

**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 5, 2002**

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

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

8:30 A.M.

1. GW **PLOT PLAN NO. 18016** EA No. N/A Applicant: AT&T Wireless Engineer/Rep.: Wireless Facilities, Inc. Second Supervisorial District Prado Mira Loma Zoning District Located north of Bellegrave Avenue, east of Etiwanda Avenue and south of Van Buren Blvd. 35.17 acres Scenic Highway Commercial (C P S) zone **REQUEST:** This is an application to construct a wireless facility on an existing SCE Transmission Tower. Schedule: N/A APN: 159 020 010 **Related Case:** N/A (1st LDC)

8:45 A.M.

2. GW **Conditional Use Permit No. 02904, Revised No. 1** E.A. No. N/A Applicant: John Martin Engineer/Rep.: N/A Rancho California Zoning Area Third Supervisorial District Located north of Grande Road, east of Benton Road 5.28 acres R R (Rural Residential) zone **REQUEST:** Extend the overall life of **CUP02904**. Schedule: N/A APN: 915 050 002 **Related Cases:** **CUP02904, PP06767**, (1st LDC)

9:00 A.M.

3. KG **PLOT PLAN NO. 17399** EA No. 38464 Applicant: CSL Engineering Engineer/Rep.: CSL Engineering 3rd District Sun City Zoning District Located west of Menifee Road, east of Camino Pepita, north of Newport Road and south of Aldergate Road 2.16 acres SP Zone **REQUEST:** To construct a golf course maintenance building and "half way house" Schedule N/A APN: 334 541 035, 334 351 017, 334 240 046 **Related Cases:** **SP158A4, PP10358, PP10358R1**

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9:15 A.M.

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4. JG **PLOT PLAN NO. 18074** - EA No. 18074 - Applicant: Ridge Properties, LLC - Engineer/Rep.: Gillings & Good-Man - First Supervisorial District - El Cerrito Zoning District - Located at the terminus of Stellar Court east of Temescal Canyon Road, south of Weirick Road - 5.66 Acres - SP Zone - **REQUEST:** To Construct two industrial/warehouse buildings with a total 80,780 square feet and 166 parking spaces - Schedule: N/A - APN: 283-100-063 & 064 - **Related Cases: SP 176** (1st LDC)

9:30 A.M.

5. JG **SPECIFIC PLAN NO. 00325, ENVIRONMENTAL IMPACT REPORT NO. 00433, GENERAL PLAN AMENDMENT NO. 00572, CHANGE OF ZONE NO. 06598** - EA No. 38269 - Applicant: Wiggins Development, Inc. - Engineer/Rep.: T&B Planning Consultants - First Supervisorial District - Lake Mathews Zoning District - Located north of El Sobrante Road, south of Dufferin Avenue, and east of McAllister Street - 334.5 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 271 medium density residential lots; a 97.1-acre 18-hole golf course; 1-acre of passive parkland; and 128.3 acres of open space including golf cart paths and 1.2-acres of multi-purpose trails. - APN's: 269-100-009, 011, 012, 014, & 015; 269-060-004, 005 & 006; and 239-270-002 - **Related Cases:** N/A, (2nd LDC)

9:45 A.M.

6. JG **GENERAL PLAN AMENDMENT 00633 / CHANGE OF ZONE NO. 06704 / TRACT MAP 30576** - EA No. 38756 - Applicant: Stratham Properties Inc. - Engineer/Rep: Albert A. Associates - Second Supervisorial District - Prado-Mira Loma District The project location: south of Chandler Street, west of Archibald, east of Hellman Avenue and north of the Santa Ana River - 42.7 Acres - Heavy Agriculture (A-2-5 & A-2-10) zone **REQUEST:** Amend the General Plan designation from JCP Agriculture Development Reserve to JCP 2B (2-5 DU/AC); the Change of Zone is requesting to change the zoning of the site from A-2-5 & A-2-10 to Planned Residential (R4); and the Tentative Tract Map proposes to divide 42.72 acres into 175 residential lots with a minimum lot size of 6,500 square feet. Schedule: A - APN: 130-020-004 & 130-020-014 - **Related Case:** None - (1st LDC).

10:00 A.M.

7. TR-H **PLOT PLAN NO. 17984, FAST TRACT NO. 2001 25** EA No. 38730 Applicant: Donahue Schriber Realty Group Engineer/Rep.: Architects Orange Third Supervisorial District Rancho California Zoning Area The project site is located east of State Highway 79, west of Sky Canyon Drive, and north of Murrieta Hot Springs Road. 11.23 Acres SP (Specific Plan) zone **REQUEST:** This is an application to construct a retail commercial shopping center in Planning Area 10 of SP 213 (Silverhawk). The project will include one 48,305 square foot market, 4 pads for retail commercial uses, and one 8,000 square foot gasoline service station. The project will have 499 parking spaces and 112,446 (25%) square feet of landscaping. Schedule: N/A APN: 957 330 005, 006, 007 **Related Cases:** N/A (2nd LDC)

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1:30 p.m.

8. AH

**TENTATIVE PARCEL MAP NO. 30101** - EA 38761 - Anthony Polo - Avalon Consultants - Rancho California Zoning Area - First Supervisorial District - Southwest of Calle Paramo, West of Calle Huerto - 20.72 Acres - Residential Agriculture 5 Acre Minimum (R-A-5) Zone - **REQUEST:** The project is a Schedule H parcel map proposing to subdivide 20.72 gross acres into four (4) parcels with a minimum lot size of five (5) acres. - APN: 932-370-003 **Related Cases:** N/A (1st LDC).

1:45 p.m.

9. MF

**TENTATIVE PARCEL MAP NO. 30679** - EA 38723 - Maurine E. Zurba - Engineering Ventures, Inc. - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the north side of Owl Valley Road, west of Quarter Valley Road and east of Vawter Ranch Road, generally 1.5 miles westerly of the Sage Road and Benton Road intersection. - 20.03 Acres - Rural Residential (R-R) Zone - **REQUEST:** A schedule "H" parcel map to divide 20.03 acres into four (4) residential parcels with a minimum lot size of 5 acres. - APN: 915-140-007 **Related Cases:**

2:00 p.m.

10. GS

**TENTATIVE PARCEL MAP NO. 30515** - EA 38766 - Avalon Consultants - Avalon Consultants - Rancho California Zoning Area - First Supervisorial District - Southerly of Calle Paramo, westerly of Hacienda Drive and northerly of Avenida Escala - 20.59 Gross Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** Schedule "H" subdivision of 20.59 gross acres into 4 lots with a five acre minimum - APN: 932-370-005 **Related Cases:** None

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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: September 12, 2002**

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

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| <u>8:30 A.M.</u> |   |         |         |
| 1. LR            | <b>PLOT PLAN NO. 17597</b> EA No. 38536 Applicant: Sprint PCS c/o Gianni & Associates Engineer/Rep.: Kilbourn Shelly Second Supervisorial District Prado Mira Loma Zoning District Located north of River Road and west of Archibald Street 2,050 square feet lease area A 2 10 zone <b>REQUEST:</b> This is an application for the installation and operation of a Sprint PCS cell tower with a 70 foot high mono pine pole with associated antennas and equipment cabinets. Schedule: N/A APN: 130 080 016 <b>Related Cases:</b> <b>CFG01924</b> , (2nd LDC)  |         |         |
| <u>8:45 A.M.</u> |   |         |         |
| 2. LR            | <b>Plot Plan No. 18039</b> EA No. 38751 Applicant: Sprint PCS. Engineer/Rep.: Gianni and Associates Fifth Supervisorial District Edgemont Sunnymead Zoning District Located on the northern side of Gilman Springs Road, north of Alessandro Blvd. 1500 square foot lease area W 2 1 (Controlled Development Areas) 1 acre minimum zone <b>REQUEST:</b> To construct an unmanned telecommunications facility with a 75 foot monopine that has 12 antennas, and 6 equipment cabinets in a 1,500 square foot lease area on a 2.5 acre residential lot. Schedule: N/A APN: 422 150 006 <b>Related Cases:</b> N/A , (1st LDC) |         |         |
| <u>9:00 A.M.</u> |   |         |         |
| 3. LR            | <b>Plot Plan No. 16320</b> EA No. 37867 Applicant: Hakjin Kim Engineer/Rep.: Herron and Rumansoff Architects Third Supervisorial District Pass & Desert Zoning District Located south of Hungry Hollow Ranch Road and south west of State Highway 243 63.3 acres gross W 2 40 Zone <b>REQUEST:</b> To legalize an existing meditation center and add one cottage Schedule N/A APN: 545 130 003 <b>Related Cases:</b> <b>PAR349, CV982400</b> (3rd LDC)  |         |         |

9:15 A.M.

