

**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: September 6, 2001** (revised 8/30/01)

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

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

	Cleared	On Hold
<u>8:30 A.M.</u>		
1. EC <b>PLOT PLAN NO. 15972S1</b> - EA No. N/A – Applicant: Regency Cornerstone Investments - Prado-Mira Loma Zoning District - Second Supervisorial District - Located north of Pomona Freeway (60), south of Mission Boulevard, west of I-15 Freeway, east of Milliken Avenue - Total Acreage 2.28 acres - M-M zone - <b>REQUEST:</b> This is an application to add a Mezzanine to the original Building, with 1,129 square feet - APN: 156-020-034 - Related Cases: PP15972 (1 <sup>st</sup> LDC)		
<u>8:45 A.M.</u>		
2. EC <b>PLOT PLAN NO. 15973S1</b> - EA No. N/A - Applicant: Regency Cornerstone Investments - Prado-Mira Loma Zoning District - Second Supervisorial District - Located north of Pomona Freeway (60), south of Mission Boulevard, west of I-15 Freeway, east of Milliken Avenue - Total Acreage 1.95 acres - M-M zone - <b>REQUEST:</b> This is an application to add a Mezzanine to the original Building, with 1,258 square feet - APN: 156-020-035 - Related Cases: PP15973 (1 <sup>st</sup> LDC)		
<u>9:00 A.M.</u>		
3. EC <b>PLOT PLAN NO. 15974S1</b> - EA No. N/A - Applicant: Regency Cornerstone Investments - Prado-Mira Loma Zoning District - Second Supervisorial District - Located north of Pomona Freeway (60), south of Mission Boulevard, west of I-15 Freeway, east of Milliken Avenue - Total Acreage 2.47 acres - M-M zone - <b>REQUEST:</b> This is an application to add a Mezzanine to the original Building, with 1,086 square feet - APN: 156-020-036 - Related Cases: PP15974 (1 <sup>st</sup> LDC)		
<u>9:15 A.M.</u>		
4. EC <b>PLOT PLAN NO. 15976S1</b> - EA No. N/A - Applicant: Regency Cornerstone Investments - Prado-Mira Loma Zoning District - Second Supervisorial District - Located north of Pomona Freeway (60), south of Mission Boulevard, west of I-15 Freeway, east of Milliken Avenue - Total Acreage 4.77 acres - M-M zone - <b>REQUEST:</b> This is an application to add a Mezzanine to the original Building, with 1,1352 square feet - APN: 156-020-038 - Related Cases: PP15976 (1 <sup>st</sup> LDC)		
<u>9:30 A.M.</u>		

<p>5. EC</p> <p>9:45 A.M.</p>	<p><b>PLOT PLAN NO. 15977S2</b> - EA No. N/A - Applicant Regency Cornerstone Investments - Prado-Mira Loma Zoning District - Second Supervisorial District - Located north of Pomona Freeway (60), south of Mission Boulevard, west of I-15 Freeway, east of Milliken Avenue- Total Acreage 4.27 acres - M-M zone - <b>REQUEST:</b> This is an application to add a Mezzanine to the original Building, with 1,320 square feet - APN: 156-020-039 - Related Cases: PP15977 (1<sup>st</sup> LDC)</p>	
<p>6. EC</p> <p>10:00 A.M.</p>	<p><b>PLOT PLAN NO. 15978S2</b> - EA No. N/A - Applicant: Regency Cornerstone Investments - Prado-Mira Loma Zoning District - Second Supervisorial District - Located north of Pomona Freeway (60), south of Mission Boulevard, west of I-15 Freeway, east of Milliken Avenue - Total Acreage 2.28 acres - M-M zone - <b>REQUEST:</b> This is an application to add a Mezzanine to the original Building, with 1,129 square feet - APN: 156-020-034 - Related Cases: PP15978 (1<sup>st</sup> LDC)</p>	
<p>7. CT</p> <p>10:15 A.M.</p>	<p><b>ITEM REMOVED FROM AGENDA</b></p>	
<p>8. T R-H</p> <p>10:30 A.M.</p>	<p><b>PLOT PLAN NO. 17265</b> EA No. 38397 Applicant: Ray Schilber Engineer/ Rep.: Konrad Rieger &amp; Associates Rancho California Zoning Area Third Supervisorial District Located east of Margarita Road, north of Date Street, and south of Murrieta Hot Springs Road .77 Acres SP (Specific Plan) zone <b>REQUEST:</b> This is an application to construct a 10,240 square foot jewelry store. The project will have 37 parking spaces and 12,100 square feet of landscaping. Schedule: N/A APN: 913 280 032 Related Cases: N/A (1<sup>st</sup> LDC)</p>	
<p>9. JG</p>	<p><b>CHANGE OF ZONE NO. 06612</b> E.A. No. 38345 Applicant: Riverside County Planning Department Schedule: N/A – Change of Zone to enable four poultry ranches and a feed and grain storage facility permitted prior to the Lakeview/ Nuevo and Lake Mathews consistency zoning changes to reclaim conforming status. (Related Cases: N/A) (1<sup>st</sup> LDC)</p> <p><b>SITE A:</b> Nuevo Zoning Area Third Supervisorial District Located north of Ellis Avenue, south of Santa Rosa Road, east of Pico Avenue, and west of Palomar Road, in the Lakeview/Nuevo Community Plan (LNCP) area 74.87 acres Owners: Romoland Pullet Ranch and Dr. Thomas and Mary Bowen <b>REQUEST:</b> Change zoning from R A (Residential Agricultural) to A P (Light Agriculture with Poultry) on approximately 20 acres, R R (Rural Residential) on approximately 2.3 acres, and R A APN: 309 220 005, 006, and 007.</p> <p><b>SITE B:</b> Lakeview and Nuevo Zoning Areas Third Supervisorial District Located north of Water Avenue, south of Brown Avenue, east of 6<sup>th</sup> Street, and west of 5<sup>th</sup> Street, in the LNCP area 67.48 acres Owner: AAA Egg Farms <b>REQUEST:</b> Change zoning from R A 1 (Residential Agricultural, 1 acre minimum lot size) to A P and R A 1 APN: 426 360 001, 002, 003, 004, 005, 008, 010, 011, 012, 013, 014, 015, and 016.</p> <p><b>SITE C:</b> Romoland Zoning Area Third Supervisorial District Located west of Juniper Springs Road, south of its intersection with Juniper Flats Road, in the LNCP area 39.39 acres Owner: Sunnymead Poultry Ranch, Inc. <b>REQUEST:</b> Change zoning from R A 5 (Residential Agricultural, 5 acre minimum lot size) to A P on approximately 11 acres and R A 5 APN: 455 040 042; 455 040 009.</p>	

**SITE D:** Cajalco Zoning District First Supervisorial District Located north of Cajalco Road, south of Avenue E, east of Birch Street, and west of Cedar Street, in the Lake Mathews Community Plan area 25.15 acres Owner: AAA Egg Farms **REQUEST:** Change zoning from R A ½ (Residential Agricultural, ½ acre minimum lot size) and R A 1 to A P (Light Agriculture with Poultry) and R A 1 APN: 321 110 025; 321 110 013.


**1:30 P.M.**

10. AH **Plot Plan No. 17138, Amendment No. 1** – EA No. 38330 – Applicant: Sprint PCS – Engineer/Rep.: David Leonard Associates – Hemet/San Jacinto Zoning Area - Third Supervisorial District - Located south of Cactus Valley Road, west of Lamb Drive; north of Kenneally Lane; and east of Sage Road - 4.520 - Light Agriculture - 5 Acre Minimum (A-1-5) Zone - **REQUEST:** Install a 103 foot high monopine with 12 antennas and a 6 foot parabolic antenna along with eight equipment cabinets for a wireless telecommunications facility. - APN: 469-120-040 (Related Case: N/A)(2<sup>nd</sup> LDC)

1:45 P.M.

11. PS **Plot Plan No. 17246** - EA No. 38389 – Applicant: Studio 7 Architecture & Planning - Lakeland Village Zoning District - First Supervisorial District - Located to the northwest of Garner Road, southwest of Grand Avenue, and southeast of Magnolia Street - .15 Net Acres - General Commercial (C 1/C P) Zone - **REQUEST:** Automobile repair shop located within a 1200 square foot pre fabricated metal building - APN: 381 281 033 (Related Case(s): N/A)(1<sup>st</sup> LDC)

2:00 P.M.

12. PS **Plot Plan No. 17269** - EA No. 38401 – Applicant: Temecula Springs Resort – Engineer/Rep.: William H. Kovacs Architect - Rancho California Zoning Area - Third Supervisorial District - Located northerly of Los Nogales Road, south of Rancho California Road, and east of Anza Road - 37.84 Net Acres - Citrus Vineyard (C/V) Zone - **REQUEST:** Proposes a 68,120 square foot winery, consisting of 76 bed & breakfast units, restaurant, conference, tasting rooms with office and lobby space and 291 on site parking spaces - APN: 942 230 003 (Related Case(s):N/A)(1<sup>st</sup> LDC)

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

**DATE: September 13, 2001**

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		Cleared	On Hold
8:30 A.M.			
1. EC	<b>PUBLIC USE PERMIT NO. 00436S1</b> - EA No. N/A - Applicant: Speech & Language Development Center – San Jacinto Mountain Zoning Area - Third Supervisorial District - Located north of McCall Park Road, south of Highway 243 and west of Highway 74 - Total Acreage 18.9 acres - R-A-5 zone - <b>REQUEST:</b> A proposal to build a modular building, for clinical staff - APN: 557-100-016 - Related Cases: N/A (1 <sup>st</sup> LDC)		
8:45 A.M.			
2. EC	<b>PARCEL MAP NO. 30215</b> - EA No. 38346 - Applicant: Steward Development - Rubidoux Zoning District - Second Supervisorial District - Located north of Highway 60, east of Avalon Street, south of 30th Street and west of Rubidoux Boulevard - Total Acreage 1.29 acres - C-1/C-P zone - <b>REQUEST:</b> Divide 1.29 acres into two parcels - APN: 178-201-011 - Related Cases: N/A (2 <sup>nd</sup> LDC)		
9:00 A.M.			
3. EC	<b>SECOND UNIT PERMIT NO. 00704</b> - EA No. N/A - Applicant: Becerra Rodolfo - Lakeview Zoning District - Third Supervisorial District - Located north of Yucca Avenue, east of Lakeview Avenue, south of Lakeview Avenue, and west of Hansen Avenue - 1.01 acres - R-A zone - <b>REQUEST:</b> This is an application to place a mobile home as a second unit – APN: 426-140-002 – Related Cases: N/A (1 <sup>st</sup> LDC)		
9:15 A.M.			
4. EC	<b>PLOT PLAN NO. 09062S7</b> - EA No. N/A - Applicant: Glen Ivy Hot Springs – Glen Ivy Zoning District - First Supervisorial District - Located south of Hoeger Road and west of Temescal Canyon Road - Total Acreage 17.28 acres - M-R-A, C-1/C-P, W-2, R-1 zone - <b>REQUEST:</b> A proposal to build two new spas - APN: 290-040-051 - Related Cases: PP09062R2, PP09062S6 (1 <sup>st</sup> LDC)		
9:30 A.M.			

