buildings that will be used to cover the RV's- APN: 314-100-077-**Related Cases:** N/A.

9:30 A.M.

4. CS **PRE APPLICATION REVIEW NO. 446** - EA N/A-Applicant: RBF Consulting - Engineer/Rep: N/A - Third Supervisorial District- Sun City Zoning District- Located east of Menifee Road, west of Lindenberger Road and south of Simpson Road- 131 acres. Specific Plan and Residential Rural Zoning. **REQUEST:** This is an application to subdivide 301 acres into 412 residential dwelling units with 7,200 square foot minimum lot sizes. Schedule 'A"- APN: 333-200-003, 004, 009, 010, 048, 059, and 060 - **Related Cases:** N/A

10:00 A.M.

5. 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** (2nd LDC)

10:15 A.M.

6. JQ **TENTATIVE TRACT MAP NO. 31025** - EA 39000 - Applicant: Empire Land LLC - Engineer/Rep.: K&A Engineering - Second Supervisorial District - Glen Ivy Zoning Area - Located west of Interstate 15, and southwest of the intersection of Weirick Road and Knabe Road - 40 acres - SP Zone - **REQUEST:** Subdivide the subject property into 3 open space lots and 35 residential lots of 10,000 square foot minimum size (PA 2) - Schedule "A" - APNs: 282-130-004 - **Related Cases: PM 30240, SP 317, CZ 6441, EIR 425** (1st LDC).

10:30 A.M.

7. JG **TRACT MAP NO. 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 40 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 (2nd LDC).

10:45 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: May 22, 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. TW **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 44,093 SF Grocery Store, three fast food drive thru restaurants (3,200 SF, 4,774 SF, 4,800 SF), one 4,00 SF service station with beer and alcohol sales, one 1,500 SF car wash, and 6 pads for business/commercial uses totaling 70,490 SF. The project includes 791 parking spaces and 78,399 SF (11.2%) of landscaping. - Schedule: N/A - APN: 958-230-029 - **Related Cases: SP106** (3rd LDC)**

8:45 A.M.

2. TL **SECOND UNIT PERMIT NO. 00768 - Applicant: Dolores Bruce - Fifth Supervisorial District - Elsinore Area Plan - The Project Location: Northeasterly of the intersection of Conard Avenue and 10th Street. The project address is 28761 10th Street, Elsinore - 1.66 net acres - R-A-20,000 (Residential Agriculture) - **REQUEST:** This is an application to add a 1,440 sq. ft. second unit. - Schedule: N/A - APN: 347-210-006 - **Related Cases: None** (1st LDC)**

9:00 A.M.

3. TL **SECOND UNIT PERMIT NO. 770 - Applicant: Ninfa Avalos - Fifth Supervisorial District - Reche Canyon/ Badlands Area Plan - The Project Location: Northwesterly of the intersection of Reche Canyon Road and Arroyo Drive. The project address is 8761 Reche Canyon Road, Colton - 87.6 net acres - R-A- 5, R-A-20 (Residential Agriculture) - **REQUEST:** This is an application to add a 1,368 sq. ft. second unit. Currently there is a main residence, guesthouse and barn on the property. - Schedule: N/A - APN: 471-080-008 - **Related Cases: None** - (1st LDC)**

Cleared	On Hold

12. AH **TENTATIVE TRACT MAP NO. 30155, AMENDED NO. 3** - EA 38402 -
 Depasquale Family Partnership - Albert A Webb Associates - Rancho California
 Zoning Area - First Supervisorial District - Northerly of Catt Road, southerly of
 Boylan Springs Road, easterly of I-15 and westerly of George Avenue - 75.88
 Acres - Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) Zone
 - **REQUEST:** The project is a Schedule A tract map proposing to subdivide
 75.88 acres into 231 single family residential lots with a minimum lot size of
 7,200 square feet, five detention basins totaling 5.27 acres, and one 3.88 acre
 open space lot. - APN: 369-050-007 **Related Cases:** **GPA00585** and **CZ06625**
 (4th LDC).

2:30 P.M.

13. AH **CHANGE OF ZONE NO. 06781** and **TENTATIVE TRACT MAP NO. 31207** -
 EA 38999 - Dan Hosseinzadeh - Hunsaker & Associates - Nuevo Zoning Area -
 Fifth Supervisorial District - Southerly of Central Avenue, westerly of Pico
 Avenue, northerly of San Jacinto Avenue, and easterly of Antelope Road - 80.1
 Gross Acres - Rural Residential (R-R) Zone - **REQUEST:** The project is a
 request to change the zone from Rural Residential (R-R) to One Family
 Dwellings (R-1); and a Schedule A tract map proposing to subdivide 80.1 gross
 acres into 277 single-family residential lots, two water quality basins, two
 detention basins, two open space lots and a 10.8 acre lake - APN: 309-020-
 005, 309-020-039, 309-020-038, 309-020-037, 309-020-036 **Related Cases:**
 N/A (1st LDC).

2:45 P.M.

14. EO **PRE-APPLICATION REVIEW NO. 00453** - EA (N/A) - Stephens Corona -
 Krieger & Stewart Inc. - Rancho California Zoning Area - Third Supervisorial
 District - Southerly of De Portola Road and westerly of Pauba Road - 40.25 Net
 Acres - Rural Residential (R-R) Zone - **REQUEST:** A pre-application review for
 a schedule H subdivision of 40.25 net acres into four (4) ten acre lots - APN:
 927-140-004 **Related Cases:** N/A (1st LDC).
NOTE: (Afternoon Sessions for Murrieta)

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 conference room until further notice. There will be full video
 teleconferencing available. We are sorry for any inconvenience.
 Thank you for your patience.**

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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: May 29, 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. JQ

SCREENCHECK NO. 1 for ENVIRONMENTAL IMPACT REPORT NO. 451, and TENTATIVE TRACT MAP NO. 29835 - EA No. 38667 - Applicant: Ashby Financial Co. Inc. - Engineer/Rep.: David Evans Associates - Third Supervisorial District - Sun City Zoning District - Located north of Chambers Road, between Antelope Road and Palomar Road - 236.08 acres - R-1 Zone - **REQUEST:** Subdivide 236.08 acres into 3 open space lots totaling 80 acres, 32 lots for local streets, and 513 single family residential lots with a minimum lot size of 7,200 square feet - Schedule "A" - APNs: 331-200-002, 331-200-003, 331-200-026, 331-200-027, 331-210-017, 331-210-018, 333-070-002, 333-070-029 through 333-070-037 - **Related Cases: GPA 594, CZ 6637, TR 29777, CFG 2069** (1st LDC).

9:00 A.M.

2. JQ

TENTATIVE TRACT MAP NO. 29777 - EA No. 38589 - Applicant: Ashby Financial Co. Inc. - Engineer/Rep.: Lohr and Associates - Third Supervisorial District - Romoland Zoning Area - Located north of Rouse Road, between Dawson Road and Antelope Road - 63.48 acres - R-1 Zone - **REQUEST:** Subdivide 63.48 acres into 1 open space lot totaling 10.6 acres, 13 lots for local streets, and 192 single family residential lots with a minimum lot size of 7,200 square feet - Schedule "A" - APNs: 331-170-021, 331-170-022, 331-170-023, 331-170-026, 331-170-027, 331-170-028, 331-170-029 - **Related Cases: GPA 594, CZ 6637, TR 29835, CFG 2069** (2nd LDC).

Cleared	On Hold

9:15 A.M.

Cleared	On Hold

3. TW **TENTATIVE TRACT MAP NO. 31217** - EA No. 37699 - Applicant: Bennet California Land - Engineer: Ali Shapouri & Associates - First Supervisorial District - Sedco Wildomar Zoning Area - Located south of Keller Road and north of Clinton Keith Road between I-15 and I-215 freeways.- 792.23 acres - R-T and R-5 zones. - **REQUEST: Tentative Tract Map No. 31217** proposes to subdivide 792.23 acres into 1,195 residential lots with a minimum lot size of 7,200 square feet and 10 open space lots, 18 park and recreation area lots, 3 detention basins, 1 water reservoir, and 1 lift station. - Schedule "A" - APN: 362-130-005, 015, 002, 017; 362-100-050, 048, 040; 362-140-035, 038, 032, - **Related Cases: SP00315, EIR00413 GPA00496, SP00116a4, CZ06461** (1st LDC)

9:30 A.M.

4. TW **SPECIFIC PLAN NO. 315, ENVIRONMENTAL IMPACT REPORT NO. 413** - EA No. 37699 - Applicant: Bennet California Land - Engineer: Ali Shapouri & Associates - First Supervisorial District - Sedco Wildomar Zoning Area - Located south of Keller Road and north of Clinton Keith Road between I-15 and I-215 freeways - 819.68 acres - R-T and R-5 zones. - **REQUEST: Specific Plan No. 315** is a proposal for a master planned community consisting of five Planning Areas comprised of 90.52 acres of Very Low Density Residential (95 dwelling units), 178.98 acres of Low Density Residential (406 dwelling units), 71.08 acres of Medium Density Residential (688 dwelling units), .69 acres of Medium-High Density Residential (6 dwelling units), 327.69 acres of Open Space, 24.87 acres of Recreation and Parks, 95.15 acres for onsite access roads, 27.48 acres of off-site access roads, and 3.22 acres for detention basins. The project proposes approximately 1195 residential lots. - Schedule: N/A - APN: 362-130-005, 015, 002, 017; 362-100-050, 048, 040; 362-140-035, 038, 032, - **Related Cases: TR31217, GPA00496, SP00116 A4, CZ06461** (1st LDC)

9:45 A.M.

5. JG **TENTATIVE TRACT MAP NO. 31156** - EA No. 38948 - Applicant: Gateway/Stone Associates, LLC - Engineer/Rep.: David Currington, R.C.E./Engineering Solutions - University Zoning District - Fifth Supervisorial District - Located north and south of Gernert Road, west of Morton Road and north-east of I-215 - 39 acres - Gateway Center Specific Plan No. 250 - SP Zone - **REQUEST: Divide the subject 39 acre property into 143 single family residential lots with a minimum lot size of 5,100 square feet and various open space lots** - Schedule "A" - APN: 256-040-009 & 012 - **Related Cases: SP 250** (1st LDC)

10:00 A.M.

6. 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** (3rd LDC)

10:15 A.M.

Cleared	On Hold

11. EO **CHANGE OF ZONE NO. 06798, TENTATIVE TRACT MAP NO. 31264 -**
 EA39035 - Osborne Development Corporation - James W. Unland &
 Associates - Little Lake Zoning District - Third Supervisorial District - Southerly
 of Mayberry Avenue, easterly of Lake Street, westlery of Pleasant Street and
 northerly of Whittier Avenue - 18.19 Gross Acres – One Family Dwellings-
 15,000 Square Feet Minimum (R-1-15,000), One Family Dwellings- 20,000
 Square Feet Minimum (R-1-20,000), Light Agriculture- 1 Acre Minimum (A-1-1)
 Zone - **REQUEST:** The project is a request to change the zone from R-1-
 15,000, R-1-20,000, and A-1-1 to Residential Agriculture (R-A); and a Schedule
 B tract map proposing to subdivide 18.19 gross acres into 32 residential lots
 with minimum lot size of 20,000 square feet net - APN: 552-110-001 **Related**
Cases: N/A (1st LDC).

2:15 P.M.

12. AH **CHANGE OF ZONE NO. 06795 and TENTATIVE TRACT MAP NO. 31342 -**
 EA 39028 - Guy Salts - A.J. Frick Associates - Ramona Zoning District - Third
 Supervisorial District - Northerly of Whittier Avenue, Easterly of Yale Street and
 Southerly of Mayberry Avenue - 2.85 Acres - Light Agriculture (A-1) Zone -
REQUEST: The project is a request to change the zone from Light Agriculture
 (A-1) to One Family Dwellings (R-1); and a Schedule A tract map proposing to
 subdivide 2.85 acres into eight (8) lots with a minimum lot size of 7,200 square
 feet. - APN: 447-112-001 **Related Cases:** **PAR00409** (1st LDC).

2:30 P.M.

