

**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 4, 2003**

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

**NOTE 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.		Cleared	On Hold
1. CS	<p><b>PAR NO. 462</b> - No EA - Applicant: SP2 Inc/Hank Lozano - Engineer/Rep:Same - Fifth Supervisorial District - Romoland Zoning District - Located north of Mapes Road, east of Dawson Road, west of Antelope Road, and south of Ellis Avenue - 38 acres - R-R zoning -REQUEST: The application is to subdivide 38 acres into 142 single family residential units with 7,200 square foot minimums. The proposed tract map would also include a 1acre park site and detention basin. Schedule "A" - APN: 327-180-005 and 006 (1st LDC)</p>		
8:45 A.M.			
2. TW	<p><b>TENTATIVE TRACT MAP NO. 30807</b> - 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 zone - 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)</p>		
9:00 A.M.			

3. TW **TENTATIVE TRACT MAP No. 30808** - EA No. 38916 - Applicant: Community Park 124 LLC. - Engineer/Rep.: Albert Webb, Bruce Davis - Third Supervisorial District - Winchester Zoning District - The project site is located north of Patton Ave, west of Beeler Road, east of Leon Road, and south of Olive Ave. - 94.1 Acres - Existing zone: SP - REQUEST: Tentative Tract Map No. 30808 proposes to subdivide 94.1 acres into 393 residential lots and 9 open space lots. The project is located within Planning Area 28A of SP293 (Winchester Hills). - Schedule: A - APN's:461-180-048 - Related Cases: SP293, CFG 02380 (2nd LDC)

9:15 A.M.

4. TW **PLOT PLAN NO. 18437** - EA No. 38938 - Applicant Temecula New Covenant Fellowship - Engineer/Rep.: A. J. Boyd Construction - Third Supervisorial District - Rancho California Zoning Area - The project site is located north of Commerce Court, east of State Highway 79, and west of Calistoga Drive. - 71.53 Acres - SP (Specific Plan) zone - REQUEST: This is an application to construct a 72,000 sq. ft. church facility, 50,000 sq. ft. sanctuary, 40,000 sq. ft. youth facility, 15,000 sq. ft. gymnasium, 7,000 sq. ft. vehicle maintenance building in Planning Area 4 of SP 213 (Silverhawk). The project will have 860 parking spaces and 674,977 (53.88%) square feet of landscaping. - Schedule: N/A - APN: 957-350-013 - Related Cases: SP213, PM30629, CFG2388 (2nd LDC)

9:30 A.M.

5. RA **SECOND UNIT PERMIT NO. 00787** - EA No. N/A - Applicant: Francisco C. Diaz - Engineer/Rep.: Ryan Mumper - 1st Supervisorial District - Elsinore Area Plan - Location: The property is located south of Olive St., east of the I-15, west of Orchard St., north of Lemon St., on Vine St. - .91 Acres - Rural Residential (R-R) zone - REQUEST: This is a proposal to add a second unit on the property. - Schedule: N/A - APN: 366-041-044 - Related Cases: N/A

9:45 A.M.

**SECOND UNIT PERMIT NO. 00786** - EA No. N/A - Applicant: Hipolito and Martha Lopez - Engineer/Rep.: N/A - 5th Supervisorial District - Mead Valley Area Plan - Location: The property is located north of Deprad, south of Fisher Street, east of Old road, and west of Post Road - 2.98 Acres - Rural Residential (R-R) zone - REQUEST: This is a proposal to add a mobile home as a second unit on the property. - Schedule: N/A - APN: 325-040-042 - Related Cases: N/A

6. RA

**10:00 A.M.**

**PLOT PLAN NO. 18785** - EA NO. 39154 - Applicant: Timothy Williams - Engineer/Rep.: Southland Engineering - First Supervisorial District - Woodcrest Zoning District - North of Van Buren Boulevard, Soboba Street and east of Gamble Avenue - 1.57 acres - M-SC Zone (Manufacturing Service Commercial) - REQUEST: This is an application to legalize an existing truck, trailer, and automobile storage yard and transport business: - Schedule: N/A - APN: 274-120-006 - Related Cases: CV024824, PAR00447 (1st LDC).

7. GW

**10:15 A.M.**

**PLOT PLAN NO. 18786** - EA NO. 39155 - Applicant: STK Architecture Inc - Engineer/Rep.: STK Architecture Inc. - Third Supervisorial District - Little Lake Zoning District - North of Acacia Avenue, east if Soboba Street and south of SH-74 - 12.47 gross acres - C-P-S Zone (Scenic Hwy Commercial) - REQUEST: This is an application for a church development which includes: - Schedule N/A - APN: 551-220-068 - Related Cases: PAR00442, CFG 02617 (1st LDC).

8. GW

**10:30 A.M.**

**PUBLIC USE PERMIT NO. 00508, REVISED NO. 1** - Applicant: MFI Recovery Center - Engineer/Rep.: David Leonard Associates - Woodcrest Zoning District - First Supervisorial District - Located east of Roosevelt Street, south of Dallas Avenue and north of Newman Avenue - 5.3 acres - Residential - Agriculture (R-A) Zone - REQUEST: To extend the overall life of Public Use Permit No. 00508. - APN: 267-060-003 - Related Cases: PUP00508, CFG02601 (1st LDC).

9. GW

**1:30 P.M.**

**TENTATIVE PARCEL MAP NO. 30863 AMENDED NO.**

**1** - EA38950 - Engineering Ventures Inc. - Engineering Ventures Inc. - Rancho California Zoning Area - First Supervisorial District - Easterly of Avenida De Arboles and westerly of Via Calorin - 21.03 Net Acres - Residential Agricultural- 5 Acre Minimum (R-A-5) Zone - REQUEST: Schedule "D" subdivision of 20 acres into four 5 acre parcels. - APN: 929-270-001 Related Cases: None (2nd LDC).

10. EO

**1:45 P.M.**

**CHANGE OF ZONE NO. 06843** - EA39133 - Sake Engineers Inc - Winchester/Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Garbani Road, southerly of Holland Road, easterly of Haleblian Road - 80 Gross Acres - One-Family Dwellings (R-1) and Rural Agriculture-1 Acre Minimum (R-A-1) Zone - REQUEST: This project is a request to change the zone from R-A-1 to Open Area Combining Zone Residential Developments (R-5) - APN: 357-150-017 Related Cases: TR31383, PAR00451 (1st LDC).

11. EO

**2:00 P.M.**

**PLOT PLAN NO. 18773** - EA39068 - Investment Management L&M Inc. - Land Development Consultants - Sedco-Wildomar Zoning Area - First Supervisorial District - Southerly of Canyon Drive, easterly of Mission Trail, westerly of Orchard Street, and northerly of Walnut Street - 6.39 Net Acres - Rural Residential (R-R) Zone - REQUEST: The project is a proposal to construct twenty four 3,696 sq. ft. multi-family apartment buildings with four 950 sq.ft. units in each building, and one 1,300 sq. ft. drainage channel - APN: 367-050-063, 367-050-062 Related Cases: CZ06815 (1st LDC).

12. EO

**2:15 P.M.**

**SECOND UNIT PERMIT NO. 00791** - Dan Partin - Rancho California Zoning Area - First Supervisorial District - Northlery of Como Street, southerly of Cashew Street, westerly of Central Avenue - .62 Gross Acres - Rural Residential (R-R) Zone - REQUEST: Built a detached 1,200 sq. ft. single family residence on a .62 gross acre parcel as a second unit - APN: 367-372-011 Related Cases: None (1st LDC).

13. EO

**2:30 P.M.**

**SECOND UNIT PERMIT NO. 00778, AMENDED NO. 1 -**

Eric Johnston - Winchester Zoning Area - Third Supervisorial District - Easterly of Briggs Road, Westerly of Leon Road, Northerly of Garboni Road, and Southerly of Maxine Lane - 5.03 - Light Agriculture - 5 Acre Minimum (A-1-5) Zone - REQUEST: The project proposes to construct a 1,795 square foot manufactured home as a second unit on a 5 acre parcel. - APN: 466-130-051 Related Cases: None (2nd LDC).

14. AH

**2:45 P.M.**

**TENTATIVE TRACT MAP NO. 31207, AMENDED NO. 1**

- EA 38999 - Dan Hosseinzadeh - Hunsaker & Associates - Nuevo Zoning Area - Fifth Supervisorial District - Southerly of Central Avenue, westerly of Pico Avenue, Northerly of San Jacinto Avenue, and Easterly of Antelope Road - 80.1 gross acres - Rural Residential (R-R) Zone - REQUEST: The project is a Schedule A tract map proposing to subdivide 80.1 gross acres into 279 single-family residential lots, one water quality basins, two detention basins, six open space lots, four trail easement lots, 5 tract identification/monument wall signs and a 10.8 acre lake - APN: 309-020-005, 309-020-039, 309-020-038, 309-020-037, 309-020-036 Related Cases: None (2nd LDC).

15. AH

**3:00 P.M.**

**CHANGE OF ZONE NO. 06840 AND PLOT PLAN NO. 18776**

- EA 39152 - Lohr & Associates, Inc. - Rancho California Zoning Area - Third Supervisorial District - Northerly of Galway Downs Drive, southerly of Los Alamitos Road, easterly of DePortola Road, and westerly of Santa Anita Drive - 21.14 gross acres - Residential Agriculture 2 ½ Acre Minimum Zone - REQUEST: The project proposes a change of zone from R-A-2 ½ to Light Agriculture (A-1) on 7.2 acres of a 21.14 acre parcel; and the construction of a winery and wine tasting room - APN: 927-620-004 Related Cases: PM19139, CZ05652 (1st LDC).

16. AH

**3:15 P.M.**

**CHANGE OF ZONE NO. 06811 AND TENTATIVE**

**TRACT MAP NO. 30430, AMENDED NO. 1 - EA38971 -**

Hill country S.A. - VSL Engineering - Rancho California Zoning Area - Third Supervisorial District - Northerly of Yates Street, easterly of Pourroy Road and westerly of Washington Street - 40.16 Acres - Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - REQUEST: Change the zoning from R-A-21/2 to R-1 and a Schedule A subdivision of 40.12 acres into 122 single family lots with a 7,200 square foot minimum, a 21,000 sq. ft. detention basin and a 7.49 acre open space lot. - APN: 467-390-001 to 016 Related Cases: None (2nd LDC).

17. GKS

**3:30 P.M.**

**TENTATIVE PARCEL MAP NO. 31057, AMENDED**

**NO.1 - EA 38926 - Donnie Herold - Adkan Engineering - Rancho California Zoning Area - First Supervisorial District - Southerly of Wendy Lane, easterly of Calle De Suenos, and westerly of Avenida La Cresta - 10.18 Acres - Residential Agricultural - 10 Acre Minimum Zone - REQUEST: A Schedule H subdivision of 10.18 acres into 2 parcels with a 5 acre minimum. - APN: 930-290-018 Related Cases: CZ06760 (2nd LDC).**

18. GKS

**4:00 P.M.**

**TENTATIVE PARCEL MAP NO. 30982 - EA39129 -**

John L. Nauta - Motherhead & Associates - French Valley Zoning Area - Third Supervisorial District - Westerly of Winchester Road (Highway 79), at the northwest corner of Pat Road and Slough Road. - 10.15 Gross Acres - Rural Residential (R-R) Zone - REQUEST: A proposed Schedule "H" map to subdivide 10.15 gross acres into 2 parcels with the minimum lot size of 5.08 gross acres - APN: 467-150-064 Related Cases: None (1st LDC).

19. LM

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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 11, 2003**

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

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8:30 A.M.		Cleared	On Hold
1. GW	<p><b>PRE-APPLICATION REVIEW NO. 00460</b> - Applicant: Armstrong &amp; Brooks Consulting - Engineer/Rep.: Armstrong &amp; Brooks Consulting - Pedley Zoning District - Second Supervisorial District - Located east of Pedley Road, south of 58th Street and north of 60th Street - 14.57 acres - Residential - Agriculture (R-A) Zone - REQUEST: PAR for subdividing 14.57 acres into 19 residential lots. - APN: 165-160-016 - Related Cases: TR24961, CZ05556 (1st LDC)</p>		
8:45 A.M.			
2. GW	<p><b>TENTATIVE PARCEL MAP NO. 31648</b> - Applicant: Mihai Schera - Engineer/Rep.: N/A - Cherry Valley Zoning District - Fifth Supervisorial District - Located south of Dutton Street and west of Cherry Avenue - 4.75 net acres - Residential-Agriculture, One-Acre Minimum (R-A-1) Zone - REQUEST: To subdivide 4.75 acres into four one-acre minimum parcels. - APN: 403-030-004 - Related Cases: N/A (1st LDC).</p>		
9:00 A.M.			

3. GW	<p><b>TENTATIVE TRACT MAP NO. 29307</b> - EA NO. 38807 - VARIANCE NO. 01738 - 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) - REQUEST: This is an application to subdivide 10 acres into 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 (2nd LDC)</p>		
<b>9:15 A.M.</b>			
4. JG	<p><b>CONDITIONAL USE PERMIT NO. 3405, PARCEL MAP NO. 31623</b> - EA No. 39147 - 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 - current phase 50.78 acres (total project 78.28 acres) - Scenic Highway Commercial (C-P-S) zone - REQUEST: Plot Plan for development of 21 commercial buildings totaling 541,700 square feet, 3,131 parking spaces (5.8/1000 sq. ft.), a CUP is being requested to allow a convenience store with concurrent sale of (Gas/Bear and Wine) the Parcel Map is to divide 52.89 gross acres into 6 commercial lots, - Schedule "E" - APN: 160-030-012 - Related Cases: FTA No. 2001-16; CFG 02607 (1st LDC FAST TRACT PROJECT)</p>		
<b>9:30 A.M.</b>			
5. RA	<p><b>SECOND UNIT PERMIT NO. 00790</b> - EA No. N/A - Applicant: Jose Vasquez - Engineer/Rep.: Miguel Sanchez - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located south of Galena St., north of Alter Mar Dr., on the southwest corner of Tyrolite St. and Jurupa Rd. - 3.4 Acres - Light Agriculture (A-1) zone - REQUEST: This is a proposal to add a second unit on the property. - Schedule: N/A - APN: 166-050-008 - Related Cases: N/A</p>		
<b>9:45 A.M.</b>			

6. RA	<p><b>SECOND UNIT PERMIT NO. 00792</b> - EA No. N/A - Applicant: Abraham Castillo - Engineer/Rep.: Same as Applicant - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located north of Gallena St., south of Mission Blvd., east of Pedley Rd., west of Pyrite St., on Vernon Ave. - .46 Acres - Residential Agricultural (R-A) zone - REQUEST: This is a proposal to add a second unit on the property for the purposes of housing one or more senior citizens. - Schedule: N/A - APN: 171-243-002 - Related Cases: N/A</p>		
<b>10:00 A.M.</b>			
7. TW	<p><b>TENTATIVE PARCEL MAP NO. 31557</b> - EA No. 39140 - Applicant/ Engineer Rep: HLC Engineering - Third Supervisorial District - Rancho California Zoning District - The project site is located east of State Highway 79, west of Sky Canyon Drive, south of Technology Drive and north of Murrieta Hot Springs Road. - 7.48 Acres - SP zone - REQUEST: This is an application to divide 7.48 acres into one 3.45 acre parcel, one .98 acre parcel, and one 3.05 acre parcel for condominium purposes. - Schedule: A - APN's: 957-330-002 - Related Cases: SP 213, PM23248 (Parcel 2) (1st LDC)</p>		
<b>10:15 A.M.</b>			
8.KB	<p><b>PARCEL MAP NO. 31507</b> - EA No. 39085 - Applicant: John and Pat Tkagut - Engineer/Rep.: Dan Powers/DP Consulting - Fifth Supervisorial District - Nuevo Zoning Area - Located north of Orange Avenue, south of Rider Street, east of Murrieta Road and west of Bradley Road - 1 acre (net) - Zone R-R - REQUEST: Subdivide parcel into two (2) ½ acre lots. - Schedule I - APN: 306-470-034 - Related Cases: EA39085 (1st LDC)</p>		
<b>10:30 A.M.</b>			
9. JQ	<p><b>CHANGE OF ZONE NO. 6835, TENTATIVE TRACT MAP NO. 31405</b> - EA No. 39132 - Applicant: Chandler Street Partners LP - Engineer/Rep.: KWC Engineers - Second Supervisorial District - Prado-Mira Loma Zoning District - Located east of Hellman Avenue, near the intersection of Chandler Street and Hall Avenue - 20 acres - A-2-5, A-2-10 Zones - REQUEST: Change the zoning designation on the subject site from A-2-5 and A-2-10 to R-1 (CZ 6835); and subdivide 20 acres into 78 single family residential lots of 7,200 square foot minimum size (TR 31405) - Schedule "A" - APNs: 130-020-003 - Related Cases: CFG 2591 (1st LDC).</p>		
<b>1:30 P.M.</b>			