<p>5. KU</p> <p>9:45 A.M.</p>	<p><b>TENTATIVE TRACT MAP NO. 29762, AMENDED NO. 1</b> EA No. 38117  Applicant: JCC Homes Engineer/Rep.: Inland Planning Services Cherry Valley Zoning District Third Supervisorial District Located south of County Line Road and east of Basil Lane 39.23 acres <b>REQUEST:</b> Subdivide 39.2 acres into 9 single family residential lots Schedule: B APN: 407 330 074 Related Cases: None – (3<sup>rd</sup> LDC)</p>	
<p>6. KU</p> <p>10:00 A.M.</p>	<p><b>Plot Plan No. 02691, Revised No. 1</b> EA No. 38199 Applicant: Tony Huff Engineer/Rep.: Trip Hord Woodcrest Zoning Area First Supervisorial District Located just south of Van Buren Boulevard, west of Gila Way north of Alhanbra and Colt Street 1.46 acres M SC Zone <b>REQUEST:</b> This is an application to revise Plot Plan 2691 for Auto Sales. Schedule N/A APN: 265 270 046 Related Cases: Plot Plan No. 2691, CV002665 (2nd LDC)</p>	
<p>7. JF</p> <p>10:15 A.M.</p>	<p><b>PLOT PLAN NO. 10780, SUBSTANTIAL CONFORMANCE NO. 9</b> – EA N/A – Engineer/Rep.: KCT Consultants Inc – Pass &amp; Desert Zoning Area - Third Supervisorial District– Located north of I-10, north of Seminole Drive in the Desert Hills Factory Store – 39.46 acres – C-P-S Zone – <b>REQUEST:</b> Split a previously approved addition to the complex into 2 buildings – Schedule: N/A – APN: 519-110-037 – Related Cases: PP10780, PP10780S1 through S8 (1<sup>st</sup> LDC)</p>	
<p>8. MP</p> <p>1:30 P.M.</p>	<p><b>PUBLIC USE PERMIT NO. 00843</b> EA No. 38366 Applicant: Sprint PCS Engineer/Rep.: Telecom Wireless Solutions – Gavilan Hills Zoning District First Supervisorial District - R A 5 (Residential Agricultural with 5 acres minimum lot size) Located south of Blue Sky Road and north of Santa Rosa Mine Road, in the community of Good Hope 1,250 sq. ft. proposed lease area of 4.94 acres <b>REQUEST:</b> To install a 98.1 feet high monopole, installation and mounting of eight antennas and a 6' parabolic antenna to the monopole, and mounting of eight equipment cabinets on a concrete slab. APN: 321-210-071 Related Cases: N/A (1<sup>st</sup> LDC)</p>	
<p>9. PS</p> <p>2:00 P.M.</p>	<p><b>PRE APPLICATION REVIEW NO. 00409</b> - EA N/A – Applicant: Keith Suchow - Hemet/San Jacinto Zoning District - Third Supervisorial District - Located to the north of Boyer Avenue, south of Lela May Avenue, east and adjacent to Yale Street, west of Katharin Street - 2.85 Net Acres - Light Agriculture (A 1) Zone - <b>REQUEST:</b> Subdivision of 2.85 Net Acres into 14 zero lot line residential lots, club house, and swimming pool (recreational facility) - APN: 447 112 001 (Related Case(s): N/A (1<sup>st</sup> LDC)</p>	
<p>10. AH</p>	<p><b>General Plan Amendment No. 585, Change of Zone No. 6625, and Tentative Tract Map No. 30155</b> - EA No. 38402 – Applicant: Depasquale Family Partnership – Engineer/Rep.: Albert A Webb Associates - Rancho California Zoning Area - First Supervisorial District – Located north of Catt Road, south of Boylan Springs Road, east of I-15 and west of George Avenue - 75.88 Acres - Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) Zones - <b>REQUEST:</b> To amend two General Plan designations from Office Commercial (OC) and Commercial(C) to Residential 2-4 Dwelling Units per Acre; and to change two zoning designations from Scenic-Highway Commercial (C-P-S) and Rural-Residential (R-R) to One-Family Dwelling (R-1); and to subdivide 75.88 acres into 253 single family residential lots, 2 open space lots, and 4 detention basins - APN: 369-050-007 (Related Cases: N/A)(1<sup>st</sup> LDC)</p>	

2:15 P.M.

11. LM

**Tentative Tract Map No. 29570, Amended No. 2** - EA No. 37836 – Applicant: Sage Community Group, Inc. – Engineer/Rep.: Hunsaker & Associates - Rancho California Zoning Area - Third Supervisorial District – Located east of Winchester Road, west of Seraphina Road, north of Nicolas Road - 54.6 Gross Acres - Specific Plan Zone - **REQUEST:** Proposes a Schedule “A” subdivision to divide 54.6 gross acres into 122 residential lots with minimum lot size of 6484 square feet, and 11 open space lots.- APN: 957-020-002 & 004, 957-030-002 to-009, 957-080-001 (Related Case(s): SP 213, PM 29486, CZ 6345) (3<sup>rd</sup> LDC)








13. DM **TENTATIVE TRACT MAP NO. 29607, Amended Per Planning Commission Approval** - EA No. 37901 – Applicant: Highpointe Communities – Engineer/Rep.: Ludwig Engineering - Rancho California Area - First Supervisorial District – Located southerly of Clinton Keith Road, 2 miles easterly of Interstate 15 Freeway, easterly of Jana Lane and westerly of Spinning Wheel Drive - 58.78 acres - R-R (Rural Residential) Zone - **REQUEST:** Schedule A tract map to divide 58.78 acres into 147 res. lots (7,200 sq. ft. min.) and 3 open space lots - APN: 369-260-003, 005, & 006 (Related Cases: GPA 522, CZ6511)(4<sup>th</sup> LDC)

2:30 P.M.

14. AH **TENTATIVE TRACT MAP NO. 30284** - EA No. 38418 – Applicant: Avalon Consultants – Engineer/Rep.: Avalon Consultants - Rancho California Zoning Area - Third Supervisorial District – Located south of Madera De Playa; North of Pauba Road; and east of Finn Circle - 19.7 Acres - Rural Residential (R-R) Zone - **REQUEST:** To subdivide a 19.7 acre parcel into seven (7) 2.5 acre parcels - APN: 951-040-014(Related Cases: N/A)(1<sup>st</sup> LDC)

2:45 P.M.

15. PS **PLOT PLAN NO. 17298** - EA No. 38414 – Applicant: Darlene Sloyer – Engineer/Rep.: Blaine A. Womer Civil Engineering - Homeland Zoning Area - Third Supervisorial District - Located on northeast corner of Naumann Avenue and Highway 74, south and adjacent to Highway 74, and west of Homeland Avenue - .45 Net Acres - Rural Residential (R R) Zone - **REQUEST:** Curio shop & hair salon located within a 4,000 square foot new building, 384 square foot storage modular, and sixteen (16) on site parking spaces. - APN: 459 093 001 (Related Case(s): N/A)(1<sup>st</sup> LDC)

3:00 P.M.

16. PS **PLOT PLAN NO. 17212, Amendment No. 1** - EA No. 38371 – Applicant: Suncor Development – Engineer/Rep.: James Architects - Sun City Zoning District - Third Supervisorial District – Located south of McCall Boulevard, west of Bradley Road - .970 Acres (net) - Scenic-Highway Commercial (C-P-S) Zone - **REQUEST:** 9,847 sq. ft. Walgreens Drugstore with 3,142 sq. ft. storage above & a single lane drive-up pharmacy window - APN: 335-192-002 (Related Case (s):PP06058, PP09267, PP13019, PP14025, PP12997, TR03628) (2<sup>nd</sup> LDC)


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Afternoon: 39493 Los Alamos Road  
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**DATE: September 27, 2001** (Revised 9/21/01)

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

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1. MP	<b>PLOT PLAN No. 17279</b> EA No. 38404 Applicant: Sprint PCS Engineer/Rep.: David Leonard Associates Bautista Zoning Area Third Supervisorial District Located east of Fairview Avenue, south of Stetson Avenue Light Agriculture 10 acre minimum lot size (A 1 10) zone 875 sq. ft. lease area of a 117.45 net acres <b>REQUEST:</b> To construct a 75' high telecommunications monopalm with associated unmanned equipment shelter Schedule: N/A APN: 555 140 003 Related Cases: None (1 <sup>st</sup> LDC)		
8:45 A.M.			
2. MP	<b>Plot Plan No. 17289</b> EA No. 38409 Applicant: American Tower Corporation/ AT&T Fixed Wireless Engineer/Rep.: Doug Kearney at MERICOM – East Corona Zoning Area Second Supervisorial District Located south of Magnolia Avenue, west of Lincoln Street, north of Harlow Avenue and east of Harvill Lane, in the community of Home Gardens General Commercial (C 1/C P) zone 1,600 sq. ft. lease area of a 2.02 net acres <b>REQUEST:</b> To construct a 55' high telecommunications monopalm with associated unmanned equipment shelter, and four directional antennas to be mounted to the new monopalm Schedule: N/A APN: 135 151 022 Related Cases: None (1 <sup>st</sup> LDC)		
9:00 A.M.			
3. MH	<b>Pre-Application Review No. 00410</b> EA N/A – Applicant: HDR Engineering, Inc. – Engineer/Rep.: DR Engineering, Inc. Prado-Mira Loma Second Supervisorial District Located east of Etiwanda Avenue, north of Bellegrave Avenue and south of Van Buren Boulevard 167.97 acres (gross) Manufacturing - Heavy with a 5 Acre Minimum Lot Size (M-H-5) Zone <b>REQUEST:</b> The proposed project would expand the existing Union Pacific Railroad facilities for the transfer and storage of automobiles for sale. APN: 156-210-082, 156-200-034, & 156-200-025 (Related Case(s): None) (1 <sup>st</sup> LDC)		
9:30 A.M.			