13. AH- **CONDITIONAL USE PERMIT NO. 03397 -** EA 39024 - William Ruffulo -
 Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Keller
 Road, South of Scott Road, Westerly of Interstate 215, and Easterly of Zeiders
 Road - 2.04 Acres - General Commercial (C-1/C-P) Zone - **REQUEST:** The
 project is a proposal to construct approximately 150 self-storage units on 2.04
 acres - APN: 359-090-051 **Related Cases:** N/A (1st LDC).

2:45 P.M.

14. GS **TENTATIVE TRACT MAP NO. 31197 -** EA 39016 - Fiesta Development Inc. -
 The Keith Companies, Inc. - Sun City Zoning District - Third Supervisorial
 District - Westerly of Valley Blvd., northerly of McCall Blvd., and southerly of
 Thornton Street - 27.3 Gross Acres - One Family Dwellings (R-1) Zone -
REQUEST: Schedule A subdivision of 27.3 acres into 75 single family lots with
 a 7200 square foot minimum - APN: 335-080-055 and 056 **Related Cases:**
TR26390 CZ05873 (1st LDC).

3:00 P.M.

15. GS **PLOT PLAN NO. 18554 -** EA39011 - Lighthouse Townhomes - Kevin Cozad
 & Associates, Inc. - Ramona Zoning Area - Third Supervisorial District -
 Northerly of Whittier Avenues, southerly of Mayberry Avenue and westerly of
 Girard Street - 2.29 Gross Acres - General Residential (R-3) Zone -
REQUEST: Construction of a 30 unit townhouse development on 2.29 acres.-
 APN:447-150-044 **Related Case:** **PP10558A5** (1st LDC).

3:15 P.M.

Cleared	On Hold

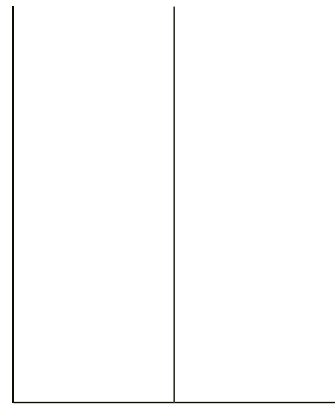
16. LM

CHANGE OF ZONE NO. 06802, TENTATIVE TRACT MAP NO. 30757 -
EA39043 - Hovnanian Forecast Homes Inc - Sake Engineering, Inc. -
Winchester Zoning Area - Third Supervisorial District - East of I-215, between
Newport Road and Sampson Road, west side of Lindenberger Road - 39.6
Acres - Heavy Agriculture-20 Acre Minimum (A-2-20), Light Agriculture with
Poultry (A-P) Zone - **REQUEST:** Proposed change of zone from Light
Agricultural with Poultry (A-P) and Heavy Agricultural-20 Acre Minimum (A-2-
20) to One Family Dwellings (R-1) and tentative subdivision of 39.56 acres into
114 residential lots with a minimum lot size of 7,200 square feet, one detention
basin, and two open space lots-APN:334-250-014 **Related Cases: PAR**
00441 (1st LDC).

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Murrieta Planning Staff



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Afternoon: 39493 Los Alamos Road
Murrieta, CA 92563**

DATE: June 12, 2003

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8:30 A.M.

1. LS **Pre-Application Review No. 452** - EA No. N/A - Applicant: Leobardo Godoy - Engineer/Rep.: Same as Applicant - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Located northerly of Mercadante Lane, west and southerly of Reche Canyon Road, and easterly of Pigeon Pass Road. - 87.07 acres - R-A-5 (Residential-Agricultural with a 5 acre minimum) and R-A-20 (Residential-Agricultural with a 20 acre minimum) zones - **REQUEST:** This is a pre-application review for the future proposed Tract Map No. 31381, which will divide a 87.07 acres lot into seven parcels. - Schedule: D - APN: 471-080-008 - **Related Cases:** (1st LDC)

Cleared	On Hold

8:45 A.M.

2. LR **PLOT PLAN NO. 18593** - EA No. 39033 - Applicant: Sprint PCS - Engineer/Rep.: Starbridge - Second Supervisorial District - Prado-Mira Loma Zoning District - Located south of River Road, south-east of Hellman Ave. - 54.5 acres - Heavy Agriculture 10 acre minimum (A-2-10) zone - **REQUEST:** The project proposes to construct a wireless telecommunications facility with a 73 foot monopine with 12 antennas, and 4 equipment cabinets, within a 325 square foot lease area in a 54.5 acre parcel. - Schedule: n/a - APN: 130-040-003 - **Related Cases:** **CFG02492**, (1st LDC)

Cleared	On Hold

9:00 A.M.

10:15 A.M.

8. TW

TENTATIVE TRACT MAP NO. 30885 - EA No. 39034 - Applicant: McMillin Morgan Hill LLC. - Engineer/Rep.: Rick Engineering - First Supervisorial District - Rancho California Zoning Area - Located at the southwest corner of the intersection of Anza Road and Nighthawk Pass and north of the future extension of Monte Verde Road. - 162 acres - SP Zone - **REQUEST:** Subdivide 162 acres into 351 residential lots (minimum lot size of 5,000 square feet), 8 open space lots, 1 park site, and 1 lot for a drainage channel. The project is located within Planning Areas 14, 19, and 20 of SP 313 (Morgan Hill). - Schedule "A" - APNs: 952-240-001, 952-230-002 - **Related Cases: SP 313, EIR 412, GPA 475, PM 29608** (1st LDC).

10:30 A.M.

9. 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 with a minimum size of 7,200 square feet (**TR 30893**) - Schedule "A" - APN: 134-030-011 - **Related Cases: AG 881, CFG 02323** (2nd LDC).

Cleared	On Hold

10:45 A.M.

10. 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 with a minimum size of 7,200 square feet (**TR 30933**) - Schedule "A" - APN: 134-030-023 - **Related Cases: AG 880, CFG 02322** (2nd LDC).

1:30 P.

M.

11. GS

CHANGE OF ZONE NO. 06796 and TENTATIVE TRACT MAP NO. 31331 - EA39030 - Colorado Pacific Communities - HJK Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Northerly of Catt Road, easterly of Palomar Road and westerly of Interstate 15 - 20.1 Gross Acres - Rural Residential (R-R) Zone - **REQUEST:** Zone change from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A subdivision of 20.1 acres into 78 lots with a 7200 square foot minimum and one 10,849 square foot open space lot.-APN:376-410-006 **Related Cases: CZ06275 PAR00044** (1st LDC).

1:45 P.M.

12. AH

GENERAL PLAN AMENDMENT NO. 00667- EA 38758 - Evans Unlimited, LLC - Trans-Pacific Consultants, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Easterly of Murrieta Road, Southerly of Holland Road, Northerly of Craig Avenue, and Westerly of Evans Road - 35.4 Acres - Residential Agriculture-One Acre Minimum (R-A-1), Rural Residential-One Acre Minimum (R-R-1) Zone - **REQUEST:** The project is a request to amend the Sun City/Menifee Valley Community Plan from Residential One Acre Minimum to Residential 2-4 Dwelling Units per Acre on 35.4 acres - APN: 360-160-022, 360-160-004 **Related Cases: TR30554, CZ06709** (1st LDC).

2:00 P.M.

13. AH

TENTATIVE TRACT MAP NO. 30989, AMENDED NO. 1 - EA 38873 - Stonegate Development Company, LLC - W.J. McKeever, Inc. - Winchester Zoning Area - Third Supervisorial District - Southerly of Grand Avenue, Easterly of Leon Road, Westerly of Winchester Road and Northerly of Simpson Road - 58 Acres - Light Agriculture - 10 Acre Minimum (A-1-10) Zone - **REQUEST:** The project is a Schedule A tract map proposing to subdivide 58.3 acres into 204 single-family lots and one 5.4 acre park - APN: 462-020-040, 462-020-041, 462-020-044, 462-020-046, 462-020-047 **Related Cases: CZ06743** (2nd LDC).

2:15 P.M.

14. EO

Second Unit Permit No. 00774 - EA (N/A) - Adolfo & Mary Vega - Idyllwild Zoning District - Third Supervisorial District - Southerly of Middle Ridge Lane, easterly of Live Oak Lane, northerly of Double View Drive, and westerly of Dome Lane - .33 Gross Acres - One Family Dwellings- Mountain Resort (R-1A-9000) Zone - **REQUEST:** The project is proposing 568 sq. ft. expansion to existing 460 sq. ft. detached second unit on a .33 gross acre parcel. -APN: 561-164-029 **Related Cases: CV011821, SUP00642** (1st LDC).

2:30 P.M.

15. EO

TENTATIVE TRACT MAP NO. 28582, MINOR CHANGE NO. 1, AMENDED NO. 1 - EA (N/A) - Ryland Homes of California Inc. - The Keith Companies, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Southerly of Glancoe Way, westerly of Palomar Road, easterly of Hanover Lane, and northerly of Craig Avenue - 30 Gross Acres - One-Family Dwellings (R-1) Zone - **REQUEST:** Minor Change for approved **TR28582** proposes to delete six lots to add a detention basin, and Glencoe Lane becomes cul-de-sac; Schedule A subdivision of 30 gross acres into 101 residential lots with a minimum lot size of 7,200 square feet and one detention basin - APN: 372-040-021, 372-040-012 **Related Cases: TR28582 CZ06338 EA37243** (2nd LDC).

Cleared	On Hold

NOTE: (*Afternoon Sessions for Murrieta*)

Due to construction, the LDC Meeting will be held in the temporary conference room until further notice. There will be full video teleconferencing available. We are sorry for any inconvenience. 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: June 19, 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.

8:30 A.M.

1. LR **PLOT PLAN NO. 18574** - EA No. 39025 - Applicant: Cingular Wireless - Engineer/Rep.: SBA Network Services - Fourth Supervisorial District - Chuckawalla Zoning Area - Located east of Adams Street, and west of Goodman Road - 1,625 square foot lease area on a 5 acre parcel - Controlled Development Areas (W-2-10) zone - **REQUEST:** The proposed project is to construct a wireless communications facility with a 65 foot monopalm, 13 antennas, 160 square foot equipment shelter within a 1,625 square foot lease area, on a 5 acre residential parcel. - Schedule: N/A - APN: 750-310-005 - **Related Cases: CFG 02483**, (1st LDC)

8:45 A.M.

2. 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 installing 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** (2nd LDC)

Cleared	On Hold

9:00 A.M.

Cleared	On Hold

3. TL **SECOND UNIT PERMIT NO. 00772** - Applicant: Gary & Kathleen Arden - Representative: Wilhelm Construction - First Supervisorial District - Lake Mathews/ Woodcrest Area Plan - The Project Location: South of the intersection of Mandeville Place and Multiview Drive. The project address is 20750 Mandeville Place - 3.43 net acres - R-A-2 1/2 (Residential Agriculture) - **REQUEST:** This is an application to construct a 1,560 square foot (sf) home as a second unit. The primary unit on the property is approximately 2210 sf. - Schedule: N/A - APN: 286-170-021 - **Related Cases:** None (1st LDC)

9:15 A.M.

4. TL **PLOT PLAN NO. 09062 SUBSTANTIAL CONFORMANCE NO. 8** - Applicant: Glen Ivy Hot Springs - First Supervisorial District - Glen Ivy District - The project location: South westerly of the intersection of Warm Springs Drive and Glen Ivy Road. - 17.28 Acres Net - SP (Specific Plan), M-R-A (Mineral Resources), C-1/ C-P (General Commercial) and W-2 (Controlled Development) zones - **REQUEST:** This is an application add 171,815 square foot (sf) of new buildings and remove 4,288 sf. of existing structures to the Glen Ivy Hot Springs. - Schedule: N/A - APN: 290-040-051 - **Related Cases:** N/A (1st LDC)

9:30 A.M.

5. TL **CHANGE OF ZONE NO. 06800, TENTATIVE PARCEL MAP NO. 31400** - EA NO. 39037 - Applicant: Erick Zecena - Fifth Supervisorial District - Edgemont Sunnymead Zoning District - Easterly of the intersection of Adams Avenue and Whittier Street - 2.43 net acres - "R-A-2 1/2" Zone (Residential Agricultural) - **REQUEST:** Application to change the zone of the parcels from R-A-2 1/2 to R-A-1 and to subdivide 2.43 net acres into three parcels - Schedule "H" - APN: 259-040-020, 259-040-021 - **Related Cases:** **CFG 02495** (1st LDC).

