

**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. LR	<p><b>PRE APPLICATION REVIEW NO. 00471</b> - Applicant: Vasilios Lazarides - Engineer/Rep.: Tuttle Engineering - Fifth Supervisorial District - Pass and Desert Zoning District - Located on the north side of Armitage Road,, northeast of San Timoteo Canyon Road. - 38.780 acres - Controlled Development (W-2) zone - REQUEST: Pre-application Review No. No. 00471 proposes to divide 38.78 acres into 2 lots. - Schedule: H - APN: 413-380-015 - Related Cases: N/A (1st LDC)</p>		
8:45 A.M.			
2. GW	<p><b>PLOT PLAN NO. 18340</b> - EA NO. 38892 - Applicant: Kaho Uepi - Engineer/Rep.: Jaime Aquino - Second Supervisorial District - Rubidoux Zoning District - North of the I-60 Freeway and east of Rubidoux Boulevard - 3.5 acres - C-1/C-P (General Commercial) Zone - REQUEST: This is an application to develop a multi-purpose building for religious use on a vacant parcel. The proposal includes an 8,900 SF multi-purpose building, 227 parking spaces, 16,921 SF of landscaped areas and a 2,750 SF bar-b-que area. Schedule: N/A - APN: 178-221-002 - Related Cases: PP00730, PP0083220, CFG02332 (2nd LDC).</p>		
9:00 A.M.			

3. 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 1 remainder parcel. 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, (4th LDC)</p>		
<b>9:15 A.M.</b>			
4. DZ	<p><b>TENTATIVE TRACT MAP NO. 30760</b> - EA No. 38823 - Applicant: Saddleback Development, LLC - Engineer/Rep.: T&amp;B Planning Consultants, Inc. - First Supervisorial District - Alberhill Zoning Area - Located South of the I-15 freeway, west of Horsethief Canyon Road - 148 acres - R-R (Rural Residential) zone - REQUEST: Schedule "A" tentative map to divide 148 acres into 302 single family residential lots with a minimum lot size of 5,000 sq ft. - Schedule: A - APN: 391-080-008 and 391-080-007 - Related Cases: GPA 638, CZ06724 and CFG02250 (3rd LDC)</p>		
<b>9:30 A.M.</b>			
5. RA	<p><b>PLOT PLAN NO. 18965</b> - EA No. 39278 - Applicant: Wildrose Self Storage (Robert Schmitt) - Engineer/Rep.: Valli Architectural Group (Andrew Lee) - 1st Supervisorial District - Temescal Canyon Area Plan - Location: The property is located west of the I-15 freeway, south of Weirick Road, on Knabe Road. . - 2.21 Acres - Manufacturing-Service Commercial (M-SC) - REQUEST: This is a proposal to construct a self-storage facility consisting of 4 buildings (providing 75,781 square feet of storage space), an office, and caretaker's residence. - Schedule: N/A - APN: 282-160-018 - Related Cases: CUP002190, PM13631, LLA004362 (1st LDC)</p>		

<b>9:45 A.M.</b>			
6. RA	<p><b>TENTATIVE TRACT NO. 31630</b> - EA No. 39282 - Applicant: Sake Engineers, Inc - Engineer/Rep.: Same as Applicant - 2nd Supervisorial District - Temescal Canyon Area Plan - Location: The property is located south of Poppy Street, west of State street, North on Smerber Road. - 7.14 Acres - Residential Agricultural-1 acre minimum lot size, 2 ½ acre minimum lot size (R-A-1, R-A-2 ½) - REQUEST: This is a proposal to subdivide 7.14 acres into 6 single family residential lots with an average lot size of 43,103 square feet. - Schedule: B- APN: 278-070-014, 278-070-015 - Related Cases: N/A (1st LDC)</p>		
<b>10:00 A.M.</b>			
7. BP	<p><b>PARCEL MAP NO. 31709</b> - EA No. 39268 - Applicant: Lobo Management Corp. - Engineer/Rep: Lobo Management Corp. - Fifth Supervisorial District - Cherry Valley Area Plan - Location: The property is located north of Grand Avenue, south of Cherry Valley Boulevard, east of Cherry Avenue, and west of Jonathan Avenue - 4.3 acres - One-Family Dwellings - Residential Agriculture (R-A-1) Zone (1 acre minimum lot size)- REQUEST: This is a proposal to divide 4.3 acres into 4 parcels - Schedule H - APN: 402-160-002 - Concurrent Cases: EA39268 CFG02742 - Related Cases: EA39268 CFG02742</p>		
<b>10:15 A.M.</b>			
8. BH	<p><b>MINOR CHANGE TO TENTATIVE TRACT MAP NO. 30330</b> - No EA - Applicant Empire Land, LLC - Third Supervisorial District - Sun City/Menifee Area Plan - Located north of Railroad Canyon Road, west of Interstate 15 and east of Goetz Road - 276 acres - SP Zone. REQUEST: This is an application to amend the previously approved tentative tract map no. 30330. The proposed changes would consist of eliminating 32 residential lots, a portion of Street "M", and all of Street "N". The deleted lots will be added to existing open space lots 434 and 439 creating open space lot No. 409. Schedule "A" - APN 350-020-007, 351-020-010, 350-020-026, 350-270-001, 350-282-022, 351-020-002, 351-020-003, 351-020-005 through 009- Related Cases: TR 30330, EA 38493, SP 272, CZ 06621 (1stLDC).</p>		
<b>1:30 P.M.</b>			