4. JG

**SPECIFIC PLAN AMENDMENT NO. 266A1, CHANGE OF ZONE NO. 06705, PARCEL MAP NO. 30810, PLOT PLAN NO. 18045 (FAST TRACK NO. 2001-16** - EA No. 38757 - Applicant: Lewis Retail Centers - Engineer/Rep: Albert A. Webb Associates - 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 - 78.28 acres - Office Commercial and Scenic Highway Commercial (C-O & C-P-S) zone - **REQUEST:** The Specific Plan Amendment and Change of Zone are requests to change the land use designation of Planning Area 22 from C-O (Commercial Office) to C-P-S (Scenic Highway Commercial); the Parcel Map is to divide 26.49 gross acres into 9 commercial lots, with a remainder parcel of 51.36 acres; and a Plot Plan for development of 9 commercial buildings totaling 253,021 square feet, 1335 parking spaces (5.30/1000 sq. ft.), major anchor tenants may include a national home improvement store and supermarket - Schedule "E" - APN: 160-030-1070 - **Related Cases:** none (1st LDC)

9:30 A.M.

5. JG

**PARCEL MAP NO. 30328** - EA No. 38538 - Applicant: Winchester Associates Inc. - Engineer/Rep.: N/A - North Perris Zoning Area - First Supervisorial District - located on the 215 Corridor, east of Nuevo Road and west of 215 - 7.66 acres - Industrial Park (I-P) Zone - **REQUEST:** This application is to subdivide 7.66 acres into two (2) industrial parcels - Schedule "E" - APN: 305-180-035 - **Related Cases:** N/A (2nd LDC)

9:45 A.M.

6. JG

**TENTATIVE TRACT MAP NO. 30819** - EA No. 38760 - Applicant: Alliance Land Planning & Engineers (for Shea Homes) - Engineer/ Rep.: N/A - First Supervisorial District - Glen Ivy Zoning District - The project site is located S/Hunt Road, east and south of Trilogy Parkway, west of Warm Springs Drive - 71 Acres - SP Zone - **REQUEST:** This is a proposal to subdivide 71 areas into 355 single family residential lots with a minimum lot size of 4,000 square feet - Schedule "A" - APN: 290-280-005 & 006 - **Related Cases:** **SP 221** (1st LDC)

10:00 A.M.

7. GW

**SECOND UNIT PERMIT NO. 00731** EA No. N/A Applicant: Ruben Avalos Engineer/Rep.: Ruben Avalos Second Supervisorial District Prado Mira Loma Zoning District Located west of Bain Street, north of 50<sup>th</sup> Street, east of Marlatt Street, and south of 48<sup>th</sup> Street 1.34 acres Light Agriculture (A 1) zone **REQUEST:** This is an application to add a 720 SF mobile home unit on the property. Schedule: N/A APN: 161 151 020 **Related Case:** (1st LDC)

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8. KG **Specific Plan 247, Amendment No. 1** - EA 38703 - Applicant: East Menifee Investments - Engineer/Rep.: CSL Engineering - 3<sup>rd</sup> Super. Dist. - Winchester Zoning Area - Located easterly of Interstate 215, north of Holland Road, and southerly of Newport Road - 399.0 acres - Proposed SP Zone - **REQUEST:** Amend Specific Plan No. 247 to incorporate the following: 1 commercial area of 14 acres, 1 school/day care for 14 acres, 48 acres of lakes, 20 acres of open space, 232 acres of residential (ranging from 6,000 S.F. to 10,000 S.F. minimum lot size), and 42 acres of roads - Schedule N/A - APNs: 364-190-001, -002, 364-200-001 - **Concurrent Cases: TR30422 - Related Cases: SP 247, SP158** - (1st LDC)

1:30 P.M.

9. AH **PLOT PLAN NO. 17710** - EA 38590 - West Coast Communications - Warner Engineering - Idyllwild Zoning District - Third Supervisorial District - Northerly of Highway 74, southerly of Double View Drive, easterly of Strawberry Creek, and westerly of Highway 243 - 106 Acres - Rural Residential (R-R) Zone - **REQUEST:** A proposal to install a 104.5 foot FM radio broadcasting tower - APN: 557-050-016 **Related Cases:** N/A

1:45 P.M.

10. AH **CHANGE OF ZONE NO. 06709, TENTATIVE TRACT MAP NO. 30554** - 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) and Rural Residential - One Acre Minimum (R-R-1) Zone - **REQUEST:** The project is a request for a change of zone from R-R-1 to One Family Dwelling (R-1); and a Schedule A tract map proposing to subdivide 35.4 acres into 87 (7,200 square foot) lots, one 9,600 square foot open space lot, and an 8.4 acre remainder parcel - APN: 360-160-022, 360-160-004 **Related Cases:** N/A

2:00 P.M.

11. AH **GENERAL PLAN AMENDMENT NO. 00630, CHANGE OF ZONE NO. 06700** - EA 38747 - Terry Cantrell - Steve Goode Engineering - Winchester Zoning Area - Third Supervisorial District - Northerly of Marino Drive, Southerly of Holland Road, Easterly of Briggs Road, Westerly of Leon Road - 19.77 Acres - Light Agriculture - 5 Acre Minimum (A-1-5) Zone - **REQUEST:** A request to amend the general plan designation from Residential 5 Acre Minimum to Residential 1/2 Acre Minimum; and a request for a change of zone from Light Agriculture - 5 Acre Minimum (A-1-5) to Rural Residential (R-R) - APN: 466-130-018 **Related Cases:** N/A

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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 19, 2002**

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

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8:30 A.M.

1. JG      **PRE-APPLICATION REVIEW NO. 00425** - EA No. N/A - Applicant: Renaissance Development - 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 Horsethief Canyon Road and north of Telegraph Canyon Road - 134.5 acres – Rural Residential (RR-2.5 DU/ AC. Glen Eden SP Required) - **REQUEST:** This PAR Application is for a 134.5 acre Specific Plan consisting of three Planning Area with minimum pad sizes of 5,500; 6,000 & 6,600 square feet and various open space areas – Schedule: A - APN: 391-140-006 - **Related Cases:** N/A. (1st LDC)

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8:45 A.M.

2. JG      **PARCEL MAP NO. 29537, AMENDED NO. 3 / CHANGE OF ZONE NO. 06588 / PLOT PLAN NO. 16937, AMENDED NO. 2** - EA No. 37900 - Applicant: Bos Family Limited Partnership - Engineer/ Rep.: Albert A. Webb Associates - Prado/Mira Loma Zoning District - Second Supervisorial District - Located west of Wineville Road, east of Interstate 15 and north and south of the future Cantu-Galleano Ranch Road & I-15 interchange - 125.40 acres gross – A-2-10 Zone - **REQUEST:** To subdivide 125.40 acres into four industrial parcels – Schedule "E" Map, change the zone on the site from A-2-10 to I-P and construct three industrial/warehouse buildings in three phases with a total of 1,985,253 sq. ft. of building area. APN: 160-040-001, 007 - **Related Cases:** **AG00850.** (3rd LDC)

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9:00 A.M.

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3. JG **PLOT PLAN NO. 17968 AMENDED NO. 1, FTA NO. 2002-04** EA No. 37900 Applicant: Richard J. Hallinan Engineer/Rep.: Gabric & Associates – Glen Ivy Zoning Area – First Supervisorial District Located at the southwest corner of Temescal Canyon Road & Executive Plumbing Street, south of Leroy Road and east of Interstate 15 – 6.8 acres gross –Wild Rose Specific Plan SP 176 - SP Zone **REQUEST:** To construct three office/warehouse buildings with a total of 138,634 sq. ft. of building area APN: 283 100 056 – 068 **Related Cases: CFG 02126** (2nd LDC)

9:15 A.M.

4. TR-H **TENTATIVE TRACT MAP No. 30288** EA No. 38431 Applicant: Corman Leigh Communities. Engineer/Rep.: Dave Jeffers Second Supervisorial District Rubidoux Zoning District The project site is located easterly of Camino and southerly of Jurupa Road. 56.9 Acres Existing zone: A 1 Proposed Zoning: R A **REQUEST:** Tentative Tract Map No. 30288 proposes to subdivide 56.9 acres into 80 residential lots and 5 landscape lots Schedule: B APN's: 183 080 019, 183 210 031, 051, 183 220 002, 004, 005, **Related Cases: GPA587, CZ6631**(3rd LDC)

9:30 A.M.