9:45 A.M.

6. TW **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 northerly of Briggs Road, south of Leon Road, and east of Winchester Road - 35.42 - acres - SP Zone - **REQUEST: Tentative Tract Map No. 30694** is an application to subdivide 35.42 acres into 81 residential units (minimum lot size 8,000 sq. ft. and 8 open space lots totaling 5.40 acres. The project is located within Planning Areas 1 and 7 of SP312 (French Valley). - Schedule "A" - APN 467-230-019 through 020, 022, 023 and 025. **Related Cases:** **SP312** (2nd LDC)

10:00 A.M.

7. 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**, (2nd LDC)

10:15 A.M.

Cleared	On Hold

8. 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**, (2nd LDC)

1:30 P.M.

1. TW

TENTATIVE TRACT MAP NO. 30695 - EA No. 39046 - Applicant: Newland Communities - Engineer/Rep: RBF Consulting/Pam Barr -Third Supervisorial District - Rancho California Zoning Area - Located northerly of Thompson, south of Leon Road, and west of Briggs Road - 46 - acres - SP Zone - **REQUEST: Tentative Tract Map No. 30695** is an application to subdivide 46 acres into 102 residential units (minimum lot size 6,000 sq. ft.), 8 open space lots totaling 22.95 acres, and one 1.80 acre commercial lot. The project is located within Planning Areas 1, 4, and 6 of SP312 (French Valley). - Schedule "A" - APNs: 467-230-022 through 025 - **Related Cases: SP312** (1st LDC)

1:45 P.M.

2. TW

TENTATIVE TRACT MAP NO. 30696 - EA No. 39047 - Applicant: Newland Communities - Engineer/Rep: RBF Consulting/Pam Barr -Third Supervisorial District - Rancho California Zoning Area - Located northerly of Leon, north and south of Baxter Road, and east and west of Briggs Road - 173 - acres - SP Zone - **REQUEST: Tentative Tract Map No. 30696** is an application to subdivide 173 acres into 453 residential units (minimum lot size 6,000 sq. ft.), 23 open space lots totaling 41.96 acres, one 3.92 acre detention basin, one 9.66 acre park site, and one 10.5 acre school site. The project is located within Planning Areas 3A, 8, 9, 10, 11, 12A, 12B, 13 and 14 of SP312 (French Valley). - Schedule "A" - APNs: 467-230-019, 020, 025, 026; 467-140-019; 467-220-041, 044 thru 049, 051 - **Related Cases: SP312** (1st LDC)

NOTE: (Afternoon Sessions for Murrieta)

Due to construction, the LDC Meeting will be held in the temporary conference room until further notice. There will be full video teleconferencing available. We are sorry for any inconvenience. Thank you for your patience.

Murrieta Planning Staff

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 26, 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.

8:30 A.M.

1. DZ **Tentative Tract Map No. 31301** - EA No. 39029 - Applicant: Far West Industries - Engineer/Rep.: Adams-Streeter Civil Engineers - Second Supervisorial District - Glen Avon Zoning District - Located south of Jurupa Road, north of Alta Mar, west of Tyrolite Street and east of Pyrite Street - 18.07 acres - A-1 (Light Agricultural) zone - **REQUEST:** This proposal is to subdivide 18.07 acres into 31 single family residential lots with a minimum average lot size of 20, 000 square feet. - Schedule: B - APN: 166-050-043 and 166-050-044 - **Related Cases: CFG02488**, (1st LDC)

Cleared	On Hold

8:45 A.M.

2. LS **SECOND UNIT PERMIT NO. 773** - Applicant: Agustina Balderrama - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of Lyra Avenue, west of Galaxy Lane, and southerly and easterly of Lucretia Avenue - 0.57 acres - R-A (Residential-Agricultural) zone - **REQUEST:** This is an application to install a mobile home as a second unit at 5581 Galaxy Lane in Mira Loma - APN: 160-151-048 - (1st LDC)

9:00 A.M.

3. LS **PARCEL MAP NO. 31163** - EA No. 39041 - Applicant: Research-Design-Build, Inc. - Engineer/Rep.: Same as Applicant - Fifth Supervisorial District - Romoland Zoning Area - Located northerly of Highway 74, westerly of Sherman Road, south of Mapes Road and east of Trumble Road - 4.27 acres - M-SC (Manufacturing-Service Commercial) zone - **REQUEST:** This is an application to subdivide a 4.27 acres industrial lot into two industrial parcels. - APN: 329-030-051 - (1st LDC)

9:15 A.M.

Cleared	On Hold

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** (2nd LDC).

9:30 A.M.

5. CS **TENTATIVE TRACT MAP NO. 30915** - EA No. 38958 - Applicant Nuevo Development Group - Engineer/Rep: David Jeffers Consulting Group - Third Supervisorial District - Nuevo Zoning District - Located south of Nuevo Road, east of Menifee Road, and west of Passage Road - 243 acres - R-A, R-A-1, R-A-10 and R-A-5 zoning. **REQUEST:** Proposes to subdivide 243 acres into 281 single-family residential dwelling units with 10,000 square foot minimum lot sizes and 1 detention basin and a 6 acre park. Schedule "B" Map-APN: 490-020-028, 429-020-021, and 429-160-002-**Related Cases: CFG 02407**, (2nd LDC).

9:45 A.M.

6. 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 - 40.9 Acres - R-A-1 & R-A-5 Zone - **REQUEST:** To subdivide the subject 40.9 acre site into 41 single family lots, with a minimum lot size of 10,000 square feet and two open space lots - Schedule "A" - APN: 136-120-002; 269-350-001 & 269-350-002 - **Related Cases: GPA 506, SP 316 (to be withdrawn), SP 144 A4, CZ 6478** (2nd LDC)

10:00 A.M.

7. JG **PLOT PLAN NO. 18477** - EA No. TBD - Applicant: George Harada – Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Located at the south/west corner of Cloverdale Road (Limonite Avenue) and Hamner Avenue, South of Bellegrave and west of the I-15 – 14.23 acres – General Commercial (C-1 / C-P) zone – **REQUEST:** Plot Plan for development of 10 commercial buildings totaling 131,212 square feet, 765 parking spaces (5.83/1000 sq. ft.), major anchor tenant is a Ralph's supermarket – APN: 134-090-0011 - **Related Cases: FTA No. 2002-16; GPA 00520; CZ 06506; CFG 1585** (2nd LDC)

10:15 A.M.

Cleared	On Hold

13. GS **PLOT PLAN NO. 18584** - EA39027 - Barrett Bird - LCF Surveying, Inc. - Rancho California Zoning Area - Third Supervisorial District - Northerly of Madera De Playa, westerly of Calle Contento and easterly of La Serena Way - 5.27 Acres - Rural Residential (R-R) Zone - **REQUEST:** Construction of a 3000 square foot winery with a tasting room on an existing vineyard.-APN:951-130-006 **Related Cases:** None (1st LDC).

2:30 P.M.

14. GS **CONDITIONAL USE PERMIT NO. 03285, REVISED NO. 1** - EA39042 - CRMS Architects - Kurt Buehler - Rancho California Zoning Area - First Supervisorial District - Northerly of Interstate 15, southerly of Catt Rd and easterly of Hidden Springs Road - 1.01 Net Acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** The addition of an automated carwash to an existing Mini-mart and gas station. -APN:380-240-023 **Related Cases: CUP03285 CUP3285S1** (1st LDC).

2:45 P.M.

15. LM **TENTATIVE PARCEL MAP NO. 30517, AMENDED NO. 1** - EA 38620 - Scott Hadley - Landmark - Lakeland Village Zoning District - First Supervisorial District - South of Grand Avenue, more specifically between Dowman Street and Wood Street - 0.59 net acres - General Residential (R-3) Zone - **REQUEST:** A proposed schedule "F" subdivision of 0.59 net acres into 3 residential lots with minimum lot size of 0.18 net acres. - APN: 381-223-014 (**Related Case:** N/A (2nd LDC)).

3:00 P.M.

16. AH **CONDITIONAL USE PERMIT NO. 03389, AMENDED NO. 3** - EA 38832 - John Walker - Davcon Development - Sun City Zoning District - Third Supervisorial District - The project site is located on the easterly side of Bradley Road, southerly of Mc Call Boulevard, northerly of Newport Avenue and westerly of I-215 - 2.08 Acres - Commercial Office (C-O) Zone - **REQUEST:** The project proposes to construct a 23,721 square foot athletic club facility with 120 parking spaces on a 2.08 acre parcel - APN: 334-210-066 (**Related Case:** N/A (4th LDC)).

NOTE: (*Afternoon Sessions for Murrieta*)

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Murrieta Planning Staff

3. EO **TENTATIVE TRACT MAP NO. 31130 AMENDED NO. 1 - EA38970 - Marana Construction - Blaine Womer Civil Engineering - Bautista Zoning Area - Third Supervisorial District - Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlery of Thacker Drive - 10.09 Gross Acres - Light Agriculture-10 Acre Minimum (A-1-10) Zone - **REQUEST:** Schedule B tract map proposing to subdivide 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. - APN: 553-070-011 **Related Cases: CZ06673** (2nd LDC).**

NOTE:

Riverside County’s regularly scheduled LDC morning sessions will be canceled due to the number of employee’s taking vacation for the fourth of July. However, the afternoon sessions in Murrieta will still take place.

**Thank you,
and sorry for the inconvenience
Riverside 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: July 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:

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8:30 A.M.

1. DZ **Plot Plan No.18634** - EA No. 39051 - Applicant: Guy Williams, Jr. - Engineer/ Rep.: Guy Williams, Jr. - First Supervisorial District - El Cerrito Zoning District - Located approximately 240 feet south of the southeast intersection of Temescal Canyon Road and Foster Road. - 17.69 acres - M-SC (Manufacturing-Service Commercial) zone - **REQUEST:** This proposal is for a excavation and contractor storage yard. The site contains an office structure, office trailer, caretaker's home, storage trailers and containers and miscellaneous outside storage of materials and equipment. - Schedule: N/A - APN: 282-140-023 and 283-060-009 - **Related Cases: PP5275, PP7942, CFG08509, and CV011181** (1st LDC)

Cleared	On Hold

8:45 A.M.

2. DZ **Plot Plan No. 18538** - EA No. 39001 - Applicant: Max Harrison - Engineer/Rep.: Dennis Janda - Fifth Supervisorial District - Romoland Zoning Area - Located southerly of the intersection of Watson Road and State Highway 74, east of Trumble Road. - 3.63 acres - M-M (Manufacturing-Medium) zone - **REQUEST:** This proposal is for a truss manufacturing facility. The site includes outside storage of lumber, completed trusses and an outside assembly area. The project proposes a commercial office trailer, seven parking spaces and perimeter landscaping/fencing. - Schedule: N/A - APN: 329-140-037 and 329-140-039 - **Related Cases: CFG02452,** (1st LDC)

Cleared	On Hold

9:00 A.M.

3. TW **SPECIFIC PLAN NO. 106, AMENDMENT NO. 13 (SP00106AD in LMS), GENERAL PLAN AMENDMENT NO. 00665, CHANGE OF ZONE NO. 06804, TENTATIVE TRACT MAP NO. 31119** - EA No. 39045 - Applicant: Van Kalmthout - Eng/Rep: Webb Associates - Mohammad Faghihi- Third Supervisorial District - Rancho California Zoning District - The project site is located north of Auld Road, south of Benton Road, east of Leon Road, and west of Pourroy Road. - 20.01 acres - R-A-5 zone - **REQUEST: Specific Plan No. 106A12 and General Plan Amendment No. 00665** are proposals to change 20 acres within the Dutch Village Specific Plan (**SP106**) from Very Low Density Residential (5-acre min) to Medium Density Residential (3-5 du/acre). **Change of Zone No. 6804** proposes to change the zone of 20.01 acres from R-A-5 to R-1. **Tentative Tract Map No. 31119** is Schedule A tract map to subdivide 20.01 acres into 31 single-family residential lots (minimum lot size 7,200 square feet) and one detention basin. - Schedule: A - APN: 958-060-012 - **Related Cases: SP106, CFG02503** (1st LDC)

9:15 A.M.