10.GKS	<p><b>PLOT PLAN NO. 18745</b> - EA39134 - Dallas Milton - Ken Johnson - Ramona Zoning District - Third Supervisorial District - Northerly side of Acacia Street, westerly of Cornell Avenue and easterly of Columbia Avenue - 3.79 Acres - Multiple Family Dwellings (R-2) Zone - REQUEST: A 15-unit multi-family housing project for detached rentals with 2 car garages for each unit-APN: 438-220-013 Related Cases: None (1st LDC).</p>		
<b>1:45 P.M.</b>			
11. GKS	<p><b>CHANGE OF ZONE NO. 06837, PLOT PLAN NO. 18751</b> - EA39141 - Steven Paschall - The Bently Foundation - Sedco-Wildomar Zoning Area - First Supervisorial District - Northerly side of Bundy Canyon Road, westerly of Orange Street, and easterly of Angels Lane - 1.27 Acres - Rural Residential (R-R) Zone - REQUEST: Change the zoning from R-R to Scenic Highway Commercial (C-P-S) and construction of a 6,959 sq. ft. restaurant with and 800 sq. ft. outdoor dining patio.-APN:366-390-026, 027 Related Cases: PM06582 (1st LDC).</p>		
<b>2:00 P.M.</b>			
12. GKS	<p><b>TENTATIVE TRACT MAP NO. 31353 AMENDED NO. 1</b> - EA39048 - Temecula Creek Estates, LLC - HJK Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - northerly of Palomar Road, southerly and easterly of Catt Road and westerly of Clinton Keith Road - 25.7 Acres - Rural Residential (R-R) Zone - REQUEST: A Schedule A subdivision of 25.7 acres into 89 lots with a 7200 sq. ft. minimum. - APN: 380-090-004, 005, 006, 007, 010, 011 Related Cases: CZ06805 PM10142, PM10259, PM08619 (2nd LDC).</p>		
<b>2:15 P.M.</b>			
13. AH	<p><b>PLOT PLAN NO. 18824</b> - EA 39174 - Wiens Cellars, LLC - WLC Architects - Rancho California Zoning Area - Third Supervisorial District - Southerly of Rancho California Road, Easterly of Anza Road and Northerly of Los Nogales Road - 10 Acres - Citrus/Vineyard - 10 Acre Minimum (C/V-10) and Citrus/Vineyard - 5 Acre Minimum (C/V-5) Zones - REQUEST: The project is a proposal to construct a 6,400 sq. ft. winery, 1,250 sq. ft. garage, 1,372 sq. ft. event building and a performance bowl on two acres of a 10 acre parcel with existing vineyards. - APN: 942-230-001 Related Cases: None (1st LDC).</p>		
<b>2:30 P.M.</b>			

14. AH	<p><b>PLOT PLAN NO. 18249, AMENDED NO. 2 - EA 38841</b>          - Peel Family Trust - Herron &amp; Rumansoff Architects -          Ramona Zoning District - Third Supervisorial District -          Northerly of Acacia Avenue, Southerly of Florida          Avenue, Easterly of Cornell Street, Westerly of          Dartmouth Street - 4.08 Acres - Multi-Family Dwellings          (R-2) Zone - REQUEST: The project is a proposal to          construct 19 single story apartment units, two laundry          facilities, 14 garages, and 11 carports on approximately          2 acres of a 4.08 acres - APN: 438-210-031, 438-210-          032 Related Cases: N/A) (3rd LDC).</p>		
<b>2:45 P.M.</b>			
15. EO	<p><b>PLOT PLAN NO. 18652 AMENDED NO. 1 - EA39058 -</b>          Richard T. Ahn &amp; Chi Gang Kim - Creative Heights -          Tule Peak Zoning Area - Third Supervisorial District -          Northerly of Highway 371, easterly of Wildwood Lane,          and southerly of Canyon Drive - 4.6 Net Acres - Rural          Residential- 5 Acre Minimum Zone - REQUEST: The          project is a proposal to construct 1,759 sq. ft. guest          ranch house with 3 bedrooms, corral and 4 fenced          horse stalls on a 4.6 acre lot. - APN: 580-080-051          Related Cases: TR23624 (2nd LDC).</p>		

**LAND DEVELOPMENT COMMITTEE  
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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 18, 2003**

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

**NOTE 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.		Cleared	On Hold
1. EO	<p><b>CONDITIONAL USE PERMIT NO. 3411</b> - EA39220 - Steve E. Rawlings - Advantage Consultants - Aguanga and Rancho California Zoning Area - Third Supervisorial District - Northerly of Highway 79, easterly of Vail Lake and westerly of Sage Road - 522.89 Net Acres - Light Agriculture - 10 Acre Minimum (A-1-10) Zone - REQUEST: The project is proposing outdoor family recreation area on 522.89 acres which will include horse trails, water park, paint ball areas, camping and fishing areas, day camp, OHV areas, skate parks and Archery area. - APN: 917-290-001, 917-290-002, 917-170-003, 917-050-006 Related Cases: None (1st LDC).</p>		
8:45 A.M.			
2. GW	<p><b>PLOT PLAN NO. 18155</b> - EA NO. 38799 - Applicant: Salvador Llamas - Engineer/Rep.: Al Aguirre - First Supervisorial District - North Perris Zoning Area - South of Oleander Avenue, west of Harvill Avenue - 1.01 acres - M-S-C Zone (Manufacturing-Service-Commercial) - REQUEST: This is an application to develop a new contractor storage yard: - Schedule N/A - APN: 314-040-029- Related Cases: CFG 02226 (2nd LDC).</p>		
9:00 A.M.			

3. GW	<p><b>PLOT PLAN NO. 17435 / CZ06647 / VAR01731</b> - EA NO. 38483 - Applicant: Rafael Vasquez - Engineer/Rep: David Leonard Associates - Good Hope Zoning District - Fifth Supervisorial District - Located at 24185 Highway 74, north of Highway 74, southwesterly of Edwards Street - 0.76 acres - Rural Residential (R-R) Zone - REQUEST: This application is to legalize an existing auto sales and smog check station business on the project site. - APN: 342-061-006 - Related Cases: N/A (3rd LDC).</p>		
<b>9:15 A.M.</b>			
4. GW	<p><b>TENTATIVE TRACT MAP NO. 30450</b> - EA NO. 39181 - Applicant: MGCT LTD LLC -Engineer/Rep.: Focus Engineering - Fifth Supervisorial District – Cherry Valley Zoning District – South of County Line Road, east of Tage Road and west of Oak Glen Road – 20.8 net acres – W-2 (Controlled Development Areas) - REQUEST: This is an application to subdivide 20.8 acres into 28 parcels that are no less than 20,000 SF in size - Schedule: B - APN: 401-020-008 - Related Cases: CFG02646 (1st LDC).</p>		
<b>9:30 A.M.</b>			
5. LR	<p><b>CHANGE OF ZONE NO. 06849 AND TENTATIVE TRACT MAP NO. 31492</b> - EA No. 39182 - Applicant: Richland Communities - Engineer/Rep.: VSL Engineering - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the northeast corner of Archibald Avenue and Schleisman Road - 47.6 acres - A-2-10 zone - REQUEST: Change of Zone No. 06849 proposes a change from Heavy Agriculture (A-2-10) to One Family Dwelling (R-1). Tentative Tract Map No. 31492 proposes to divide the site into 187 single family residential lots with a minimum lot size of 7200 square feet - Schedule: A - APN: 134-050-007, 008 - Related Cases: CFG02647 (1st LDC)</p>		
<b>9:45 A.M.</b>			

6. LR	<p><b>ENVIRONMENTAL IMPACT REPORT NO. 00450</b> - EA No. 38633 - Applicant: O.C. Real Estate Management, LLC - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located south of Philadelphia Ave., and east of Etiwanda Avenue - 63 acres - M-M and I-P zone - REQUEST: EIR00450 proposes to address the impacts of 6 in-fill warehouse projects that collectively would be a industrial park. - Schedule: n/a - APN: 156-360-014, 015, 020, 021, 027, 028, 031, 032, 041 - Concurrent Cases: PP17788, PP16979 (1st LDC)</p>		
<b>10:00 A.M.</b>			
7. JG	<p><b>TENTATIVE TRACT MAP NO. 31742</b> - EA No. 39143 - Applicant: Alliance Land Planning &amp; Engineers (for Shea Homes) - Engineer/ Rep.: N/A - First Supervisorial District - Glen Ivy Zoning District - The project site is located S/Hunt Road, west of Trilogy Parkway - 69.8 Acres - SP Zone - REQUEST: This is a proposal to subdivide 69.8 areas into 329 single family residential lots with a minimum lot size of 4,000 square feet - Schedule "A" - APN: 290-290-005 - Concurrent Cases: CFG No. 02603 - Related Cases: SP 221 (1st LDC)</p>		
<b>10:15 A.M.</b>			
8. JG	<p><b>PLOT PLAN NO. 18768</b> - EA No. 38983 - Applicant: Lewis Investment Co. - Engineer/Rep: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the south/east corner of Limonite Avenue and Hamner Avenue, South of Bellegrave and west of the I-15 - 3.85 acres - General Residential (R-3) and Scenic Highway Commercial (C-P-S) zone - REQUEST: The Plot Plan is for construction of a 135 unit senior housing apartment project with 152 parking spaces at a density of 35.06 DU's/Acre. - APN: 134-110-022 - Related Cases: N/A (1st LDC)</p>		
<b>10:30 A.M.</b>			

9. JG	<p><b>TENTATIVE TRACT MAP NO. 31606</b> - EA No. 38983 - Applicant: Lewis Investment Co. - Engineer/Rep: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the south/east corner of Limonite Avenue and Hamner Avenue, South of Bellegrave and west of the I-15 - 54.15 acres - General Residential (R-3) and Scenic Highway Commercial (C-P-S) zone - REQUEST: The Tentative Tract Map (for Condominium Purposes) is to divide 21.29 gross acres into 5 lots, for the eventual construction of a 322 unit condominium project. - Schedule "A" - APN: 134-110-022 - Related Cases: N/A (1st LDC)</p>		
<b>1:30 P.M.</b>			
10. MF	<p><b>TENTATIVE PARCEL MAP NO. 29493, AMENDED NO. 1</b> - EA 38466 - Al Aguirre and Associates - Good Hope Zoning District - Fifth Supervisorial District - Located at 21711 Club Drive, on the south side of Club Drive and the west side of Spring Street. - 1.51 Gross Acres - Rural Residential (R-R) Zone - REQUEST: To subdivide 1.51 acres into two (2) single family residential lots at .75 minimum acres. There is an existing dwelling unit on proposed lot 1. APN: 343 258 001 (Related Cases: None (3rd LDC).</p>		
<b>1:45 P.M.</b>			
11. LM	<p><b>SECOND UNIT PERMIT NO. 793</b> - Thomas &amp; Elyse Bullis - Austin &amp; Associates - Cahuilla/Tule Peak Areas Zoning Areas - Third Supervisorial District - Westerly side of Wood Road, southerly of Roberts Road, and northerly of Kross Road. - 3.17 net acres - One Family Dwellings -2 1/2 Acre Minimum (R-1-2 1/2) Zone - REQUEST: A second unit permit for a proposed 1,180 square foot manufactured home on a 3.17 net acre lot.- APN:580-270-008 Related Cases: None (1st LDC).</p>		
<b>2:00 P.M.</b>			

12. AH	<p><b>CHANGE OF ZONE NO. 6854 &amp; TENTATIVE TRACT MAP NO. 31700</b> - EA 39203 - VSL Engineering - Rancho California Zoning Area - Third Supervisorial District - Southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane - 20.9 Acres - Rural Residential - 2 1/2 Acre Minimum (R-R-2 1/2) Zone - REQUEST: The project proposes a change of zone from Rural Residential 2 1/2 Acre Minimum (R-A-2 1/2) to One Family Dwellings (R-1) and a Schedule A tract map proposing to subdivide 20.9 acres into 74 lots with a minimum lot size of 7,200 square feet - APN: 467-170-061 Related Cases: None (1st LDC).</p>		
<b>2:15 P.M.</b>			
13. AH	<p><b>CHANGE OF ZONE NO. 6857 and TENTATIVE TRACT MAP NO. 31364</b> - EA 39224 - HDW Ventures - Markham Development Management Group - Antelope Valley Zoning Area - Third Supervisorial District - Located southerly of Holland Road, northerly of Corson Avenue, westerly of Bradley Road and easterly of Chade Lane - 3.89 Acres - Residential Agriculture - One Acre Minimum (R-A-1) Zone - REQUEST: The project proposes a change of zone from Residential Agriculture - One Acre Minimum (R-A-1) to One Family Dwellings (R-1) and a Schedule A tract map proposing to subdivide 3.89 acres into 15 lots with a minimum lot size of 7,200 square feet - APN: 360-150-012 Related Cases: None (1st LDC).</p>		
<b>2:30 P.M.</b>			
14. GKS	<p><b>TENTATIVE TRACT MAP NO. 31098 AMENDED NO. 1</b> - EA39076 - McCall 71 LLC - Trans-Pacific Consultants, Inc. - Sun City Zoning District - Third Supervisorial District - Easterly of Palomar Road, westerly of Menifee Road and on the southerly side of Rouse Road - 91.2 Gross Acres - One Family Dwellings (R-1) Zone - REQUEST: A Schedule "A" subdivision of 71 acres into 278 single family lots with a 7,200 square foot minimum. -APN: 333-070-008, 011,017,020,021,022, 023,024,025,026,027,028,042,043 Related Cases: CZ06318 (2nd LDC).</p>		
<b>2:45 P.M.</b>			

15. GKS	<p><b>CONDITIONAL USE PERMIT NO. 3410 (FTA NO. 2003-10)</b> - EA39218 - Richardson's RV Centers - ZJS Engineering Services, Inc. - Romoland Zoning Area - Third Supervisorial District - Northerly of Rouse Road, southerly of Ethanac Road and easterly of Interstate 215. - 7.87 Acres - Scenic Highway Commercial (C-P-S) Zone - REQUEST: Construction of a two-story 58,662 sq. ft. Recreational Vehicle dealership, offices and a service facility, and onsite propane sales. - APN: 331-120-018, 019, 047 Related Cases: None (1st LDC).</p>		
<b>3:00 P.M.</b>			
16. GKS	<p><b>PLOT PLAN NO. 18163, AMENDED NO. 3</b> - EA 38802 - Engineering Ventures Inc. - Ramona Zoning District - Third Supervisorial District - Northerly of Acacia Avenue, southerly of Briarwood Avenue and easterly of Stanford Street. - 1.06 Net Acres - Multiple Family Dwellings (R-2) Zone - REQUEST: Addition of four (4) single family manufactured homes to a site with 2 existing duplexes. The additions are three units of 1344 sq. ft. and one unit 1465 sq. ft. - APN: 438-122-023, 438-122-025 Related Cases: None (4th LDC).</p>		
<b>3:15 P.M.</b>			
17. EO	<p><b>TENTATIVE PARCEL MAP NO. 30950 AMENDED NO. 1 (WITH WAIVER OF FINAL MAP)</b> - EA38917 - Paul Hamilton - Douglas Beecroft - Rancho California Zoning Area - First Supervisorial District - Westerly of Calle Cuesta and northerly of Via Santa Rosa - 7.97 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - REQUEST: Schedule H subdivision of 10 acres into two 5 acre parcels. - APN: 940-170-004 Related Cases: None (2nd LDC).</p>		
<b>3:30 P.M.</b>			
18. EO	<p><b>CHANGE OF ZONE NO. 6798 AMENDED NO. 1, TENTATIVE TRACT MAP NO. 31264 AMENDED NO.1</b> - EA39035 - Osborne Development Corporation - James W. Unland &amp; Associates - Little Lake Zoning District - Third Supervisorial District - Southerly of Mayberry Avenue, easterly of Lake Street, westlery of Pleasant Street and northerly of Whittier Avenue - 18.19 Gross Acres – One-Family Dwellings- 15,000 Sq. Ft. Minimum (R-1-15,000), One-Family Dwellings- 20,000 Sq. Ft. Minimum (R-1-20,000), Light Agricultural- 1 Acre Minimum (A-1-1) Zone - REQUEST: The project is a request to change the zone from R-1-15,000, R-1-20,000, and A-1-1 to One-Family Dwellings- 18,000 Sq.</p>		

Ft. Minimum (R-1-18,000) ; and a Schedule B tract map proposing to subdivide 18.19 gross acres into 31 residential lots with minimum lot size of 18,000 sq ft. and one 18,692 sq.ft retention basin - APN: 552-110-001 Related Cases: N/A (2nd LDC).

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

**DATE: September 25, 2003**

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

**NOTE 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.		Cleared	On Hold
1. TW	<p><b>TENTATIVE TRACT MAP NO. 30806</b> - EA No. 38798 - Applicant: Rancon Winchester Valley. - Engineer/Rep.: Albert Webb, Bruce Davis - Third Supervisorial District - Winchester Zoning District - The project site is located east of Leon Road, westerly of State Highway 79, and south of Patton Road. - 84.8 Acres - Existing zone: SP - REQUEST: Tentative Tract Map No. 30806 proposes to subdivide 84.8 acres into 179 residential lots, 1 detention basin, and 9 open space lots. The project is located within Planning Areas 46, 47A, and 34 of SP293 (Winchester Hills). - Schedule: A - APN's: 461-190-041, 048, 049, and 050 - Related Cases: SP293 (3rd LDC)</p>		
8:45 A.M.			