5. TR-H **PARCEL MAP No. 30595** EA No. 38634 Applicant: French Valley Commerical Partners Engineer/Rep.:Land Tech Engineering Third Supervisorial District Rancho California Zoning District The project site is located south of Borel Road, east of Calistoga Drive, and west of Stewart Drive. 161.54 Acres SP zone **REQUEST:** This is a proposal to subdivide 161.54 acres into 13 parcels with a minimum parcel size of 3.58 acres and one 14.55 acre remainder parcel. Schedule: E APN's: 957 320 005 and 957 320 006 **Related Cases: SP265** (2nd LDC)

9:45 A.M.

6. DZ **Plot Plan No. 18069** EA No. 38769 Applicant: George and Mary Weimer Engineer/Rep.: Engineering Resources Center First Supervisorial District Woodcrest Zoning District Located south of Krameria Avenue, north of Ponderosa Lane, west of Washington Street, south of the intersection of King Avenue and Krameria Avenue 3.33 acres M SC (Manufacturing Service Commercial) zone **REQUEST:** This proposal is to legalize an existing contractor's storage yard in combination with a mobile home/boat storage yard. Existing buildings include a 4,495 sq ft wood frame building, a 2,400 sq ft metal building and two 1,089 sq ft sheds. No new buildings are proposed at this time and the amount of storage area is to be determined. Schedule: N/A APN: 273 180 018 and 273 180 026 **Related Cases: CV012252, CFG02187** (1st LDC)

10:00 A.M.

7. KB **PLOT PLAN NO. 16216, REVISED NO. 1** EA No. N/A Applicant: Space Center Mira Loma, Inc. Engineer/Rep.: KCT Consultants, Inc. Second Supervisorial District Prado/Mira Loma Zoning Area Located north of State Highway 60, south of Venture Drive, east of Universe Drive and west of Etiwanda Aveue 57.39 acres (net) Zone M M **REQUEST:** Revise plot plan to replace 351 truck spaces with 300,000 square feet of warehouse space. Schedule N/A APN: 156 150 057, 061 **Related Cases: PP16216, EA37815** (1st LDC)

10:15 A.M.

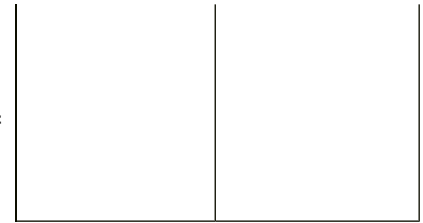
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13. MF

**TENTATIVE PARCEL MAP NO. 30543, AMENDED NO. 1** - 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 - 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** (2nd LDC).



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

**DATE: September 26, 2002**

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

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8:30 A.M.

1. LR **PLOT PLAN NO. 17819** EA No. 38655 Applicant: Cingular Wireless Engineer/Rep.: SBA Communications Third Supervisorial District French Valley Zoning Area Located south of Scott Rd., north of Aaron Rd., and east of Merritt Rd. 700 square foot lease area R R 2 1/2 zone - **REQUEST:** to construct an unmanned telecommunications facility consisting of a 75-foot monopine with 12 antennas with an equipment shelter on a 700 square foot lease area within an existing single family parcel. Schedule: n/a APN: 467 330 013 **Related Cases:** N/A, (2nd LDC)

8:45 A.M.

2. TR-H **TENTATIVE TRACT MAP No. 30807** EA No. 38777 Applicant: Rancon Winchester Valley. Engineer/Rep.: Albert Webb, Bruce Davis Third Supervisorial District Winchester Zoning District The project site is located easterly of Leon Road, westerly of State Highway 79, and south of Patton Road. 201.67 Acres Existing zone: SP **REQUEST: Tentative Tract Map No. 30807** proposes to subdivide 201.67 acres into 208 residential lots and 10 open space lots. The project is located within Planning Areas 44 and 46 of SP293 (Winchester Hills). Schedule: A APN's: 461 190 042 through 047 **Related Cases:** **SP293**(3rd LDC)

9:00 A.M.

3. JG **PLOT PLAN NO. 17968 AMENDED NO. 1, FTA NO. 2002-04** EA No. 37900 Applicant: Richard J. Hallinan Engineer/Rep.: Gabric & Associates - Glen Ivy Zoning Area - First Supervisorial District Located at the southwest corner of Temescal Canyon Road & Executive Plumbing Street, south of Leroy Road and east of Interstate 15 - 6.8 acres gross -Wild Rose Specific Plan SP 176 - SP Zone **REQUEST:** To construct three office/warehouse buildings with a total of 138,634 sq. ft. of building area APN: 283 100 056 - 068 **Related Cases:** **CFG 02126** (2nd LDC)

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9:15 A.M.

4. JQ

**CHANGE OF ZONE NO. 6629, TENTATIVE PARCEL MAP NO. 30360** EA 38417 Applicant: Sierra Creek Investment Group Engineer/Rep.: David Jeffers Consulting First Supervisorial District Lake Mathews Zoning District Located east of La Sierra Avenue, at Dufferin Avenue 112.3 acres R A, R A 1 Zones **REQUEST:** Change the zoning designations from R A 1 to R A and R 1 15,000 and from R A to R 1 15,000, on approximately 100 acres of the subject property (CZ 6629); and subdivide 112.3 acres into 5 parcels of 20 acre minimum size (PM 30360) Schedule "I" APNs: 136 080 009; 136 080 010 through 014, 016; 136 350 013; 136-080 019, 021, 023, 025; 136-090 006 through 013, 136-090 015; 136-100 003, 005, 006, 007, 008, 011 **Related Cases: TR 30295, GPA 588** (2nd LDC).

9:30 A.M.

5. JQ

**CHANGE OF ZONE NO. 6706, TENTATIVE PARCEL MAP NO. 30401** EA 38469 Applicant: Sierra Creek Investment Group Engineer/Rep.: David Jeffers Consulting First Supervisorial District Lake Mathews Zoning District Located east and west of McAllister Street, and north of Orangehaven Lane 143.8 acres R A Zone **REQUEST:** Change the zoning designations from R A to R 1 15,000 on 14.6 acres of the subject property (CZ 6706); and subdivide 143.8 acres into 6 parcels of 20 acre minimum size (PM 30401) Schedule "I" APNs: 136 110 002, 006, 007, 009, 012 through 017, and 019; 269 030 001 through 008, 011, and 012; 269 040 001, 003, 004, 007, 011, 012, 013, and 015; 268 040 014 and 016; 269 020 016 **Related Cases: TR 30337 (CZ 6706, 1st LDC; PM 30401, 2nd LDC).**

9:45 A.M.

6. LS

**TENTATIVE PARCEL MAP NO. 30761** EA No. 38779 Applicant: Sam Akbarpdur First Supervisorial District Good Hope Zoning Area The project is located north of Santa Rosa Mine Rd., east of Christmas Tree Ln, west of Forlori Cir, and south of Homestead Dr. 10.32 acres Residential Agricultural (R A 21/2) zone **REQUEST:** This is an application to subdivide one 10.32 acre lot into four lots. Schedule: H APN: 323 260 006 **Related Cases: N/A(1st LDC)**

10:00 A.M.

7. LS

**PLOT PLAN NO. 14130, SUBSTANTIAL CONFORMANCE NO. 2** Applicant: Millard Refrigerated Service, Inc. Second Supervisorial District Prado Mira Loma Zoning District The project is located north of the Rte 60 Freeway, east of Etiwanda Ave., west of Country Village Rd., and south of Philadelphia St. 30.13 acres Manufacturing Medium (M M) zone **REQUEST:** This is an application to add a 380 sq. ft. office in the truck dock and an office and men's/women's locker rooms on the second mezzanine. Schedule: N/A APN: 156 360 042 **Related Cases: PP14130 and PP14130R1** (1st LDC)

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1:30 p.

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8. GS

**PLOT PLAN NO. 18049** - EA 38759 - Cornerstone Development - McArdle Associates Architects - Rancho California Zoning Area - First Supervisorial District - The project site is located northerly of Prielipp Road, easterly of Inland Valley Way, and westerly of Yamas Drive - 3.51 Net Acres - Industrial Park (I-P) Zone - **REQUEST:** Construction of two medical office buildings of 3930 sq. ft. and 3880 sq. ft. - APN: 380-250-014 **Related Cases:** None (1st LDC).

1:45 p.m.