4. MH **General Plan Amendment No. 00561, Change of Zone No. 06582, Tentative Tract Map No. 29997** EA No. 38188 – Applicant: McCune and Associates Incorporated – Engineer/Rep.: Albert A. Webb Associates Prado-Mira Loma Zoning District Second Supervisorial District Located south of Chandler Street, east of Hellman Avenue, north of the Santa Ana River, and west of Archibald Avenue 40 Acres Heavy Agriculture - 10 Acre Minimum Lot Size (A-2-10) Zone **REQUEST:** Tentative Tract Map No. 29997 (TR 29997) is a proposal to divide 40 acre site into 124 residential lots, one commercial lot, and one open space lot. Change of Zone No. 6582 (CZ 6582) is a proposal to change the zoning on the site from Heavy Agriculture with a 10-acre minimum lot size (A-2-10) to Planned Residential (R-4) and General Commercial (C-1 and C-P). General Plan Amendment No. 561 is a proposal to change the Jurupa Community Land Use designation on the site from Agriculture/Development Reserve to Residential 2B (2 to 5 dwelling units per acre) and Commercial. Schedule A - APN: 130-020-001 Related Case: N/A (2<sup>nd</sup> LDC)

9:45 A.M.

5. MH **ENVIRONMENTAL IMPACT REPORT for Tentative Tract Map No. 29972 (Amended No. 2F), General Plan Amendment No. 00550, and Change of Zone No. 06561** EA No. 38114 – Applicant: SFU Investments – Engineer/Rep.: Albert A. Webb Associates Winchester Zoning Area Third Supervisorial District Located north of Garbani Road, west of Briggs Road, and east of Interstate 215 148.25 gross acres Light Agriculture with 2 ½ acre minimum lot size (A 1 2 ½) and Light Agriculture with 5 acre minimum lot size (A 1 5) **REQUEST: Tentative Tract No. 29972** proposes the division and grading of the approximately 148 acre parcel into 405 single family residential lots with a minimum lot size of 7200 square feet, four park/detention basin lots, one approximately 28 acre open space lot, and related streets, and the construction of 405 single family residences, four detention basins and related streets and infrastructure. The open space lot incorporates the northern hillside portions of the site that have not been subject to ongoing cultivation. **General Plan Amendment No. 550** proposes to change the "Residential 2.5 acre minimum" and "Hillside" designations, under the Sun City/Menifee Valley Community Plan, to "Residential 2 to 4 dwelling units per acre." **Change of Zone No. 6561** proposes to change the site zoning from A 1 2 ½ (Light Agriculture with 2 ½ acre minimum lot size) and A 1 5 (Light Agriculture with 5 acre minimum lot size) to R 1 (One Family Dwellings). APN: 372 090 016 (Related Case(s): Tentative Tract Map No. 29972, General Plan Amendment No. 550 and Change of Zone No. 6561) (1<sup>st</sup> LDC)

10:00 A.M.

6. T R-H **PARCEL MAP No. 30239, Tract Map No. 29114** - EA No. 38172 - Applicant: The Batavia Land Company - Engineer/Rep.: Albert A. Webb & Associates - French Valley Zoning Area - Third Supervisorial District - Located easterly of Winchester Road (State Highway 79), west of Pourroy Road, and north of Skyview Road - 74.12 Acres - SP zone - **REQUEST:** The parcel map proposes to divide 74.12 acres into three parcels with a minimum lot size of 19.41 acres. The tract proposes to construct 270 residential lots and 6 open space lots in 3 phases - Schedule: H - APN's: 467-240-027, 032, 033, and 034. Related Cases: SP284 (2<sup>nd</sup> LDC)

10:15 A.M.



12. AH      **Tentative Parcel Map No. 30165 and Change of Zone No. 06628** - EA No. 38405 – Applicant: Sun Properties, Inc. – Engineer/Rep.: Anacal Engineering Co. - Rancho California Zoning Area - Third Supervisorial District – Located east of Camino Del Vino, south of Monte De Oro, north of Calle Tequila, west of De Portola - 23.41 Acres - Citrus/Vineyard - 20 Acre Minimum (C/V-20) Zone - **REQUEST:** To change the zoning designation from Citrus/Vineyard - 20 Acre Minimum (C/V-20) to Citrus/Vineyard - 5 Acre Minimum (C/V-5), and to divide 23.41 acres into 4 parcels - APN: 941-230-003 Related Case: N/A (1<sup>st</sup> LDC)

2:30 P.M.

13. GS      **Tentative Tract Map No. 30351 and Change of Zone No. 06627** - EA No. 38419 – Applicant: Osborne Development Corporation – Engineer/Rep.: Urban Environs - Homeland Zoning Area - Third Supervisorial District - Located on the westerly side of Winchester Road (SR-79), easterly of Green Avenue, and northerly of Stetson Avenue - 80 Acres - Residential Agricultural - 1 Acre Minimum (R-A-1) Zone - **REQUEST:** Schedule "A" subdivision of 80 acres for 273 lots with a 7200 square foot minimum in a gated-community. - APN: 458-250-016 through 031 Related Case: Change of Zone No. 6627 (1<sup>st</sup> LDC)


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1. T R-H

**PLOT PLAN No. 17282** EA No. 38407 Applicant: Herron & Rumansoff Architects, INC. Engineer/Rep.: Russell Rumansoff Rancho California Area Third Supervisorial District Located south of Benton Road, east of Penfield Land, and north of Auld Road 2.47 Acres SP (Specific Plan) zone  
**REQUEST:** This is an application construct two 23,467 square foot distribution facilities. The project will include two phases with 14,642 square feet of landscaping, 54 parking spaces, and 4 loading docks. Schedule: N/A APN: 958 240 022 Related Cases: SP286(1<sup>st</sup> LDC)

8:45 A.M.

2. KB

**PLOT PLAN No. 17297** EA No. 38412 Applicant: Stillwater Foundation Inc. Engineer/Rep.: Blaine Womer Cherry Valley Zoning Area Third Supervisorial District Located north of Lincoln Street, south of Grand Avenue, east of Jonathan Avenue and west of Winesap Avenue at 40278 Lincoln Street, Beaumont 1.1 acres (net) R 2 Zone (Multiple Family Dwellings) **REQUEST:** This request is to operate a residential care facility for 18 59 year old ambulatory and non ambulatory adults. The property has been used as a residential care facility since 1961 and no expansion of use or facility is proposed Schedule N/A APN: 402 221 025 Related Cases: EA 38412, PU No. 345 W (1<sup>st</sup> LDC)

9:00 A.M.

3. EC

**TENTATIVE TRACT MAP No. 26788S1** - EA No. N/A - Applicant: Lennar Homes - Engineer/Rep.: Keith Companies - Antelope Valley Zoning Area - Third Supervisorial District - Located north of Craig Avenue, south of Glencoe Lane, east of Menifee Road, and west of Bell Mountain Road - 59.0 acres - R-A-1, R-1 (Residential Agriculture) zone - **REQUEST:** This is an application to realign street location to avoid off-set intersection - APN: 372-040-018 Related Cases: TR26788, (1<sup>st</sup> LDC).

9:15 A.M.

Cleared	On Hold

<p>4. EC</p> <p>9:30 A.M.</p>	<p><b>SECOND UNIT PERMIT No. 00706</b> - EA No. N/A - Applicant: Patrick Doherty - Engineer/Rep.: Patrick Doherty - Cherry Valley Zoning Area - Third Supervisorial District - Located north of Vineland Street, south of Orchard Street, east of Union Street, and west of Beaumont Avenue - 1.0 acres - A-1-1 (Light Agriculture) zone - <b>REQUEST:</b> This is an application to construct a second unit home onto the property - APN: 405-050-006 Related Cases: N/A (1<sup>st</sup> LDC)</p>	
<p>5. JF</p> <p>9:45 A.M.</p>	<p><b>Tentative Tract Map No. 28767, Revised No. 1, Amended No. 1</b> EA No. 38380 Applicant: Wiggins Development, Inc. Engineer/Rep.: Blaine A Womer Civil Engineering Woodcrest Zoning Area First Supervisorial District Located on the southwest corner of Van Buren Boulevard and Bonanza Drive 24.82 acres A 1 1 Zone <b>REQUEST:</b> This is an application to revise Tentative Tract Map No. 28767 to subdivide 24.8 acres into 23 residential lots Schedule B APN: 273 060 020 Related Cases: TR 28767, EA 37475 (2<sup>nd</sup> LDC)</p>	
<p>6. JQ</p> <p>10:00 A.M.</p>	<p><b>PLOT PLAN NO. 17157, AMENDED NO. 1</b> EA No. 38341 Applicant: Shook Building Systems Engineer/Rep.: Steven Kalthoff, Crane Architectural Rubidoux Zoning District Second Supervisorial District Located southeast of Agua Mansa Road, between Wilson Street and Via Ricardo 3.36 acres M H Zone <b>REQUEST:</b> Construct a 12,000 square foot office/warehouse building on 3.36 acres Schedule N/A APNs: 178 320 040 Related Cases: SP 210 (2<sup>nd</sup> LDC)</p>	
<p>7. CT</p>	<p><b>AMENDMENT NO. 1 to SPECIFIC PLAN NO. 00301, GENERAL PLAN AMENDMENT NOS. 00495 &amp; 00516, CHANGE OF ZONE NO. 06459, ENVIRONMENTAL IMPACT REPORT NO. 00423</b> - EA No. 37685 - Applicant: Menifee Valley Ranch LLC - Engineer/Rep: T&amp;B Planning - Winchester Zoning Area - Third Supervisorial District - Located south of State Route 74, north of Simpson Rd., east of Menifee Rd., and west of Briggs Rd. - Area: 1,548.3 acres - Zoning: SP, R-R, A-1-10</p> <p><b>Amendment No. 1 to Specific Plan No. 00301</b> proposes to amend existing Specific Plan No. 301 to increase the overall size of the Specific Plan from 153 acres to 1,548.3 acres and increase housing from 484 residential dwelling units (du) on 104.5 acres to 4,200 du on 929.4 total acres. Also included in the amendment are 21.2 acres of community commercial; 11.6 acres of commercial/transit hub; 48.8 acres of parks; 4.1 acres for a swim club and lake parking; 190.0 acres for a golf course/club house; 40.7 acres of elementary (K-8) schools; 40.0 acres for high schools; 55.2 acres of opens space (including 40.5 acres for detention basins and flood control purposes); 91.7 acres of greenbelt/roadway paseos/lake; and, 115.6 acres of major roads. Comprehensive General Plan Amendment No. 495 proposes to amend the CGP’s Circulation Element to change the designations of various road segments in the region (i.e., Briggs Road, McCall Boulevard, and Menifee Road) as needed based on the results of the traffic study prepared for this project. Certain road segments may also be added (i.e., McLaughlin Road) or eliminated (i.e., Matthews Road extension) from the County circulation area map.</p> <p><b>Comprehensive General Plan Amendment No. 00516</b> proposes to (1) amend the designation of the site on the Riverside County Open Space and Conservation Map from “Areas Not Designated as Open Space” to “Adopted Specific Plan No. 301”; (2) amend the Sun City/Menifee Valley Community Plan from “Areas Requiring A Specific Plan: SPA-2 (SP2-4 DU/AC)” to</p>	

“Adopted Specific Plan No. 301;” (3) amend the Southwest Territory Land Use Planning Area Profile by adding a descriptive summary of Specific Plan No. 301-A1, and; (4) amend the text of the Southwest Area Community Plan (SWAP) to reflect the SP.