2. DZ	<p><b>CHANGE OF ZONE NO. 6825 AND TENTATIVE TRACT MAP NO. 31252</b> - EA No. 39109 - Applicant: RichLand Communities - Engineer/Rep.: VSL Engineering - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of Cloverdale Road, south of Bellegrave Road (and the San Bernardino County line), east of Sumner Avenue and west of Hamner Avenue - 52 acres - A-2-10 (Heavy Agriculture, 10 acre minimum lot size) zone - REQUEST: This proposal is for Change of Zone No. 6825 to change the zone from A-2-10 (Heavy Agriculture, 10 acre min) to R-1 (One family dwellings) on 52 acres and Tentative Tract Map No. 31252 is to subdivide 52 acres into 206 single family residential lots, with a minimum lot size of 7,200 square feet. - Schedule: A - APN: 134-080-003, 134-080-004 and 134-070-002 - Related Cases: CFG02568 (1st LDC)</p>		
<b>9:00 A.M.</b>			
3. DZ	<p><b>CHANGE OF ZONE NO. 06842, TENTATIVE TRACT MAP NO. 31552 AND PLOT PLAN NO. 18788</b> - EA No. 39156 - Applicant: SouthCoast Investment Properties, L.L.C. - Engineer/Rep.: The Keith Companies, Inc. - Second Supervisorial District - East Corona Zoning District - Located on the south side of Magnolia Avenue, east of McKinley Street, west of Savannah and north of Reindeer Court. - 2.00 acres - C-1/C-P (General Commercial) zone - REQUEST: This proposal includes; Change of Zone No. 6842 to change the zone from C-1/C-P (General Commercial) to R-3 (General Residential), Tentative Tract Map No. 31552 is a one lot subdivision for high density condominiums and Plot Plan No. 18788 is for 26 condominium buildings. - Schedule: H - APN: 135-482-083 - Related Cases: CFG02619 (1st LDC)</p>		
<b>9:15 A.M.</b>			
4. DZ	<p><b>TENTATIVE PARCEL MAP NO. 31400 / CHANGE OF ZONE NO. 06800</b> - EA NO. 39037 - Applicant: Erick Zecena - Fifth Supervisorial District - Edgemont Sunnymead Zoning District - Easterly of the intersection of Adams Avenue and Whittier Street - 2.43 net acres - "R-A-2 1/2" Zone (Residential Agricultural) - REQUEST: Application to change the zone of the parcels from R-A-2 1/2 to R-A-1 and to subdivide 4.65 net acres into three parcels - Schedule "H" - APN: 259-040-020, 259-040-021 - Related Cases: CFG 02495 (2nd LDC).</p>		

<b>9:30 A.M.</b>			
5. GW	<p><b>TENTATIVE PARCEL MAP NO. 30699</b> - EA No. 38914  - Applicant: George G. Fischer - Engineer/Rep.: N/A -  Cajalco Zoning District - First Supervisorial District -  Located south of Cajalco Road, west of Smith Road and  north of Legg Drive - 10 acres - Residential Agriculture,  One-Acre Minimum (R-A-1) Zone - REQUEST: This  application will subdivide ten (10) acres into four (4)  separate lots. - APN: 287-170-005 - Related Cases:  CFG02361 (2nd LDC).</p>		
<b>9:45 A.M.</b>			
6. GW	<p><b>TENTATIVE PARCEL MAP NO. 30761</b> - EA NO.  38779 - Applicant: Sam Akbarpour - Engineer/Rep.:  Sake Engineering Inc. - First Supervisorial District -  Good Hope Zoning District - North of Santa Rosa Road  and west of Florari Circle - 10.32 acres - "R-A-2 ½"  Zone (Residential Agricultural, 2 ½ Acre Minimum) -  REQUEST: Application to subdivide 10.32 acres into  four (4) parcels - Schedule "H" - APN: 323-260-006 -  Related Cases: N/A (2nd LDC).</p>		
<b>10:00 A.M.</b>			
7. JQ	<p><b>TENTATIVE TRACT MAP NO. 31537, CHANGE OF  ZONE NO. 6826</b> - EA 39110 - Applicant: Empire Land  LLC - Engineer/Rep.: RBF Consulting - Third  Supervisorial District - Winchester Zoning Area -  Located west of Highway 79 (Winchester Road), and  south of Simpson Road, between Beeler Road and  Longfellow Street - 211.5 acres - R-R Zone -  REQUEST: Change the zoning designation on the  subject site from R-R to R-1 (CZ 6826); and subdivide  211.5 acres into 39 open space lots and 687 residential  lots of 7,200 square foot minimum size (TR 31537) -  Schedule "A" - APNs: 462-090-001, 462-110-001  through -007; 462-120-001 through -005; 462-120-012,  462-120-014 through -016 - Related Cases: CFG 2569  (1st LDC).</p>		
<b>10:15 A.M.</b>			

8. JQ	<p><b>TENTATIVE TRACT MAP NO. 31538, CHANGE OF ZONE NO. 6827</b> - EA 39111 - Applicant: Empire Land LLC - Engineer/Rep.: RBF Consulting - Third Supervisorial District - Winchester Zoning Area - Located east of Highway 79 (Winchester Road), and south of Simpson Road, between Whittier Avenue and the Flood Control District channel - 74.64 acres - R-R Zone - REQUEST: Change the zoning designation on the subject site from R-R to R-1 (CZ 6827); and subdivide 74.64 acres into 2 open space lots and 254 residential lots of 7,200 square foot minimum size (TR 31538) - Schedule "A" - APNs: 463-160-009 through - 023; 463-180-015, 463-180-018, 463-180-019 - Related Cases: CFG 2570 (1st LDC).</p>		
<b>1:30 P.M.</b>			
10. GKS	<p><b>TENTATIVE PARCEL MAP NO. 31022</b> - EA39180 - Robert Black - Rancho California Zoning Area - Third Supervisorial District - Southerly of Jubilee Road, easterly of Sunny Hills Road and northerly of Thompson Road - 5.0 Acres - Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - REQUEST: A Schedule "H" subdivision of 5 acres into two parcels with a 2 1/2 acre minimum.- APN:467-380-009 Related Cases: None (1st LDC).</p>		
<b>1:45 P.M.</b>			
11. GKS	<p><b>PLOT PLAN NO. 18554 AMENDED NO. 1</b> - EA39011 - Lighthouse Townhomes - Kevin Cozad &amp; Associates, Inc. - Ramona Zoning Area - Third Supervisorial District - Northerly of Whittier Avenue, southerly of Mayberry Avenue and westerly of Girard Street - 2.29 Gross Acres - General Residential (R-3) Zone - REQUEST: Construction of a 30 unit townhouse development on 2.29 acres - APN: 447-150-044 Related Cases: PP10558A5 (2nd LDC).</p>		
<b>2:00 P.M.</b>			
12. GKS	<p><b>TENTATIVE PARCEL MAP NO. 31221, AMENDED NO. 2</b> - EA 39008 - Acre Consultants - Acre Consultants - Antelope Valley Zoning Area - Third Supervisorial District - Southerly of Scott Road, westerly of Buckwheat Road - 5.11 Acres - Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - REQUEST: A Schedule H subdivision of 5.11 acres into 2 parcels with a 2 1/2 acre minimum - APN: 359-040-043 Related Cases: None (3rd LDC).</p>		
<b>2:15 P.M.</b>			

13. TW

**PLOT PLAN NO. 18790** - EA No. 39158 - Applicant: Herron and Rumansoff Architects - Third Supervisorial District - Rancho California Zoning Area - Easterly of Winchester Road SH-79 and northerly of Technology Drive. - 5.84 Acres - SP (Specific Plan) zone - REQUEST: This is an application to construct a 114,200 square foot self storage facility with an office in Planning Area 1 of SP 213 (Silverhawk). The project will have 5 parking spaces and 30,092 (8.45%) square feet of landscaping. - Schedule: N/A - APN: 957-330-037 - Related Cases: SP213, Parcel #1 of PM30017 (1st LDC)

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

**DATE: October 2, 2003**

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

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8:30 A.M.		Cleared	On Hold
1. LR	<p><b>PLOT PLAN NO. 18816</b> - EA No. 39173 - Applicant: Nextel Communications - Engineer/Rep.: Nextel Communications - First Supervisorial District - Temescal Zoning Area - Located between Interstate 15 and Temescal Canyon Road, south of Foster Rd. - 1,200 square foot lease area on a 13 acre parcel acres - Manufacturing - Service Commercial (M-SC) zone - REQUEST: Plot Plan No. 18816 proposes to construct a wireless telecommunications facility with a 65 foot monopalm, 12 antennas, 230 square foot equipment shelter, within a 1200 square foot lease area on a 13 acre parcel. - Schedule: N/A - APN: 391-070-026 - Related Cases: CFG02637 (1st LDC)</p>		
8:45 A.M.			

2. LR	<p><b>PUBLIC USE PERMIT NO. 00863</b> - EA No. 39091 - Applicant: Verizon Wireless - Engineer/Rep.: AFL Telecommunications - Fifth Supervisorial District - Hemet - San Jacinto Zoning District - Located south of Gilman Springs Road, north of the Jacinto River. - 1,440 square foot lease area, on a 213-acre parcel. - Heavy Agriculture 10 acre minimum (A-2-10) zone - REQUEST: Public Use Permit No. 00863 proposes to construct a wireless telecommunications facility with a 70 foot monopole with 13 antennas, 184 square foot equipment shelter, within a 1, 440 square foot lease area, on a 213 acre parcel. - Schedule: n/a - APN: 430-060-019 - Related Cases: CFG02545 (1st LDC)</p>		
<b>9:00 A.M.</b>			
3. GW	<p><b>TENTATIVE TRACT MAP NO. 30914</b> - EA NO. 39159 - Applicant: Kim Joon -Engineer/Rep.: Leo Aguilera - First Supervisorial District - Lake Matthews Zoning District – West of La Sierra and north of Lake Knoll Parkway - 17 acres - R-1-10,000 (Single Family Residential, 10,000 SF minimum), R-A (Residential Agriculture) - REQUEST: This is an application to subdivide seventeen (17) acres into 33 parcels - Schedule: A - APN: 136-120-003 - Related Cases: CFG02622, PAR00420, TR23328, CZ05207 (1st LDC).</p>		
<b>9:15 A.M.</b>			
4. GW	<p><b>TENTATIVE TRACT MAP NO. 31322</b> - EA NO. 39168 - Applicant: J Francis Co -Engineer/Rep.: Ken Alson - First Supervisorial District - Woodcrest Zoning District - North of Van Buren Boulevard and west of Ranch Road - 9.5 net acres - A-1-1 (Light Agriculture, one acre minimum) - REQUEST: This is an application to subdivide 9.5 acres into nine (9) parcels - Schedule: H - APN: 273-060-018 - Related Cases: CFG02630 (1st LDC).</p>		
<b>9:30 A.M.</b>			

5. GW	<p><b>PUBLIC USE PERMIT NO. 00799, REVISED NO. 1</b> - EA NO. N/A - Applicant: Bradley Sun City- Engineer/ Rep.: Steven S. Paschall - Third Supervisorial District - Sun City Zoning District - This project is located east of Bradley Road, south of Rio Vista, west of Via Naravilla, and north of Newport - 1.9 acres - R-1 Zone (One-Family Dwellings) - REQUEST: This is an application to develop a 94 bed assisted living facility for the elderly. The facility will consist of five single story structures, 35 parking spaces, 32,650 square feet of landscaping, and 4,432 square feet of covered walkways. This proposal was approved at the Board on 3/14/2000; however, the project was never developed. The revised permit will reestablish what was originally approved under PUP799, however; the new density will be less. Schedule: N/A - APN: 334-210-067 - Related Cases: PUP00799, CZ06367 (2nd LDC).</p>		
<b>9:45 A.M.</b>			
6. JG	<p><b>TENTATIVE TRACT MAP NO. 31025 (FTA No. 2002-10)</b> - EA 39000 - Applicant: Empire Land LLC - Engineer/Rep.: K&amp;A Engineering - Second Supervisorial District - Glen Ivy Zoning Area - Located west of Interstate 15, and southwest of the intersection of Weirick Road and Knabe Road - 40 acres - SP Zone - REQUEST: Subdivide the subject property into 3 open space lots and 35 residential lots of 10,000 square foot minimum size (PA 2) - Schedule "A" - APNs: 282-130-004 - Related Cases: PM 30240, SP 317, CZ 6441, EIR 425 (2ND LDC).</p>		
<b>10:00 A.M.</b>			
6. RA	<p><b>PARCEL MAP NO. 31652</b> - EA No. 39172 - Applicant: Griffin Communities - Engineer/Rep.: Adams-Streeter Civil Engineers – 1st Supervisorial District – Lake Mathews/ Woodcrest Area Plan – Location: south of the 91 freeway, on the southwest corner of Dufferin Avenue and La Sierra Avenue – 2.5 Acres – Residential Agricultural (R-A) zone - REQUEST: This is a proposal to subdivide 2.5 acres into 4 parcels - Schedule: G - APN: 136-050-013 - Related Cases: TR28493</p>		
<b>10:15 A.M.</b>			

7. DZ	<p><b>PARCEL MAP NO. 30626 AND PLOT PLAN NO.18022</b> - EA No. 38742 - Applicant: Coussoulis Development Co. - Engineer/Rep.: RMW - Joe Richards - Second Supervisorial District - El Cerrito Zoning District - Located north of Bedford Motorway, south of Weirwick Road, west of I-15 freeway on the west side of Knabe Road. - 12.03 acres - R-A-5 (Residential Agricultural, 5 acre minimum lot size) zone - REQUEST: Parcel Map No. 30626 originally proposed to subdivide 12 acres into 4 industrial parcels. The proposal has been amended to subdivide 8 acres into 2 industrial parcels and 2 remainder parcels. Plot Plan 18022 originally proposed 9 industrial buildings on 3 parcels. The exhibit has been amended to include a mini-storage facility with 7 units and a manager's office/home on Parcel 1 and 7 industrial buildings, ranging in size from 8,649 sq ft to 5,184 sq ft on Parcel 2. - Schedule: E - APN: 282-140-006 - Related Cases: GPA00591 and CZ06635, (3rd LDC)</p>		
<b>1:30 P.M.</b>			
8. AH	<p><b>PRE-APPLICATION REVIEW NO.466</b> - John Plaa - Antelope Valley Zoning Area - Third Supervisorial District - Southerly of Scott Road, northerly of Keller Road and westerly of Zeiders Road - 2.37 Acres - Industrial Park (I-P) Zone - REQUEST: A pre-application review for a proposed recreational vehicle storage facility - APN's: 359-290-051 and 359-290-052 Related Cases: None (1st LDC).</p>		
<b>1:45 P.M.</b>			
9. AH	<p><b>TENTATIVE TRACT MAP NO. 31479, AMENDED NO. 1</b> - EA 39102 - HJK Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Easterly of George Avenue, northerly of Clinton Keith Road, southerly of La Estrella Street, and westerly of Iodine Springs Road - 15.5 Acres - Rural Residential (R-R) Zone - REQUEST: The project is a Schedule A tract map proposing to subdivide 15.5 acres into 52 lots and two open space lot - APN: 362-240-020, 362-240-021, 362-240-022, 362-240-023, 362-240-016 Related Cases: CZ06823 (2nd LDC).</p>		
<b>2:00 P.M.</b>			

10. AH	<p><b>TENTATIVE TRACT MAP NO. 30155, AMENDED NO. 4</b> - EA 38402 - Van Daele Development Corporation - VSL Engineering - Rancho California Zoning Area - First Supervisorial District - Northerly of Catt Road, southerly of Boylan Springs Road, easterly of I-15 and westerly of George Avenue - 75.88 Acres - Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) Zone - REQUEST: The project is a Schedule A tract map proposing to subdivide 75.88 acres into 228 single family residential lots with a minimum lot size of 7,200 square feet, three detention basins totaling 5.6 acres, four open space lots totaling one acre, and a 4.5 acre park. - APN: 369-050-007 Related Cases: GPA00585 and CZ06625 (5th LDC).</p>		
<b>2:15 P.M.</b>			
11. EO	<p><b>PLOT PLAN NO. 18848</b> - EA39200 - Harron &amp; Rumansoff Architects, Inc. - Romoland Zoning Area - Fifth Supervisorial District - Southerly of Bishop Lane, easterly of Matthews Road, and Westerly of Palomar Road - 1.13 Net Acres - Manufacturing- Medium (M-M) Zone - REQUEST: The project is a proposal to construct one 10,800 sq. ft. prefabricated light industrial building for light industrial uses with 1,200 sq. ft. office space. -APN: 331-190-043 Related Cases: None (1st LDC).</p>		
<b>2:30 P.M.</b>			
12. EO	<p><b>TENTATIVE PARCEL MAP NO. 31272</b> - EA39204 - Avalon Consultants - Rancho California Zoning Area - Third Supervisorial District - 12.15 Net Acres - Rural Residential (R-R) Zone - REQUEST: Schedule H subdivision of 12.15 net acres into four 2.5 acre parcels with one 2.5 acre remainder parcel- APN: 927-360-020 Related Cases: None (1st 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 9, 2003**

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

**NOTE 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.		Cleared	On Hold
1. EO	<p><b>CONDITIONAL USE PERMIT NO. 3411</b> - EA39220 - Steve E. Rawlings - Advantage Consultants - Aguanga and Rancho California Zoning Area - Third Supervisorial District - Northerly of Highway 79, easterly of Vail Lake and westerly of Sage Road - 522.89 Net Acres - Light Agriculture - 10 Acre Minimum (A-1-10) Zone - REQUEST: The project is proposing outdoor family recreation area on 522.89 acres which will include horse trails, water park, paint ball areas, camping and fishing areas, day camp, OHV areas, skate parks and Archery area. - APN: 917-290-001, 917-290-002, 917-170-003, 917-050-006 Related Cases: None (1st LDC).</p>		
8:45 A.M.			
2. GW	<p><b>PLOT PLAN NO. 18155</b> - EA NO. 38799 - Applicant: Salvador Llamas - Engineer/Rep.: Al Aguirre - First Supervisorial District - North Perris Zoning Area - South of Oleander Avenue, west of Harvill Avenue - 1.01 acres - M-S-C Zone (Manufacturing-Service-Commercial) - REQUEST: This is an application to develop a new contractor storage yard: - Schedule N/A - APN: 314-040-029- Related Cases: CFG 02226 (2nd LDC).</p>		
9:00 A.M.			