9. AH

**TENTATIVE TRACT MAP NO. 30656, AMENDED NO. 2** - EA 38721 - Main Street Capital Partners, LLC - HJK Consultants & Associates - Rancho California Zoning Area - First Supervisorial District - Northerly of Clinton Keith Road, southerly of La Estrella Street, and easterly of Smith Ranch Road - 26 gross acres - Rural Residential (R-R) Zone - **REQUEST:** A Schedule A tract map proposing to subdivide 26 gross acres into 91 lots, one open space lot, and one retention basin - APN's: 362-180-029, 362-180-030, 362-180-031, 362-180-032 **Related Cases: CZ06697** (3rd 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: October 10, 2002**

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

**SURFACE MINING PERMIT NO. 119R2** EA No. 38792 Applicant: Mobile Sand Company  
Engineer/Rep.: KCT Consultants First Supervisorial District Glen Ivy Zoning Area The project site is located east of the 15 freeway, north of Brown Canyon, along the Temescal Wash 72.9 Acres M R A/ M R zones **REQUEST:** This is an application to extend the life of the permit an additional 10 years and to allow processing and blending of imported sand and gravel as specialty uses. Schedule: N/A APN: 283 060 013, 283 100 045, 039, 283 110 051, 283 390 005, 007.  
**Related Cases: SMP119, SMP119R1,** (1st LDC)

8:45 A.M.

2. GW

**SECOND UNIT PERMIT NO. 00736** EA No. N/A Applicant: Armando Hurtado Engineer/Rep.: Armando Hurtado First Supervisorial District Mead Valley Zoning District - Located north of Palm Lane, west of Old Elsinore Road, and east of Clark Street 1.26 acres Light Agriculture, one acre minimum (A 1 1) zone **REQUEST:** This is an application to add a 720 SF mobile home unit on the property. Schedule: N/A APN: 318 200 066 **Related Case:** N/A (1st LDC)

9:00 A.M.

3. JG

**TENTATIVE TRACT MAP NO. 30736** - EA No. 38783 - Applicant: Victoria Grove, LLC - 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) - 20 Acres - SP Zone - **REQUEST:** This is a proposal to subdivide 20 areas into 41 single family residential lots with a minimum lot size of 8,000 square feet and 2 open space lots - Schedule "A" - APN: 270-030-001 - **Related Cases: SP 270 and SP 270A1** (1st LDC)

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9:15 A.M.

4. LR

**GENERAL PLAN AMENDMENT NO. 00634, CHANGE OF ZONE NO. 06711, TRACT MAP NO. 30816** EA No. 38780 Applicant: Van Daele Development Engineer/Rep.: Albert A. Webb Associates Second Supervisorial District Prado Mira Loma Zoning District Located on the southern side of Schleisman Road, west of Hamner Ave. 25.52 acres A 2 10 zone **REQUEST: General Plan Amendment No. 00634** proposes a change from Agricultural Development Reserve to Residential 2B/2 5 DU/AC. **Change of Zone No. 06711** proposes a change from Heavy Agriculture (A 2 10) to Planned Residential (R 4). **Tentative Tract Map No. 30575** proposes to divide the site into 88 single-family residential lots with a minimum lot size of 6,565 square feet. Schedule: A APN: 134 250 014 **Related Cases: CZ06711, GPA00634, AG00869,** (1st LDC)

9:30 A.M.

5. LS

**PRE APPLICATION REVIEW NO. 428** Applicant: Owen Ward Third Supervisorial District Antelope Valley Zoning Area The project is located north of Keller Road, east of Wild Lilac Road, west of Buckwheat Road, and south of Scott Road 20.8 acres Residential Agriculture (R A 21/2) zone **REQUEST:** This is an application to review the feasibility of dividing a 20.8 acres lot into two lots plus a remainder lot. Schedule: H APN: 359 320 007 **Related Cases: N/A** (1st LDC)

9:45 A.M.

6. LR

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

10:00 A.M.

7. TR-H

**PLOT PLAN NO. 18149** EA No. 38794 Applicant: The Church of Jesus Christ of Ladder Day Saints Engineer/Rep.: Cornwall Associates Third Supervisorial District Rancho California Zoning Area The project site is located northeast of the intersection of Murrieta Hot Springs Road and Sky Canyon Drive. 3.4 Acres SP (Specific Plan) zone **REQUEST:** This is an application to construct a 16,558 square foot church in Planning Area 10 of SP 213 (Silverhawk). The project will have 200 parking spaces and 1.91 acres (56%) square feet of landscaping. Schedule: N/A APN: 957 330 008 & 957 330 032 **Related Cases: N/A** (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: October 17, 2002**

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

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8:30 A.M.

1. GW

**Public Use Permit No. 00853, Variance No. 01737** EA No. 38624 Applicant: SBA Network Services, Inc. Engineer/Rep.: SBA Network Services / Doug Kearney Sedco Wildomar Zoning District First Supervisorial District Located north of Bundy Canyon Road, west of Harvest Way 3.31 acres R T (Mobilehome Subdivisions and Mobilehome Parks) zone **REQUEST:** To install a 70 foot monopine with an equipment shelter on a 600(+) SF lease area. Schedule: N/A APN: 362 090 001 **Related Cases:** **COC04727**, (2nd LDC)

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8:45 A.M.

2. GW

**Public Use Permit No. 00858** EA No. 38793 Applicant: Emmanuel Okharedia Engineer/Rep.: Emmanuel Okharedia Good Hope Zoning Area Fifth Supervisorial District Located south of Olympia Avenue, north of Olive Avenue, and east of Read Street 4.43 acres R R 2 ½ (Rural Residential, two and one half acres minimum) zone **REQUEST:** To increase the number of children served at an existing group home from six (6) to twelve (12). Schedule: N/A APN: 343 190 020 **Related Cases:** N/A, (1st LDC)

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9:00 A.M.

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

9:15 A.M.

4. CS **Tentative Tract Map No.28990, Minor Change NO. 1** - EA N/A - Applicant: Forecast Homes - Third Supervisorial District - Antelope Valley Zoning District - Located north of Holland Road and west of Bradley Road - 63.08 acres - SP Zone. **Request:** This is an application to eliminate the Conditions of Approval that relate to the proposed park in Planning Areas 4 -10 of **Specific Plan No.208** (Cal Neva). The applicant proposes to eliminate the proposed park site and replace it with a public facility use that would be maintained by the Riverside County Flood Control District. Schedule "A" - APN 360-040-020 - **Related Cases:** N/A (1st LDC).

9:30 A.M.

5. MH **PLOT PLAN NO. 16686** - EA No.: 38056 - Applicant: Industrial Development International, Inc. - Eng/Rep.: Albert A. Webb Associates, Thienes Engineering Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of Galena Street, south of Harrel Street, west of Parkhurst Street, and east of Mondavi Avenue - 76.7 Acres - A-2-10 zone - **REQUEST:** Plot Plan application to construct three industrial warehouse buildings. Building A is 745,346 square feet, Building B is 846,430 square feet, and Building C is 122,800 square feet. Total building area is 1,714,576 square feet. A total of 350,178 square feet of landscaping (10.85 %), 917 parking spaces and 37 bike rack spaces are proposed - APN: 156-340-024, -025 - **Related Cases: EIR No. 437; Change of Zone No. 6549; Parcel Map NO. 29913; and Agricultural Preserve Case No. 845** - (4TH LDC)

9:45 A.M.

6. MH **TENTATIVE PARCEL MAP NO. 29932** - EA No. 38097 - Applicant: Opus West Corp. - Eng/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of Bellgrave Avenue, south of Cantu -Galleano Ranch Road, west of Etiwanda Avenue, and east of Wineville Avenue - 58.15 Acres (gross) - A-2-10 zone - **REQUEST: Parcel Map No. 29932** proposes to subdivide the subject site into 2 industrial lots - Schedule E - APN: 160-060-041 - **Related Cases: EIR 427; Change of Zone No. 6560; Plot Plan No. 16744; and AG00842** (Diminishment pursuant to Notice of Non-Renewal) - (3rd LDC)

10:00 A.M.

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7. MH **PLOT PLAN NO. 16744** - EA No. 38097 - Applicant: Opus West Corp. - Eng/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of Bellgrave Avenue, south of Cantu -Galleano Ranch Road, west of Etiwanda Avenue, and east of Wineville Avenue - 58.15 Acres (gross) - A-2-10 zone - **REQUEST: Plot Plan No. 16744** is for two industrial warehouse buildings, to be built in two phases. Phase I is for a 585,800 square foot building, and Phase II is for a 710,800 square foot building. Total building area is 1,296,600 square feet. A total of 5.9 acres of on-site landscaping and 964 parking spaces are proposed - APN: 160-060-041 - **Related Cases: EIR 427; Change of Zone No. 6560; Tentative Parcel Map No. 29932; and AG00842** (Diminishment pursuant to Notice of Non-Renewal) - (3rd LDC)

10:15 A.M.