**Change of Zone No. 06459** proposes to change zoning classifications within the specific plan area from Rural Residential (R-R) and Light Agricultural, 10-acre minimum lot size (A-1-10) to Specific Plan (SP); and alter land use designations of land currently zoned SP within the area of approved Specific Plan No. 301.

10:15 A.M.

8. CT

**Tentative Tract Map No. 29202** - EA No. 38048 – Applicant: Markham & Associates - Rancho California Zoning Area - Third Supervisorial District – Located southerly of Jean Nicholas Road, westerly of Winchester Road (State Route 79), easterly of Leon Road - **REQUEST:** To subdivide 30.0 acres into 107 single-family residential lots (7,200 square foot minimum lot size) - Schedule: A - APN: 467-240-012 - Related Case(s): Specific Plan No. 106, Amendment No. 9; Change of Zone 6510; Tract Map No. 29675 (2<sup>nd</sup> LDC)

1:30 P.M.

9. LM

**Preliminary Application Review No. 00411**- EA No. N/A – Applicant: Templo Calvario - Tule Peak Zoning Area - Third Supervisorial District – Located north of Ramsey Road and west of Chapman Road - 19.05 Acres - Rural Residential - 5 Acre Minimum (R-R-5) Zone - **REQUEST:** Proposed guest ranch consisting of 6 mobile homes and an existing 800 square foot hall - APN: 579-110-005 (Related Case: (CV012125)(1<sup>st</sup> LDC)


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

**DATE: October 11, 2001** (Revised 10/2/01)

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

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

8:30 A.M.

1. T R-H

**Specific Plan No. 00320** - EIR No. 00430 - Applicant: The Le Plastrier Companies - Engineer/Rep.: T & B Planning Associates - Rancho California Zoning Area - Third Supervisorial District - Located east of the 215 freeway, south of Keller Road, and north of Clinton Keith Road - 697.0 acres - Proposed SP Zone - **REQUEST:** Specific Plan of Land Use encompassing 500 acres of residential, 10.2 acres of school site, 363.7 acres of open space, 15.6 acres of commercial, 61.2 acres of active parks, and 34.5 acres of roads. - Schedule N/A - APN: 359-200-026 through 029, 359-200-010 through 017, 359-190-003, 004, 009, 011 through 018, and 359-180-005 & 006 - Concurrent Cases: GPA 517, CZ6500 (2<sup>nd</sup> LDC)

8:45 A.M.

2. CS

**SECOND UNIT PERMIT NO. 00707** EA No. N/A Applicant: Craig Richard Gilbert – Woodcrest Zoning District First Supervisorial District Located north of Valle Vista Way, east of Washington Street, west of Golden Star Avenue, and south of Hermosa Drive 1.04 acres – A-1-1 Zone **REQUEST:** This is an application to develop a 1,410 square foot second unit with a one-car garage Schedule N/A APN: 245 500 004 Related Cases: N/A(1<sup>st</sup> LDC)

9:00 A.M.

Cleared	On Hold

3. JF	<p><b>General Plan Amendment No. 00588</b> EA No. 38434 Applicant: Sierra Creek Investment Group, LLC Engineer/Rep.: T&amp;B Planning Consultants Inc. Lake Mathews Zoning Area First Supervisorial District Located adjacent to the east side of McAllister Road, west to and adjacent to La Sierra Avenue, and south of and adjacent to the City of Riverside 256.9 acres R A and R A 1 Zone</p> <p><b>REQUEST:</b> This is an application remove 256.9 Acres from Rancho El Sobrante Community. Schedule APN: 269 040 014, 239 110 013, 269 020 016, 269 040 013, 269 040 012, 269 040 011, 269 040 016, 269 040 015, 269 040 008, 269 040 007, 269 040 004, 269 040 003, 269 040 001, 269 030 012, 269 030 011, 269 030 008, 269 030 007, 269 030 006, 269 030 005, 269 030 004, 269 030 003, 269 030 002, 269 030 001, 136 110 009, 136 110 017, 136 110 016, 136 110 015, 136 110 014, 136 110 013, 136 110 012, 136 110 007, 136 110 006, 136 110 002, 136 100 008, 136 100 007, 136 100 006, 136 100 005, 136 100 004, 136 100 003, 136 080 008, 136 080 007, 136 080 019, 136 080 018, 136 080 016, 136 080 014, 136 080 013, 136 080 012, 136 080 011, 136 080 010, 136 080 009, 136 080 006, 136 090 009, 136 090 008, 136 090 007, 136 090 005, 136 090 002, 36 090 001, 36 090 015, 136 090 013, 136 090 012, 136 090 011, 136 090 010, 136 090 006 Related Cases: TR30295, EA 38417, PM 30360, (1<sup>st</sup> LDC)</p>	
9:15 A.M.		
4. JF	<p><b>Parcel Map No. 30360</b> EA No. 38417 Applicant: Sierra Creek Investment Group, LLC Engineer/Rep.: David Jeffers Consulting, Inc. Lake Mathews Zoning Area First Supervisorial District Located at the corner of La Sierra and Dufferin 112.3 acres R A and R A 1 Zone <b>REQUEST:</b> This is an application for financing parcel map for Tentative Tract No. 30295. Schedule A APN: 136 080 006, 136 080 007, 136 080 008, 136 080 010, 136 080 011,012, 013, 014, 016, 018, 019, 136 090 001, 136 090 006, 136 090 007, 136 090 008, 136 090 009, 136 090 010, 136 090 012, 136 090 013, 136 090 015, 136 100 003, 004, 005, 006, 007, 008, 136 110 004 Related Cases: TR 30295, GPA 00588, (1<sup>st</sup> LDC)</p>	
9:30 A.M.		
5. JF	<p><b>Plot Plan No. 16888</b> EA No. N/A Applicant: A &amp; E West, LLC Engineer/ Rep.: same Good Hope Zoning Area Fifth Supervisorial District Located just north of Mapes Road, south of Mountain Avenue, east of Highway 74 and west of Marie Street 1.3 acres R R Zone <b>REQUEST:</b> This is an application to expand an existing church Schedule N/A APN: 342 210 035 Related Cases (3<sup>rd</sup> LDC)</p>	
9:45 A.M.		
6. JQ	<p><b>TENTATIVE TRACT MAP NO. 29652, AMENDED NO. 2</b> EA No. 37952 Applicant: Mike and Carol Munaretto Engineer/Rep.: Adkan Engineers Woodcrest Zoning District First Supervisorial District Located south of Berry Street, north of Eakins Street and north of Cactus Avenue 40.28 acres A 1 1 Zone <b>REQUEST:</b> Subdivide the subject 40.28 acre property into 31 single family residential lots of 1 acre minimum lot size, with one remainder parcel Schedule "B" APNs: 265 340 039, 265 330 037 Related Cases: None</p>	
10:00 A.M.		
7. MP	<p><b>CONDITIONAL USE PERMIT NO. 03349</b> EA No. 38412 Applicant: Roberto Esparza Engineer/Rep.: John R. Amsler Meadowbrook Zoning Area Fifth Supervisorial District Located south of Ethanac Road, east of Highway 74 1.770 acres (net) R R (Rural Residential) Zone <b>REQUEST:</b> To construct a convenience store APN: 345 150 012 Related Cases: N/A (1<sup>st</sup> LDC)</p>	



14. AH

**Tentative Tract Map No. 30225, Amended No. 1-** EA No. 38344 – Applicant: Lennar Homes – Engineer/Rep.: The Keith Companies - Antelope Valley Zoning Area - Third Supervisorial District – Located west of Menifee Road; north of Glencoe Lane; east of Palomar Road; south of Holland Road - 8.11 Acres - One-Family Dwelling (R-1) Zone - **REQUEST:** Schedule A tract map proposing to subdivide 8.11 acres into 34 (7,200 square foot minimum) single family residential lots - APN: 372-040-004, 005, 006, 007 (Related Cases: N/A)(2<sup>nd</sup> LDC)

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<p>4. JF</p> <p>9:30 A.M.</p>	<p><b>General Plan Amendment No. 00591, Change of Zone No. 06635</b> EA No. 38442 Applicant: Coussoulis Development Company Engineer/Rep.: K &amp; A Engineering El Cerrito Zoning District Second Supervisorial District Located north of Bedford Motorway, south of Weirick Road and West of Knabe Street 12.04 acres R A 5, C 1/C P Zone <b>REQUEST:</b> This is an application to amend the Temescal/ El Cerrito Community Plan Designation to I P from TECP (5 AC minimum/Hillside. Also, the Change the Zone from R A 5 and C 1/C P to I P. Schedule APN: 282 121 001, 282 140 006 Related Cases: NA, (1<sup>st</sup> LDC)</p>		
<p>5. EC</p> <p>9:45 A.M.</p>	<p><b>PLOT PLAN NO. 17336</b> - EA No. 38439 - Applicant: Arturo Delgado - Engineer/ Rep.: Alex Cabral/HR Engineering Inc - Rubidoux Zoning Area - Second Supervisorial District - Located north of Mission Boulevard, south of Highway 60, east of Soto Avenue, and west of Valley Way - .56 acres - C-1/C-P (General Commercial) zone - <b>REQUEST:</b> This is an application to develop a Restaurant - APN: 174-272-004 - Related Cases: N/A, (1<sup>st</sup> LDC).</p>		
<p>6. EC</p> <p>10:00 A.M.</p>	<p><b>PLOT PLAN NO. 05483, REVISED PERMIT NO 2,</b> - EA No N/A - Applicant: Family Service Association - Engineer/Rep.: Charles Brown Architect - Mead Valley Zoning Area - First Supervisorial District - Located South of Cajalco, east of Brown Street, and west of Lee Street - 5.42 acres - A-1-1 (Light Agriculture) zone - <b>REQUEST:</b> This is an application to add 3 modular buildings for child care use and develop the remaining property for recreational use. - Schedule N/ A - APN: 318-210-050-6 - Related Cases: PP05483, PP05483R1 (2<sup>nd</sup> LDC)</p>		
<p>7. T R-H</p> <p>10:15 A.M.</p>	<p><b>TENTATIVE TRACT MAP No. 30312</b> EA No. 38444 Applicant: Pulte Homes Corp Engineer/Rep.: Hunsaker &amp; Associates: Paul DePalatis Rancho California Zoning District Third Supervisorial District The project site is located north of Nicholas Road, east of North General Kearney Road, south of Rita Way, off of Finbrook Road 8.3 Acres SP (Specific Plan) zone <b>REQUEST:</b> This is a proposal to subdivide 8.3 acres into 25 single family residential lots with an minimum lot size of 7,200 square feet Schedule: A APN: 957 080 013 Related Cases: SP213(1<sup>st</sup> LDC)</p>		
<p>8.</p> <p><b>1:30 P.M.</b></p>	<p><b>CASE REMOVED FROM AGENDA</b></p>		
<p>9. AH</p> <p>1:45 P.M.</p>	<p><b>Conditional Use Permit No. 03169, Revised Permit No. 1-</b> EA No. 38450 – Applicant: Avalon Consultants - Romoland Zoning Area - Third Supervisorial District/Future Fifth District – Located north of Mathews Avenue; south of State Highway 74; east of Palomar; west of Junipero - 2.9 Acres - Manufacturing - Medium (M-M) Zone - <b>REQUEST:</b> Relocate a flood channel/easement and extend the life of Conditional Use Permit No. 3169, a wood recycling center for waste lumber and wood products - APN: 331-220-041 (Related Cases: CUP03169, PP13736)(1<sup>st</sup> LDC)</p>		
<p>10. GS</p>	<p><b>Plot Plan No. 17345</b> - EA No. 38445 – Applicant: Santa Fe Hunt – Engineer/ Rep.: O'Donnell &amp; Harrison, LLP - Tule Peak Zoning Area - Third Supervisorial District – Located northerly of Tule Peak Road, southerly of Bradford Road, easterly of Bradford Hills Road and westerly of Tule Valley Road - 4.91 Gross Acres - Rural Residential - 5 Acre Minimum (R-R-5) Zone - <b>REQUEST:</b> Permit an existing Class III Kennel (26 to 40 Dogs) - APN: 580-110-043 Related Case (s) None (1<sup>st</sup> LDC)</p>		