3. GW	<p><b>PLOT PLAN NO. 17435 / CZ06647 / VAR01731</b> - EA NO. 38483 - Applicant: Rafael Vasquez - Engineer/Rep: David Leonard Associates - Good Hope Zoning District - Fifth Supervisorial District - Located at 24185 Highway 74, north of Highway 74, southwesterly of Edwards Street - 0.76 acres - Rural Residential (R-R) Zone - REQUEST: This application is to legalize an existing auto sales and smog check station business on the project site. - APN: 342-061-006 - Related Cases: N/A (3rd LDC).</p>		
<b>9:15 A.M.</b>			
4. GW	<p><b>TENTATIVE TRACT MAP NO. 30450</b> - EA NO. 39181 - Applicant: MGCT LTD LLC -Engineer/Rep.: Focus Engineering - Fifth Supervisorial District – Cherry Valley Zoning District – South of County Line Road, east of Tage Road and west of Oak Glen Road – 20.8 net acres – W-2 (Controlled Development Areas) - REQUEST: This is an application to subdivide 20.8 acres into 28 parcels that are no less than 20,000 SF in size - Schedule: B - APN: 401-020-008 - Related Cases: CFG02646 (1st LDC).</p>		
<b>9:30 A.M.</b>			
5. LR	<p><b>CHANGE OF ZONE NO. 06849 AND TENTATIVE TRACT MAP NO. 31492</b> - EA No. 39182 - Applicant: Richland Communities - Engineer/Rep.: VSL Engineering - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the northeast corner of Archibald Avenue and Schleisman Road - 47.6 acres - A-2-10 zone - REQUEST: Change of Zone No. 06849 proposes a change from Heavy Agriculture (A-2-10) to One Family Dwelling (R-1). Tentative Tract Map No. 31492 proposes to divide the site into 187 single family residential lots with a minimum lot size of 7200 square feet - Schedule: A - APN: 134-050-007, 008 - Related Cases: CFG02647 (1st LDC)</p>		
<b>9:45 A.M.</b>			

6. LR	<p><b>ENVIRONMENTAL IMPACT REPORT NO. 00450</b> - EA No. 38633 - Applicant: O.C. Real Estate Management, LLC - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located south of Philadelphia Ave., and east of Etiwanda Avenue - 63 acres - M-M and I-P zone - REQUEST: EIR00450 proposes to address the impacts of 6 in-fill warehouse projects that collectively would be a industrial park. - Schedule: n/a - APN: 156-360-014, 015, 020, 021, 027, 028, 031, 032, 041 - Concurrent Cases: PP17788, PP16979 (1st LDC)</p>		
<b>10:00 A.M.</b>			
7. JG	<p><b>TENTATIVE TRACT MAP NO. 31742</b> - EA No. 39143 - Applicant: Alliance Land Planning &amp; Engineers (for Shea Homes) - Engineer/ Rep.: N/A - First Supervisorial District - Glen Ivy Zoning District - The project site is located S/Hunt Road, west of Trilogy Parkway - 69.8 Acres - SP Zone - REQUEST: This is a proposal to subdivide 69.8 areas into 329 single family residential lots with a minimum lot size of 4,000 square feet - Schedule "A" - APN: 290-290-005 - Concurrent Cases: CFG No. 02603 - Related Cases: SP 221 (1st LDC)</p>		
<b>10:15 A.M.</b>			
8. JG	<p><b>PLOT PLAN NO. 18768</b> - EA No. 38983 - Applicant: Lewis Investment Co. - Engineer/Rep: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the south/east corner of Limonite Avenue and Hamner Avenue, South of Bellegrave and west of the I-15 - 3.85 acres - General Residential (R-3) and Scenic Highway Commercial (C-P-S) zone - REQUEST: The Plot Plan is for construction of a 135 unit senior housing apartment project with 152 parking spaces at a density of 35.06 DU's/Acre. - APN: 134-110-022 - Related Cases: N/A (1st LDC)</p>		
<b>10:30 A.M.</b>			

9. JG	<p><b>TENTATIVE TRACT MAP NO. 31606</b> - EA No. 38983 - Applicant: Lewis Investment Co. - Engineer/Rep: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the south/east corner of Limonite Avenue and Hamner Avenue, South of Bellegrave and west of the I-15 - 54.15 acres - General Residential (R-3) and Scenic Highway Commercial (C-P-S) zone - REQUEST: The Tentative Tract Map (for Condominium Purposes) is to divide 21.29 gross acres into 5 lots, for the eventual construction of a 322 unit condominium project. - Schedule "A" - APN: 134-110-022 - Related Cases: N/A (1st LDC)</p>		
<b>1:30 P.M.</b>			
10. MF	<p><b>TENTATIVE PARCEL MAP NO. 29493, AMENDED NO. 1</b> - EA 38466 - Al Aguirre and Associates - Good Hope Zoning District - Fifth Supervisorial District - Located at 21711 Club Drive, on the south side of Club Drive and the west side of Spring Street. - 1.51 Gross Acres - Rural Residential (R-R) Zone - REQUEST: To subdivide 1.51 acres into two (2) single family residential lots at .75 minimum acres. There is an existing dwelling unit on proposed lot 1. APN: 343 258 001 (Related Cases: None (3rd LDC).</p>		
<b>1:45 P.M.</b>			
11. LM	<p><b>SECOND UNIT PERMIT NO. 793</b> - Thomas &amp; Elyse Bullis - Austin &amp; Associates - Cahuilla/Tule Peak Areas Zoning Areas - Third Supervisorial District - Westerly side of Wood Road, southerly of Roberts Road, and northerly of Kross Road. - 3.17 net acres - One Family Dwellings -2 1/2 Acre Minimum (R-1-2 1/2) Zone - REQUEST: A second unit permit for a proposed 1,180 square foot manufactured home on a 3.17 net acre lot.- APN:580-270-008 Related Cases: None (1st LDC).</p>		
<b>2:00 P.M.</b>			

12. AH	<p><b>CHANGE OF ZONE NO. 6854 &amp; TENTATIVE TRACT MAP NO. 31700</b> - EA 39203 - VSL Engineering - Rancho California Zoning Area - Third Supervisorial District - Southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane - 20.9 Acres - Rural Residential - 2 1/2 Acre Minimum (R-R-2 1/2) Zone - REQUEST: The project proposes a change of zone from Rural Residential 2 1/2 Acre Minimum (R-A-2 1/2) to One Family Dwellings (R-1) and a Schedule A tract map proposing to subdivide 20.9 acres into 74 lots with a minimum lot size of 7,200 square feet - APN: 467-170-061 Related Cases: None (1st LDC).</p>		
<b>2:15 P.M.</b>			
13. AH	<p><b>CHANGE OF ZONE NO. 6857 and TENTATIVE TRACT MAP NO. 31364</b> - EA 39224 - HDW Ventures - Markham Development Management Group - Antelope Valley Zoning Area - Third Supervisorial District - Located southerly of Holland Road, northerly of Corson Avenue, westerly of Bradley Road and easterly of Chade Lane - 3.89 Acres - Residential Agriculture - One Acre Minimum (R-A-1) Zone - REQUEST: The project proposes a change of zone from Residential Agriculture - One Acre Minimum (R-A-1) to One Family Dwellings (R-1) and a Schedule A tract map proposing to subdivide 3.89 acres into 15 lots with a minimum lot size of 7,200 square feet - APN: 360-150-012 Related Cases: None (1st LDC).</p>		
<b>2:30 P.M.</b>			
14. GKS	<p><b>TENTATIVE TRACT MAP NO. 31098 AMENDED NO. 1</b> - EA39076 - McCall 71 LLC - Trans-Pacific Consultants, Inc. - Sun City Zoning District - Third Supervisorial District - Easterly of Palomar Road, westerly of Menifee Road and on the southerly side of Rouse Road - 91.2 Gross Acres - One Family Dwellings (R-1) Zone - REQUEST: A Schedule "A" subdivision of 71 acres into 278 single family lots with a 7,200 square foot minimum. -APN: 333-070-008, 011,017,020,021,022, 023,024,025,026,027,028,042,043 Related Cases: CZ06318 (2nd LDC).</p>		
<b>2:45 P.M.</b>			

15. GKS	<p><b>CONDITIONAL USE PERMIT NO. 3410 (FTA NO. 2003-10)</b> - EA39218 - Richardson's RV Centers - ZJS Engineering Services, Inc. - Romoland Zoning Area - Third Supervisorial District - Northerly of Rouse Road, southerly of Ethanac Road and easterly of Interstate 215. - 7.87 Acres - Scenic Highway Commercial (C-P-S) Zone - REQUEST: Construction of a two-story 58,662 sq. ft. Recreational Vehicle dealership, offices and a service facility, and onsite propane sales. - APN: 331-120-018, 019, 047 Related Cases: None (1st LDC).</p>		
<b>3:00 P.M.</b>			
16. GKS	<p><b>PLOT PLAN NO. 18163, AMENDED NO. 3</b> - EA 38802 - Engineering Ventures Inc. - Ramona Zoning District - Third Supervisorial District - Northerly of Acacia Avenue, southerly of Briarwood Avenue and easterly of Stanford Street. - 1.06 Net Acres - Multiple Family Dwellings (R-2) Zone - REQUEST: Addition of four (4) single family manufactured homes to a site with 2 existing duplexes. The additions are three units of 1344 sq. ft. and one unit 1465 sq. ft. - APN: 438-122-023, 438-122-025 Related Cases: None (4th LDC).</p>		
<b>3:15 P.M.</b>			
17. EO	<p><b>TENTATIVE PARCEL MAP NO. 30950 AMENDED NO. 1 (WITH WAIVER OF FINAL MAP)</b> - EA38917 - Paul Hamilton - Douglas Beecroft - Rancho California Zoning Area - First Supervisorial District - Westerly of Calle Cuesta and northerly of Via Santa Rosa - 7.97 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - REQUEST: Schedule H subdivision of 10 acres into two 5 acre parcels. - APN: 940-170-004 Related Cases: None (2nd LDC).</p>		
<b>3:30 P.M.</b>			
18. EO	<p><b>CHANGE OF ZONE NO. 6798 AMENDED NO. 1, TENTATIVE TRACT MAP NO. 31264 AMENDED NO.1</b> - EA39035 - Osborne Development Corporation - James W. Unland &amp; Associates - Little Lake Zoning District - Third Supervisorial District - Southerly of Mayberry Avenue, easterly of Lake Street, westlery of Pleasant Street and northerly of Whittier Avenue - 18.19 Gross Acres – One-Family Dwellings- 15,000 Sq. Ft. Minimum (R-1-15,000), One-Family Dwellings- 20,000 Sq. Ft. Minimum (R-1-20,000), Light Agricultural- 1 Acre Minimum (A-1-1) Zone - REQUEST: The project is a request to change the zone from R-1-15,000, R-1-20,000, and A-1-1 to One-Family Dwellings- 18,000 Sq.</p>		

Ft. Minimum (R-1-18,000) ; and a Schedule B tract map proposing to subdivide 18.19 gross acres into 31 residential lots with minimum lot size of 18,000 sq ft. and one 18,692 sq.ft retention basin - APN: 552-110-001 Related Cases: N/A (2nd LDC).

**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Morning: 4080 Lemon Street, 9th Floor, CAC Riverside, CA 92502-1409**

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

**DATE: October 16, 2003**

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

**NOTE 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.		Cleared	On Hold
1. BH	<p><b>TENTATIVE TRACT MAP NO. 31607</b> - EA 39157 - Applicant: B &amp; C Land Boulder Springs LLC - Engineer/ Rep.: K&amp;A Engineering - First Supervisorial District - Mead Valley Zoning District - Located south of Cajalco Road, near Wood Road - 51.62 acres - R-A-20,000 Zone - <b>REQUEST:</b> Subdivide the subject property into 87 residential lots of 20,000 square foot minimum size (PA 9) - Schedule "B" - APNs: 321-140-027, 321-140-019 - <b>Related Cases:</b> TR 31608, TR 31609, SP 229, CFG 2620 (1ST LDC).</p>		
8:45 A.M.			
2. BH	<p><b>TENTATIVE TRACT MAP NO. 31608</b> - EA 39163 - Applicant: B &amp; C Land Boulder Springs LLC - Engineer/ Rep.: K&amp;A Engineering - First Supervisorial District - Mead Valley Zoning District - Located south of Cajalco Road, near Wood Road - 41.08 acres - R-A-20,000 Zone - <b>REQUEST:</b> Subdivide the subject property into 2 open space lots and 63 residential lots of 20,000 square foot minimum size (PAs 13 and 17) - Schedule "B" - APNs: 321-140-023, 321-140-024, 321-140-025, 321-140-031, and 321-140-032 - <b>Related Cases:</b> TR 31607, TR 31609, SP 229, CFG 2625 (1ST LDC).</p>		

9:00 A.M.			
3. BH	<p><b>TENTATIVE TRACT MAP NO. 31609</b> - EA 39164 - Applicant: B &amp; C Land Boulder Springs LLC - Engineer/Rep.: K&amp;A Engineering - First Supervisorial District - Mead Valley Zoning District - Located south of Cajalco Road, near Wood Road - 57.15 acres - R-A-20,000 Zone - <b>REQUEST:</b> Subdivide the subject property into 1 open space lot and 90 residential lots of 20,000 square foot minimum size (PAs 12, 13 and 16) - Schedule "B" - APNs: 321-140-022, 321-140-023, 321-140-028, 321-140-029, 321-140-030; 321-410-007, 321-410-008, 321-410-010 and 321-410-011 - <b>Related Cases:</b> TR 31607, TR 31608, SP 229, CFG 2625 (1ST LDC).</p>		
9:15 A.M.			
4. GW	<p><b>TENTATIVE TRACT MAP NO. 30915</b> - EA No. 38958 - Applicant Nuevo Development Group - Engineer/Rep: David Jeffers Consulting Group - Third Supervisorial District - Nuevo Zoning District - Located south of Nuevo Road, east of Menifee Road, and west of Passage Road - 242.9 gross acres - R-A, R-A-1, R-A-10 and R-A-5 zoning. <b>REQUEST:</b> Proposes to subdivide 320 acres into 320 single-family residential dwelling units with 7,200 square foot minimum lot sizes and 1 detention basin and a 5 acre park. Schedule "A" Map-APN: 490-020-028, 429-020-021, and 429-160-002 <b>Related Cases:</b> CFG 02407 (3rd LDC).</p>		
9:30 A.M.			
5. RA	<p><b>PARCEL MAP NO. 31624</b> - EA No. 39189 - Applicant: Jeff J. and Stacey Vanzee - Engineer/Rep.: A.J. Frick - 3rd Supervisorial District - San Jacinto Valley Area Plan - Location: The property is located south of Florida Avenue (HWY 74), east of Meridian Street, on the northeast corner of Johnston Avenue and Pleasant Street - 2.52 Acres - Light Agricultural (A-1-1) zone (one acre minimum lot size) - <b>REQUEST:</b> This is a proposal subdivide 2.52 acres into 2 parcels - Schedule: H - APN: 552-190-025 - <b>Related Cases:</b> N/A</p>		
9:45 A.M.			