8. TR-H **CONDITIONAL USE PERMIT NO. 3375** EA No. 38704 Applicant: Matt Reno Engineer/ Rep.: Alicen Clark Wong Fifth Supervisorial District Lakeview/Hemet San Jacinto Zoning Area The project site is located north of Ramona Expressway, south of Gilman Springs Road, and easterly of Davis Road. 224.22 acres R R & A 2 10 zones **REQUEST: Conditional Use Permit No. 30715** is an application to construct and operate the Mystic Lake Duck Hunt Club and RV Park. The project will consist of one 700 square foot existing clubhouse, 15 trailers, a new 2,400 square foot clubhouse, and 3 visitor spaces for a total of 24 parking spaces. Schedule: N/A APN: 423 050 005 **Related Cases:** N/A, (2nd LDC)

1:30 p.m.

9. GS **TENTATIVE TRACK MAP NO. 30142, AMENDED NO.1** - EA 38598 - Millennium Properties West - H. Michael McKnight - Antelope Valley Zoning Area - Third Supervisorial District - Southeast corner of Murrieta Road and Craig Avenue - 179.3 Acres - Residential Agricultural - 1 Acre Minimum (R-A-1) Zone - **REQUEST:** Schedule A subdivision of 179.3 net acres into 528 residential lots with a 7200 square foot minimum, eight open space/paseo lots totaling 7.51 acres, two detention basins with 2.33 acres - APN: 360-180-003, 004, 005, 006, 009, 010, 011, 013 **Related Cases: GPA615 CZ06670 zz9** (2nd LDC).

1:45 p.m.

10. AH **GENERAL PLAN AMENDMENT NO. 00636, CHANGE OF ZONE NO. 06713, PLOT PLAN NO. 18150** - EA 38736 - Robert Rodriguez - - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Billy Lane, Southerly of Scott Road, Westerly of Nancy Lane, and Easterly of Chaney Road - 4.32 Acres - Rural Residential (R-R) Zone- **REQUEST:** The general plan amendment is a request to amend the Sun City/Menifee Valley Community Plan land use designation from One Acre Minimum to Light Industrial. The change of zone is a request to change the zone from Rural Residential (R-R) to Manufacturing Service Commercial (M-SC). The plot plan is a proposal for a machine and welding shop - APN: 359-280-007 **Related Case:** N/A (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: October 24, 2002**

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

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8:30 A.M.

1. LS **PLOT PLAN NO. 3552, REVISED PERMIT NO. 1** Applicant: Luigi and Ae Suk Renna Engineer/Rep.: Karl Hennicke Third Supervisorial District Valle Vista Zoning District The project is located north of Acacia Ave., east of Soboba St., west of New Chicago Ave., and south of Florida Ave. 1.14 acres General Commercial (C 1/C P) zone **REQUEST:** This is an application to rehabilitate an existing and vacant restaurant building and occupy it with "Little Louie's"(restaurant and lounge). Schedule: N/A APN: 551 240 046 **Related Cases: PP03552** (1st LDC)

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8:45 A.M.

2. LR **PLOT PLAN NO. 18130** EA No. 38786 Applicant: Lake Hemet Municipal Water District Engineer/Rep.: Engineering Resources of Southern California, Inc. Third Supervisorial District Bautista Zoning Area Located on the western side of Fairview Ave., south of Whittier Ave. 11.54 acres A 1 10 zone **REQUEST:** Construction of municipal water district facility which includes a 8,563 square foot administrative building, 10,000 square foot warehouse, 7,650 square foot shop, and 2,400 square foot annex. The site also includes 286,213 square feet of landscaping and 122 parking spaces for automobiles. Schedule: n/a APN: 552 160 001 and 552 150 012 **Related Cases: CFG02211** (1st LDC)

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9:00 A.M.





2:30 p.m.

13. AH

**PLOT PLAN NO. 18014, AMENDED NO. 1** - EA 38738 - Dr. Stephen Manfredi - James W. Unland & Associates - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Wickerd Road, Westerly of Interstate 215, Southerly of Garboni Road, and Easterly of Haun Road - 18.95 gross Acres - Industrial Park (I-P) Zone - **REQUEST:** The project is a proposal to construct approximately 983 mini-storage units within 19 buildings along with a 3,343 square foot two-story office building/ caretaker's residence on 9.3 acres of a 18.95 acre parcel - APN: 360-350-018  
**Related Cases:** N/A (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: October 31, 2002**

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

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

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| <u>8:30 A.M.</u> |   |         |         |
| 1. ES            | <b>PLOT PLAN NO. 18155</b> – EA No. 38799 - Applicant: Salvador Llamas – Engineer/Rep.: LAA Engineering – First Supervisorial District – Manufacturing Service Commercial (M-SC) zone – <b>REQUEST:</b> To construct a contractors storage yard with a one story 1,800 square foot office building, 7,585 square feet of landscaping, and 5 parking spaces. – Schedule: N/A – APN: 314-040-029 – Related Cases: N/A (1 <sup>st</sup> LDC)   |         |         |
| <u>8:45 A.M.</u> |   |         |         |
| 2. MAF           | <b>WIND ENERGY CONVERSION SYSTEM NO. 00111</b> EA No. 38809 Applicant: Russel Richardson Engineer/Rep.: Joe Guasti Fifth Supervisorial District Edgemont Sunnymead Zoning District Located North of Country Road and west of Reche Vista Drive. 4.53 acres R A 20 zone <b>REQUEST:</b> This is an application to install an 80-foot high wind energy conversion system (windmill) with 10-foot blades. The system will generate up to 10 KW in a 30 mph wind. Guy wires will stabilize the lattice steel tower. Schedule N/A APN: 471 172 016 Related Case: N/A   |         |         |
| <u>9:00 A.M.</u> |   |         |         |
| 3. JQ            | <b>PLOT PLAN NO. 14766S3</b> – Applicant: Rios Family Trust/ Spartan Cleanup Corporation – Engineer/Rep.: KCT Consultants, Inc. – Second Supervisorial District – Rubidoux Zoning Area – Located south of Agua Mansa Road, north of Wilson street, west of Brown Avenue - 22.03 Acres – M-H Zone – <b>REQUEST:</b> This is an application of substantial conformance to add a CHP wash building, revise building areas and configuration, add paving to outside storage, and revise construction type of the existing building – APN: 175-190-023 and 175-190-027 RELATED CASE: PP16095 (1 <sup>st</sup> LDC) |         |         |
| <u>9:15 A.M.</u> |   |         |         |

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| <p>4. TR-H</p> <p>9:30 A.M.</p> | <p><b>CONDITIONAL USE PERMIT NO. 3385, FAST TRACK NO. 2002 09</b> 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 <b>REQUEST:</b> This is an application to construct neighborhood commercial shopping center with one 55,000 SF Grocery Store, three fast food drive thru restaurants (3,200 SF, 3,800 SF, 3,000 SF), one service station with beer and alcohol sales, one 1,500 SF car wash, and 6 pads for business/commercial uses totaling 71,490 SF. The project includes 807 parking spaces and 78,399 SF (11.2%) of landscaping. Schedule: N/A APN: 958 230 029 Related Cases: SP106 (2nd<sup>l</sup> LDC)</p> |  |  |
| <p>5. TR-H</p> <p>9:45 A.M.</p> | <p><b>SPECIFIC PLAN NO. 286, AMENDMENT NO. 4</b> EA No. 38546 Applicant: Brookfield Land Company Engineer/Rep.: PGN Rancho California Zoning Area Third Supervisorial District The project site is located north of Skyview Road, east of State Highway 79, and west of Washington Street. 498.7 acres SP <b>REQUEST:</b> Amendment No. 4 proposes to reconfigure and redefine the boundaries of Planning Areas 2B, 2C, 2D, 10B, 13B, 14B, 15, 16, 17, 18, 19, 20, 21, 22, and 25. APN's: 467 260 041, 042; 467 160 003, 467 240 023, 467 260 047, 053; 467 160 048, 049 Related Cases: SP286, EIR 374, TR30069. (1<sup>st</sup> LDC)</p>  |  |  |
| <p>6. CS</p> <p>10:00 A.M.</p>  | <p><b>TENTATIVE TRACT MAP NO. 30247</b> 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. <b>REQUEST:</b> Subdivide 36.25 acres into 33 one acre minimum lots Schedule: B APN: 331 100 005 Related Cases: CFG02228. (1<sup>st</sup> LDC)</p>  |  |  |
| <p>7. TL</p> <p>10:15 A.M.</p>  | <p><b>TENTATIVE TRACT MAP NO. 29307</b> - EA NO. 38807 - Applicant &amp; Engineer - Laughlin &amp; Associates Gary J. Laughlin, P.E. - First Supervisorial District - Glen Ivy District - The project location: North-east of the intersection of Temescal Canyon Road and Glen Ivy Road and south of Squaw Mountain Road and west of Modjeska Summit Road. - 10 Gross Acres - R-1 Zone (One-family Dwellings) - <b>REQUEST:</b> This is an application to subdivide 10 acres to 30 lots with a minimum lot size of 7200 sq. ft. The application for a variance is for insufficient lot depth of approximately 0.7 ft. for six lots. - Schedule: A - APN: 290-050-008, 009, 010, 011 - Related Cases: CFG02231, VAR01738 (1st LDC)</p>   |  |  |
| <p>8. TL</p>                    | <p><b>PLOT PLAN 18145</b> - EA38791 - Applicant: Silvano Torres for Alpha Materials. - Representative: Trip Hord Associates - Second Supervisorial District - Rubidoux District - The project location: East of the intersection of Rubidoux Blvd. and 28th St., west of Hall Ave. and north of the 60 Freeway. - 4.6 Net Acres - M-SC Zone (Manufacturing - Service Commercial) - <b>REQUEST:</b> This is an application to legalize a truck service and contractor storage yard. The project includes a sand &amp; gunite cleanout facility, 1,800 gallon above ground fuel storage tank, truck parking and containers. Two existing structures will remain on the property. 2.4 acres of the parcel is not designated with a proposed use. - Schedule: N/A - APN: 178-230-002 - Related Cases: CFG02217, CV000109. (1<sup>st</sup> LDC)</p> |  |  |