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

**DATE: October 25, 2001**

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

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8:30 A.M.

1. MP      **Public Use Permit No. 00846** EA No. 38294 Applicant: Verizon Wireless  
Engineer/Rep.: 02 Wireless Solutions Chuckawalla Zoning Area Fourth  
Supervisory District Located west of State Highway 177, south of Twentynine  
Palms Highway and north Highway 10 16,667 sq. ft. lease area within a 168  
acre parcel N A (Natural Assets) Zone **REQUEST:** To construct a 150'  
monopole with 6 antennas and 3 digital data dishes mounted on the monopole,  
and associated wireless communication equipment. The facility will be  
enclosed by a 6 foot high chain link fence and gate with barbed wire Schedule  
N/A APN: 800 101 001 Related Cases: Variance 01719. (1<sup>st</sup> LDC)

8:45 A.M.

2. MP      **CONDITIONAL USE PERMIT NO. 03354** EA No. 38433 Applicant: Oswaldo  
Martinez - Engineer/Rep.: Jose C. Perez Rubidoux Zoning District Second  
Supervisory District Located south of Mission Boulevard and west of  
Rubidoux Boulevard .288 acres (12,545 square feet) R VC (Rubidoux Village  
Commercial) Zone **REQUEST:** To add beer and wine sale to existing market  
APNs: 181 052 014 and  
181 052 015 Related Cases: N/A (1<sup>st</sup> LDC)

9:00 A.M.

Cleared	On Hold



7. GS **Plot Plan No. 17351** - EA No. 38449 – Applicant: Cingular Wireless – Engineer/Rep.: Cingular Wireless - Homeland Zoning Area - Third Supervisorial District – Located northerly of Neer Street, easterly of Leon Road and southerly of Highway 74 (Pinacate Road) - 0.19 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** Co-location of 6 panel antennas on an existing 100 foot monopole and a 160 square foot equipment shelter - APN: 459-091-007 Related Case: None (1<sup>st</sup> LDC)

1:45 P.M.

8. AH **Plot Plan No. 17367** - EA No. 38454 – Applicant: Sprint PCS – Engineer/Rep.: Gianni and Associates - Rancho California Zoning Area - Third Supervisorial District – Located south of Benton Road, east of Pourroy Road, west of Van Gaale, and north of Auld Road - 16.03 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) and Residential Agriculture - 1 Acre Minimum (R-A-1) Zone - **REQUEST:** Construct an 85 foot high monopine telecommunications facility with 12 antenna arrays - APN: 958-060-011 (Related Cases: N/A)(1<sup>st</sup> LDC)




<p>4. KB</p> <p>9:30 A.M.</p>	<p><b>Second Unit Permit No. 00708</b> - EA No. N/A - Applicant: Jesse Arrelanes - Engineer/Rep.: Academy Consulting Corp. - Fifth Supervisorial District - Meadow Brook Zoning Area - Located north of River Road, south of Ethanac Road, east of Wilkinson Street and west of Robert Street at 21939 Herbert Street, Perris - 7.29 acres (net) - R R Zone (Rural Residential) - <b>REQUEST:</b> To locate an approximately 1,500 square foot mobile home as a second unit on the property. - Schedule N/A - APN: 345-180-001 - Related Cases: N/A (1<sup>st</sup> LDC)</p>	
<p>5. KB</p>	<p><b>Plot Plan No. 17360</b>– EA No. N/A - Applicant: Mira Loma Associates - Engineer/Rep.: Germania Corp., Kevin Wolf - Prado Mira Loma Zoning District - Second Supervisorial District - Located north of Interstate 60, east of Etiwanda Avenue and east of Campbell Street - 112.830 net acres - R-3, C-1/C P Zones - <b>REQUEST:</b> To convert 42 existing laundry rooms into one bedroom apartment units - APN: 156-220-001, 156 230-001, 156-230-003 - Related Cases: CUP 2179, PAR 378 (1st LDC)</p>	
<p><b>1:30 P.M.</b></p>		
<p>6. GS</p> <p>1:45 P.M.</p>	<p><b>Change of Zone No. 06639 and Tentative Parcel Map No. 30398</b> – EA No. 38451 – Applicant: Scott Schulman – Engineer/Rep.: Markham Development Management Group - Rancho California Zoning Area - Third Supervisorial District – Located westerly of De Portola Road, Easterly of Pauba Road, northerly of Calle Verde - 10.26 Acres - Citrus/ Vineyard -10 acre minimum (C/V-10) Zone - <b>REQUEST:</b> Subdivide 10.26 acres into two 5 acre parcels - APN: 927-660-024 Related Case(s): None (1<sup>st</sup> LDC)</p>	
<p>7. LM</p> <p>2:00 P.M.</p>	<p><b>Plot Plan No. 12474, Substantial Conformance No. 3-</b> EA No. N/A – Applicant: Warren S. Lewis – Engineer/Rep.: Kevin Cozad &amp; Associates - Lakeview Zoning Area - Third Supervisorial District – Located south of Ramona Expressway, westerly of 5th Street, northerly of Lake View Avenue - 41.220 Acres - Manufacturing-Service Commercial Zone - <b>REQUEST:</b> Proposed construction of 5.75 acre evaporation pond for treated wastewater for vitamin products manufacturing plant and construction of a 6' high chain link fence around the pond. Substantial Conformance No. 2 approved two wastewater ponds with each one covering 2.5 acres, only one was built. Substantial Conformance No. 3 proposes approving the enlargement of the pond not constructed from 2.5 acres to 5.75 acres. - APN: (Related Case(s): PP 12474, PP 12474R1, PP 12474R2, PP 12474S1, Pp 12474S2 PP 13364, PP 15171, PP 15172)(1<sup>st</sup> LDC)</p>	
<p>8. LM</p>	<p><b>Change of Zone No. 06634 and Plot Plan No. 17337-</b> EA No. 38441 – Applicant: Herron &amp; Rumansoff Architect - Little Lake Zoning District - Third Supervisorial District – Located south of Florida Avenue, and southwest corner of Mayberry Avenue and Lake Street - 15.51 Acres - One Family Dwellings-15,000 Square Foot Minimum and One-Family Dwellings-20,000 Square Minimum Zone - <b>REQUEST:</b> Change of Zone No. 6634 proposes a change of zone from One-Family Dwellings-15000 Square Foot Minimum (R-1-15000) and One-Family-20,000 Square Foot Minimum (R-1-20,000) to General Residential (R-3). Plot Plan No. 17337 proposes a two-phase congregate care facility consisting of 100 units and a manager unit and an assistant manager unit. Phase 1 comprises one building consisting of 12,000 square feet allocated for 20 living units with typical unit of 600 square feet, 1400 square foot manager's unit, and additional 4,919 square feet allocated for an office, a reception area, three storage areas, two common areas, a library and a kitchen. Second phase include buildings #2, #3, #4, #5, which each building consisting of 12,000</p>	

square feet for 20 units with typical 600 square feet per unit, and an additional 1, 7,27 square feet for a dining area, an office, a kitchenette, a library, and two common areas. Building #3 will have an additional 1,200 square feet allocated for an assistant manager's unit. A 163-space parking lot is also proposed. - APN: 930-020-001, 930-002-002 (Related Case(s): PAR No. 401)(1<sup>st</sup> 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: November 8, 2001**

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

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	Cleared	On Hold
<p><u>8:30 A.M.</u></p> <p>1. CT      <b>PLOT PLAN NO. 17319</b> - EA No. 38432 - Applicant: Herron &amp; Rumansoff Architects, Inc. - Sun City Zoning District - Third Supervisorial District - Located northerly of Newport Road, southerly of Rio Vista Drive, easterly of Avenida de Real, and west of New Hub Drive - 0.93 Acres - SP (SP 248 - Newport Hub) - <b>REQUEST:</b> To construct a concrete tilt-up industrial building comprised of three (3) units totaling 17,461 square feet (including 4,723 sq. ft. of mezzanine area) - APN: 334-520-017 - Related Cases: SP 248, PM 22233 (1<sup>st</sup> LDC)</p>		
<p><u>8:45 A.M.</u></p> <p>2. T R-H      <b>TENTATIVE PARCEL MAP NO. 30355, PLOT PLAN NO. 17398</b> EA No. 38463 Applicant: Marsha Morgan Engineer/Rep.: Markham Development Management Rancho California Area Third Supervisorial District Located on the northwest of the intersection of Winchester Road and Hunter Road 5.25 Acres SP zone <b>REQUEST:</b> Divide 5.25 acres into 6 lots with a minimum lot size of .62 acres; construct 4 service/commercial buildings totaling 29,350 square feet, one 3,100 square foot fast food drive thru restaurant, and one 3,010 gasoline service station/convenience store. The project will have a total of 226 parking spaces Schedule: E APN's: 956 433 012 and 013 Related Cases: SP103 (1<sup>st</sup> LDC)</p>		
<p><u>1:30 P.M.</u></p> <p>3. GS      <b>Change of Zone No. 06641 and Tentative Tract Map No. 30304</b> - EA No. 38457 – Applicant: Markham Development Management Group, Inc. – Engineer/Rep.: Markham Development Management Group, Inc. - Rancho California Zoning Area - First Supervisorial District – Located on the northeastern corner of Palomar Street and Catt Road - 20.6 Net Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Change zoning from Rural Residential (R-R) to One-Family Dwellings (R-1) and Open Area Combining Zone - Residential Developments (R-5), and subdivide 20.6 net acres in 69 residential lot with a 7200 square foot minimum and 1 open space lot - APN: 380-090-001 Related Case: N/A (1<sup>st</sup> LDC)</p>		

1:45 P.M.