4. TW **CHANGE OF ZONE NO. 06803, TENTATIVE TRACT MAP NO. 31118** - EA No. 39044 - Applicant: Van Kalmthout - Eng/Rep: Webb Associates - Mohammad Faghihi- Third Supervisorial District - Rancho California Zoning District - The project site is located north of Jean Nicholas Road, south of Scott Road, east of Leon Road, and west of State Highway 79. - 40.43 acres - R-R zone - **REQUEST: Change of Zone No. 6803** proposes to change the zone of 40.43 acres from R-R to R-1. **Tentative Tract Map No. 31118** is Schedule A tract map to subdivide 40.43 acres into 133 single-family residential lots (minimum lot size 7,200 square feet), 2 open space lots, and one detention basin. - Schedule: A - APN: 467-160-047 & 012 - **Related Cases: SP106, CFG02502** (1st LDC)

9:30 A.M.

5. CS **TENTATIVE TRACT MAP NO. 30247** - EA No.38803 - Applicant Hon and Yvonne Cao - Engineer/Rep: Albert A. Webb and Associates - First District - Mean Valley Zoning District - Located south of Avenue D, east of Cole Avenue ad west of Ravenwood Drive - 36.25 acres - A-1-1 zone. **REQUEST:** Subdivide 36.25 acres into 33 one acre minimum lots - Schedule: B - APN: 331-100-005 - **Related Cases: CFG02228** (2nd LDC)

9:45 A.M.

6. JQ **PLOT PLAN NO. 07817, REVISED NO. 3 (FTA 2003-09)** - EA No. 39052 - Applicant: Fleetwood Enterprises, Inc. - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Rubidoux Zoning Area - Located on the east side of Via Cerro, between Via Ricardo and Fleetwood Drive - 24.49 acres - M-H Zone - **REQUEST:** Develop a 325,490 sq. ft. addition to existing assembly line facilities, including 7,500 square feet of office space, 263,400 sq. ft. of assembly area, and 54,590 sq. ft. of warehouse space - Schedule N/A - APN: 178-350-002, 178-350-003, 178-350-004, 178-350-008 - **Related Cases: PP07817, PP 18637, CFG02512** (1st LDC)

10:00 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 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:

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. TW **TENTATIVE PARCEL MAP NO. 30693, 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:** Schedule "E" parcel map to divide 16.7 acres into 12 parcels for commercial uses. - Schedule: E - APN: 958-230-029 - **Concurrent Case: CUP03385 - Related Cases: SP106** (1st LDC)

8:45 A.M.

2. TL **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** (2nd LDC)

9:00 A.M.

Cleared	On Hold

3. CS **Tentative Tract Map No. 29262** - EA 37866 - Applicant: Ashby Financial - Third Supervisorial District - Homeland Zoning District - Located north of Highway 74, east of Briggs Road, west of Sultanas Road and south of Watson Road - 80.6 acres - SP Zones - **REQUEST:** This is an application to subdivide 80.6 acres into 318 residential lots. All the proposed residential lots are within Planning Area 24 and 25 of the Menifee North Specific Plan (SP 260). Schedule A - APN 457-320-002 - 007, 010-012, 014, 015, 017-021. **Related Cases: SP260** (3rd LDC).

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9:15 A.M.

4. CS **PLOT PLAN NO. 18681** - EA N/A-Applicant Edward Anderson - Engineer/Rep: McArdle and Associates - Third Supervisorial District - Sun City Zoning District- Located north of Newport Road and east of Haun Road- 3 Acres- SP (Specific Plan) zone. **REQUEST:** This is an application to constrict 3 acres into a three story medical center. The overall square footage of the building will be 50,809 square feet with 31,042 square feet for landscaping and 40,098 square feet used for 252 parking stalls. APN: 334-520-052 and 334-520-027-(1st LDC).

Cleared	On Hold

9:30 A.M.

5. CS **Tentative Tract Map No. 29668** - EA No. 39038 - Applicant: Ryland Homes - Engineer/Rep: CSL Engineering - Third Supervisorial District- Sun City, Winchester Zoning Area-Located north of Aldergate Road, west of Menifee Road, and east of State Highway 215 - 14 Acres - SP (Specific Plan) zoning-**REQUEST:** This is an application to subdivide 14 acres into 16 single family residential lots and 3 open space lots. The proposed single family residential units will have 7,000 square foot minimum lot sizes - Schedule A - APN 334-230-048 (1st LDC).

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9:45 A.M.

6. JG **PARCEL MAP NO. 31191** - EA No. 39065 - Applicant: Inland Communities - Engineer/ Rep.: Canty Engineering Group, Inc. - First Supervisorial District - Lake Mathews Zoning District - The project site is located east of La Sierra Avenue and south of Grove Drive in the Victoria Grove specific Plan (**SP 270**) - .43 Acres - SP Zone - **REQUEST:** This is a proposal to divide .43 areas into 2 single family residential lots with a minimum lot size of 7,400 square feet - Schedule "F" - APN: 270-400-013 - **Related Cases: SP 270, SP 270A1, and TR 29386-3** (1st LDC)

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10:00 A.M.

7. JG **TENTATIVE TRACT MAP NO. 30241** - EA No. 38698 - Applicant Corona Hills LLC - Engineer/Rep: K&A Engineering Inc. - First Supervisorial District - El Cerrito Zoning District - Located at the south of the intersection of Weirick Road and Knabe Road west of the I-15 Freeway and north of the McBride Channel. - 173 acres - **SP 317** Planning Areas 4, 5A, 5B, 6, 7, 8, - **REQUEST:** Proposes to subdivide 173 acres into 430 residential lots with minimum lot sizes of 6,000 - 10,000 square feet and 13 open space lots - APN: 282-150-001-002; 282-170-001 & 004-005; 282-180-001; 282-210-054; 282-220-004-005; and 282-310-001. **Related Cases: Specific Plan 317, PP 17888, EA 38681, LLA 04460** - (3rd LDC).

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1:30 P.M.

1. GS **PLOT PLAN NO. 18163, AMENDED NO. 2** - EA 38802 - Engineering Ventures Inc. - Engineering Ventures Inc. - Ramona Zoning District - Third Supervisorial District - Northerly of Acacia Avenue, southerly of Briarwood Avenue and easterly of Stanford Street. - 1.06 Net Acres - Multiple Family Dwellings (R-2) Zone - **REQUEST:** Addition of four (4) single family manufactured homes to a site with 2 existing duplexes. The additions are three units of 1344 sq. ft. and one unit 1465 sq. ft. - APN: 438-122-023, 438-122-025 **Related Cases: None** (3rd LDC).

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8. MAF **CHANGE OF ZONE NO. 06620, AMENDED NO. 1** - EA 38215 - Helen M. Young, - Al Kranz 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 gross acres - (R-R-5), Rural Residential -20 Acre Minimum (R-R-20) Zone - **REQUEST:** proposes to change the zone from R-R-20 (Rural Residential, 20 acre minimum) to R-A-20 (Residential-Agriculture, 20 acre minimum) and R-A-5 (Residential-Agriculture, 5 acre minimum) - APN: 580-470-003, 580-470-004, 580-480-001 **Concurrent Case: PM 30022** (2nd LDC).

3:30 P.M.

9. MAF **CHANGE OF ZONE NO. 06818** - EA 38565 - Developers Investment Group - RBF Consulting - Sun City Zoning District - Third Supervisorial District - 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:** Change the zone on the subject property from R-1 to R-2 - APN: 335-110-025 – **Concurrent Cases: TR30507 & GPA 00629** (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 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. 18683 - EA No. 39077 - Applicant: Nextel Communications - Engineer/Rep.: Nextel Communications - Second Supervisorial District - El Cerrito Zoning District - Located on the western side of Temescal Canyon Rd., south of Foster Rd. - 1,200 square foot lease area within a 2.2 acre parcel - Scenic Highway Commercial (C-P-S) zone - **REQUEST: Plot Plan No. 18683** proposes to construct an unmanned telecommunications facility with a 70 foot monopalm, and a 230 square foot equipment shelter, on a 1,200 square foot lease area within a 2.2 acre parcel. - Schedule: N/A - APN: 282-140-020 - **Related Cases: CFG 02536** (1st LDC)

Cleared	On Hold

8:45 A.M.

2. LR **PLOT PLAN NO. 18684** - EA No. 39078 - Applicant: Nextel Communications - Engineer/Rep.: Nextel Communications - First Supervisorial District - Sedco-Wildomar Zoning Area - Located on the eastern side of Interstate 15, south of Bundy Canyon Rd. - 1,200 square foot lease area within a 4 acre parcel - Rural Residential (R-R) zone - **REQUEST: Plot Plan No. 18684** proposes to construct a 70 foot monopalm, 230 square foot equipment shelter, on a 1,200 square foot lease area within a 4 acre parcel - Schedule: n/a - APN: 367-100-011 - **Related Cases: CFG02537** (1st LDC)

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9:00 A.M.

3. LR **Parcel Map No. 30937** - EA No. 39081 - Applicant: Herald and Karen Lantis - Engineer/Rep.: HL Engineering and Surveying - Fifth Supervisorial District - Cherry Valley Zoning District - Located on the eastern side of Noble St., north of Brookside Avenue. - 4.77 acres - Multiple Family Dwellings (R-2) and Residential Agricultural (R-A-1) zone - **REQUEST: Parcel Map No. 30937** proposes to divide 4.77 acres into 4 lots and one remainder parcel. - Schedule: B - APN: 403-180-011 - **Related Cases: PAR00439, CFG02539** (1st LDC)

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9:15 A.M.

4. 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 37 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** - (3rd LDC).

	On Hold

9:30 A.M.

5. 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 47,916 sq. ft. of building area** APN: 283 160 029 **Related Cases: CFG 02439** (2nd LDC)

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9:45 A.M.

6. JQ **TENTATIVE TRACT MAP NO. 30592** - EA No. 38909 - Applicant: Stowe-Passco Development LLC - Engineer/Rep.: Rick Engineering - First Supervisorial District - North Perris Zoning Area - Located on the west side of Interstate 215, south of Rider Street, and west of Patterson Avenue - 32.5 acres - R-1 Zone - **REQUEST: Subdivide 32.5 acres into 1 lot for a detention basin and 131 single family residential lots of 7,200 square foot minimum size** - Schedule "A" - APNs: 317-210-018, -022, -023 - **Related Cases: CFG 2358** (2nd LDC).

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10:00 A.M.

7. JQ **PLOT PLAN NO. 12199, REVISED NO. 1** - EA No. 38880 - Applicant: Yeager Skanska Inc. - Engineer/Rep.: Kroh/Broeske Architects - Second Supervisorial District - Rubidoux Zoning Area - Located north of the intersection of Agua Mansa Road and Wilson Street - 3.93 acres - M-H Zone - **REQUEST: Add a 4,300 square foot office building to an existing heavy construction contractor operation** - Schedule N/A - APNs: 175-170-008 - **Related Cases: SP 210, PP 12199, CFG 2318** (2nd LDC)

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10:15 A.M.

8. CS

PLOT PLAN NO.18687 - EA NO. 39080 - Applicant: Herron Rumansoff - Engineer/ Rep: Herron Rumansoff - Third Supervisorial District - Sun City Zoning District - Located north of Newport Road and west of New Hub Drive - 1 Acre - SP (Specific Plan) zone. **REQUEST:** This is an application to construct a 15,000 square foot concrete tilt up building. The building will be used for warehouse and offices uses. The entire site will include 43 parking stalls and have 7,625 square feet of landscaping - APN: 334-520-016 (1st LDC).

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10:30 A.M.

9. CS

SPECIFIC PLAN NO. 194, AMENDMENT NO.2 - EA No. 39080 - Applicant: Sutter Bay Corporation - Representative: Crag Page - Third Supervisorial District - Antelope Valley Zoning District - Located south of Newport Road, north of Holland Road, west of State Highway 215 and east of Bradley Road - 305 Acres - SP (Specific Plan) zone - **REQUEST:** The specific plan amendment would entail the development of 305 acres with 996 single family residential units with a combination of low density 2-5 DU/AC and medium density 5-8 DU/AC dwelling units. The proposed amendment would also include 12-acre school, 9-acre park with linear/passive trails, 25 acres of open space, 43 acres of commercial and 24 acres used for roads. The amendment would be altering the existing specific plan by reducing the amount of dwelling units from 1,154 DU's to 996 DU's, in addition to the residential component the amendment would also increase the amount of park acreage and open space. APN: 360-080-001 through 012, 360-110-001 and 002. (1st LDC).