1:30 p.m.

1. LM

**LDC TEAM - South County**

**TRACT MAP NO. 25901, MINOR CHANGE NO. 1, AMENDED NO. 1** - EA N/A - The Stratham Group - Allard Engineering - Romoland Zoning Area - Third Supervisorial District - East of I-215, north of Highway 74, and more specifically north of Mapes Road, and between Sherman Road and Dawson Road, - 39.5 Gross Acres - One Family Dwellings (R-1) Zone - REQUEST: Minor Change No. 1 to Tentative Tract Map No. 25901 proposes to reduce number of lots from 160 lots to 133 lots. The proposed subdivision will consists of 133 residential lots with a minimum lot size of 7215 square feet, a 2.4 acre park site and a 4.0 acre park site-Schedule "A" map.- APN: 327-180-007, 327-170-005 (Related Case(s):Tract Map No. 29501) (2<sup>ND</sup> LDC).

1:45 p.m.

2. AH

**TENTATIVE TRACT MAP NO. 30917** - EA 38814 - Sudweeks Development - RBF Consulting - Rancho California Zoning Area - First Supervisorial District - Southerly of Walnut Street, Westerly of Cherry Street, Easterly of Orange Street, and Northerly of Grove Street - 16.95 Acres - Rural Residential (R-R) Zone - REQUEST: The project is a Schedule B tract map proposing to subdivide 16.95 acres into 32 lots with a minimum lot size of 1/2 acre and one detention basin - APN's: 367-150-017, 367-160-006 (Related Cases: 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: November 7, 2002**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department'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. KB **Plot Plan No. 16832** EA No. 38156 Applicant: Gilbert McAuley Engineer/Rep.: Trip Hord Associates Second Supervisorial District Woodcrest Zoning District Located north of and adjacent to Van Buren Boulevard, east of Winchester Way and west of Wood Road .56 acres (net) M SC (Manufacturing Service Commercial) Zone **REQUEST:** This is an application to legalize an existing used auto/truck sales lot. Schedule N/A APN: 280 260 019 **Related Cases: PAR00220, LLA04164, PP16229** (3rd LDC)

8:45 A.M.

2. MF **CONDITIONAL USE PERMIT 3388** EA No. 38805 Applicant: Pacific Diazo Products Engineer/Rep.: KCT Consultants, Inc. First District North Perris Zoning Area The project site is located on the westerly side of Harvill Avenue and south of Rider Street, just south of the intersection of Ramona Expressway and I 215 3.8 Acres (net) acres M H (Manufacturing Heavy) Zone **REQUEST:** This is an application for the construction of an anhydrous ammonia and ammonium hydroxide receiving, storing and distribution facility. The applicant proposes an 8,000 square foot office and warehouse building with a parking lot that will accommodate 29 private vehicles. The facility will include 10 exterior, aboveground ammonia tanks ranging in size from 11,800 to 90,000 gallons. There will be associated mechanical equipment located in and around the tanks. The project will include a large area for ammonia truck parking and a railroad spur off the Burlington Northern Santa Fe line. Schedule: N/A APN: 317 240 008, 032 and 035 **Related Cases: PAR 412, SP 100**

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9:00 A.M.

3. DZ **Conditional Use Permit No. 03362** EA No. 38561 Applicant: Joe Leach Engineer/Rep.: Deirdre McCollister Second Supervisorial District Glen Avon Zoning District Located north of Union Avenue, south of Mission Boulevard, east of Conning Street and west of His Way. 2.38 acres A 1 (Light Agriculture) and C 1/C P (General Commercial) zone **REQUEST:** This is an application to legalize and expand an existing auto sales lot. The existing use consists of a 1,500 sq ft modular office and a 10,905 sq ft paved outdoor sales area, with approx. 70,400 sq ft of auto storage area for up to 298 vehicles. All repairs and maintenance will be done off site. Schedule: N/A APN: 170 140 029, 170 140 040 **Related Cases:** N/A, (2nd, LDC)

9:15 A.M.

4. DZ **Tentative Tract Map No. 30701** EA No. 38714 Applicant: JMS Chandler, LLC Engineer/Rep.: W.J. McKeever, Inc. Second Supervisorial District Prado Mira Loma Zoning District Located south of Chandler Street, north of the Santa Ana River, west of Harrison Avenue and east of Grapewin. 45.29 total acres A 2 10 (Heavy Agriculture, 10 acre minimum lot size) zone **REQUEST: Tentative Tract Map No. 30701** is a Schedule "A" map to subdivide 25.12 acres into 86 single family lots, with a minimum average lot size of 7,200 sq ft and a proposed trail (Lot G). Schedule: A APN: 130 060 013, 130 060 003 **Related Cases: GPA00626, CZ06694, TR30702 and CFG02119,** (2nd LDC)

9:30 A.M.

5. DZ **Tentative Tract Map No. 30702** - EA No. 38743 - Applicant: JMS Chandler, LLC Engineer/Rep.: W.J. McKeever, Inc. Second Supervisorial District Prado Mira Loma Zoning District Located south of Chandler Street, north of the Santa Ana River, west of Harrison Avenue and east of Grapewin. - 27.31 total acres A 2 10 (Heavy Agriculture, 10 acre minimum lot size) zone **REQUEST: Tentative Tract Map No. 30702** is a Schedule "A" map to subdivide 47.17 acres into 186 single family lots, with a minimum average lot size of 7,200 sq ft. Schedule: A APN: 130 060 010 **Related Cases: GPA00626, CZ06694 TR30701 and CFG02154** (2nd LDC)

9:45 A.M.

6. TR-H **TENTATIVE TRACT MAP No. 30167** EA No. 38327 Applicant: Carl J. Rheingans Engineer/Rep.: The Keith Companies. Third Supervisorial District Rancho California Zoning District The project site is located northerly of Benton Road, easterly of State Highway 79 (Winchester Road), and westerly of Pourroy Road. 40.0 Acres SP zone **REQUEST:** This is a proposal to subdivide 40.0 acres into 152 single family residential lots with a minimum lot size of 5,000 square feet, 2 detention basins, and two open space lots within Planning Areas 31, 42, and 35B of the Winchester 1800 **Specific Plan (SP286)**. Schedule: A APN:958 320 011 and 958 300 046, 045. **Related Cases: SP286** (3rd LDC)

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10:00 A.M.

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7. TL **PLOT PLAN NO. 18180** - EA NO. 38810 - Applicant: Inter-Block Retaining Systems, Inc. - Engineer: John Mace - First Supervisorial District - Glen Ivy District - The project is located north of Dawson Canyon Rd., South of Leroy Rd., East of Interstate 15 and West of Temescal Wash Rd. - 2.34 Gross Acres - M-SC Zone (Manufacturing and Service Commercial) - **REQUEST:** This is an application for a contractors storage yard. The project includes three storage areas, parking and two portable structures to be used as office space and tool storage. Schedule: N/A - APN: 283-150-037 - **Related Cases: CFG02235** (1st LDC)

10:15 A.M.