4. AH

**General Plan Amendment No. 000595, Plot Plan No. 17369** – EA No. 38455  
– Applicant: 3R Real Estate Corporation – Engineer/Rep.: John Sexton - Sun  
City Zoning District - Third Supervisorial District – Located northerly of Lazy  
Creek Road, southerly of Potomac Drive, easterly of Boynton Lane, and  
westerly of Bradley Road - 10 Acres (net) - Multi-family Dwellings (R-2) Zone -  
**REQUEST:** A proposal to construct 168 Independent Senior Apartment Units -  
APN: 338-150-029 (Related Cases: N/A) (1<sup>st</sup> LDC)




<p>4. KB</p> <p>9:45 A.M.</p> <p>5. T R-H</p>	<p><b>Conditional Use Permit No. 02086, Revised Permit No. 1</b> EA No. N/A  Applicant: HCI Engineer/Rep.: John Grinder/Dale Vander Tuig Romoland  Zoning Area Third Supervisorial District Located north of Highway 74, south  of Mapes Road, east of Interstate 215, west Trumble Road 2.33 acres M SC  Zone <b>REQUEST:</b> This is an application to construct a temporary construction  yard. Schedule N/A APN: 329 020 029 Related Cases: CUP 2086 (2<sup>nd</sup> LDC)</p>	
<p><b>1:30 P.M.</b></p> <p>6. GS</p>	<p><b>TENTATIVE TRACT MAP No. 30110</b> EA No. 38348 Applicant: Stonegate  Development Company Engineer/Rep.: W. J. McKeever INC. Rancho  California Zoning District Third Supervisorial District Located northwest of the  corner of Pourroy Road and Yates Road 52.6 Acres SP zone <b>REQUEST:</b>  This is a proposal to subdivide 52.6 acres into 168 single family residential lots  with a minimum lot size of 7,200 square feet. Schedule: A APN: 467 370 001,  006, 007, 011, 012, 015, 019, and 020 Related Cases: SP286(2<sup>nd</sup> LDC)</p>	
<p>1:45 P.M.</p> <p>7. LM</p>	<p><b>General Plan Amendment No. 00599, Change of Zone No. 06644 and  Tentative Tract Map No. 30064</b> - EA No. 38473 – Applicant: SDI Communities,  LLC – Engineer/Rep.: Trans-Pacific Consultants, Inc. - Antelope Valley Zoning  Area - Third Supervisorial District – Located north of Corson Avenue, south of  Holland Road and east of Murrieta Road - 67.3 Net Acres - Residential  Agricultural - 1 acre minimum (R-A-1) Zone - <b>REQUEST:</b> Amended the Sun City  \ Menifee Valley Community Plan from 1 acre minimum to 2 - 5 du/ac, change  the zoning from Residential Agricultural - 1 acre minimum (R-A-1) to One-  Family Dwellings (R-1), and subdivide 67.3 acres into 184 parcels with a 7200  sq. ft. minimum lots and one open lot of 8.61 acres. - APN: 360-140-001  Related Case(s): None (1<sup>st</sup> LDC)</p>	
<p>2:00 P.M.</p> <p>8. LM</p>	<p><b>Change of Zone No. 06640, Tentative Tract Map No. 29975</b> - EA No. 38185 –  Applicant: REI Management Company – Engineer/Rep.: Hunsaker &amp; Associates  - Rancho California Zoning Area - Third Supervisorial District – Located east of I-  15, south of Rancho California Road, east of Anza Road, and west of Monte de  Oro - 86.1 gross Acres - Citrus Vineyard-20 Acre Minimum (CV-20) Zone -  <b>REQUEST:</b> Change of Zone No. 06640 proposes a change of zone from Citrus  Vineyard-20 Acre Minimum to Citrus Vineyard. Tentative Tract Map No. 29975  proposed to subdivide 86.1 gross acres into 13 residential lots in four phases  with the minimum lot size of 5 gross acres. The phasing of the map is proposed  as follows: 1 lot for the first, 1 lot for the second, 2 lots for the third, and 9 lots  for the fourth phase. - APN: 942-230-001 (Related Case: Ag No. 853)(1<sup>st</sup> LDC)</p>	
	<p><b>Parcel Map No. 30203</b> - EA No. 38470 – Applicant: Robert A. Witek - Engineer/  Rep.: James W. Upland &amp; Associate - Rancho California Zoning Area - Third  Supervisorial District – Located south of Chaparral Drive and west of Via  Verano - 6.360 Acres - Residential Agricultural-2 1/2 Acre Minimum (R-A-2 1/2)  Zone - <b>REQUEST:</b> Tentative Parcel Map No. 30203 proposes a subdivision of  7.05 gross acres into 2 parcels with a minimum lot size of 2 acres in accordance  with Residential Agricultural-2 1/2 acre minimum (R-A-2 1/2) and Schedule "H"  development standards - APN: 941-060-011 (Related Case(s): N/A (1<sup>st</sup> LDC)</p>	

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

**DATE: November 29, 2001** (revised 11/20/01)

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

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

		Cleared	On Hold
8:30 A.M.			
1. HI	<b>PLOT PLAN NO. 17407</b> - EA No. 38467 - Applicant: Verizon Wireless - Engineer Rep.: 02 Wireless Solutions - Hemet-San Jacinto Zoning Area- Third Supervisorial District - Located at the northeast intersection of Curtis Road and State Street- 9.38 acres - A-1-5- Zone - <b>REQUEST:</b> To construct an 85 foot high monopole disguised as a pine tree, including a 230 square foot equipment shelter enclosed with a 6 foot high block wall on a 900 square foot lease space - APN: 469-070-043 - Related Cases: N/A (1 <sup>st</sup> LDC)		
8:45 A.M.			
2. KG	<b>LDC TEAM MEETING:</b> Discussion on Routing and Approval Screens in LMS for General Plan Amendments, Change of Zones (see memo).		
9:00 A.M.			
3. HI	<b>CHANGE OF ZONE NO. 06647 AND PLOT PLAN NO. 17435</b> - EA No. 38483 - Applicant: Rafael Vasquez - Engineer/Rep.: Inland Planning Services - Good Hope Zoning District - Fifth Supervisorial District - Located at 24185 Highway 74, north of Highway 74, southwesterly of Edwards Street - .76 acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Change of zoning from Rural Residential (R-R) to Manufacturing Service Commercial (M-SC) to allow the operation of an existing 1,174 square foot auto smog check facility and a new 6,314 square foot car sales lot on a .76 acre parcel developed with a 1,500 square foot dwelling unit. - APN: 342-061-006 – related Cases: N/A (1 <sup>st</sup> LDC)		
9:15 A.M.			
4. HI	<b>TENTATIVE TRACT MAP NO. 29492</b> - EA No. 38452 - Applicant: New West Mortgage Company - Engineer/Rep.: Al Aguirre & Associates - Nuevo Zoning District - Third Supervisorial District - Located at the southwest intersection of 13th Street and Gibson Avenue - 14.37 acres - Residential Agricultural (R-A) zone - <b>REQUEST:</b> Divide 14.37 acres into 12 lots with a minimum lot size of one acre - Schedule B - APN's: 427-050-015 and 427-050-017 (1 <sup>st</sup> LDC)		
9:30 A.M.			

<p>5. HI</p> <p>9:45 A.M.</p>	<p><b>TENTATIVE PARCEL MAP NO. 29493</b> - EA No. 38466 - Applicant: Al Aguirre and Associates - Engineer/Rep.: Al Aguirre and Associates - Good Hope Zoning District - Fifth Supervisorial District - Located at 21711 Club Drive, the southwest intersection of Club Drive and Spring Street - 1.51 acres - Rural Residential (R-R) zone - <b>REQUEST:</b> Divide 1.51 acres into two .75 acre lots. There is an existing dwelling unit on proposed lot 1 - Schedule H - APN: 343-258-001 (1<sup>st</sup> LDC)</p>	
<p>6. T R-H</p> <p>10:00 A.M.</p>	<p><b>TENTATIVE TRACT MAP No. 28297, Minor Change No. 1 &amp; TENTATIVE TRACT MAP No. 28298, Minor Change No. 1</b> EA No. N/A Applicant: Richland Communities Engineer/Rep.: VSL Engineering Rancho California Zoning District Third Supervisorial District - Located easterly of Winchester Road (SH 79) and northerly of Algarve Avenue 66.3 Acres SP zone <b>REQUEST:</b> Change current tentative tract map boundaries, design layout, and reduce numbers of residential lots to avoid and minimize encroachment into adjacent watercourse (SP 284 Planning Area No. 12b). <b>TR28297M1</b> is an application to subdivide 26.3 acres into 90 single-family residential lots (5,000 sq. ft. minimum lot size), and 2 open space lots. <b>TR28298M1</b> is an application to subdivide 40.0 acres into 136 single-family residential lots (6,000 sq. ft. minimum lot size), 3 open space lots, and 1 park site Schedule: A APN's: 467 250 025 &amp; 467 250 034 Related Cases: SP286(2<sup>nd</sup> LDC)</p>	
<p>7. DZ</p> <p>10:15 A.M.</p>	<p><b>PLOT PLAN NO. 17440</b> EA No. 38485 Applicant: Terry Gluckman Engineer/Rep.: Daniel Lawyer Glen Avon Zoning District Second Supervisorial District Located south of Mission Boulevard, east of Campbell Street 2.66 acres C 1/ C P and M SC zones <b>REQUEST:</b> This is an application to construct a 3,000 square foot metal auto repair garage. The project is located on a 2.66acre site and will have 34 parking spaces. There will be 3,611 square feet of landscaping. Schedule: N/A APN: 170 270 020 Related Cases: CFG01839 (1<sup>st</sup> LDC)</p>	
<p>8. DZ</p> <p>10:30 A.M.</p>	<p><b>PLOT PLAN NO. 17430</b> EA No. 38481 Applicant: Alfonso Cortez Engineer/Rep.: N/A Second Supervisorial District Pedley Zoning District Located north of Van Buren Boulevard, south of 63rd Avenue and Limonite Avenue and west of Pedley Road. .91 net acres Manufacturing Service Commercial (M SC) and Rural Residential (R R) zone <b>REQUEST:</b> To establish a towing/impound yard with parking for 58 vehicles and 5 tow truck parking spaces. The existing dwelling will be used as a caretakers unit. APN: 163 202 005 Related Cases: CFG01834 (1st LDC)</p>	
<p>9. MP</p>	<p><b>Tentative Tract Map No. 30295, Change of Zone No. 06629</b> EA No. 38417 Applicant: Sierra Creek Investment Group, LLC Engineer/Rep.: David Jeffers Consulting, Inc. Lake Mathews Zoning Area First Supervisorial District Located at the corner of La Sierra and Dufferin 112.3 acres R A and R A 1 Zone <b>REQUEST:</b> This is an application to subdivide 112.3 acres into 204 Residential Lots. To change the zone from R A 1 to R A and R 1 15,000 Schedule A APN: 136 080 006, 136 080 007, 136 080 008, 136 080 010, 136 080 011,012, 013, 014, 016, 018, 019, 136 090 001, 136 090 006, 136 090 007, 136 090 008, 136 090 009, 136 090 010, 136 090 012, 136 090 013, 136 090 015, 136 100 003, 004, 005, 006, 007, 008, 136 110 004 Related Cases: PM 30360 (2nd LDC)</p>	