6. RA	<p><b>PARCEL MAP NO. 31024</b> - EA No. 39186 - Applicant: Empire Land LLC (Dorian Johnson) - Engineer/Rep.: K &amp; A Engineering Inc. (Don Bergh) - 2nd Supervisorial District - Temescal Canyon Area Plan - Location: The property is located south of Weirick Road, west of the 1-15 freeway – 3.3 Acres - Specific Plan (SP) zone - <b>REQUEST:</b> This is a proposal to subdivide 3.3 acres into 3 residential lots and 1 open space lot. - Schedule: G - APN: 282-150-003 - <b>Related Cases:</b> SP00317</p>		
<b>10:00 A.M.</b>			
7. RA	<p><b>PARCEL MAP NO. 31088</b> - EA No. 39192 - Applicant: Youssif M. Wassif - Engineer/Rep.: Esgate Engineering - 3rd Supervisorial District - Sun City/ Menifee Area Plan - Location: The property is located south of Ethanac Road, north of McLaughlin Road, west of the I-215 freeway, on Byers Road - 4.77 Acres - Rural Residential (R-R) zone - <b>REQUEST:</b> This is a proposal to create four single family residential lots on 4.77 acres. - Schedule: H - APN: 330-190-012 - <b>Related Cases:</b> N/A</p>		
<b>10:15 A.M.</b>			
8. LR	<p><b>PLOT PLAN NO. 18846</b> - EA No. 39197 - Applicant: Don Ray Drive-A-Way Co of CA Inc. - Engineer/Rep.: A-1 Surveying and Engineering - Second Supervisorial District - Rubidoux Zoning District - Located on the northeastern side of Avalon Street, north of 28th street - 2.4 acres - Manufacturing -Service Commercial (M-SC) zone - <b>REQUEST:</b> Plot Plan No. 18846 proposes to legalize an existing RV and trailer storage business with 44 spaces for RV storage and 9 customer/employee parking spaces - Schedule: N/A - APN: 178-080-002 - <b>Related Cases:</b> CV025340 (1st LDC)</p>		
<b>10:30 A.M.</b>			

9. LR	<p><b>GENERAL PLAN AMENDMENT NO. 00675, CHANGE OF ZONE NO. 06851, AND TENTATIVE TRACT MAP NO. 31406</b> - EA No. 39191 - Applicant: Alexander Communities - Engineer/Rep.: KWC Engineers - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the eastern side of River Road and the western side of Archibald Ave - 23 acres - Heavy Agriculture 10 acre minimum (A-2-10) zone - <b>REQUEST:</b> GPA No. 675 proposes to amend the Jurupa Community Plan from Agriculture / Development Reserve (AG/DEV. R.) and Parks/Recreation (P/R) to Residential 2B(2-5 DU/AC), CZ No. 06851 proposes to change the zoning of the site from A-2-10 to One Family Dwelling (R-1), TR No. 31406 proposes to divide 23 acres into 85 single family residential lots - Schedule: A - APN: 130-080-016,017 - <b>Related Cases:</b> CFG02655 (1st LDC)</p>		
<b>10:45 A.M.</b>			
10. BH	<p><b>PLOT PLAN NO.18701</b> - EA No. 39096 - Applicant: Freedom Storage LLC - Engineer/Rep: Sitetech Inc - Fifth Supervisorial District - Homeland Zoning District - Located north of Highway 74, south of El Tecolote Road, east of Sultanas Road, and west of Leon Road - 9.90 acres - SP zoning. <b>REQUEST:</b> This is an application to develop a 177,932 square foot storage facility. The facility will have 498 units that will be used for RV and mini storage. The project site will also have 34,412 square feet of landscaping. APN: 457-350-005 - <b>Related Cases:</b> N/A (2nd LDC).</p>		
<b>1:30 P.M.</b>			
11. GKS	<p><b>CHANGE OF ZONE NO. 6856, TENTATIVE PARCEL MAP NO. 31340</b> - EA39211 - Arthur Nelson - DJI - Rancho California Zoning Area - Third Supervisorial District - Northerly of Calle Bella, southerly of Rancho California Road and westerly of Anza Road - 50.93 Acres - Citrus/Vineyard-20 Acre Minimum (C/V-20) Zone - <b>REQUEST:</b> A zone change from Citrus/Vineyard -20 Acre Minimum (C/V-20) to Citrus/Vineyard -10 Acre Minimum (C/V-10) and a Schedule "H" subdivision of 50.93 acres in four (4) lots with a 10 acre minimum.- APN:926-140-040 - <b>Related Cases:</b> CFG02679 (1st LDC).</p>		
<b>1:45 P.M.</b>			

12.AH	<p><b>PLOT PLAN NO. 18570, AMENDED NO. 1 - EA39022</b>  - Marconi Professional Park LLC - GPA, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Southerly of Scott Road, easterly of Interstate 215 and westerly of Bailey Park Boulevard - 5.62 Acres - Industrial Park (I-P) Zone - <b>REQUEST:</b> The project is a proposal to construct a 3 phased mini-warehouse and RV Storage within six (6) buildings; and a two-story office and caretaker's dwelling on 5 acres - APN: 359-090-034 &amp; 359-090-035 - <b>Related Cases:</b> None (2nd LDC).</p>		
<b>2:00 P.M.</b>			
13. AH	<p><b>PLOT PLAN NO. 18891 - EA 39231 - Aguanga Christian Fellowship - McDermott Engineering - Aguanga Zoning Area - Third Supervisorial District - Southerly of Cottonwood School Road and on the easterly side of Sage Road - 3.0 Acres - Rural Residential (R-R) Zone - REQUEST:</b> The project proposes to construct a 7,500 square foot church facility, 4,500 square foot recreational play area, and 39 parking spaces on a 3 acre parcel. - APN: 581-150-008 - <b>Related Cases:</b> None (1st LDC)</p>		
<b>2:15 P.M.</b>			
14. EO	<p><b>PLOT PLAN NO. 18720 AMENDED NO. 1 - EA39112 - Heron &amp; Rumansoff Architects - Romoland Zoning Area - Fifth Supervisorial District - Northerly of Camie Lane, easterly of Trumble Road, southerly of Mapes Road, and westerly of Sherman Way - 4.27 Net Acres - Manufacturing- Service Commercial (M-SC) Zone - REQUEST:</b> The project is a proposal to construct two (2) identical 20,000 sq. ft. prefabricated industrial buildings with 1,200 sq. ft. office area and 18,800 sq. ft. warehouse in each building, and retention basin. - APN: 329-030-029 - <b>Related Cases:</b> PM31163, EA39041 (2nd LDC).</p>		
<b>2:30 P.M.</b>			
15. EO	<p><b>SECOND UNIT PERMIT NO. 780, AMENDED NO. 1 - Horizon Home Center - Rancho California Zoning Area - Third Supervisorial District - Northerly of Highway 79, easterly of Los Corralitos and westerly of Pauba Road - 8.48 Net Acres - Rural Residential (R-R) Zone - REQUEST:</b> Install a detached 930 sq. ft. manufactured home on a 8.48 net acre parcel as a second unit. - APN: 927-160-024 - <b>Related Cases:</b> None (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: October 23, 2003**

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

**NOTE 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.		Cleared	On Hold
1. GW	<b>PLOT PLAN NO. 18847</b> - E.A.: 39199 - Applicant: Evergreen Devco Inc - Engineer/Rep.: N/A - Pedley Zoning District - Second Supervisorial District - Located east of Clay Street, south of Limonite Avenue and west of El Palomino Drive - 1.5 net acres - Scenic Highway Commercial (C-P-S) Zone - <b>REQUEST:</b> To develop a new 14,820 SF Walgreens drug store. - APNS: 166-620-036, 166-620-037, 166-620-038 - <b>Related Cases:</b> CFG002663 (1st LDC).		
8:45 A.M.			
2. GW	<b>PLOT PLAN NO. 18844</b> - EA NO. 39195 - Applicant: Regency Cornerstone - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado Mira Loma Zoning District - South of Mission Boulevard, east of Cornerstone Drive and west of the I-15 Freeway - 3.5 net acres - M-M (Manufacturing-Medium) - <b>REQUEST:</b> This is a proposal to develop a new 41027 SF warehouse building, with 62 parking stalls, on 3.5 acres. Schedule N/A - APN: 156-020-042 - <b>Related Cases:</b> CFG 02659 (1st LDC).		
9:00 A.M.			

3. RA	<p><b>PARCEL MAP NO. 31403</b> - EA No. 39194 - Applicant: Jackie Barndollar - Engineer/Rep.: Douglas W. Beecroft - 1st Supervisorial District - Lake Mathews/ Woodcrest Area Plan - Location: The property is located north of Van Buren Blvd., south of Valle Vista, east of Washington St., on Golden Star Ave. - 2.65 Acres - Light Agriculture (A-1-1) zone (1-Acre Minimum Lot Size) - <b>REQUEST:</b> This is a proposal to subdivide 2.65 acres into 2 parcels - Schedule: H - APN: 245-400-013 - Related Cases: N/A</p>		
<b>9:15 A.M.</b>			
4. JQ	<p><b>CHANGE OF ZONE NO. 6834, TENTATIVE TRACT MAP NO. 31545</b> - EA No. 39130 - Applicant: Ashby Financial Co. Inc. - Engineer/Rep.: Adkan Engineers - Fifth Supervisorial District - Homeland Zoning Area - Located north of Highway 74 (Pinacate Road), between Leon Road and Juniper Flats Road - 17 acres - R-R Zone - <b>REQUEST:</b> Change the zoning designation on the subject property from R-R to R-1 (CZ 6834), and subdivide 17 acres into 1 open space lot and 56 single family residential lots with a minimum lot size of 7,200 square feet (TR 31545) - Schedule "A" - APNs: 457-130-015, 457-130-016, 457-130-017, 457-130-018 - <b>Related Cases:</b> TR 31546, CFG 2589 (1st LDC).</p>		
<b>9:30 A.M.</b>			
5. JQ	<p><b>TENTATIVE TRACT MAP NO. 31546</b> - EA No. 39130 - Applicant: Ashby Financial Co. Inc. - Engineer/Rep.: Adkan Engineers - Fifth Supervisorial District - Homeland Zoning Area - Located north of Highway 74 (Pinacate Road) and north of Watson Road, between Leon Road and Juniper Flats Road - 36.28 acres - SP Zone - <b>REQUEST:</b> Subdivide 36.28 acres into 120 single family residential lots with a minimum lot size of 7,200 square feet - Schedule "A" - APNs: 457-120-065 - <b>Related Cases:</b> CZ 6834, TR 31545, CFG 2590 (1st LDC).</p>		
<b>9:45 A.M.</b>			

6. JG	<p><b>PARCEL MAP NO. 31484</b> - EA No. 39061 - Applicant: Renaissance Communities, LLC - Engineer/Rep: Hall &amp; Foreman, Inc. - First Supervisorial District - Alberhill Zoning Area - Temescal / El Cerrito Community Plan area - Located south/west of the I-15 freeway, south of Interstate 15, east of Horsethief Canyon Road north and west of Specific Plan No. 152 - 23.57 acres - Rural Residential (RR-2.5 DU/AC. Glen Eden SP Required) - <b>REQUEST:</b> This application is to divide 23.57 acres into two lots of 2.56 acres and 21.02 acres - Schedule: "H" - APN: 391-100-025 &amp; 391-480-019 - <b>Related Cases:</b> SP00333, GPA 00668, CZ 06809, PM 31209, TR 31485, TR 31210 (2nd LDC)</p>		
<b>10:00 A.M.</b>			
7. JG	<p><b>CONDITIONAL USE PERMIT NO. 3405, PARCEL MAP NO. 31623 (FTA NO. 2001-16)</b> - EA No. 39147 - 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 - current phase 50.78 acres (total project 78.28 acres) - Scenic Highway Commercial (C-P-S) zone - <b>REQUEST:</b> Plot Plan for development of 21 commercial buildings totaling 541,700 square feet, 3,131 parking spaces (5.8/1000 sq. ft.), a CUP is being requested to allow a convenience store with concurrent sale of (Gas/Bear and Wine) the Parcel Map is to divide 52.89 gross acres into 6 commercial lots, - Schedule "E" - APN: 160-030-012 - <b>Related Cases:</b> CFG 02607 (2nd LDC FAST TRACT PROJECT NO. 2001-16)</p>		
<b>10:15 A.M.</b>			
8. BH	<p><b>TENTATIVE TRACT MAP NO. 29326</b> - EA No.38511 - Applicant: Fiesta Development Inc. - Engineer/Rep: Canty Engineering Group/John Canty - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located north of Triple Crown Road, west of Pierson Road, south of Watson Road and east of Saltanas Road - 19.1 acres - SP zoning. <b>REQUEST:</b> This is an application to subdivide 19.1 acres into 65 residential lots with a minimum lot size of 7,200 square feet - Schedule "A" - APN 457-340-018, 019, 020, 028. <b>Related Cases:</b> TR 29327, TR 29328. (2nd LDC).</p>		
<b>10:30 A.M.</b>			

9. BH	<p><b>TENTATIVE TRACT MAP NO. 29327</b> - EA No.38502 - Applicant: MCR Investments - Engineer/Rep: Canty Engineering Group/John Canty - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located north of Varela Lane, west of Branson Lane, south of Watson Road and east of Pierson Road - 21.1 acres - SP zoning. <b>REQUEST:</b> This is an application to subdivide 21.1 acres into 78 residential lots with a minimum lot size of 7,200 square feet - Schedule "A" - APN 457-340-021. <b>Related Cases:</b> TR 29326, TR 29328 (2nd LDC).</p>		
<b>10:45 A.M.</b>			
10. BH	<p><b>TENTATIVE TRACT MAP NO. 29328</b> - EA No.38503 - Applicant: MCR Investments - Engineer/Rep: Canty Engineering Group/John Canty - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located north of Highway 74, west of Branson Lane, south of Varela Lane and east of Pierson Road - 19.63 acres - SP zoning. <b>REQUEST:</b> This is an application to subdivide 19.63 acres into 77 residential lots with a minimum lot size of 7,200 square feet - Schedule "A"- APN 457-350-006. <b>Related Cases:</b> TR 29326, TR 29327 (2nd LDC).</p>		
<b>1:30 P.M.</b>			
11. LM	<p><b>PRELIMINARY APPLICATION REVIEW NO. 468</b> - Ed R. Samilin - V.S.L. Engineering - Winchester Zoning Area - Third Supervisorial District - The project site is located on the east side of Menifee Road, west of Hook Lane, south of Heaton Lane - 22.5 gross acres – Light Agricultural - 5 Acre Minimum (A-1-5) and Light Agricultural - 2 ½ Acre Minimum (A-1-2 ½) Zones. - <b>REQUEST:</b> A preliminary application review for a proposed Schedule "B" map to divide 22.5 gross acres into 20 residential lots with a minimum lot size of 22,216 square feet and a 9.4 acre open space lot. - APN: 372-090-001 <b>Related Cases:</b> None (1st LDC).</p>		
<b>1:45 P.M.</b>			

12. LM	<p><b>PRELIMINARY APPLICATION REVIEW NO. 469</b> - Fortin Krall - Development Services Inc - Meadowbrook Zoning Area - Fifth Supervisorial District - The project site is located on the northerly side of Highway 74 and on the east side of Crater Road, and at the terminus of Mermack Avenue. - 5.9 net acres Acres - Manufacturing - Service Commercial (M-SC) Zone - <b>REQUEST:</b> a preliminary application review of a storage yard consisting of 350 temporary (5 years) R.V. and boat outdoor spaces and an office on 6.73 gross acres - APN: 347-100-002 <b>Related Cases:</b> None (1st LDC).</p>		
<b>2:00 P.M.</b>			
13. TW	<p><b>TENTATIVE TRACT MAP NO. 31141 &amp; CHANGE OF ZONE NO. 6845</b> - EA No. 39170 - Applicant: PacWest Group, Judy Rosen - Engineer/Rep.: Albert Webb, Bruce Davis - Third Supervisorial District - Winchester Zoning District - The project site is located south of Patton Road, east of Leon Road, and west of Winchester Road. - 40.65 Acres - Existing zone: SP - <b>REQUEST:</b> The project proposes to subdivide 40.65 acres into 67 residential lots (minimum lot size 7,200 square feet) and 3 open space lots. The change of zone is an application to rezone 40.65 acres from R-R to R-1. The project is located within Planning Areas 47A &amp; 47B of SP293 (Winchester Hills). - Schedule: A - APN's: 461-210-007 thru 010 - <b>Related Cases:</b> SP293 (1st LDC)</p>		
<b>2:15 P.M.</b>			
14. TW	<p><b>TENTATIVE TRACT MAP NO. 31142 &amp; CHANGE OF ZONE NO. 6846</b> - EA No. 39171 - Applicant: Rancon Winchester Valley 155 LLC, Judy Rosen - Engineer/Rep.: Albert Webb, Bruce Davis - Third Supervisorial District - Winchester Zoning District - The project site is located south of Patton Road, east of Leon Road, and west of Winchester Road. - 80.2 Acres - Existing zone: SP - <b>REQUEST:</b> The project proposes to subdivide 80.2 acres into 178 residential lots (minimum lot size 6,000 square feet) and 3 open space lots. The change of zone is an application to rezone 80.2 acres from R-R to R-1. The project is located within Planning Area 46 of SP293 (Winchester Hills). - Schedule: A - APN's: 461-210-001 - <b>Related Cases:</b> SP293 (1st LDC)</p>		
<b>2:30 P.M.</b>			

15. EO	<p><b>CHANGE OF ZONE NO. 6831 AMENDED NO. 1, TENTATIVE TRACT MAP NO. 31347 AMENDED NO.1</b>  - EA39087 - Southern California Land Management - CSL Engineering - Winchester/French Valley Zoning Area - Third Supervisorial District – Northerly of Scott Road, easterly of Briggs Road, westerly of El Centro Lane and southerly of Wickerd Road - 21.14 Gross Acres - Light Agriculture-5 Acre Minimum (A-1-5) Zone - <b>REQUEST:</b> This project is a request to change the zone from Light Agriculture- 5 Acre Minimum (A-1-5) to One Family Dwellings (R-1) Zone; and a Schedule "A" tract map proposing to subdivide 21.14 gross acres into 71 residential lots with minimum lot size of 7,200 sq. ft.- APN: 446-220-017 <b>Related Cases:</b> None (2nd LDC).</p>		
<b>2:45 P.M.</b>			
16. EO	<p><b>TENTATIVE TRACT MAP NO. 31383 AMENDED NO. 1</b> - EA39133 - Sake Engineers Inc. - Winchester/ Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Garbani Road, southerly of Holland Road, easterly of Halebian Road, and bisected by Menifee Road - 80 Gross Acres - One-Family Dwellings (R-1) and Residential Agriculture-1 Acre Minimum (R-A-1) Zone - <b>REQUEST:</b> Schedule A tract map proposing to subdivide 80 gross acres into 187 residential lots with minimum lot size of 7,200 sq. ft., open space lots, and one detention basin - APN: 357-150-017 <b>Related Cases:</b> PAR00451 (2nd LDC).</p>		
<b>3:00 P.M.</b>			
17. AH	<p><b>CHANGE OF ZONE NO. 6860 &amp; TENTATIVE PARCEL MAP NO. 31447</b> - EA 39235 - James Hoopes - Action Surveys - French Valley Zoning Area - Third Supervisorial District - Southerly of Keller Road, easterly of Briggs Road, and westerly of Lasker Lane - 25.26 Acres - Heavy Agriculture - 10 Acre Minimum (A-2-10) and Rural Residential (R-R) Zone - <b>REQUEST:</b> The change of zone proposes to change the zone from A-2-10 and R-R to Residential Agriculture - 5 Acre Minimum (R-A-5); and a Schedule H parcel map proposing to subdivide 25.26 acres into four parcels with a minimum lot size of 5 acres and one 5.05 gross acre remainder parcel. - APN: 467-130-041 <b>Related Cases:</b> None (1st 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 30, 2003**

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

**NOTE 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.		Cleared	On Hold
1. BH	<p><b>PLOT PLAN NO. 18681</b> - EA N/A-Applicant Edward Anderson - Engineer/Rep: McArdle and Associates - Third Supervisorial District - Sun City Zoning District- Located north of Newport Road and east of Haun Road- 3 Acres- SP (Specific Plan) zone. <b>REQUEST:</b> This is an application to construct a three story medical center an Assisted Living Center. The overall square footage of the building will be 50,800 square feet with 31,042 square feet for landscaping and 40,098 square feet used for 252 parking stalls. APN: 334-520-052 and 334-520-027- (2ND LDC).</p>		
8:45 A.M.			