8. GW **TENTATIVE PARCEL MAP NO. 30479** EA No. N/A Applicant: Citation Homes Engineer/ Rep.: Larry Stickney, K&A Engineering Third Supervisorial District Romoland Zoning Area Located south of Nova Lane and west of the I 215 Freeway 1.17 acres One Family Dwellings, 10,000 SF minimum (R 1 10000) zone **REQUEST:** This is an application to subdivide 1.17 acres into two 10,000 SF minimum acre parcels. Schedule: G APN: 331 050 022 **Related Case:** N/A, (2nd LDC)

1:30 P.

M.

1. GS **TENTATIVE TRACT MAP NO.30351, AMENDED NO. 3** - EA 38419 - Osborne Development Corporation - Urban Environs - Homeland Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Winchester Road (SR-79), easterly of Green Avenue, and northerly of Stetson Avenue. - 80 Acres - Residential Agricultural - 1 Acre Minimum (R-A-1) Zone - **REQUEST:** Schedule "A" subdivision of 80 acres for 260 lots with a 7200 square foot minimum. - APN: 458-250-016 through 031 **Related Case: Change of Zone No. 6627** (4th LDC)

1:45 P.M.

2. GS **PLOT PLAN NO. 17987, AMENDED NO. 1** - EA 38731 - Carlos Vasquez-Martinez - Beatriz Villanueva - Quail Valley Zoning District - Third Supervisorial District - Easterly side of Goetz Road, westerly of Avenida Gaviota, northerly of Avenida Roble - 0.2 Net Acres - General Commercial (C-1/C-P) Zone - **REQUEST:** A 1200 square foot food market. - APN: 341-121-020 **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: November 21, 2002**

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

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8:30 A.M.

1. JG **TENTATIVE TRACT MAP NO. 30736** - EA No. 38783 - Applicant: Victoria Grove, LLC - 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) - 20 Acres - SP Zone - **REQUEST:** This is a proposal to subdivide 20 areas into 41 single family residential lots with a minimum lot size of 8,000 square feet and 2 open space lots - Schedule "A" - APN: 270-030-001 - **Related Cases: SP 270 and SP 270A1** (2nd LDC)

8:45 A.M.

2. TR-H **PLOT PLAN NO. 18170** EA No. 38808 Applicant: KADTEC Engineer/Rep.: KADTEC Third Supervisorial District Rancho California Zoning Area The project site is located east of Innovation Court, south of Borel Road, and north of Murrieta Hot Springs Road. 2.24 Acres SP (Specific Plan) zone **REQUEST:** This is an application to construct an industrial multi tenant building in Planning Area 3 of SP 213 (Silverhawk). The project will include one 36,067 square building. The project will have 104 parking spaces and 2,787 (28%) square feet of landscaping. Schedule: N/A APN: 957 330 017 **Related Cases: SP213** (1st LDC)

9:00 A.M.

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| <p>3. TR-H</p> <p><u>9:15 A.M.</u></p> | <p><b>CONDITIONAL USE PERMIT NO. 3385, FAST TRACK NO. 2002 09</b> 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 <b>REQUEST:</b> This is an application to construct neighborhood commercial shopping center with one 55,000 SF Grocery Store, three fast food drive thru restaurants (3,200 SF, 3,800 SF, 3,000 SF), one service station with beer and alcohol sales, one 1,500 SF car wash, and 6 pads for business/commercial uses totaling 71,490 SF. The project includes 807 parking spaces and 78,399 SF (11.2%) of landscaping. Schedule: N/A APN: 958 230 029 <b>Related Cases: SP106</b> (2nd LDC)</p> |  |  |
| <p>4. LR</p> <p><u>9:30 A.M.</u></p>   | <p><b>PLOT PLAN NO. 18130</b> EA No. 38786 Applicant: Lake Hemet Municipal Water District Engineer/Rep.: Engineering Resources of Southern California, Inc. Third Supervisorial District Bautista Zoning Area Located on the western side of Fairview Ave., south of Whittier Ave. 11.54 acres A 1 10 zone <b>REQUEST:</b> Construction of municipal water district facility which includes a 8,563 square foot administrative building, 10,000 square foot warehouse, 7,650 square foot shop, and 2,400 square foot annex. The site also includes 286,213 square feet of landscaping and 122 parking spaces for automobiles. Schedule: N/A APN: 552 160 001 and 552 150 012 <b>Related Cases: CFG02211</b> (1st LDC)</p>   |  |  |
| <p>5. TL</p> <p><u>9:45 A.M.</u></p>   | <p><b>SECOND UNIT PERMIT NO. 00743</b> - Applicant: Maria Antonieta Toriz Palafox &amp; Martha Toriz Palafox - Engineer: Virgilio Hernandez - Third Supervisorial District - Homeland District - Project Location: North of Mapes Road, South of Watcross Drive and East of Briggs Road. - 1.46 Acres Net - R-A-1 Zoning - <b>REQUEST:</b> This is an application to allow for the conversion of an existing Guesthouse to a 1248 sq. ft. Second Unit. - Schedule: N/A - APN: 457-060-028 - <b>Related case:</b> None (1st LDC).</p>  |  |  |
| <p>6. TL</p> <p><u>10:00 A.M.</u></p>  | <p><b>PLOT PLAN NO. 18205</b> - EA NO. 38820 - Applicant: Ron Vergilio Designs - Engineer: Ron Vergilio - First Supervisorial District - Alberhill District - Project Location: North of I-15, South of Temescal Canyon Rd, East of Lester Cir and West of Earthmover Cir. - 1.94 Acres Net - M-SC Zoning (Manufacturing - Service Commercial) - <b>REQUEST:</b> This application is to allow for a contractor office and storage yard. The project includes 2,285 sq. ft. of office space and 4,000 sq. ft. of warehouse space. - Schedule N/A - APN: 391-480-006 - <b>Related Case: CFG02247</b> - (1st LDC)</p>  |  |  |
| <p>7. GW</p> <p><u>10:15 A.M.</u></p>  | <p><b>Plot Plan No. 17934</b> EA No. 38706 Applicant: Heavy Equipment Rentals, LLC Engineer/Rep.: Inland Planning Services First Supervisorial District Temescal and Alberhill Zoning Area Located on the south side of Temescal Canyon Road, west of Horsethief Canyon 4.67 acres – Manufacturing/Service Commercial (M SC) Zone <b>REQUEST:</b> To construct a heavy equipment rental business which would include a 2,160 SF office, 6,000 SF steel building, and 14 parking spaces. Schedule: N/A APN: 391 060 014 <b>Related Cases:</b> N/A (2nd LDC)</p>  |  |  |

8. ES

**PLOT PLAN NO. 18095** - EA No. 38776 - Applicant: California Construction and Roofing - Engineer/Rep.: Lewis Hardie C.B.O - Second Supervisorial District - Glen Avon Zoning District – Located on south of 60 freeway, east of Feldspar Street, and west of Pedley Street - 2.55 acres - General Commercial (C-1/C-P) zone - **REQUEST:** To construct a 1,406 square foot office for a roofing contractor and material handling service and a 336 square foot storage building. - Schedule: N/A - APN: 169-100-021, 169-100-031, 169-100-041 - **Related Cases:** N/A (1st LDC)

1:30 P.M.

9. MAF

**TENTATIVE TRACT MAP NO. 30552, AMENDED NO. 2** - EA 38708 - Fiesta Development Inc. - The Keith Company - Romoland Zoning District - Third Supervisorial District - The project site is located on the easterly side of Goetz Road, westerly of Valley Boulevard, just north of Rouse Road. - 20.5 acres - One-Family Dwelling (R-1) Zone - **REQUEST:** A one phase subdivision of 20.5 acres into 38 parcels with a minimum lot size of 7200 s.f. - APN: 330-230-003, 004, 009, 010, 013, 016, 018, 019, 020, 021, 022. **Related Case:** N/A. (3rd LDC).

1:45 P.M.

2. AH

**CONDITIONAL USE PERMIT NO. 03389** - 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

2:00 P.M.

3. AH

**PRE-APPLICATION REVIEW NO. 00429** - EA N/A - Sake Engineers, Inc. - Winchester, Antelope Valley Zoning Areas - Third Supervisorial District - Southerly of Holland Road, easterly of Bell Mountain Road, westerly of Melmore Lane and northerly of Garboni Road - 79 Acres - One Family Dwellings (R-1), and Light Agriculture - 5 Acre Minimum (A-1-5) Zones - **REQUEST:** A pre-application review for a proposed Schedule "A" tentative tract map - APN's: 372-180-001, 372-180-002, 372-180-003, 372-180-004, 372-180-005, 372-180-006, 372-180-007 **Related Case:** N/A

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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 5, 2002**

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

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8:30 A.M.