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

**DATE: December 6, 2001**

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

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**8:30 A.M.**

1. DZ      **Plot Plan No. 10729 REVISED NO. 1** EA N/A Applicant: Rodolfo and Basilisa Camacho Engineer/Rep.: Leo Aguilera Rubidoux Zoning District Second Supervisorial District Located north of Mission Boulevard, south of State Highway 60, east of Soto Avenue and west of Valley Way .27 net acres General Commercial (C 1/C P) zone **REQUEST:** This is a proposal to revise Plot Plan No. 10729 from a used auto and R.V. facility to a tire sales and service shop. No new buildings are proposed. There is an existing 1,254 square foot building with office and carport areas and an existing 432 square foot storage building. APN: 174 272 003 Related Cases: N/A (1<sup>st</sup> LDC)

**8:45 A.M.**

2. DZ      **SECOND UNIT PERMIT NO. 00709** EA N/A Applicant: Manuel Ruiz Guterrez Engineer/Rep.: Ernest Pintor Mead Valley Zoning District First Supervisorial District Located on the southwest corner of Nandina Avenue and Carroll Street 1.7 net acres Light Agricultural (A 1 1) zone **REQUEST:** Convert existing 1,344 square foot mobile home into a standard second unit. Proposed 1,729 sq ft stick built dwelling will be the main dwelling APN: 295 280 006 Related Cases: N/A (1<sup>st</sup> LDC)

**9:00 A.M.**

Cleared	On Hold



7. MH	<p><b>General Plan Amendment No. 00592 and Change of Zone No. 06638</b> - EA No. 38447 – Applicant: Standard Concrete – Engineer/Rep: KCT Consultants, Inc. - Prado-Mira Loma Zoning District - Second Supervisorial District - Located south of Bellegrave Avenue, east of Marlatt Street, north of 48th Street and west of Dodd Street in the Mira Loma area of western Riverside County - 6.28 acres (gross) - Light Agriculture (A-1) Zone - <b>REQUEST:</b> General Plan Amendment No. 592 proposes to change the Jurupa Community Plan designation on the site from Residential 3A (2 1/2 to 1/2 acre minimum lot sizes) to the Industrial Park (IP) designation. Change of Zone No. 6638 proposes to change the zoning on the site from Light Agriculture (A-1) to Manufacturing - Service Commercial (M-SC) - Schedule: N/A - APN: 159-030-001 and 159-030-002 (Related Case(s): CFG01794) (1<sup>st</sup> LDC)</p>	
1:30 P.M.		
8. AH	<p><b>Plot Plan No. 17436</b> - EA No. 38484 – Applicant: Cingular Wireless – Engineer/Rep.: Compass Telecom Services - Rancho California Zoning Area - First Supervisorial District – Located southerly of Clinton Keith Road and Easterly of Interstate 15 - .75 Acres - Scenic Highway Commercial (C-P-S) Zone - <b>REQUEST:</b> Install a 35 foot telecommunications facility with 3 cross-polar antennas inside a flagpole at a McDonalds along with an equipment shelter adjacent to a trash enclosure - APN: 380-240-008 (Related Cases: N/A)(1<sup>st</sup> LDC)</p>	
1:45 P.M.		
9. AH	<p><b>Plot Plan No. 17149, Amended No. 1</b> - EA No. 38336 – Applicant: Sprint PCS – Engineer/Rep.: Telecom Wireless Solutions - Mountain Center Zoning Area - Third Supervisorial District - Located on the north of Highway 74, westerly side of McCall Park Road, and McKenzie Lane adjacent to McCall Memorial Park - 13.48 Net Acres - Rural Residential 10 Acre Minimum (R-R-10) Zone - <b>REQUEST:</b> Install a 105 foot high monopole with an antenna array consisting of twelve (12) panel antennas, one (1) parabolic, and up to 7 ground-level equipment cabinets for a wireless telecommunications facility located within a 1250 square foot leased area - APN: 557-080-001 (Related Cases: N/A)(2<sup>nd</sup> LDC)</p>	
2:00 P.M.		
10. AH	<p><b>Plot Plan No. 17199, Amended No. 1</b> - EA No. 38365 – Applicant: Sprint PCS – Engineer/Rep.: Telecom Wireless Solutions - Rancho California Zoning Area - Third Supervisorial District - Located to the north of Voyager Road, south of Intrepid Road, east of Straub Road, and west of Sage Road - 1500 square feet - Rural Residential (R-R) Zone - <b>REQUEST:</b> Install a 105 foot high monopole with an antenna array consisting of 12 panel antennas, one 6' ft diameter antenna, and up to 7 ground-level equipment cabinets for a wireless telecommunications facility located within a 1500 square foot leased area - APN: 915-130-016 (Related Cases: N/A)(2<sup>nd</sup> LDC)</p>	
2:15 P.M.		
11. GS	<p><b>Second Unit Permit No. 00710</b> - EA N/A – Applicant: Stacey &amp; Cindy Tjarks – Engineer/Rep.: Stacey &amp; Cindy Tjarks - Aguanga Zoning Area - Third Supervisorial District – Located on the southeast corner of Gemstone Road and White Mountain Road - 5.73 Net Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Proposal to construction a 1,738 square foot manufactured home as a second unit - APN: 583-260-009 Related Case: None (1<sup>st</sup> LDC)</p>	
2:30 P.M.		

12. LGM

**Plot Plan No. 12339R1, Amended No. 1** - EA No. 35535 – Applicant: Raymond And Loretta Falkner – Engineer/Rep.: LOHR AND ASSOCIATES INC - Rancho California Zoning Area - Third Supervisorial District - Located north of Rancho California Road, east of Calle Contento - 23.45 Net Acres - Citrus/ Vineyard/Rural Policy Area - 5 Acre Minimum (C/V-20) Zone - **REQUEST:** Addition of a 6,500 square foot reception building with kitchen, and 3500 square foot cave for wine storage and tours - APN: 943-240-004 (Related Case(s): Parcel Map 12339)(2<sup>nd</sup> LDC)

2:45 P.M.

13. LGM

**Conditional Use Permit No. 02860, Revised Permit No. 2** - EA N/A – Applicant: Ariel Valli - Sun City Zoning District - Third Supervisorial District – Located west of I-215, north of Chambers Avenue, south of Ester Lane, and west of Murrieta Road - 2.240 Acres - General Commercial (C-1/C-P) Zone - **REQUEST:** The second phase of a two-phase project consisting of 70 mini-warehouse facility units in a 12,600 in square foot structure and a 34, 884 square foot R.V. outdoor storage area. An existing office/manager’s unit in Phase I is proposed for remodeling by installing new roofing materials and minor exterior elevation changes but the floor square footage of the structure will not change - APNs: 335-440-024, 335-440-025 (Related Case(s): N/A)(1<sup>st</sup> LDC)


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

**DATE: December 13, 2001**

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

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

		Cleared	On Hold
8:30 A.M.			
1. T R-H	<b>TENTATIVE PARCEL MAP NO. 29509</b> EA No. 38211 Applicant: A. & Shirley Saba Engineer/Rep.: Markham Development Management Rancho California Zoning Area Third Supervisorial District Located southerly of Benton Road, westerly of Leon Road, and northerly of Auld Road 37.12 acres SP zone <b>REQUEST:</b> Divide 37.12 acres into 27 parcels for industrial use. Schedule: E APN's: 958 240 026 Related Cases: SP284(2 <sup>nd</sup> LDC)		
8:45 A.M.			
2. CS	<b>Plot Plan No. 17028</b> EA No. N/A Applicant: Vintage Timberworks, Inc. Engineer/Rep.: Southwest Land Consultants Rancho California Zoning Area First Supervisorial District Located north of Rainbow Valley Road, south of Highway 79, east of Rainbow Canyon Road 4.93 acres M SC Zone <b>REQUEST:</b> This is an application to construct a lumber storage yard – Schedule: N/A APN: 918 200 023 Related Cases: CZ 6278, PAR00059(2 <sup>nd</sup> LDC)		
9:00 A.M.			
3. DZ	<b>Conditional Use Permit No. 02865, Revised Permit No. 1</b> EA No. 38499 Applicant: James Robbins Engineer/Rep.: O'Malley Engineering Corp. Glen Ivy Zoning Area First Supervisorial District Located east of Temescal Canyon Road, north of Dawson Canyon Road with access off of Park Canyon Road 4.13 net acres Mineral Resources (M R) Zone <b>REQUEST:</b> Proposal is to extend the life of Conditional Use Permit No. 02865, which is set to expire December 10, 2001, for an additional twenty (20) years. The current and proposed use is the manufacture of pre-cast concrete products. Existing structures include a caretaker's mobile home, office trailer and five shade covers. No new structures are proposed. The manufacturing area is 7,373 square feet and open storage area is 7,000 square feet. Schedule: N/A APN: 283 190 042 Related Cases: CUP02865 (1 <sup>st</sup> LDC)		
9:15 A.M.			