2. BH	<p><b>SPECIFIC PLAN 308 AMENDMENT NO.1, GENERAL PLAN AMENDMENT No. 662, and CHANGE OF ZONE No. 6656</b> - EA NO.38840 - Watt Industries - Engineer/Rep: T &amp; B Planning - First Supervisorial District - Lake Mathews Area Plan – Location: “Gavilan Hills East,” north of Santa Rosa Mine Road, south of Cajalco Road, east of Gavilian Road and west of Juniper Road, “Gavilan Hills West,” north of Lake Mathews Drive, south of Cajalco Road, east of Zeno Street, and west of Gavilan Road - 1,464 acres - SP Zone. <b>REQUEST: SP 308A1</b> - proposal to amend the 879 acre Gavilan Hills Specific Plan by removing a 27 hole golf course and replacing it with residential and non-residential uses. The residential component consists of 916 acres that would result in 656 single family residential dwelling units with one acre minimum lots. The non-residential component will consist of 423 acres of biological reserve. The proposed biological reserve is continuous to the Harford Springs Reserve that is located just to the west of the Gavilan Hills East section of the Specific Plan Amendment. The Specific Plan Amendment would also include 76 acres of open space in addition to the 423 acre biological reserve, 12 acre school site, 8 acres of parks and 27 acres used for major roads. <b>GPA 662</b> - proposal to amend the Lake Mathews Community Plan by removing the 2 acre, 5 acre and 10 acre minimum land uses with the “adopted specific plan”. <b>CZ 6656</b> - proposal to change the existing zoning text within the 879 acre Gavilan Hills Specific Plan due to the relocation of planning areas and alter the remaining 584 acre zoning classifications from Residential Agriculture 2 Acre Minimum (R-A-2), Residential Agriculture 5 Acre Minimum (R-A-5), and Residential Agriculture 10 Acre Minimum (R-A-10) to Specific Plan Zoning. The total zone change would affect the entire 1,464 acre site. Schedule N/A - APN: 287-220-001, 289-210-010, 009, 008, 007, 006, 287-210-039, 038, 037, 036, 035, 034, 040. Concurrent Case: EIR 00453, <b>Related Cases:</b> SP00308, (1ST LDC)</p>		
9:00 A.M.			

3. BH	<p><b>TENTATIVE TRACT MAP NO. 31392</b> - EA No.39138 - Applicant: Audi Murphey Ranch, LLC - Engineer/Rep: K &amp; A Engineering, Inc. - Third Supervisorial District - Sun City/Menifee Area Plan - Located east of Goetz Road, west of Murrieta Road, south of Newport Road - 160 acres - SP zoning. <b>REQUEST:</b> This is an application to subdivide 160 - acres into 89 residential dwelling units with 7,200 square foot minimum lot sizes and 7 open space lots totaling 112 acres - Schedule "A" - APN 358-080-013. <b>Related Cases:</b> SP 00208, EIR 00436 (1st LDC).</p>		
<b>9:15 A.M.</b>			
4. CW	<p><b>CONDITIONAL USE PERMIT NO. 03267R1, PARCEL MAP NO. 31021</b> - EA No. 39215 - Applicant: Jack in the Box/ Thrane Phil - Engineer/Rep.: Urban Solutions Inc./ Thrane Phil - 3rd Supervisorial District - Antelope Valley Zoning District - Scenic Highway Commercial Zone (CPS) Location: The property is located on the southeast corner of Newport and Murrieta Roads, west of the 215 Freeway - 3.99 Gross Acres (173,991 sq. ft.) - <b>REQUEST:</b> To subdivide a 3.99 acre parcel into four separate parcels for proposed restaurant, retail, and commercial uses. The Conditional Use Permit is to allow the proposed drive-through restaurant and convenience store (4,692 sq. ft.) and service station on Parcel 1. The Schedule E Parcel Map is to divide 3.99 gross acres into 4 commercial lots. Schedule: E - APN: 360-011-001 - <b>Related Cases:</b> CUP03267, PP16081 (1st LDC)</p>		
<b>9:30 A.M.</b>			
5. CW	<p><b>CONDITIONAL USE PERMIT NO. 03408</b> - EA No. 39205 - Applicant: Kamaljit Singh Sandhu - Engineer/ Rep.: Robertson Design Group/Brad Robertson - 3rd Supervisorial District - Antelope Valley Zoning District - Location: The property is located south of Rio Vista Drive, west of the 1-215 Freeway, east of Bradley Road, and north of Newport Road - 0.350 Acres (Net) - Scenic Highway Commercial (C-P-S) - <b>REQUEST:</b> This is a proposal to construct a mini-market and convenience store (2,690 sq. ft.) for the sale of bottled liquor, (beer and wine), and packaged food items. - Schedule: N/A - APN: 334-210-094 - <b>Related Cases:</b> PP15111</p>		
<b>9:45 A.M.</b>			

6. DH	<p><b>PLOT PLAN NO. 18805</b> - EA39165 - Applicant: Dave Kempa - Engineer: Creative Heights Design and Planning - 5th Supervisorial District - Meadowbrook Zoning Area - Location: The Property is located North of Central Avenue (S.R. 74), south of Mermack Ave, east of Rostrata St and west of Trellis Ln - 1.73 Net Acres - Manufacturing-Service Commercial (M-SC) Zone - <b>REQUEST:</b> The proposal is for the construction of a 7,800 sq. ft. metal building for manufacturing (welding/ steel fabrication) with a 432 sq. ft. attached office and a 7,500 sq. ft. metal building for manufacturing (welding/ steel fabrication) on a 1.73 acre site. – APN: 347-130-017 <b>Related Cases:</b> PP18806 (1st LDC)</p>		
<b>10:00 A.M.</b>			
7. DH	<p><b>PLOT PLAN NO. 18806</b> - EA39166 - Applicant: Dale O'Neal - Engineer: Creative Heights Design and Planning - 5th Supervisorial District - Meadowbrook Zoning Area - Location: The Property is located North of Central Avenue (S.R. 74), south of Mermack Ave, east of Rostrata St and west of Trellis Ln - 1.14 Net Acres - Manufacturing-Service Commercial (M-SC) Zone - <b>REQUEST:</b> The proposal is for the construction of a 5,600 sq. ft. metal building for manufacturing (welding/ steel fabrication) with an 800 sq. ft. attached office and a 6179 sq. ft. metal building for manufacturing (welding/ steel fabrication) with a 400 sq. ft. attached office on a 1.14 acre site. -APN: 347-130-026 <b>Related Cases:</b> PP18805 (1st LDC)</p>		
<b>10:15 A.M.</b>			
8. DZ	<p><b>TENTATIVE TRACT MAP NO. 29513, MINOR CHANGE NO. 1</b> - EA No. N/A - Applicant: The Brehm Companies - Engineer/Rep.: Tetra Tech, Inc. - First Supervisorial District - South Elsinore Zoning Area - Located south of the intersection of Grand Avenue and Bryant Street, east of Tranquil Lane and west of Enderlein Street and the Wildomar Community. - 55.22 acres - R-R (Rural Residential) zone - <b>REQUEST:</b> This proposal is a minor change to Tentative Tract Map No. 29513. The change includes the redesign of the tract to conform with R-A zoning, the addition of one lot, a new lot and street lay out and changes to the environmental constraint sheet as a result of the new lay-out. The redesign proposes a single project access to Grand Avenue. The project now proposes to divide 68.7 acres into 92 single-family residential lots, with a minimum lot size of ½ acre. - Schedule: B - APN: 368-120-003, 368-</p>		

120-004, 382-150-032, 382-150-034, 382-150-035 and portions of 382-150-029, 382-150-031, 382-150-033 and 382-150-036 - **Related Cases:** TR29513, CZ6497, EA37847, (1st LDC)

1:30 P.M.

**GENERAL PLAN AMENDMENT NO. 676, CHANGE OF ZONE NO. 6852 and TENTATIVE TRACT MAP NO. 31674** - EA 39193 - DJ Conner, Inc. - HJK Consultants, Inc. - Rancho California Zoning Area - Third Supervisorial District - The project site is located northerly of De Portola Road, easterly of Camino Del Vino - 14.5 Acres - Rural Residential (R-R) Zone - **REQUEST:** The General Plan Amendment proposes to amend the Southwest Area Plan from Agriculture to Estate Density Residential 2 Acre Minimum; the Change of Zone proposes a zone change from Rural Residential (R-R) to Residential Agriculture- 2 Acre Minimum (R-A-2); and a Schedule C tract map proposing to subdivide 14.5 acres into six (6) parcels with a minimum lot size of 2.5 acres. - APN: 927-670-003 **Related Cases:** None (1st LDC).

9. AH

1:45 P.M.

**TENTATIVE PARCEL MAP NO. 30679, AMENDED NO. 1** - 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 - 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: 9155700-007 **Related Cases:** None (2nd LDC).

10. GKS

2:00 P.M.

11. GKS	<p><b>CHANGE OF ZONE NO. 6858, TENTATIVE TRACT MAP NO. 31474</b> - EA39226 - Jess and Lolita Watkins - Kevin Cozad &amp; Associates - Tule Peak Zoning Area - Third Supervisorial District - Southerly of Sunset Sage Trail, easterly of Coyote Canyon Road and westerly of High Country Trail - 120 Acres Acres - Rural Residential - 20 Acre Minimum (R-R-20) Zone - <b>REQUEST:</b> Change the zoning from Rural Residential - 20 Acre Minimum (R-R-20) to Residential Agricultural - 5 Acre Minimum (R-A-5) and a Schedule D subdivision of 120 acres into 22 lots with a 5 acre minimum lot size.- APN:577-230-004 <b>Related Cases:</b> PM24790 (1st LDC).</p>		
<b>2:15 P.M.</b>			
12. GKS	<p><b>CHANGE OF ZONE NO. 6859</b> - EA 37993 - Douglas E. Hartman - Avalon Consultants - Rancho California Zoning Area - First Supervisorial District - Easterly of Hacienda Drive, southerly of Calle Azul - 21.18 acres - Residential Agriculture - 10 Acre Minimum (R-A-10) Zone - <b>REQUEST:</b> Change the zoning of the subject site from Residential Agricultural - 10 Acre Minimum (R-A-10) to Residential Agricultural - 5 Acre Minimum (R-A-5). - APN: 932-360-001 <b>Related Cases:</b> PM29544, CZ05990, PM25514, PM17552 (1st 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 6, 2003**

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

**NOTE 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.		Cleared	On Hold
1. JG	<p><b>TENTATIVE TRACT MAP NO. 30473</b> - EA No. 38735 - Applicant: Kyle Butterwick - Engineer/Rep: Dave Jeffers Consulting, Inc. - Lake Mathews Zoning District - First Supervisorial District - Located east of La Sierra Avenue, south of Dufferin Avenue and north of El Sobrante Road - 40.9 Acres - R-A-1 &amp; R-A-5 Zone - <b>REQUEST:</b> To subdivide the subject 40.9 acre site into 38 single family lots, with a minimum lot size of 10,000 square feet and two open space lots - Schedule "A" - APN: 136-120-002; 269-350-001 &amp; 269-350-002 - <b>Related Cases:</b> GPA 506, SP 316 (to be withdrawn), SP 144 A4, CZ 6478 (3rd LDC)</p>		
8:45 A.M.			

2. JG	<p><b>CONDITIONAL USE PERMIT NO. 3407, PARCEL MAP NO. 31526 (FTA 2003-11)</b> - EA No. 39201 - Applicant: Hughes Investments (Geoff Reeslund) - Engineer/Rep: The Keith Companies (Bill Estenger) - Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the south/east corner of Schleisman Road and Archibald Avenue - Specific Plan (SP) zone - Eastvale Specific Plan No. 300 <b>REQUEST:</b> a CUP is being requested to allow a gas station, drive thru car wash and convenience store with concurrent sale of (Gas/Beer and Wine); as part of neighborhood commercial development that includes 7 commercial buildings totaling 84,413 square feet and 483 parking spaces (5.7/1000 sq. ft.); the center will contain a 52,443 square foot super market. The Parcel Map is to divide 11.27 gross acres into 6 commercial lots, - Schedule "E" - APN: 134-220-023 - <b>Concurrent Cases:</b> FTA No. 2003-11; CFG 02665; <b>Related Cases:</b> SP No. 300 (1st LDC)</p>		
<b>9:00 A.M.</b>			
3. LR	<p><b>PLOT PLAN NO. 18719</b> - EA No. 39108 - Applicant: SDH &amp; Associates, Inc. - Engineer/Rep: SDH &amp; Associates, Inc. - First Supervisorial District - Temescal Zoning Area - Located on the south side of Temescal Canyon Road, west of Horsethief Canyon Road. - 4 acres – M-SC (Manufacturing – Service Commercial) zone - <b>REQUEST:</b> Plot Plan No. 18719 proposes the construction of 5 speculative warehouse buildings making up a 4 acre warehouse park. The footprints of the five buildings are 20,800; 11,050; 27,600; 15,200; and 8,000 square feet. The project has 29,281 square feet of landscaping and 81 parking spaces. - Schedule: n/a - APN: 391-070-029 - <b>Related Cases:</b> CFG02567, (1st LDC)</p>		
<b>9:15 A.M.</b>			

4. JQ	<p><b>CHANGE OF ZONE NO. 6835, TENTATIVE TRACT MAP NO. 31405</b> EA No. 39132 Applicant: Chandler Street Partners LP Engineer/Rep.: KWC Engineers Second Supervisorial District Prado Mira Loma Zoning District Located east of Hellman Avenue, near the intersection of Chandler Street and Hall Avenue 20 acres A 2 5, A 2 10 Zones <b>REQUEST:</b> Change the zoning designation on the subject site from A 2 5 and A 2 10 to R 1 (CZ 6835); and subdivide 20 acres into 79 single family residential lots of 7,200 square foot minimum size (TR 31405) Schedule "A" APNs: 130 020 003 <b>Related Cases:</b> CFG 2591 (2nd LDC).</p>		
<b>9:30 A.M.</b>			
5. TW	<p><b>CHANGE OF ZONE NO. 06803, TENTATIVE TRACT MAP NO. 31118</b> EA No. 39044 Applicant: Van Kalmthout Eng/Rep: Webb Associates Mohammad Faghihi Third Supervisorial District Rancho California Zoning District The project site is located north of Jean Nicholas Road, south of Scott Road, east of Leon Road, and west of State Highway 79. 40.43 acres R R zone <b>REQUEST:</b> Change of Zone No. 6803 proposes to change the zone of 40.43 acres from R R to R 1. Tentative Tract Map No. 31118 is Schedule A tract map to subdivide 40.43 acres into 133 single-family residential lots (minimum lot size 7,200 square feet), 2 open space lots, and one detention basin. Schedule: A APN: 467 160 047 &amp; 012 <b>Related Cases:</b> SP106, CFG02502 (2nd LDC)</p>		
<b>9:45 A.M.</b>			
6. TW	<p><b>TENTATIVE TRACT MAP NO. 30809</b> EA No. 38797 Applicant: Winchester Meniffee Land and Corona Land LTD. Engineer/Rep.: Albert Webb, Bruce Davis Third Supervisorial District Winchester Zoning District The project site is located north of Patton Road, west of Beeler Road, east of Leon Road, and south of Olive Ave. 33.52 Acres Existing zone: SP <b>REQUEST:</b> Tentative Tract Map No. 30809 proposes to subdivide 33.52 acres into 127 residential lots and 5 open space lots. The project is located within Planning Area 35 of SP293 (Winchester Hills). Schedule: A APN's: 461 180 036, 040, 042, and , 044 <b>Related Cases:</b> SP293 (2nd LDC)</p>		
<b>10:00 A.M.</b>			