Cleared	On Hold

1:30 P.

M.

10. GS

SCREEN CHECK NO. 2 FOR Environmental Impact Report No. 00445, RELATED CASES: ENERAL PLAN NO. 00615, 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. 06670**, Change the zoning from Residential Agricultural - 1 Acre Minimum (R-A-1) to One Family Dwellings (R-1). **TENTATIVE TRACT MAP NO. 30142**, A Schedule A subdivision of 166.2 acres into 524 residential lots with a 7200 square foot minimum. (1st LDC).

1:45 P.M.

11. GS

TENTATIVE TRACT MAP NO. 31008, AMENDED NO. 1 - EA 38874 - Leon Road, LLC - Engineering Ventures - Winchester Zoning Area - Third Supervisorial District - Southeasterly corner of Holland Road and Leon Road, northwesterly corner of Eucalyptus Road and Craig Avenue - 154.62 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** A Schedule "A" subdivison of 160 acres into 363 lots and consisting of 3 phases. Phase I proposes 173 residential lots with a minimum lot size of 7,200 sq. ft. and a 5.3 acre park lot. Phase II proposes 103 lots with a minimum residential lot size of 9,400 sq. ft., and Phase III proposes 87 residential lots with a minimum lot size of 8,500 sq. ft. - APN: 466-310-026, 002 **Related Cases:** None (2nd LDC).

2:00 P.M.

12. GS **TENTATIVE TRACT MAP NO. 31331 AMENDED NO. 1 - EA39030 - Colorado Pacific Communities - HJK Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Northerly of Catt Road, easterly of Palomar Road and westerly of Interstate 15 - 20.1 Gross Acres - Rural Residential (R-R) Zone - **REQUEST:** A Schedule A subdivision of 20.1 acres in 78 lots with a 7200 square foot minimum and two open space lots totaling 19,888 square feet. - APN: 376-410-006 **Related Cases:** CZ06275 PAR00044 (2nd LDC).**

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2:15 P.M.

13. EO **TENTATIVE TRACT MAP NO. 31148 AMENDED NO. 1 - 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 196 residential lots with a minimum lot size of 7,200 square feet and 1.6 acre detention basin - APN: 372-040-014, 372-040-015, 372-040-016, 372-040-017 **Related Cases:** None (2nd LDC).**

2:30 P.M.

14. EO **SECOND UNIT PERMIT NO. 00775 AMENDED NO. 1 - EA (N/A) - Jeanes Lorraine - Tule Peak Zoning Area - Third Supervisorial District - Southerly of Rincon Ridge Road, westerly of Jay Dee Lane, northerly of La Cima Road, and easterly of Terwilliger Road - 5 Net Acres - Rural Residential- 5 Acre Minimum (R-R-5) Zone - **REQUEST:** Built a detached 1,581 sq. ft. single family residence on a 5 net acre parcel as a second unit. - APN: 576-260-002 **Related Cases:** None (2nd LDC).**

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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 31, 2003

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8:30 A.M.

1. LR **Plot Plan No. 18718** - EA No. 39106 - Applicant: AT&T Wireless - Engineer/Rep.: Delta Groups - Third Supervisorial District - Little Lake Zoning District - Located on the northeast corner of Whittier Ave and Soboba Street. - .9 acres - Light Agriculture one acre minimum(A-1-1) zone - **REQUEST:** Proposes to construct a unmanned wireless communications facility with 101 foot monopine, 4 equipment cabinets, and 8 antennas on a 900 square foot lease area within a .9 acre church facility. - Schedule: N/A - APN: 552-080-013 - **Related Cases:** **CFG02565** (1st LDC)

Cleared	On Hold

8:45 A.M.

2. JQ **PAR 00456** - Applicant: Philip McElroy - Engineer/Rep.: SP2 Inc. - First Supervisorial District - Lakeland Village Zoning District - East of Ortega Highway, south of Grand Avenue, and north of Union Avenue, and west of Santa Rosa Drive - 7.06 acres - R-3 Zone - **REQUEST:** Division of 7.06 acres into 28 single family lots of 7,200 square foot minimum lot size - Schedule "A" - APNs: 381-300-010, -011 - **Related Cases:** None (1st LDC)

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9:00 A.M.

3. JQ **PAR 00457** - Applicant: Steven Walker Homes - Engineer/Rep.: Danjon Engineering - First Supervisorial District - Sedco-Wildomar Zoning Area - East of Interstate 15, at the southeast corner of Bundy Canyon Road and Monte Vista Drive - 19 acres - R-R Zone - **REQUEST:** Division of 19 acres into a .84 acre open space lot and 87 single family lots of 7,200 square foot minimum lot size - Schedule "A" - APNs: 381-300-010, -011 - **Related Cases:** None (1st LDC)

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9:15 A.M.

4. GW **PLOT PLAN NO. 03552 REVISED NO. 1** - EA No. N/A - Applicant: Luigi Renna - Engineer/Rep.: Arnulf J. Frick – 3rd Supervisorial District – San Jacinto Valley Area Plan - The property is located at the southwest corner of New Chicago Avenue and Florida Avenue - 1.14 acres – General Commercial (C-1/C-P) zone - **REQUEST:** This is a proposal to convert an existing building into a restaurant and cocktail lounge. - Schedule: N/A - APN: 551-240-046 - **Related Cases: PP03552** (2nd LDC)

9:30 A.M.

5. JG **PARCEL MAP NO. 31484** - EA No. 39061 - Applicant: Renaissance Communities, LLC - Engineer/Rep: Hall & Foreman, Inc. - First Supervisorial District - Alberhill Zoning Area - Temescal / El Cerrito Community Plan area - Located south/west of the I-15 freeway, south of Interstate 15, east of Horsethief Canyon Road north and west of **Specific Plan No. 152** - 23.57 acres - Rural Residential (RR-2.5 DU/AC. Glen Eden SP Required) - **REQUEST:** This application is to divide 23.57 acres into two lots of 2.56 acres and 21.02 acres - Schedule: "H" - APN: 391-100-025 & 391-480-019 - **Related Cases: SP00333, GPA 00668, CZ 06809, PM 31209, TR 31485, TR 31210** (1st LDC)

9:45 A.M.

6. JG **SPECIFIC PLAN NO. 333** - EA No. 39060 - Applicant: Renaissance Communities, LLC - Engineer/Rep: Hall & Foreman, Inc. - First Supervisorial District - Alberhill Zoning Area - Temescal / El Cerrito Community Plan area - Located south/west of the I-15 freeway, south of Interstate 15, east of Horsethief Canyon Road north and west of **Specific Plan No. 152** - 156.4 acres - Rural Residential (RR-2.5 DU/AC. Glen Eden SP Required) - **REQUEST:** The SP application is to master plan 156.4 acres to include 406 dwelling units with an overall density of 206 dwelling units, 4.1 acres of park space and 34.8 acres of open space - APN: 391-140-006, 391-100-025 & 391-480-019 - **Related Cases: GPA 668, CZ 6809, TR 31485, TR 31210, PM 31484** (1st LDC)

10:00 A.M.

7. JG **GENERAL PLAN AMENDMENT NO. 668, CHANGE OF ZONE NO. 06809 PARCEL MAP NO. 31209** - EA No. 39060 - Applicant: Renaissance Communities, LLC - Engineer/Rep: Hall & Foreman, Inc. - First Supervisorial District - Alberhill Zoning Area – Temescal / El Cerrito Community Plan area - Located south/west of the I-15 freeway, south of Interstate 15, east of Horsethief Canyon Road north and west of **Specific Plan No. 152** - 156.4 acres - Rural Residential (RR-2.5 DU/AC. Glen Eden SP Required) - **REQUEST:** The GPA Amendment is to Change the designation from Temescal/El Cerrito Community Plan (Glen Eden S.P.) 2.5 Du/ Ac to MDR 2-5 Du.'s/ Ac.; the Change of Zone is to change from R-R (Rural Residential to Specific Plan; the Parcel Map is a Schedule "I" Map for finance purposes only to divide 136.8 acres into 3 parcels each larger than 20 acres - APN: 391-140-006, 391-100-025 & 391-480-019 - **Related Cases: SP 333, TR 31485, TR 31210, PM 31484** (1st LDC)

10:15 A.M.

13. AH **PUBLIC USE PERMIT NO. 00864** - EA 39093 - Intelsat Global Service Corporation - Albert A Webb Associates - Juniper Flats Zoning Area - Fifth Supervisorial District - Northerly of Montecito Drive, southerly of Sagecoach Road, and easterly of Juniper Flats Road - 56.27 Acres - Residential Agriculture - 2½ Acre Minimum (R-A-2½) Zone - **REQUEST:** The project proposes to expand an existing satellite station from 5,852 sq. ft. to 8,048 s. ft. as well as set aside 1,441 sq. ft. for future building expansion. The project also proposes the addition of 14 satellite antennas with a maximum height of 75 feet - APN: 429-040-019 **Related Cases: PP15363** (1st LDC).

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2:45 P.M.

14. AH **CHANGE OF ZONE NO. 06823, TENTATIVE TRACT MAP NO. 31479** - EA 39102 - HJK Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Easterly of George Avenue, northerly of Clinton Keith Road, southerly of La Estrella Street, and westerly of Iodine Springs Road - 10.3 Acres - Rural Residential (R-R) Zone - **REQUEST:** The project proposes to change the zone from R-R to One Family Dwellings (R-1); and a Schedule “A” tract map proposing to subdivide 10.3 acres into 37 lots and one open space lot - APN: 362-240-020, 362-240-021, 362-240-022, 362-240-023 **Related Cases: PM09268** (1st LDC).

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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 7, 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. GW	PRE-APPLICATION REVIEW NO. 00459 - Applicant: MLM & Associates - Engineer/Rep.: R C Enterprise - Quail Valley Zoning District - Third Supervisorial District - Located west of Montana Street and east of the 15 Freeway - 54.38 acres (net) - One Family Dwelling (R-1) Zone - REQUEST: PAR for subdividing 54.38 acres into 74 residential lots. - APN: 350-020-001 - Related Cases: N/A (1st LDC)		
<u>8:45 A.M.</u>			
2. JG	TRACT MAP NO. 31485 - EA No. 39060 - Applicant: Renaissance Communities, LLC - Engineer/Rep: Hall & Foreman, Inc. - First Supervisorial District - Alberhill Zoning Area - Temescal / El Cerrito Community Plan area - Located south/west of the I-15 freeway, south of Interstate 15, east of Horsethief Canyon Road north and west of Specific Plan No. 152 - 156.4 acres - Rural Residential (RR-2.5 DU/AC. Glen Eden SP Required) - REQUEST: The Map is to divide 21.1 acres into 76 residential lots with a minimum lot size of 5,000 square feet and three open space lots - APN: 391-100-025 & 391-480-019 - Related Cases: SP 333, GPA 668, CZ 6809, TR 31210, PM 31484 (1ST LDC)		
<u>9:00 A.M.</u>			
3. JG	TRACT MAP NO. 31210 - EA No. 39060 - Applicant: Renaissance Communities, LLC - Engineer/Rep: Hall & Foreman, Inc. - First Supervisorial District - Alberhill Zoning Area - Temescal / El Cerrito Community Plan area - Located south/west of the I-15 freeway, south of Interstate 15, east of Horsethief Canyon Road north and west of Specific Plan No. 152 - 156.4 acres - Rural Residential (RR-2.5 DU/AC. Glen Eden SP Required) - REQUEST: The Map is to divide 136.8 acres into 330 residential lots with a minimum lot size of 5,400 square feet, a 3.8 acre park and several open space lots - APN: 391-140-006 - Related Cases: SP 333, GPA 668, CZ 6809, TR 31210, PM 31484 (1ST LDC)		

Cleared	On Hold

9:15 A.M.