9. LM          1:45 P.M.	<b>Plot Plan No. 17449</b> - EA No. 38487- Applicant: Sprint PCS c/o Gianni and Associates – Engineer/Rep.: Gianni Associates - Rancho California Zoning Area - First Supervisorial District – Located east of I-15, east of Smith Ranch Road and Southside of Clinton Keith Road - 3,900 square foot portion of a 26.97 net acre parcel - Rural Residential (R-R) Zone - <b>REQUEST:</b> The project proposes to replace an existing monopalm with 12 antennas operated by Nextel with a 88 foot monopine which will have 12 antennas for Nextel as well as 12 new antennas for Sprint PCS. The Monopine will be generally in the same location as the existing monopalm - APN: 380-300-002 (Related Case(s):(GPA No. 22, CZ No.6511)(1 <sup>st</sup> LDC)		
10. GS          2:00 P.M.	<b>Public Use Pemit No. 00848</b> - EA No. 38477 – Applicant: Lake Alandale Summit Mountain Camps – Engineer/Rep.: STK Architecture Inc. - Pass & Desert Zoning District - Third Supervisorial District – Located south of Highway 243 and across from Azalia Trail Road - 5.67 Net Acres - One-Family Dwellings - Mountain Resort (R-1A), Controlled Development Areas - 40 Acre Minimum (W-2-40) Zone - <b>REQUEST:</b> Proposed camp for abused children with housing for residents and staff, and recreational facilities - APN: 556-290-038 - Related Case(s): PAR380, LLA4220, CPM1002(1 <sup>st</sup> LDC)		
11. AH          2:15 P.M.	<b>Change of Zone No. 06646, Plot Plan No. 17428</b> - EA No. 38480 – Applicant: Central Coast Real Estate Development – Engineer/Rep.: Blaine A. Womer Civil Engineering - Valle Vista Zoning District - Third Supervisorial District – Located northerly of Florida Avenue, southerly of Palm Avenue, easterly of Lincoln Avenue, and Westerly of Grant Avenue - 2.81 Acres - Scenic Highway Commercial (C-P-S) and Regulated Development Area (R-D) Zone - <b>REQUEST:</b> A proposal to change the zone from Scenic Highway Commercial (C-P-S) and Regulated Development Area (R-D) to General Residential (R-3-SCD); and to construct 36 (2 bedroom) senior apartment units - APN: 548-110-008 (Related Cases: N/A)(1 <sup>st</sup> LDC)		
12. AH          2:30 P.M.	<b>Change of Zone No. 06649, Parcel Map No. 30364</b> - EA No. 38492 – Applicant: James & Mary Corona – Engineer/Rep.: Richards, Mueting & Wilkes Engineering - Rancho California Zoning Area - First Supervisorial District – Located southerly of La Vella Road, westerly of El Prado Road, and northerly of Sandi Creek Drive - 48 Acres - Light Agriculture - 10 Acre Minimum (A-1-10) Zone - <b>REQUEST:</b> A proposal to change the zone from Light Agriculture-20 Acre minimum (A-1-20) to Light Agriculture-10 Acre minimum (A-1-10); and to subdivide 48 acres into approximately four (4) 10-acre lots - APN: 934-090-002 (Related Case: PM26026)(1 <sup>st</sup> LDC)		
13. LM          2:45 P.M.	<b>Parcel Map No. 30391</b> - EA no. 38494 – Applicant: Richard and Andrea Rodriquez, Edward R. and Angelina Rodriquez – Engineer/Rep.: Blaine A. Womer Civil Engineering - Lakeview Zoning District - Existing Third Supervisorial District, Future Fifth Supervisorial District – Located south of Ramona Expressway, east of Lakeview Avenue and between Ninth Street and Philip Road - 4.05 gross acres - R-A Zone - <b>REQUEST:</b> Tentative Parcel Map No. 30391 proposes to subdivide 4.05 gross acres into 4 lots with minimum lot size of 1.01 acres in accordance with the Residential Agricultural (R-A) zone and Schedule "H" development standards - APN: 426-260-020 (Related Case (s):N/A)(1 <sup>st</sup> LDC)		

14. LM

**General Plan No. 00602, Change of Zone No. 06648** – EA No. 38149 – Applicant: Harold W. Smith - Antelope Valley Zoning Area - Third Supervisorial District – Located west of I-215, south of Newport Road and east of Murrieta Road - 11.91 Acres - Rural Residential (R-R), & Scenic Highway Commercial (C-P-S) Zones - **REQUEST:** General Plan Amendment No. 00602 is a proposal to delete the project from the Sun City/Meniffee Community Plan’s (SMVP) Special Planning Area (SPA) No. 4 and also to change the SMVP’s Land Use Designation from Specific Planning Area No. 4/Residential 2-4 Dwelling Units Per Acre (SPA-4(2-4Du/AC)) to Commercial (C). Change of Zone No. 6648 proposes to change the classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) - APN: 358-090-007, 08, 012, 013 (Related Case (s) N/A) (1<sup>st</sup> 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: December 20, 2001**

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

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

		Cleared	On Hold
8:30 A.M.			
1. MP	<b>PLOT PLAN NO. 15145R1, Amended No. 1</b> EA No. 38379 Applicant: Spectrasite and Sprint PCS Engineer/Rep.: Novak & Associates Hemet / San Jacinto Zoning Third Supervisorial District Located south of Freeway 60 and Frontage Road, and east of Jack Rabbit Trail 1,400 sq. ft. lease area within a 36.53 acre parcel W 2 20 Zone <b>REQUEST:</b> To replace a 75 feet telecommunications monopole with a 103 monopole; add 12 panel antennas to the proposed 103 feet monopole; expand lease area by 356.7 square feet, from 1,043.3 square feet to 1,400; install associated ground equipment Schedule N/A APN: 421 020 005 Related Cases: PP 15145, PP 15255. (2 <sup>nd</sup> LDC)		
8:45 A.M.			
2. MP	<b>PLOT PLAN NO. 17155, Amended No. 1</b> EA No. 38340. Applicant: Sprint PCS Eng/ Rep.: Telecom Wireless Solutions Edgemont/Sunnymead Zoning District Fifth Supervisorial District Located south and east of Reche Canyon Road, north of the city of Moreno Valley 14.59 net acres Zone: Residential Agricultural with 5 acres minimum lot size (R A 5) <b>REQUEST:</b> To construct a 68 feet monopole with unmanned equipment shelter Schedule: N/A APN: 471 070 039 Related Cases: None (2 <sup>nd</sup> LDC)		
9:00 A.M.			
3. DZ	<b>Pre Application Review No. 00414</b> EA No. N/A Applicant: Petar and Myrna Artukovich Engineer/Rep.: Gabric and Associates, Inc. Mead Valley Zoning District First Supervisorial District Located on the southeast corner of Barnes Road and Rider Street 1.38 net acres W 2 M 1/2 (Controlled Development Area with Mobil Homes, ½ acre minimum lot size) zone <b>REQUEST:</b> This proposal is a storage yard for recreational vehicles, trailers, boats and road vehicles. The site will have parking for 135 vehicles and have a mobile home as a caretakers unit. Possible Phase 2 will be an approximate 300 ft by 300 ft additional storage area with no other buildings proposed Schedule: N/A APN: 319 200 054 Related Cases: N/A(1 <sup>st</sup> LDC)		
9:30 A.M.			

<p>4. CT</p> <p>9:45 A.M.</p>	<p><b>General Plan Amendment No. 00600</b> EA No. 38378 Applicant: Barratt American Inc. Engineer/Rep: The Keith Companies &amp; A. Webb Associates Rancho California Zoning Area Third Supervisorial District Located on the southwest corner of Pauba Road and Los Caballos Road 241.68 acres Existing Zoning: R A 10 Proposed Zoning: R A 20,000 - <b>REQUEST:</b> Change the Comprehensive General Plan land use designation in the Southwest Area Community Plan from 10 acre minimum lot size to one half acre minimum lot size. Schedule: B APN: 927 160 001 and 927 160 002 Related Cases: TR30115 (1<sup>st</sup> LDC)</p>		
<p>5. CT</p> <p>10:00 A.M.</p>	<p><b>Tentative Tract Map No. 30115</b> EA No. 38378 Applicant: Barratt American Inc. Engineer/Rep: The Keith Companies &amp; A. Webb Associates Rancho California Zoning Area Third Supervisorial District Located on the southwest corner of Pauba Road and Los Caballos Road 241.68 acres Existing Zoning: R A 10 Proposed Zoning: R A 20,000 - <b>REQUEST:</b> Subdivide 241.68 acres into 97 residential lots with 20,000 minimum square foot lot size and one recreational lot Schedule: B APN: 927 160 001 and 927 160 002 Related Cases: GPA00600 (2<sup>nd</sup> LDC)</p>		
<p>6. KB</p> <p>10:15 A.M.</p>	<p><b>Plot Plan No. 02691, Revised No. 1</b> EA No. 38199 Applicant: Tony Huff Engineer/Rep.: Trip Hord Associates Woodcrest Zoning Area First Supervisorial District Located north of and adjacent to Van Buren Boulevard, south of Colt Street, east of Akron Street and west of Gila Way 1.46 gross acres M SC (Manufacturing Service Commercial) Zone <b>REQUEST:</b> This is a revision to Plot Plan No. 2691 for a change of use to auto sales. Schedule N/A APN: 265 270 060 Related Cases: PP02691 (1<sup>st</sup> LDC)</p>		
<p>7. JQ</p> <p>10:30 A.M.</p>	<p><b>SPECIFIC PLAN NO. 00325, ENVIRONMENTAL IMPACT REPORT NO. 00433, GENERAL PLAN AMENDMENT NO. 00572, CHANGE OF ZONE NO. 06598</b> EA No. 38269 Applicant: Wiggins Development, Inc. Engineer/Rep.: T&amp;B Planning Consultants – Lake Mathews Zoning District - First Supervisorial District Located north of El Sobrante Road, south of Dufferin Avenue, and east of McAllister Street 334.5 acres Residential Agricultural (R A) and Watercourse, Watershed and Conservation Areas (W 1) Zones <b>REQUEST:</b> Change zoning on the property to SP (Specific Plan); change the Open Space and Conservation Map designations from "Mountainous Areas" and "Areas Not Designated as Open Space" to "Adopted Specific Plan", as well as remove the subject property from the Rancho El Sobrante Community Policy Area; and construct 336 medium density residential units on 106 acres for an over all density of 3.2 dwelling units per acre. The project also includes a 108.7-acre, 18 hole golf course with clubhouse, 107.3 acres of open space, and 11.5 acres of major project roadways. APNs: 269 100 011, 269 100 012, 269 100 014, 269 100 015, 269 060 004, 269 060 005, 269 060 006, 239 270 002, and 269 100 009 Related Cases: N/A (1<sup>st</sup> LDC)</p>		
<p>8. GA</p>	<p><b>TENTATIVE PARCEL MAP NO. 30419</b> EA No. 38500 Applicant: Donna Kadev Engineer/Rep.: Douglas O. Foster, P.L.S. Cherry Valley Zoning District Third/ to be the Fifth Supervisorial District Located east of Beaumont Avenue and north of Orchard Street 4.5 acres Multiple Family Dwellings (R 2) zone <b>REQUEST:</b> This is an application to subdivide 4.5 acres into 4 multifamily residential parcels Schedule: H APN: 401 110 037 - 038 Related Case: PM14988, (1<sup>st</sup> LDC)</p>		