7. BH	<p><b>TENTATIVE TRACT MAP NO. 31390</b> - EA No.39202 - Applicant: Audi Murphey Ranch, LLC - Engineer/Rep: K &amp; A Engineering, Inc. - Third Supervisorial District - Sun City/Menifee Area Plan - Located north of Mountain Park Drive, south of Newport Road, E of Goetz Road and west of Murrietta Road - 37 acres - SP zoning.</p> <p><b>REQUEST:</b> This is an application to subdivide 37-acres into 90 residential dwelling units with 6,000 square foot minimum lot sizes and 9 open space lots totaling 55 acres - Schedule "A" - APN 358-090-001, 006, 007.</p> <p><b>Related Cases</b> SP 00208, EIR 00436 (1st LDC).</p>		
<b>10:15 A.M.</b>			
8. BH	<p><b>TENTATIVE TRACT MAP NO. 31393</b> - EA No.39207- Applicant: Audi Murphey Ranch, LLC-Engineer/Rep: K &amp; A Engineering, Inc. -Third Supervisorial District- Sun City/Menifee Area Plan -Located north of Mountain Park Drive, south of Newport Road, E of Goetz Road and west of Murrietta Road-37-acres-SP zoning. <b>REQUEST:</b> This is an application to subdivide 37-acres into 90 residential dwelling units with 6,000 square foot minimum lot sizes and 9 open space lots totaling 55-acres-Schedule "A"-APN 358-090-001, 006, 007.</p> <p><b>Related Cases:</b> SP 00208, EIR 00436 (1st LDC).</p>		
<b>1:30 P.M.</b>			
9. TW	<p><b>TENTATIVE TRACT MAP NO. 31330</b> - EA No. 39066 - Applicant: John Laing Homes - Eng/Rep: Wagner Halladay Inc. - Third Supervisorial District - Rancho California Zoning District - The project site is located south of Baxter/Jean Nicholas Road, east of Leon Road, and westerly of State Highway 79 (Winchester Road). - 29.3 acres - R-5 and I-P zones - <b>REQUEST:</b> Tentative Tract Map No. 31330 is Schedule A tract map to subdivide 29.13 acres into 86 single family residential lots (minimum lot size 7,200 square feet), one park lot, one commercial/ industrial parcel, one remainder lot, and two lots for transportation corridors. - Schedule: A - APN: 467-240-014 - <b>Related Cases:</b> SP106, CFG02527 (2nd LDC)</p>		
<b>1:45 P.M.</b>			

10. GKS	<p><b>TENTATIVE PARCEL MAP NO. 31057, AMENDED NO.2</b> - EA 38926 - Donnie Herold - Adkan Engineering - Rancho California Zoning Area - First Supervisorial District - Southerly of Wendy Lane, easterly of Calle De Suenos, and westerly of Avenida La Cresta - 10.18 Acres - Residential Agricultural - 10 Acre Minimum Zone - <b>REQUEST:</b> A Schedule AH@ subdivision of 10.18 acres into 2 parcels with a 5 acre minimum. - APN: 930-290-018 <b>Related Cases:</b> CZ06760 (3rd LDC).</p>		
<b>2:00 P.M.</b>			
11. GKS	<p><b>TENTATIVE TRACT MAP NO. 31314 AMENDED NO. 2</b> - EA39054 - Wine Country LLC - Albert A. Webb Associates - Rancho California Zoning Area - Third Supervisorial District - Westerly of Anza Road, northerly of Vino Way and easterly of Calle Cabernet - 52.44 Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> A Schedule C subdivision of 54.44 Acres into 19 lots with a 2 1/2 acre minimum. - APN: 943-180-003 <b>Related Cases:</b> CZ6806 (3rd LDC).</p>		
<b>2:15 P.M.</b>			
12. AH	<p><b>TENTATIVE PARCEL MAP NO. 31577, AMENDED NO. 1</b> - EA 39151 - Scott Word, Paul Berthe - California Regional Engineers - Rancho California Zoning Area - First Supervisorial District - Northerly of Union Street, Southerly of Palomar Street, Westerly of Gruwell Street and Easterly of Wesley Street - 2.29 - Rural Residential (R-R) Zone - <b>REQUEST:</b> The project is a Schedule G parcel map proposing to subdivide 2.41 gross acres into four (4) parcels with a 1/2 acre minimum lot size - APN: 368-093-037 <b>Related Cases:</b> None (2nd LDC).</p>		
<b>2:30 P.M.</b>			
12. EO	<p><b>CHANGE OF ZONE NO. 6868, TENTATIVE TRACT MAP NO. 31724</b> - EA39244 - CALPROP Corporations - Markham Development Management Group, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Garbani Road, easterly of Sherman Road, westerly of Haun Road, and southerly of Craig Road - 39.13 Gross Acres - Light Industrial (I-P) Zone - <b>REQUEST:</b> The project is a request to change the zone from Industrial Park (I-P) to One-Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 39.13 gross acres into 129 residential lots with minimum lot size of 7,200 sq.ft and one 55,355 sq.ft. detention basin. -APN: 360-260-001,360-260-002,360-260-003, 360-260-004 <b>Related</b></p>		

**Cases:** GPA00357, PM8608, CUP02887, EA 31101  
(1st LDC).

**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Morning: 4080 Lemon Street, 9th Floor, CAC Riverside, CA 92502-1409**

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

**DATE: NOVEMBER 20, 2003**

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

**NOTE 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.		Cleared	On Hold
1. BH	<p><b>TENTATIVE TRACT MAP NO.29262</b> - EA 37866 - Applicant: Ashby Financial -Third Supervisorial District - Homeland Zoning District - Located north of Highway 74, east of Briggs Road, west of Sultanas Road and south of Watson Road - 80.6 acres - SP Zones - REQUEST: This is an application to subdivide 80.6 acres into 318 residential lots. All the proposed residential lots are within Planning Area 24 and 25 of the Menifee North Specific Plan (SP 260). Schedule A - APN 457-320-002 - 007, 010-012, 014, 015, 017-021. Related Cases: SP260 (4th LDC).</p>		
8:45 A.M.			
2. JG	<p><b>PLOT PLAN NO. 16191R1</b> - EA 39127 - Applicant: ADLA - Architect/Rep.: A.C.D.Y. Corporation (Debbie Melvin) - Second Supervisorial District - Rubidoux Zoning District - Located on the north/east corner of Market Street and Via Cerro - Agua Mansa Specific Plan (SP 210) - M-SC Zone (Manufacturing - Service Commercial) - REQUEST: Revised (Expired) Plot Plan for a Warehouse Distribution Facility totaling 25,175 square feet, 54 parking spaces on 2.01 Acres. - APN: 176-350-017 - Related Cases: SP 00210, EIR 216 (1st LDC)</p>		

9:00 A.M.			
3. DZ	<p><b>TENTATIVE TRACT MAP NO. 31301</b> - EA No. 39029 - Applicant: Far West Industries - Engineer/Rep.: Adams-Streeter Civil Engineers - Second Supervisorial District - Glen Avon Zoning District - Located south of Jurupa Road, north of Alta Mar, west of Tyrolite Street and east of Pyrite Street - 18.07 acres - A-1 (Light Agricultural) zone - REQUEST: This proposal is to subdivide 18.07 acres into 31 single family residential lots with a minimum average lot size of 20, 000 square feet. - Schedule: B - APN: 166-050-043 and 166-050-044 - Related Cases: CFG02488, (2nd LDC)</p>		
9:15 A.M.			
4. LR	<p><b>Plot Plan No.18961, Fast Track No. 2003-16</b> - EA No. 39270 - Applicant: Aardex Corporation - Engineer/Rep.: Trip Hord Associates - First Supervisorial District - North Perris Zoning Area - Located on the south side of Cajalico Road, west of Patterson Road. - 18.6 acres -M-SC (Manufacturing - Service Commercial) zone - REQUEST: Plot Plan No. 18961proposes the construction of a National Archives and Record Administration warehouse facility which will include a 183,387 square foot building with a 19,323 square foot office located inside, with 155 parking spaces, and 198,250 square feet of landscaping. - Schedule: N/A - APN: 317-140-006, 018 - Related Cases: N/A, (1st LDC)</p>		
9:30 A.M.			
5. DZ	<p><b>GENERAL PLAN AMENDMENT NO. 00651, CHANGE OF ZONE NO. 06754 AND TENTATIVE TRACT MAP NO. 30913</b> EA No. 38907 Applicant: Joda, LP Engineer/Rep.: C.L. Williams Group, LLC Second Supervisorial District Prado Mira Loma Zoning District Located north of the intersection of Archibald Avenue and River Road 104.13 acres A 2 10 (Heavy Agriculture, 10 acre minimum lot size) zone REQUEST: This proposal is to amend the Jurupa Community Land Use Area Plan from Agriculture/Development Reserve to Residential 2B (2 5 du/ac), change the zone from A 2 10 (Heavy Agriculture, 10 acre minimum lot size) to R 1 (One family dwellings) and subdivide 104.13 acres into 266 single family lots, with a minimum lot size of 7,200 sq ft. and one 23.38 acre park site. Schedule: A APN: 130 080 003, 130 030 010, 130 030 011, 130 030 014, 130 030 015, 130 030 016, 130 030 012, 130 030 013 Related Cases: CFG02355, GEO01109, (3rd LDC) (Note 2 APNs were added since 1st LDC and the</p>		

number of lots was reduced and the park site increased since the 2nd LDC)

9:45 A.M.

6. JQ

**CHANGE OF ZONE NO. 6853, TENTATIVE TRACT MAP NO. 31476** EA No. 39198 Applicant: Stratham Properties, Inc. Engineer/Rep.: Webb Associates Second Supervisorial District Prado/Mira Loma Zoning District Located south of Schleisman Road, east of Hellman Avenue, north of Walters Street, and west of the Cucamonga Creek Flood Control Channel 40.42 acres A 2 10 and A 2 Zones REQUEST: Change the zoning designation on the subject property from A 2 and A 2 10 to R 1 (CZ 6853); and subdivide 40.42 acres into 153 single family residential lots of 7,200 square foot minimum size (TR 31476) Schedule "A" APNs: 134 140 001, 134 140 014, 134 150 003, 134 150 004, 134 150 005, 134 150 031, 134 170 027, 134 170 029 Related Cases: CFG 2662 (1st LDC).

10:00 A.M.

7. JQ

**TENTATIVE TRACT MAP NO. 31397** EA No. 39206 Applicant: Silvergate Financial Engineer/Rep.: Hunsaker and Associates First Supervisorial District Lake Mathews Zoning District Located south of Van Buren Boulevard, southwest of the intersection of Mockingbird Canyon Road and Greenview Drive 149.47 acres R A 1, R A 5, A 1 10 Zones REQUEST: Subdivide 149.47 acres into 87 single family residential lots Schedule "B" APNs: 271 110 001, 271 160 001, 271 160 002, 271 160 011, 271 220 001 Related Cases: CFG 2671 (1st LDC).

10:15 A.M.

8. JQ

**CONDITIONAL USE PERMIT NO. 3412** EA No. 39230 Applicant: Environmental Materials and Recycling Engineer/Rep.: Millet & Associates First Supervisorial District Temescal Zoning Area Located between Temescal Canyon Road and Interstate 15, midway between Indian Truck Trail and Horsethief Canyon Road 12.38 acres M SC Zone REQUEST: Establish an asphalt and concrete recycling facility Schedule N/A APNs: 391 070 028 Related Cases: PM 30227, CFG 2697 (1st LDC)

1:30 P.M.

9. EO	<p><b>TENTATIVE PARCEL MAP NO. 31272 AMENDED NO. 1</b> - EA39204 - Avalon Consultants - Rancho California Zoning Area - Third Supervisorial District - 12.94 Gross Acres - Rural Residential (R-R) Zone - REQUEST: Schedule H subdivision of 12.94 Gross Acres into four 2.5 acre parcels with one 2.5 acre remainder parcel. - APN: 927-360-020 Related Cases: None (2ND LDC).</p>		
<b>1:45 P.M.</b>			
10. EO	<p><b>SECOND USE PERMIT NO. 809</b> - Don Schaffer - Rancho California Zoning Area - Third Supervisorial District - Northerly of Camino Del Vino, southerly of Monte De Oro, and easterly of Anza Road - 7.12 Net Acres - (C/V) Zone - REQUEST: The project is proposing 1, 040 sq. ft. detached second unit on a 7.12 net acre parcel -APN: 942-200-007 Related Cases: None (1ST LDC).</p>		
<b>2:00 P.M.</b>			
11. GKS	<p><b>CHANGE OF ZONE NO. 6871, TENTATIVE TRACT MAP NO. 31625</b> - EA39249 - Osborne Development Corporation - Unland &amp; Associates - Little Lake Zoning District - Third Supervisorial District - Easterly side of Meridian Street, southerly of Florida Avenue (S.R.74) and northerly of Acacia Avenue - 7.62 Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone - REQUEST: Change the zoning of the subject site from A-1-1 to R-1 and a Schedule A subdivision of 7.62 acres into 25 single family lots with a 7,200 square foot minimum. APN: 551-210-007, 551-210-010 Related Cases: None (1ST LDC).</p>		
<b>2:15 P.M.</b>			
12. AH	<p><b>TENTATIVE TRACT MAP NO. 31009, AMENDED NO. 2</b> - EA 38864 - Highgrove Investments - Rancho California Zoning Area - First Supervisorial District - Northerly of La Estrella Street, easterly of Iodine Springs Road, westerly of Smith Ranch Road - 6.7 Acres - Rural Residential (R-R) Zone - REQUEST: The project is a Schedule A tract map proposing to subdivide 6.7 acres into 8 lots with a minimum lot size of 10,000 square feet, one detention basin lot and one 2.2 acre open space lot - APN: 362-150-023 Related Cases: None (3RD LDC).</p>		
<b>2:30 P.M.</b>			

13. AH

**TENTATIVE TRACT MAP NO. 30664, AMENDED NO.**

**1** - EA 38728 - Brian Owen - KCT Consultants, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Scott Road, Southerly of Wickerd Road, Easterly of Murrieta Road, and Westerly of Interstate 215 - 58.5 Acres - Residential Agriculture - 1 Acre Minimum (R-A-1), Residential Agriculture - 5 Acre Minimum (R-A-5), and Residential Agriculture - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - REQUEST: The project is a Schedule B tract map proposing to subdivide 58.5 acres into 34 lots - APN: 360-310-001, 360-310-002, 360-310-003, 360-310-004, and 360-310-005 Related Cases: None (2ND LDC).

**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Morning: 4080 Lemon Street, 9th Floor, CAC Riverside, CA 92502-1409**

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

**DATE: NOVEMBER 20, 2003**

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

**NOTE 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.		Cleared	On Hold
1. BH	<p><b>TENTATIVE TRACT MAP NO.29262</b> - EA 37866 - Applicant: Ashby Financial -Third Supervisorial District - Homeland Zoning District - Located north of Highway 74, east of Briggs Road, west of Sultanas Road and south of Watson Road - 80.6 acres - SP Zones - REQUEST: This is an application to subdivide 80.6 acres into 318 residential lots. All the proposed residential lots are within Planning Area 24 and 25 of the Menifee North Specific Plan (SP 260). Schedule A - APN 457-320-002 - 007, 010-012, 014, 015, 017-021. Related Cases: SP260 (4th LDC).</p>		
8:45 A.M.			
2. JG	<p><b>PLOT PLAN NO. 16191R1</b> - EA 39127 - Applicant: ADLA - Architect/Rep.: A.C.D.Y. Corporation (Debbie Melvin) - Second Supervisorial District - Rubidoux Zoning District - Located on the north/east corner of Market Street and Via Cerro - Agua Mansa Specific Plan (SP 210) - M-SC Zone (Manufacturing - Service Commercial) - REQUEST: Revised (Expired) Plot Plan for a Warehouse Distribution Facility totaling 25,175 square feet, 54 parking spaces on 2.01 Acres. - APN: 176-350-017 - Related Cases: SP 00210, EIR 216 (1st LDC)</p>		

9:00 A.M.			
3. DZ	<p><b>TENTATIVE TRACT MAP NO. 31301</b> - EA No. 39029 - Applicant: Far West Industries - Engineer/Rep.: Adams-Streeter Civil Engineers - Second Supervisorial District - Glen Avon Zoning District - Located south of Jurupa Road, north of Alta Mar, west of Tyrolite Street and east of Pyrite Street - 18.07 acres - A-1 (Light Agricultural) zone - REQUEST: This proposal is to subdivide 18.07 acres into 31 single family residential lots with a minimum average lot size of 20, 000 square feet. - Schedule: B - APN: 166-050-043 and 166-050-044 - Related Cases: CFG02488, (2nd LDC)</p>		
9:15 A.M.			
4. LR	<p><b>Plot Plan No.18961, Fast Track No. 2003-16</b> - EA No. 39270 - Applicant: Aardex Corporation - Engineer/Rep.: Trip Hord Associates - First Supervisorial District - North Perris Zoning Area - Located on the south side of Cajalico Road, west of Patterson Road. - 18.6 acres -M-SC (Manufacturing - Service Commercial) zone - REQUEST: Plot Plan No. 18961proposes the construction of a National Archives and Record Administration warehouse facility which will include a 183,387 square foot building with a 19,323 square foot office located inside, with 155 parking spaces, and 198,250 square feet of landscaping. - Schedule: N/A - APN: 317-140-006, 018 - Related Cases: N/A, (1st LDC)</p>		
9:30 A.M.			
5. DZ	<p><b>GENERAL PLAN AMENDMENT NO. 00651, CHANGE OF ZONE NO. 06754 AND TENTATIVE TRACT MAP NO. 30913</b> EA No. 38907 Applicant: Joda, LP Engineer/Rep.: C.L. Williams Group, LLC Second Supervisorial District Prado Mira Loma Zoning District Located north of the intersection of Archibald Avenue and River Road 104.13 acres A 2 10 (Heavy Agriculture, 10 acre minimum lot size) zone REQUEST: This proposal is to amend the Jurupa Community Land Use Area Plan from Agriculture/Development Reserve to Residential 2B (2 5 du/ac), change the zone from A 2 10 (Heavy Agriculture, 10 acre minimum lot size) to R 1 (One family dwellings) and subdivide 104.13 acres into 266 single family lots, with a minimum lot size of 7,200 sq ft. and one 23.38 acre park site. Schedule: A APN: 130 080 003, 130 030 010, 130 030 011, 130 030 014, 130 030 015, 130 030 016, 130 030 012, 130 030 013 Related Cases: CFG02355, GEO01109, (3rd LDC) (Note 2 APNs were added since 1st LDC and the</p>		

number of lots was reduced and the park site increased since the 2nd LDC)

9:45 A.M.