4. JG

VARIANCE NO. 1742, FTA No. 2001-16 - EA No. N/A - Applicant: Chris Parrish Signage Broker for Eastvale Gateway LLC - Rep: Chris Parrish Signage Broker - Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the north east corner of Limonite Avenue and Hamner Avenue, South of Bellegrave and west of the I-15 - 74.53 acres - Scenic Highway Commercial (C-P-S) zone - **REQUEST:** The Variance application is the Signage Program for Eastvale Gateway shopping center including variances from the County ordinance and the adopted Specific Plan relative to the number and size of freestanding signs - APN: 160-030-012 - **Related Cases: PP18045, SP266, PM30810** (1st LDC)

9:30 A.M.

5. DZ

General Plan Amendment No. 670, Change of Zone No. 6824 and Tentative Tract Map No. 31386 - EA No. 39104 - Applicant: John Laing Homes - Engineer/Rep.: Wagner Halladay Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located northwest corner of Schleisman Road and Hamner Avenue, south of 68th Street, east of Olive Street - 36.74 acres - A-2-10 (Heavy Agriculture, 10 acre minimum lot size) zone - **REQUEST:** This proposal is to amend the Jurupa Community Plan Land Use Allocation Map from Agriculture/Development Reserve (Ag/DevR) to 2B (2-5 du/ac), change the zone from A-2-10 and C-1/C-P (General Commercial) to R-1 (One family dwelling) and subdivide 36.74 acres into 136 single family residential lots, with a 7,200 square foot minimum lot size. - Schedule: A - APN: 134-100-032, 134-100-033 - **Related Cases: AG899, CFG02562** (1st LDC)

9:45 A.M.

6. DZ

General Plan Amendment No. 669, Change of Zone No. 6820 and Tentative Tract Map No. 31536 - EA No. 39098 - Applicant: Craftsmen Homes - Engineer/Rep.: IW Consulting Engineers, Inc. - Fifth Supervisorial District - Homeland Zoning Area - Located south of Mapes Road, north of Citation Avenue, east of Cumming Avenue and west of Malaga Road - 49.47 acres - A-1-1 (Light Agricultural, 1 acre minimum lot size) zone - **REQUEST:** The proposal is for **General Plan Amendment No. 669** to amend the Harvest Valley/Winchester Area Plan from Community Development - Very Low Density Residential, 1 du/ac (VLDR-CD) to Community Development - Low Density Residential, ½ acre minimum (CD-LDR- 2 du/ac). **Change of Zone 6820** proposes to change the zoning from A-1-1 (Light Agricultural, 1 acre minimum) to R-A (Residential Agricultural). **Tentative Tract Map No. 31536** is a Schedule "B" subdivision to divide 49.47 acres into 77 single family lots, ½ acre minimum lot size and one retention basin (lot 78). - Schedule: B - APN: 327-260-021 - **Related Cases: CFG02555** (1st LDC)

10:00 A.M.

7. TW

PLOT PLAN NO. 18646 - EA No. 39056 - Applicant Kirk Moeller, McArdle Associates Architects - Third Supervisorial District - Rancho California Zoning Area - The project site is located south of Technology Drive, east of State Highway 79, and west of Sky Canyon Dr. - 5.65 Acres - SP (Specific Plan) zone - **REQUEST:** This is an application to construct one 45,000 sq. ft. 3-story office building, one 12,036 sq. ft. showroom, and one 26,000 sq. ft. showroom in Planning Area 2 of **SP 213** (Silverhawk). The project will have 304 parking spaces and 77,802 sq. ft. (30.9%) square feet of landscaping. - Schedule: N/A - APN:957-330-012 - **Related Cases: SP213, CFG02516** (1st LDC)

10:15 A.M.

8. JQ

CONDITIONAL USE PERMIT NO. 3402 - EA No. 39099 - Applicant: Earthworks, Inc. - Engineer/Rep.: Trip Hord Associates - Second Supervisorial District – Rubidoux Zoning District - Located north of Agua Mansa Road, between Brown Avenue and Wilson Street - 5.88 acres - M-H Zone - **REQUEST:** Establish a fertilizer production facility with associated administrative (2,500 square feet) and storage (8,000 square feet) space - Schedule N/A - APNs: 175-210-018 - **Related Cases:** **SP 210, PP 17700, CFG 2556** (1st LDC)

1:30 P.

M.

9. AH

TENTATIVE PARCEL MAP NO. 31001 - EA 39119 - Applicant: Janyce Graciano - Engineer: Michael Medofer - Rancho California Zoning Area - Third Supervisorial District - Northeasterly corner of DePortola Road and East Benton Road. - 10 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** The project is a Schedule H parcel map proposing to subdivide 10 acres into two (2) five (5) acre parcels. - APN: 924-140-027 **Related Cases:** None (1st LDC).

1:45 P.M.

2. AH

TENTATIVE TRACT MAP NO. 31457 - EA 39103 - Romoland 64, LLC - Trans-Pacific Consultants, Inc. - Sun City Zoning District - Third Supervisorial District - Northerly of McCall Boulevard, easterly of Palomar Road, southerly of Rouse Road and westerly of Menifee Road - 32.5 Acres - One Family Dwellings (R-1) Zone - **REQUEST:** The project is a Schedule A tract map proposing to subdivide 32.5 gross acres into 86 single-family residential lots, one open space lot and one park lot. - APN's: 333-070-038, 333-070-039, 333-070-040, 333-070-041 **Related Cases:** None (1st LDC).

2:00 P.M.

3. EO

SECOND UNIT PERMIT NO. 00781 - Enzo Designs - Rancho California Zoning Area - Third Supervisorial District - Northerly of Vista Del Monte, westerly of Calle Contento, easterly of Butterfield Stage Road - 5.02 Gross Acres - Residential Agricultural- 5 Acre Minimum (R-A-5) Zone - **REQUEST:** The project is proposing 3,232 sq. ft. detached second unit on a 5.02 gross acre parcel. - APN: 943-050-010 **Related Cases:** None (1st LDC).

2:15 P.M.

4. EO

PLOT PLAN NO. 18720 - EA39112 - Heron & Rumansoff Architects - Romoland Zoning Area - Fifth Supervisorial District - Northerly of Camie Lane, easterly of Trumble Road, southerly of Mapes Road, and westerly of Sherman Way - 4.27 Net Acres - Manufacturing- Service Commercial (M-SC) Zone - **REQUEST:** The project is a proposal to construct two (2) identical 20,000 sq. ft. prefabricated industrial buildings with 1,200 sq. ft. office area and 18,800 sq. ft. warehouse in each building, and retention basin. -APN: 329-030-029 **Related Cases:** **PM31163, EA39041** (1st LDC).

2:30 P.M.

5. EO **CHANGE OF ZONE NO. 06831, TENTATIVE TRACT MAP NO. 31347** - EA39087 - Southern California Land Management - CSL Engineering - Winchester/French Valley Zoning Area - Third Supervisorial District - Northlery of Scott Road, easterly of Briggs Road, westerly of El Centro Lane and southerly of Wickerd Road - 21.14 Gross Acres - Light Agriculture-5 Acre Minimum (A-1-5) Zone - **REQUEST:** This project is a request to change the zone from Light Agriculture- 5 Acre Minimum (A-1-5) to One Family Dwellings (R-1) Zone; and a Schedule "A" tract map proposing to subdivide 21.14 gross acres into 70 residential lots with minimum lot size of 7,200 sq. ft., and two detention basins - APN:446-220-017 (Related Case(s): None) (1ST LDC).

2:45 P.M.

6. GKS **TENTATIVE TRACT MAP NO. 31098** - EA39076 - McCall 71 LLC - Trans-Pacific Consultants, Inc. - Sun City Zoning District - Third Supervisorial District - Easterly of Palomar Road, westerly of Menifee Road and on the southerly side of Rouse Road - 91.2 Gross Acres - One Family Dwellings (R-1) Zone - **REQUEST:** A Schedule "A" subdivision of 91.2 acres into 278 single family lots with a 7200 square foot minimum and a 2.2 Acre Park - APN: 333-070-008, 011,017,020,021,022, 023,024,025,026,027,028,042,043 **Related Cases: CZ06318** (1st LDC).

3:00 P.M.

7. GKS **TENTATIVE PARCEL MAP NO. 31221, AMENDED NO. 1** - EA 39008 - Acre Consultants - Acre Consultants - Antelope Valley Zoning Area - Third Supervisorial District - Southerly of Scott Road, westerly of Buckwheat Road - 5.11 Acres - Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - **REQUEST:** A Schedule H subdivision of 5.11 acres into 2 parcels with a 2 1/2 acre minimum - APN: 359-040-043 **Related Cases:** None (2nd LDC).

3:15 P.M.

8. GKS **TENTATIVE TRACT MAP NO. 30599, AMENDED NO. 2** - EA 38855 - Allen Su - Markham Development Management Group, Inc. - French Valley Zoning Area - Third Supervisorial District - Westerly of Winchester Road (Highway 79), southerly of Pat Road, easterly of Elliot Road, and northerly of Jean Nicolas Road - 52.93 Acres - Rural Residential (R-R) Zone - **REQUEST:** A Schedule A subdivision or 52.93 acres in 179 single family lots with a 7200 square foot minimum and a 3.1 Acre open space lot. - APN: 467-160-020, 021, 022, 023 **Related Cases: GPA00641, CZ06735** (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: August 14, 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.*

8:30 A.M.

1. RA **Tentative Tract Map NO. 31567** - EA No. 39094 - Applicant: Aguirre and Associates-Engineer/Rep.: Aguirre and Associates – 5th Supervisorial District – RCIP Area Plan: Lakeview/ Nuevo – Location: The property is located South of 13th Street, Northwest of Gibson Avenue, and East of Hess Lane – 14.37 acres - Residential Agricultural (R-A) zone - **REQUEST:** Schedule B tract map to subdivide 2 parcels into 12 residential lots (minimum lot size 20,000) - Schedule: B - APN: 427-050-015, 427-050-017 - **Related Cases: TR29492**

Cleared	On Hold

8:45 A.M.

2. RA **Tentative Tract Map NO. 31543, Change of Zone NO. 06830** - EA No. 39117 - Applicant: Lohr and Associates - Engineer/Rep.: Lohr and Associates - 3rd Supervisorial District – RCIP Area Plan: Sun City/ Menifee – Location: The property is located North of Rouse Road, South of Airstream Way, East of Encanto Drive, and West of Trumble Road – 4.34 acres - C-P-S (Scenic Highway Commercial) zone - **REQUEST: CZ06830** proposes to change the zone of 4.34 acres from C-P-S to R-1 (One Family Dwellings). **TR31543** is Schedule A tract map to subdivide 4.34 acres into 15 residential lots (minimum lot size 7200 sq. ft) - Schedule: A - APN: 331-120-005 - **Related Cases: TR30161**

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9:00 A.M.

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3. RA **Second Unit Permit No. 00784** - EA No. N/A - Applicant: Roberto Fierros- Engineer/ Rep.: Same as Applicant - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located south of 37th St., east of Scenic Dr., west of Valley Way, and north of 38th St. - .51 Acres - Light Agricultural (A-1) zone - **REQUEST:** This is a proposal to add a 1920 sq. ft. home as a second unit on the property. - Schedule: N/A - APN: 174-242-012 - **Related Cases:** N/A

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9:15 A.M.

4. JG **TRACT MAP NO. 31378** - EA No. 39121 – Applicant: William Lyon Homes Inc. – Engineer/Rep: The Keith Companies, Inc. – First Supervisorial District – Alberhill Zoning Area – Located south of De Palma Road and west of Horsethief Canyon Road and southwest of the terminus of Mountain Road – 15.06 acres – Specific Plan (SP) zone – **REQUEST:** To divide 15.06 acres into 24 single family residential lots with a minimum lot size of 6,000 square feet, within PA 16 of Specific Plan 152. – APN: 391-310-009 & 391-310-011 – **Concurrent Cases:** **SP00152A4, EIR00452, EA39071**
Related Cases: N/A (1st LDC)

9:30 A.M.