1. TL **CHANGE OF ZONE NO. 06726** - EA NO. 38829 - Applicant: P & F Investment Co. - Engineer/Rep: Hunsaker & Associates - First Supervisorial District - Woodcrest District - The project is located North of Iris Avenue, East of Porter Ave and West of Chicago Avenue. - 119.4 Acres - A-1-10 Zone (Light Agriculture) - **REQUEST:** This is an application to change the zone from A-1-10 to R-A (Residential Agriculture) for the entire 119.4-acre parcel. - Schedule: N/A - APN: 245-300-001 - **Related Cases: CFG02257** (1st LDC)

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8:45 A.M.

2. TR-H **SPECIFIC PLAN NO. 313, SUBSTANTIAL CONFORMANCE NO. 1** EA No. N/A Applicant: McMillin Morgan Hill LLC Engineer/Rep.: T & B Planning Consultants First Supervisorial District Rancho California Zoning Area Located east of El Chimisal Road, south of Nighthawk Pass, and westerly of Anza Road 478.3 acres SP Zone **REQUEST:** This is an application to relocate the park in Planning Area 16, create an option to include a private recreational facility in Planning Area 23. The change in the park location would cause Planning Area 14 to increase from 44.8 acres and 210 du to 46.7 acres and 212 du, Planning Area 18 would be reduced from 2.9 acres to 1.0 acre, and Planning Area 19 would change from 110 du to 108 du. Schedule N/A APNs: 952 240 001 **Related Cases: SP 313, CZ6710** (1st LDC).

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9:00 A.M.

3. TR-H

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

9:15 A.M.

4. JQ

**CHANGE OF ZONE NO. 6728, TENTATIVE TRACT MAP NO. 30725** EA No. 38834 Applicant: Pete Sherbenenko Engineer/Rep.: The Keith Companies First Supervisorial District Lake Mathews Zoning District Located south of Victoria Avenue, west of Lyon Avenue, and north of Morning Glory Court 10.22 acres R A 1 Zone **REQUEST:** Change the zoning designation on the subject property from R A 1 to R A; and subdivide 10.3 acres into 13 single family residential lots of 20,000 square foot minimum size Schedule "B" APNs: 136 050 010, 136 050 003 **Related Cases:** None (1st LDC).

9:30 A.M.

5. JG

**TENTATIVE PARCEL MAP NO. 30240** - EA N/A - Applicant: Corona Hills Land Co. LLC - Engineer/Rep.: K&A Engineering - Glen Ivy Zoning Area - First Supervisorial District - Located west of Interstate 15, and Southwest of the intersection of Weirick Road and Knabe Road - 1,014 acres - SP Zone - **REQUEST:** Subdivide the subject property into 15 Parcels of 20 acres minimum size - Schedule "I" - APNs: 282-100-006, -009, and -010; 282-130-004; 282-150-001, -002; 282-170-001, -004, and -005; 282-180-001 and -008; 282-210-054; 282-220-004 and -005; 282-310-001, -003; 283-430-013 - **Related Cases: SP 317, CZ 6441, EIR 425** (3rd LDC)

9:45 A.M.

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15. MAF

**TENTATIVE PARCEL MAP NO. 30919** - EA 38847 - New West Mortgage Co. - Al Aguierre - Nuevo Zoning Area - Third Supervisorial District - The project site is located south of 13th Street and west of Gibson Avenue. - 5.3 Acres - R-A (Residential Agriculture) Zone - **REQUEST:** This is an application to subdivide 5.3 acres into four lots with a minimum lot size of one acre. - APN: 427-050-017 **Related Case: TR 29492** (1st LDC).

3:15 P.M.

16. LM

**TENTATIVE PARCEL MAP NO. 30618** - EA 38838 - Thomas & Lisa L. Mosby - John T. Reinhart - Rancho California Zoning Area - Third Supervisorial District - West of Calle Breve, north of Via De Oro. and bisected by Via Calina. - 20.4 Acres - Residential Agricultural-5 Acre Minimum (R-A-5) Zone - **REQUEST:** Proposed subdivision of 20.4 acres into 3 parcels with the minimum lot size of 5 acres- Schedule "H" map.- APN: 915-220-003 **Related Case:** N/A. (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: December 19, 2002**

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

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8:30 A.M.

1. LR **Plot Plan No. 18224** EA No. 38828 Applicant: Cingular Wireless Engineer/Rep.: WFI Second Supervisorial District Prado Mira Loma Zoning District Located on the northern side of Bellegrave Ave., south of Galena. 437 square foot lease area on a 35 .1 acre parcel Scenic Highway Commercial (C P S) zone **REQUEST:** To construct an unmanned telecommunications facility with an 80 foot monopole stealthed as a stadium light fixture with 12 antennas, and a 160 square foot equipment shelter in 437 square foot lease area on a 35 .1 acre parcel which is part of a baseball facility. Schedule: N/A APN: 159 020 010 **Related Cases: CFG 02256,** (1st LDC)

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8:45 A.M.

2. LR **Plot Plan No. 18258** EA No. 38853 Applicant: AT&T Wireless Services Engineer/Rep.: Delta Groups First Supervisorial District Lake Matthews Zoning District Located on the northern side of Mockingbird Canyon, south of Van Buren Blvd. 851 square foot lease area on a 4.21 acre parcel General Commercial (C 1/C P) zone **REQUEST:** To construct an unmanned telecommunication facility including the installation of a 230 square foot equipment shelter, one GPS, one LMU antenna, one flat panel antenna, 6 antennas to be mounted on a new 95' monopalm in 851 square foot lease area on a 4.21 acre parcel. Schedule: n/a APN: 271 110 015 **Related Cases: CFG 02287,** (1st LDC)

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9:00 A.M.

3. CS **PLOT PLAN NO.18254** EA No. 38849 Applicant: Cingular Wireless Engineer/Rep: SBA Network Services, Inc Fourth Supervisorial District Cuckawalla Zoning District Located north of 38<sup>th</sup> Avenue, east of Adams Street and west of Goodman Road 2.11 acres SP zoning. **REQUEST:** The applicant is proposing to construct 1,400 square foot wireless communication facility located within Del Webb Sun City Specific Plan. The unmanned wireless facility proposes to install a 65 foot high mono pine and a 160 square foot equipment shelter with surrounding landscaping. APN: 605 680 012 **Related Cases: CFG 2284.** (1st LDC)

9:15 A.M.

4. CS **SPECIFIC PLAN NO. 00229, AMENDMENT NO. 1** - EA No. 38657 Applicant: B & C Land - Boulder Springs LLC - Engineer/Rep.: RWM - Joe Richards - Lake Mathews Zoning District - Approved Specific Plan 229 - First Supervisorial District - Located both north and south of Cajalco Road, east of Wood Road and west of Alexander Street - 938 acres - Residential Agricultural (R A), Open Area Combining Zone Residential Development (R 5), Scenic Highway Commercial (C P S) and Watercourse, Watershed & Conservation Areas (W 1) - **REQUEST: Amend Specific Plan 229** to increase permanent open space from 92 acres to 214 acres too preserve California Gnatcatcher habitat. Reconfigure the planning areas to maintain 1421 dwelling units by reducing minimum lot sizes from 20,000 square feet to 12,000 square feet. Planned residential neighborhoods have been reconfigured to avoid critical habitat areas and the proposed School/Park site has been relocated at the request of the School District. APNs: 319 020 014, 015, 016, 017, 018, 019; 321 130 012, 013, 014, 015, 016, 017,018; and 321 410 001, 002, 003, 004, 005,006, 007, 008, 009, 010, 011, 012, 016, 017, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032 **Related Cases: SP00229** (2nd LDC)

9:30 A.M.

5. GW **SECOND UNIT PERMIT NO. 00731** EA No. N/A Applicant: Ruben Avalos Engineer/Rep.: Ruben Avalos Second Supervisorial District Prado Mira Loma Zoning District Located west of Bain Street, north of 50<sup>th</sup> Street, east of Marlatt Street, and south of 48<sup>th</sup> Street 1.34 acres Light Agriculture (A 1) zone **REQUEST:** This is an application to add a 720 SF mobile home unit on the property. Schedule: N/A APN: 159 171 003 **Related Case:** (2nd LDC)

9:45 A.M.

6. GW **TRACT MAP NO. 29644 M1** EA No. N/A Applicant: TAVA Development Co. Engineer/Rep.: Albert Webb Associates First Supervisorial District Glen Ivy Zoning Area Located west of Knabe Road and west of Jameson Road 447.46 acres Rural Residential (R R) zone **REQUEST:** This is an application to request a minor change to a Condition of Approval, 10.PLANNING.12, for the previously approved case number **TR29644**. Schedule: A APNs: 282 280 006, 007, 008 **Related Case: TR297644** (1st LDC)

10:00 A.M.

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