6. JQ

**CHANGE OF ZONE NO. 6853, TENTATIVE TRACT MAP NO. 31476** EA No. 39198 Applicant: Stratham Properties, Inc. Engineer/Rep.: Webb Associates Second Supervisorial District Prado/Mira Loma Zoning District Located south of Schleisman Road, east of Hellman Avenue, north of Walters Street, and west of the Cucamonga Creek Flood Control Channel 40.42 acres A 2 10 and A 2 Zones REQUEST: Change the zoning designation on the subject property from A 2 and A 2 10 to R 1 (CZ 6853); and subdivide 40.42 acres into 153 single family residential lots of 7,200 square foot minimum size (TR 31476) Schedule "A" APNs: 134 140 001, 134 140 014, 134 150 003, 134 150 004, 134 150 005, 134 150 031, 134 170 027, 134 170 029 Related Cases: CFG 2662 (1st LDC).

10:00 A.M.

7. JQ

**TENTATIVE TRACT MAP NO. 31397** EA No. 39206 Applicant: Silvergate Financial Engineer/Rep.: Hunsaker and Associates First Supervisorial District Lake Mathews Zoning District Located south of Van Buren Boulevard, southwest of the intersection of Mockingbird Canyon Road and Greenview Drive 149.47 acres R A 1, R A 5, A 1 10 Zones REQUEST: Subdivide 149.47 acres into 87 single family residential lots Schedule "B" APNs: 271 110 001, 271 160 001, 271 160 002, 271 160 011, 271 220 001 Related Cases: CFG 2671 (1st LDC).

10:15 A.M.

8. JQ

**CONDITIONAL USE PERMIT NO. 3412** EA No. 39230 Applicant: Environmental Materials and Recycling Engineer/Rep.: Millet & Associates First Supervisorial District Temescal Zoning Area Located between Temescal Canyon Road and Interstate 15, midway between Indian Truck Trail and Horsethief Canyon Road 12.38 acres M SC Zone REQUEST: Establish an asphalt and concrete recycling facility Schedule N/A APNs: 391 070 028 Related Cases: PM 30227, CFG 2697 (1st LDC)

1:30 P.M.

9. EO	<p><b>TENTATIVE PARCEL MAP NO. 31272 AMENDED NO. 1</b> - EA39204 - Avalon Consultants - Rancho California Zoning Area - Third Supervisorial District - 12.94 Gross Acres - Rural Residential (R-R) Zone - REQUEST: Schedule H subdivision of 12.94 Gross Acres into four 2.5 acre parcels with one 2.5 acre remainder parcel. - APN: 927-360-020 Related Cases: None (2ND LDC).</p>		
<b>1:45 P.M.</b>			
10. EO	<p><b>SECOND USE PERMIT NO. 809</b> - Don Schaffer - Rancho California Zoning Area - Third Supervisorial District - Northerly of Camino Del Vino, southerly of Monte De Oro, and easterly of Anza Road - 7.12 Net Acres - (C/V) Zone - REQUEST: The project is proposing 1, 040 sq. ft. detached second unit on a 7.12 net acre parcel -APN: 942-200-007 Related Cases: None (1ST LDC).</p>		
<b>2:00 P.M.</b>			
11. GKS	<p><b>CHANGE OF ZONE NO. 6871, TENTATIVE TRACT MAP NO. 31625</b> - EA39249 - Osborne Development Corporation - Unland &amp; Associates - Little Lake Zoning District - Third Supervisorial District - Easterly side of Meridian Street, southerly of Florida Avenue (S.R.74) and northerly of Acacia Avenue - 7.62 Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone - REQUEST: Change the zoning of the subject site from A-1-1 to R-1 and a Schedule A subdivision of 7.62 acres into 25 single family lots with a 7,200 square foot minimum. APN: 551-210-007, 551-210-010 Related Cases: None (1ST LDC).</p>		
<b>2:15 P.M.</b>			
12. AH	<p><b>TENTATIVE TRACT MAP NO. 31009, AMENDED NO. 2</b> - EA 38864 - Highgrove Investments - Rancho California Zoning Area - First Supervisorial District - Northerly of La Estrella Street, easterly of Iodine Springs Road, westerly of Smith Ranch Road - 6.7 Acres - Rural Residential (R-R) Zone - REQUEST: The project is a Schedule A tract map proposing to subdivide 6.7 acres into 8 lots with a minimum lot size of 10,000 square feet, one detention basin lot and one 2.2 acre open space lot - APN: 362-150-023 Related Cases: None (3RD LDC).</p>		
<b>2:30 P.M.</b>			

13. AH

**TENTATIVE TRACT MAP NO. 30664, AMENDED NO.**

**1** - EA 38728 - Brian Owen - KCT Consultants, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Scott Road, Southerly of Wickerd Road, Easterly of Murrieta Road, and Westerly of Interstate 215 - 58.5 Acres - Residential Agriculture - 1 Acre Minimum (R-A-1), Residential Agriculture - 5 Acre Minimum (R-A-5), and Residential Agriculture - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - REQUEST: The project is a Schedule B tract map proposing to subdivide 58.5 acres into 34 lots - APN: 360-310-001, 360-310-002, 360-310-003, 360-310-004, and 360-310-005 Related Cases: None (2ND LDC).

**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Morning: 4080 Lemon Street, 9th Floor, CAC Riverside, CA 92502-1409**

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

**DATE: JANUARY 8, 2004**

**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 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.		Cleared	On Hold
1. BH	PRE-APPLICATION REVIEW NO. 464 - No EA - Applicant: SP2 Inc/Fern Tyrell - Engineer/Rep:Same - Fifth Supervisorial District - Harvest Valley/Winchester Area Plan - Located north of Watson Road, east of Pierson Road, west of Leon Road, and south of Alicante Drive- 30 acres- SP (Menifee North Specific Plan No. 260) zoning - REQUEST: The application is to subdivide 30 acres into 107 single family residential units with 7,200 square foot minimums. Schedule "A" - APN: 457-580-013-3, 457-250-014-4, 457-250-046-3, 457-250-047-4, 457-250-048-5 (1st LDC)		
8:45 A.M.			
2. GW	PRE-APPLICATION REVIEW NO. 00472 - Applicant: Milestone Management - Engineer/Rep.: N/A - Homeland Zoning Area - Third Supervisorial District - Located east of State Highway 79 / Winchester Road, south of State Highway 74 and north of Old State Highway - 0.96 acres - C-PS (Scenic Highway Commercial) Zone - REQUEST: PAR for developing a new Jack In The Box 24 Hour Drive Thru adjacent to State Highway 74. - APN: 458-212-001 - Related Cases: N/A (1st LDC)		
9:00 A.M.			

3. GW	<p>TENTATIVE TRACT MAP NO. 30914 / CZ06878 - EA NO. 39159 - Applicant: Kim Joon -Engineer/Rep.: Leo Aguilera - First Supervisorial District - Lake Matthews Zoning District - West of La Sierra and north of Lake Knoll Parkway - 17 acres - R-1-10,000 (Single Family Residential, 10000 SF minimum), R-A (Residential Agriculture) - REQUEST: This is an application to subdivide seventeen (17) acres into 33 parcels. In addition, the applicant requests to change the existing zones on subject property to R-1 (One Family Dwelling) and R-5 (Open Area Combining Zone - Residential Developments) - Schedule: A - APN: 136-120-003 - Related Cases: CFG02622, PAR00420, TR23328, CZ05207 (2nd LDC).</p>		
<b>9:15 A.M.</b>			
4. LR	<p>TRACT MAP NO. 30992 - EA No. 38957 - Applicant: Valkoy Properties - Engineer/Rep.: Jerry Ronnebeck Engineering - First Supervisorial District - Gavilan Hills and Good Hope Zoning District and Area - Located on Star Dust Lane, north of Blue Sky Road. - 69 acres - Residential Agricultural 5 acre minimum (R-A-5) zone - REQUEST: Tract Map No. 30992 proposes to divide 69 acres into 13 single family residential lots. - Schedule: D - APN: 321-210-052, 053, 054 - Related Cases: CFG02406 (2nd LDC)</p>		
<b>9:30 A.M.</b>			
5. LR	<p>PLOT PLAN NO. 18846 - EA No. 39197 - Applicant: Don Ray Drive-A-Way Co of CA Inc. - Engineer/Rep.: A-1 Surveying and Engineering - Second Supervisorial District - Rubidoux Zoning District - Located on the northeastern side of Avalon Street, north of 28th street - 2.4 acres - Manufacturing -Service Commercial (M-SC) zone - REQUEST: Plot Plan No. 18846 proposes to legalize an existing RV and trailer storage business with 44 spaces for RV storage and 9 customer/employee parking spaces - Schedule: N/A - APN: 178-080-002 - Related Cases: CV025340 (1st LDC)</p>		
<b>9:45 A.M.</b>			

6. LR	<p>CHANGE OF ZONE NO. 06863, AND TENTATIVE TRACT MAP NO. 31725 - EA No. 39239 - Applicant: William Lyons Homes - Engineer/Rep.: Albert A. Webb and Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the east side of Harrison, and the south side of 65th street - 40 acres - Heavy Agriculture minimum 10 acres (A-2-10) zone - REQUEST: CHANGE OF ZONE NO. 06863 proposes to change from Heavy Agriculture minimum 10 acres( A-2-10) to One Family Dwelling (R-1), and TENTATIVE TRACT MAP NO. 31725 proposes to divide 40 acres into 127 residential lots, one park lot, and one open space lot. - Schedule: A - APN: 134-060-009 - Related Cases: CFG06863, AGN00068, AG 00907 (1st LDC)</p>		
<b>10:00 A.M.</b>			
7. TW	<p>TENTATIVE PARCEL MAP NO. 31690 - EA No. 39232 - Applicant: TRC Solutions - Engineer/Rep.: Roy Roberson - Third Supervisorial District - Rancho California Zoning Area - The project site is located south of Technology Drive, west of Sky Canyon Drive, north of Murrieta Hot Springs Road, and east of Winchester Road. -10.79 Acres - SP (Specific Plan) zone - REQUEST: This is an application to subdivide 10.79 acres into 5 parcels (minimum lot size .84 acres) for commercial uses. The project site is located within Planning Area 10 of SP 213 (Silverhawk). - Schedule: E - APN: 957-330-040, 041, 042 - Related Cases: SP213, CFG02700 (1st LDC)</p>		
<b>10:15 A.M.</b>			
8. JG	<p>PARCEL MAP NO. 30525 / CHANGE OF ZONE NO. 06699 / CONDITIONAL USE PERMIT NO. 03378 - EA No. 38725 - Applicant: Jurupa Valley Spectrum LLC - Engineer/Rep.: Rick Engineering Company - Pedley Zoning District - Second Supervisorial District - South side of Limonite, West of El Palomino Drive and East of Clay Street - 10.3 acres - Mission De Anza Specific Plan No. 123 - C-P-S Zone - REQUEST: Consideration of a Schedule "E" Parcel Map to create 8 additional commercial parcels in an existing commercial center, change zoning of proposed parcels No. 2 from C-P-S to C1-CP, and process CUP No. 03378 to allow the construction and operation of a self storage mini-warehouse and retail shops on two of the eight parcels with a total building area of 115,030 square feet. - APN: 166-620-035 &amp; a portion of 166-620-012 - Related Cases: SP123 (3rd LDC)</p>		

<b>1:30 P.M.</b>			
9. AH	<p>TENTATIVE TRACT MAP NO. 30997 - EA 39260 - Wesco Homes &amp; Development - Canty Engineering Group - Rancho California Zoning Area - First Supervisorial District - Located Northerly of Palomar Street, Easterly of Wesley Street, Southerly of Laguna Road, and Westerly of Orange Street - 22.4 Acres - Rural Residential (R-R) Zone - REQUEST: The project is a Schedule B tract map proposing to subdivide 22.4 acres into 37 residential lots with a 1/2 acre minimum lot size. - APN: 368-190-001 &amp; 368-190-002 Related Cases: None (1st LDC).</p>		
<b>1:45 P.M.</b>			
10. AH	<p>CHANGE OF ZONE NO. 6865, TENTATIVE TRACT MAP NO. 31099 - EA 39241 - Beeler 64, LLC - Trans-Pacific Consultants - Winchester Zoning Area - Third Supervisorial District - Located at the Southwest corner of Beeler Avenue and Simpson Road - 64 Acres - Rural Residential (R-R) Zone - REQUEST: The project is a change of zone from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A tract map proposing to subdivide 64 acres into 217 residential lots and two open space lots. - APN: 462-060-001, 462-060-002, 462-060-006, 462-060-012, 462-060-013, 462-060-014 Related Cases: None (1st LDC).</p>		
<b>2:00 P.M.</b>			
11. AH	<p>GENERAL PLAN AMENDMENT NO. 678, CHANGE OF ZONE NO. 6870, TENTATIVE TRACT MAP NO. 31813 - EA 39246 - D.R. Horton - MBK Consulting - Rancho California Zoning Area - First Supervisorial District - Located on the Westerly side of Porras Road, Southerly of Baxter Road and Northerly of Clinton Keith Road - 20 Acres - Rural Residential (R-R) Zone - REQUEST: The General Plan Amendment is a proposal to amend the Elsinore Area Plan from Community Development: Low Density Residential 1/2 Acre Minimum to Community Development: Medium Density Residential (2-5 Dwelling Units per Acre; the Change of Zone is a proposal to change the zone from R-R to One Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 20 acres into 64 residential lots with a minimum lot size of 7,200 square feet - APN: 376-350-009 Related Cases: None (1st LDC).</p>		
<b>2:15 P.M.</b>			

12. GKS	TENTATIVE TRACT MAP NO. 31008, AMENDED NO. 4 - EA 38874 - Leon Road, LLC - Engineering Ventures - Winchester Zoning Area - Third Supervisorial District - Southeasterly corner of Holland Road and Leon Road, Northwesterly corner of Eucalyptus Road and Craig Avenue - 154.62 Net Acres - Rural Residential (R-R) Zone - REQUEST: A Schedule A subdivision of 160 acres into 373 lots with a 7200 sq. ft. minimum and a 5. acre park. - APN: 466-310-026, 002 Related Cases: CZ06746 (5th LDC).		
<b>2:30 P.M.</b>			
13. GKS	TENTATIVE PARCEL MAP NO. 31524 (WITH WAIVER OF FINAL MAP) - EA39263 - Doug Beecroft - Francisco Martinez - Rancho California Zoning Area - Third Supervisorial District - Westerly of Mesa Road, Southerly side of Robertson Way, Easterly of Benton Road - 10 Acres - Light Agriculture - 10 Acre Minimum (A-1-10) Zone - REQUEST: A Schedule H subdivision of 10 Acres into two 5 Acre parcels. - APN: 924-040-005 Related Cases: None (1st LDC).		
<b>2:45 P.M.</b>			
14. GKS	CHANGE OF ZONE NO. 6875, TENTATIVE TRACT MAP NO. 31856 - EA39264 - Westcap Homebuilding Fund I, LLC - Westcap Homebuilding Fund I, LLC - Romoland Zoning District - Third Supervisorial District - Southerly of Ethanac Road, northerly of McLaughlin Road, on the westerly side of Murrieta Road and easterly of Geary Street - 24.11 Acres - Rural Residential (R-R) Zone - REQUEST: Change the zoning from R-R to R-1 and a Schedule A subdivision of 24.11 acres in 85 single family lots with a 7,200 sq. ft. minimum and a 16,000 sq. ft. detention basin. - APN: 330-210-003, 004, 005, 008 Related Cases: None (1st LDC).		