5. JG **SPECIFIC PLAN NO. 152 AMENDMENT NO. 3** - EA No. 38981 – Applicant: Lennar Communities Inland – Engineer/Rep: T&B Planning Consult – First Supervisorial District – Alberhill Zoning Area – Located south of De Palma Road and west of Horsethief Canyon Road, east of Horsethief Canyon Creek – 48.2 acres – Rural Residential (RR) and Specific Plan (SP) zone – **REQUEST:** The Specific Plan Amendment is a request to make the following changes to **SP 152:** increase the size of PA 22, designated Commercial, from 8.7 acres to 10.0 acres; shift the boundaries of PA 23 west and north, expanding the area from 12.5 to 29.5 acres and increasing the number of townhomes allowed from 150 to 420; create PA 24 , which includes 3.6 acres of industrial use; and create PA 25, which includes 5.1 acres of Open Space for drainage purposes. – APN: 391-090-006-010, 391-090-015 & 016, 391-090-024-026 - **Related Cases:** **EA 38981; CFG 02432** (2nd LDC)

9:45 A.M.

6. TW **PLOT PLAN NO. 18731** - EA No. 39124 - Applicant: Scott Goodman & David Cox - Engineer/Rep.: Steve Falk - Third Supervisorial District - Rancho California Zoning Area - The project site is located north of Murrieta Hot Springs Road and east of Winchester Road, - 9.9 Acres - SP (Specific Plan) zone - **REQUEST:** This is an application for 11 manufacturing/warehouse industrial buildings (totaling 158,400 square feet) on 3 parcels within Planning Area 10 of **SP 213** (Silverhawk). The project includes 76 parking spaces and 27,296 (23.5%) square feet of landscaping. - Schedule: N/A - APN: 957-330-018, 957-330-019, 957-330-020 - **Related Cases:** **SP213, CFG02584** (1st LDC)

10:00 A.M.

7. 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** (2nd LDC)

10:15 A.M.

8. TW

TENTATIVE TRACT MAP NO. 30988 - EA No. 39039 - Applicant: Sheffield - Engineer: Albert Webb Associates, Mo Faghihi - Third Supervisorial District - Rancho California Zoning District - The project site is located north of Thompson Road, west of Washington Street, and east of Winchester Road (SH-79). - 80.25 acres - SP zone - **REQUEST:** This is a proposal to subdivide 80.25 acres into 115 single family residential lots with a minimum lot size of 7,200 square feet (PA's 27, 28, & 29), 2 detention basins, 1 drainage channel lot, 1 park site (PA 26A), and 1 school site (PA 26B). - Schedule: A - APN: 467-390-017 thru 032 & 467-400-001 thru 016 - **Related Cases: SP286** (2nd LDC)

10:30 A.M.

9. CS

PLOT PLAN NO.18701 - EA No. 39096-Applicant: Freedom Storage LLC- Engineer/Rep: Sitetech Inc-Fifth Supervisorial District-Homeland Zoning District- Located north of Highway 74, south of El Tecolote Road, east of Sultanas Road, and west of Leon Road-9.90 acres-SP zoning. **REQUEST:** This is an application to develop a 177,932 square foot storage facility. The facility will have 498 units that will be used for RV and mini storage. The project site will also have 34,412 square feet of landscaping. APN: 457-350-005-**Related Cases: N/A** (1st LDC).

1:30 P.

M.

10. EO

CHANGE OF ZONE NO.06763 AMENDED NO.1, TENTATIVE PARCEL MAP NO.30423 AMENDED NO. 1 - 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:** The project is a request to change the zone from Residential Agricultural- 20 Acre Minimum (R-A-20) to Residential Agricultural-5 Acre Minimum (R-A-5); and a Schedule "H" subdivision of 20.76 gross acres in to four 5 acre lots. - APN: 932-160-020 **Related Cases: N/A** (2nd LDC).

1:45 P.M.

11.

MAF

Tentative Parcel Map No. 30358, Amended No. 2 - 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 into two single family residential parcels. - APN: 935-260-023, 022 - **Related Case: N/A** (3rd LDC)

2:00 P.M.

12. LGM

Plot Plan No. 18717 - EA39105 - RCM, LLC - Vandenberg Civil Consulting - Rancho California Zoning Area - First Supervisorial District - The project site is located on the east side of I-215, and more specifically northwesterly of Baxter Road and the west side of Frederick Street. - 4.2 gross Acres - Scenic Highway Commercial Zone (C/P/S) - **REQUEST:** A two phased project with phase I consisting of four retail/commercial buildings totaling 32,778 square feet and 167 parking spaces. Phase II consisting of a 25,151 square foot industrial/warehouse building and 70 parking spaces. APN:367-180-046, 367-180-047, 367-180-048 **Related Case: PAR 00430** (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 21, 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

8:30 A.M.

1. 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
Supervisory 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: 283-160-030 - **Related**
Cases: SP 176; CFG 02389 (2ND LDC)

8:45 A.M.

2. JG

SPECIFIC PLAN NO. 00325, ENVIRONMENTAL IMPACT REPORT NO. 00433 - 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 295 medium density residential lots; a 122.6-acre 18-hole golf course; 2.5-acres of park; and 86.4 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 - Concurrent Cases: **General Plan Amendment No. 00572, Change Of Zone No. 06598** - **Related Cases:** N/A (4TH LDC)

9:00 A.M.

3. TW

SPECIFIC PLAN NO. 106, AMENDMENT NO. 14 (SP00106AE in LMS), CHANGE OF ZONE NO. 06814, TENTATIVE TRACT MAP NO. 31330 - EA No. 39066 - Applicant: John Laing Homes - Eng/Rep: Wagner Halladay Inc. - Third Supervisorial District - Rancho California Zoning District - The project site is located south of Baxter/Jean Nicholas Road, east of Leon Road, and westerly of State Highway 79 (Winchester Road). - 29.3 acres - R-5 and I-P zones - **REQUEST: Specific Plan No. 106A14** is a proposal to change 20 acres within the Dutch Village Specific Plan (**SP106**) from Industrial to Medium Density Residential (3-5 du/acre). **Change of Zone No. 6814** proposes to change the zone of 29.13 acres from R-5 and I-P to R-1. **Tentative Tract Map No. 31330** is Schedule A tract map to subdivide 29.13 acres into 86 single family residential lots (minimum lot size 7,200 square feet), one park lot, one commercial/ industrial parcel, one remainder lot, and two lots for transportation corridors. - Schedule: A - APN: 467-240-014 - **Related Cases: SP106, CFG02527** (1ST LDC)

9:15 A.M.

4. TW **CONDITIONAL USE PERMIT NO. 03401** - EA No. 39097 - Applicant: Brian McCullough - Engineer/Rep.: William Hendenkamp - Third Supervisorial District - Rancho California Zoning Area - The project site is located north of Murrieta Hot Springs Road, east of Winchester Road, and west of Sky Canyon Drive. -6.3 Acres - SP (Specific Plan) zone - **REQUEST:** This is an application for a self storage and R.V./boat parking facility within Planning Area 10 of **SP 213** (Silverhawk). The facility includes 8 storage buildings totaling 131,292 square feet, one 1,165 s.f. office, one 1,165 s.f. manager unit, and one 1,559 s.f. leasing office. The project includes 7 parking spaces. - Schedule: N/A - APN: 957-330-005 - **Related Cases: SP213, CFG2553** (1ST LDC)

9:30 A.M.

5. TW **PLOT PLAN NO. 18732** - EA No. 39125 - Applicant: Steve Falk - Engineer/Rep.: HLC Engineering - Third Supervisorial District - Rancho California Zoning Area - The project site is located north of Technology Drive, west of Innovation Court, and east of Winchester Road, - 1.38 Acres - SP (Specific Plan) zone - **REQUEST:** This is an application to construct one 2,420 square foot industrial warehouse within Planning Area 3 of **SP 213** (Silverhawk). The project includes 34 parking spaces and 11,175 (18.6%) square feet of landscaping. - Schedule: N/A - APN: 957-330-022 - **Related Cases: SP213, CFG02585** (1ST LDC)

9:45 A.M.

6. 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 - 104.13 acres - A-2-10 (Heavy Agriculture, 10 acre minimum lot size) zone - **REQUEST: (Note 2 APNs were added since 1st LDC)** 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-1 (One family dwellings) and subdivide 104.13 acres into 355 single family lots, with a minimum lot size of 7,200 sq ft. and one 5.95 acre park site. - Schedule: A - APN: 130-080-003, 130-030-010,

130-030-011, 130-030-014, 130-030-015, 130-030-016, 130-030-012, 130-030-013 - **Related Cases: CFG02355, GEO01109** (2nd LDC)

10:00 A.M.

7. DZ **Plot Plan No. 18668** - EA No. 39069 - Applicant: Al Aguirre & Associates - Engineer/Rep.: Al Aguirre & Associates - Second Supervisorial District - East Corona Zoning District - Located north side of Magnolia Avenue, south of Sampson Avenue, west of Harvill Lane and east of the City of Corona boundary. - 1.45 acres - M-SC (Manufacturing - Service Commercial) zone - **REQUEST:** This proposal is a 26,017 square foot warehouse, which includes a 2,000 sq ft, first floor, showroom and a 2,000 sq ft, second floor, office area. The project proposes approximately 4,700 sq ft of perimeter landscaping and 32 parking spaces. - Schedule: N/A - APN: 139-270-005 - **Related Cases: CFG02529** (1st LDC)

10:15 A.M.

8. RA **Second Unit Permit No. 00776** - EA No. N/A - Applicant: Joel Guerrero - Engineer/Rep.: Same as Applicant - 5th Supervisorial District - Mead Valley Area Plan - Location: The property is located south of San Jacinto and east of Marshall St. - 2.35 Acres - Rural Residential (R-R) zone - **REQUEST:** This is a proposal to add a 1344 sq. ft. mobile home as a second unit on the property. - Schedule: N/A - APN: 325-100-005 - **Related Cases:** N/A

10:30 A.M.

9. RA **Second Unit Permit No. 00779** - EA No. N/A - Applicant: Marcel Boulanger- Engineer/Rep.: Same as Applicant – 5th Supervisorial District – Mead Valley Area Plan – Location: The property is located south of Santa Rosa Road and east of Christmas Tree Lane – 7.68 Acres – Residential Agriculture (R-A) zone (minimum lot size 2 ½ acres), R-A zone (minimum lot size 5 acres), R-A zone (minimum lot size 10 acres) - **REQUEST:** This is a proposal to add a 1512 sq. ft. manufactured home as a second unit on the property. - Schedule: N/A - APN: 323-260-001 - **Related Cases:** N/A

1:30 P.
M.

1. EO **CHANGE OF ZONE NO. 06808, TENTATIVE TRACT MAP NO. 31329** - EA39055 - Warmington Homes - Crouse/Beers & Associates Inc.- Rancho California Zoning Area - Third Supervisorial District - Northerly of Temecula Creek Road, southerly of Highway 79 (South) - 10.38 Gross Acres - Rural Residential (R-R) Zone - **REQUEST:** The project is a request to change the zone from Rural Residential (R-R) to One-Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 10.38 gross acres into 43 residential lots with minimum lot size of 7,200 square feet net-APN: 952-210-002, 952-210-005 **Related Cases:** N/A (1st LDC)

1:45 P.M.

2. EO **TENTATIVE TRACT MAP NO. 31383** - EA39133 - Sake Engineers Inc - Winchester/Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Garbani Road, southerly of Holland Road, easterly of Haleblan Road - 80 Gross Acres - One-Family Dwellings (R-1) and Rural Agriculture-1 Acre Minimum (R-A-1) Zone - **REQUEST:** Schedule A tract map proposing to subdivide 80 gross acres into 184 residential lots with minimum lot size of 7,200 sq. ft., four (4) open space lots, and one detention basin-APN:357-150-017 **Related Cases:** **PAR00451** (1st LDC)

2:00 P.M.

3. AH **TENTATIVE TRACT MAP NO. 30989, AMENDED NO. 2** - EA 38873 - Stonegate Development Company, LLC - W.J. McKeever, Inc. - Winchester Zoning Area - Third Supervisorial District - Southerly of Grand Avenue, Easterly of Leon Road, Westerly of Winchester Road and Northerly of Simpson Road - 58 Acres - Light Agriculture - 10 Acre Minimum (A-1-10) Zone - **REQUEST:** The project is a Schedule A tract map proposing to subdivide 58.3 acres into 204 single-family lots and one 5.4 acre park - APN: 462-020-040, 462-020-041, 462-020-044, 462-020-046, 462-020-047 **Related Cases:** **CZ06743** (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: August 28, 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 **TENTATIVE TRACT MAP NO. 28206** - EA NO. 36974-Applicant: Banyan Reality Group-Engineer/Rep: The Keith Companies-Third Supervisorial District-Antelope Valley Zoning District-Located north of Garbani Road, east of Hanover Lane, south of Craig Avenue, and west of Palomar Avenue-79 Acres-R-1 zoning-**REQUEST:** The proposed project is to subdivide 79 acres into 276 residential dwelling units with 7,200 square foot minimum lots. The proposed project will also include 3 detention basins. Schedule "A"-APN: 357-150-007 (3rd LDC)

Cleared	On Hold

8:45 A.M.

2. CS **CHANGE OF ZONE NO. 6832, TENTATIVE PARCEL MAP NO. 31602 and CONDITIONAL USE PERMIT NO. 3404** - EA No.39122 - Applicant: Menifee LLC-Engineer/Rep: RDS and Associates - Third Supervisorial District - Sun City Zoning District - Located north of Laze Creek Road, west of Bradley Road, and east of Murrieta Road - 5.07 Acres - R-1 zone - **REQUEST: Change of Zone No. 6832** proposes to alter the existing zoning (R-1 Single Family Residential) and change to C-1/ C-P (General Commercial) zone. **Parcel Map No. 31606** proposes to subdivide 5.07 acres into 2 Schedule "E" commercial parcels. The first parcel will consist of 2.44 acres and the second will consist of 2.34 acres. **Conditional Use Permit No. 3404** proposes to construct two separate buildings that consist of 206,910 square feet. The first building will be used as Medical Offices and will consist of 34,400 square feet. The second building will consist of 63,750 square feet and will be used as assisted living facility. The project site will also have 45,051 square feet of landscaping and occupy 204 parking spaces for both separate buildings. APN: 338-150-031 - (1st LDC)

Cleared	On Hold

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9:00 A.M.

3. CS

CHANGE OF ZONE NO. 6828 and TENTATIVE PARCEL MAP NO. 31455 - EA No.39113 - Applicant: Alexander Communities - Engineer/Rep: RBF Consulting - Third Supervisorial District - Winchester Zoning District - Located north of Olive Avenue, west of Lindenberger Road, east of Menifee Road and south of Grand Avenue - 40.00 Acres - R-R zone - **REQUEST: Change of Zone No. 6832** proposes to alter the existing R-R (Rural Residential) zone and change to R-1 (Single Family Residential) zone - **Tentative Tract Map No. 31445** proposes to subdivide 40 acres into 120 dwelling units with 7.200 square foot minimum lot sizes. The proposed tract map will also consist of 3 landscape open space lots. APN: 333-200-003, 004, 009 and 010 - (1st LDC)

9:15 A.M.

4. RA

Parcel Map No. 31642, Plot Plan No. 18747 - EA No. 39137 - Applicant: Gentillon Family Trust/ John Gentillon - Engineer/Rep.: IW Consulting Engineers/ Trip Hord Associates - 3rd Supervisorial District - Harvest Valley/ Winchester Area Plan - Location: The property is located south of Ethanac, east of Dawson, west of Antelope, and north of McLaughlin - 5 / 1.19 Acres - Specific Plan (S-P) zone - **REQUEST: Parcel Map No. 31642** is Schedule E parcel map to divide 5 acres into 2 industrial parcels. **Plot Plan No. 18747** is a proposal for a 1.19 acre Erosion Control/ Contractor Storage and Fabrication Yard. Schedule: E - APN: 331-150-038 - **Related Cases: CFG02596**

9:30 A.M.

5. RA

Second Unit Permit No. 00783 - EA No. N/A - Applicant: Guadalupe Garcia - Engineer/Rep.: C & A Engineering - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located west of Steven Avenue, north of Jurupa Road, east of Rutile Street, on 52nd Avenue - .2 Acres - Light Agriculture (A-1) zone - **REQUEST:** This is a proposal for a senior hardship second unit permit. - Schedule: N/A - APN: 167-080-002 - **Related Cases:** N/A

9:45 A.M.

6. RA

Plot Plan. No. 18740 - EA No. 39128 - Applicant: Shook Building Systems (Gary Hunt) - Engineer/Rep.: Crane Architectural Group – 2nd Supervisorial District – Jurupa Area Plan – Location: The property is located north of 28th Street, south of 26th Street, east of Avalon Street, and west of Rubidoux Boulevard – .86 Acres – Manufacturing-Service Commercial (M-SC) zone - **REQUEST:** This is a proposal to construct a new 7,500 sq. ft. office/warehouse. - Schedule: N/A - APN: 178-140-005 - **Related Cases: EA39128, CFG02587**

10:00 A.M.

7. RA

Conditional Use Permit No. 02492R1 - EA No. 39135 - Applicant: Donald D. Hydinger - Engineer/Rep.: Trip Hord Associates – 3rd Supervisorial District – Harvest Valley/ Winchester Area Plan – Location: The property is located south of Florida Avenue (Highway 74), east of California Avenue, and west of Cordoba Avenue – 5.27 Acres – Mobile Home Subdivisions and Mobile Home Parks (R-T-20,000) zone (20,000 sq. ft. minimum lot size) - **REQUEST:** This is a proposal to revise **CUP02492** to retroactively extend the land use approval of a trailer and boat storage area. - Schedule: N/A - APN: 465-020-006 - **Related Cases: CUP02492 VARIANCE 203**

10:15 A.M.

8. JQ **TENTATIVE TRACT MAP NO. 29777, AMENDED NO. 2** - EA No. 38589 - Applicant: Ashby Financial Co. Inc. - Engineer/Rep.: Lohr and Associates - Third Supervisorial District - Romoland Zoning Area - Located north of Rouse Road, between Dawson Road and Antelope Road - 63.48 acres - R-1 Zone - **REQUEST:** Subdivide 63.48 acres into 1 open space lot totaling 10.6 acres, 13 lots for local streets, and 192 single family residential lots with a minimum lot size of 7,200 square feet - Schedule "A" - APNs: 331-170-021, 331-170-022, 331-170-023, 331-170-026, 331-170-027, 331-170-028, 331-170-029 - **Related Cases: GPA 594, CZ 6637, TR 29835, CFG 2069** (3rd LDC).

10:30 A.M.

9. JQ **ENVIRONMENTAL IMPACT REPORT NO. 451, SCREENCHECK NO. 2, and TENTATIVE TRACT MAP NO. 29835, AMENDED NO. 1** - EA No. 38667 - Applicant: Ashby Financial Co. Inc. - Engineer/Rep.: David Evans Associates - Third Supervisorial District - Sun City Zoning District - Located north of Chambers Road, between Antelope Road and Palomar Road - 236.08 acres - R-1 Zone - **REQUEST:** Subdivide 236.08 acres into 3 open space lots totaling 80 acres, 32 lots for local streets, and 513 single family residential lots with a minimum lot size of 7,200 square feet - Schedule "A" - APNs: 331-200-002, 331-200-003, 331-200-026, 331-200-027, 331-210-017, 331-210-018, 333-070-002, 333-070-029 through 333-070-037 - **Related Cases: GPA 594, CZ 6637, TR 29777, CFG 2069** (2nd LDC).

1:30 P.M.

10. GKS **GENERAL PLAN AMENDMENT NO. 00671, CHANGE OF ZONE NO. 06829, TENTATIVE TRACT MAP NO. 31499** - EA39114 - Century American Development Corporation - HJK Consultants, Inc - Rancho California Zoning Area - First Supervisorial District - Northerly of Catt Road, southerly of Charles Street and easterly of Frederick Street - 17.9 Gross Acres - Commercial-Office Zone (C-O), Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** The General Plan Amendment proposes changing the Southwest Area Community Plan land use designation from Office Commercial and Commercial to Residential: 2-4 DU/Ac., the zone change proposes changing the zoning from C-0 and C-P-S to One Family Dwellings (R-1) and a Schedule A subdivision of 17.9 Acres into 64 single family lots with a 7200 square foot minimum and a 21,941 square foot detention basin. -APN:376-410-007, 008, 009, 010 **Related Cases: PM12215** (1st LDC).

1:45 P.M.

11. GKS **TENTATIVE TRACT MAP NO. 31008, AMENDED NO. 2** - EA 38874 - Leon Road, LLC - Engineering Ventures - Winchester Zoning Area - Third Supervisorial District - Southeasterly corner of Holland Road and Leon Road, northwesterly corner of Eucalyptus Road and Craig Avenue - 154.62 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** A Schedule A subdivison of 160 acres into 378 lots with a 7200 sq. ft. minimum and a 5.3 acre park. - APN: 466-310-026, 002 **Related Cases: None** (3rd LDC).

2:00 P.M.

12. GKS **CONDITIONAL USE PERMIT NO. 03403** - EA39118 - J & R Oil Co. Inc. - Pierce/Cooley Architects, Inc. - Sedco-Wildomar Zoning Area - First Supervisorial District - Southerly side of Bundy Canyon Road, easterly of Interstate 15, and westerly of Seller Street - 6.23 Acres - General Commercial (C-1/C-P) Zone - **REQUEST:** A 6.23 Acre Retail Commercial Shopping Center, which includes a Gas Station and car wash, a 2800 sq.ft. convenience store with the sale of beer and wine, two drive-thru restaurants, one full service restaurant, and 28,300 sq.ft. of retail commercial space. - APN:367-100-019, 020 **Related Cases: None** (1st LDC).

2:15 P.M.

13. MAF

TENTATIVE PARCEL MAP NO. 30543, AMENDED NO. 2 - 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 Vista 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 Cases: TR25827** (3rd LDC).

2:30 P.M.

14. MAF

TENTATIVE PARCEL MAP NO. 30542, AMENDED NO. 2 - 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 Vista Via View, easterly of De Portola Road. - 9.68 - 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 Cases: TR25827** (3rd LDC).

2:45 P.M.

15. MAF

TENTATIVE TRACT MAP NO. 29883, AMENDED NO. 3 - 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 7,200 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: GPA00563, CZ06585, EIR00432** (4th LDC).

3:00 P.M.

16. AH

GENERAL PLAN AMENDMENT NO. 00672, CHANGE OF ZONE NO. 06836, TENTATIVE TRACT MAP NO. 31345 - EA 39136 - Century American Development Corp. - HJK Consultants - Sedco-Wildomar Zoning Area - First Supervisorial District -The project site is located northerly of Canyon Drive, southerly of Bundy Canyon Road, westerly of Orchard Street and Easterly of Mission Trail - 14.56 Acres - Rural Residential (R-R) Zone - **REQUEST:** The General Plan Amendment proposes to amend the Southwest Area Community Plan from Restricted Light Industrial (RLI) to Residential 2-4 Dwelling Units per Acre. The Change of Zone proposes a zone change from Rural Residential (R-R) to One Family Dwellings (R-1). The Schedule A tract map proposes to subdivide 14.56 acres into 53 residential lots and three open space lots. - APN: 367-020-008 **Related Cases: None** (1st LDC).

3:15 P.M.

17. AH

TENTATIVE PARCEL MAP NO. 31577 - EA 39151 - Scott Word & Paul Berthe - California Regional Engineers - Rancho California Zoning Area - First Supervisorial District - The project site is located northerly of Union Street, southerly of Palomar Street, westerly of Gruwell Street and easterly of Wesley Street - 2.29 Acres - Rural Residential (R-R) Zone - **REQUEST:** The project is a Schedule G parcel map proposing to subdivide 2.29 acres into four (4) parcels with a 1/2 acre minimum lot size - APN: 368-093-037 **Related Cases: None** (1st LDC).

3:30 P.M.

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18. EO **PLOT PLAN NO. 18761** - EA39144 - Regency Centers, LP - Rancho California Zoning Area - First Supervisorial District - Northerly of Hidden Springs Road, southerly of Clinton Keith Road, and westerly of Highway 15 - 3.42 Gross Acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** The project is a proposal to construct one 13,013 sq. ft. drug store and one 6,000 sq. ft. multi tenant building for neighborhood shopping center on 3.42 gross acres. - APN: 380-110-017, 380-110-018 **Related Cases:** None (1st LDC).

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