9. EO	<p><b>TENTATIVE TRACT MAP NO. 31264 AMENDED NO. 2</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 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 detention basin - APN: 552-110-001 Related Cases: CZ06798 (3rd LDC)</p>		
<b>1:45 P.M.</b>			
10. EO	<p><b>TENTATIVE TRACT MAP NO. 31775</b> - EA39286 - Alvarez and Associates - MLM &amp; Associates - Hemet - San Jacinto Zoning District - Third Supervisorial District - Northerly of First Street, easterly of San Jacinto Avenue, southerly of Ramona Expressway and westerly of Sheriff Avenue - 1.89 Acres - General Residential (R-3) Zone - REQUEST: Schedule A subdivision of 1.89 gross acres into six single family residential lots with lot sizes ranging from 7,845 sq. ft. to 13,228 sq. ft. - APN: 434-260-007 Related Cases: None (1st LDC)</p>		
<b>2:00 P.M.</b>			
11. GKS	<p><b>TENTATIVE TRACT MAP NO. 31098 AMENDED NO. 2</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 272 single family lots with a 7,200 square foot minimum and a 2.1 acre park site. - APN: 333-070-008, 011,017,020,021,022, 023,024,025,026,027,028,042,043 Related Cases: CZ06318 (2nd LDC)</p>		
<b>2:15 P.M.</b>			

12. GKS	<p><b>PLOT PLAN NO. 18745 AMENDED NO. 1</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. (2nd LDC)</p>		
<b>2:30 P.M.</b>			
13. GKS	<p><b>PLOT PLAN NO. 18584 AMENDED NO. 1</b> - EA39027 - Barrett Bird - LCF Surveying, Inc. - Rancho California Zoning Area - Third Supervisorial District - Northerly of Madera De Playa, westerly of Calle Contento and easterly of La Serena Way - 5.27 Acres - Rural Residential (R-R) Zone - REQUEST: Construction of a 3000 square foot winery with a tasting room on an existing vineyard. - APN: 951-130-006 Related Cases: None</p>		
<b>2:45 P.M.</b>			
14. AH	<p><b>TENTATIVE TRACT MAP NO. 30552, AMENDED NO. 3</b> - EA 38708, Fiesta Development Inc. - The Keith Company - Romoland Zoning District - Third Supervisorial District - The project site is located easterly of Goetz Road, westerly of Valley Boulevard, northerly of Chambers Avenue and southerly of Mc Laughlin Road - 20.5 gross acres - One-Family Dwelling (R-1) Zone - REQUEST: The project is a Schedule A tract map proposing to subdivide 20.5 gross acres into 32 residential lots with a minimum lot size of 7,200 square feet, one 3.2 acre detention basin (Lot 33), two landscape lots (Lots 34 and 37), a 5.2 acre recreation center lot (Lot 35), and a 2.29 acre open space lot (Lot 36) - APNs: 330-230-003, 330-230-004, 330-230-009, 330-230-010, 330-230-013, 330-230-016, 330-230-018, 330-230-019, 330-230-039 Related Cases: None (4th LDC)</p>		
<b>3:00 P.M.</b>			

14. HW	<p><b>PLOT PLAN NO. 18717 AMENDED NO. 1</b> - EA39105 - RCM, LLC - Vandenberg Civil Consulting - Rancho California Zoning Area - First Supervisory District - The project site is located East of I-215, and more specifically northwesterly of Baxter Road and the west side of Frederick Street. - 4.2 Acres - Scenic Highway Commercial Zone (C-P-S) - REQUEST: A two phased project on 4.2 gross acres with Phase I consisting of four retail/commercial buildings totalling 32,778 square feet and a 167 space parking lot. Phase II consist of a 25,275 square feet retail commercial building and a 70 space parking lot. - APN: 367-180-046, 367-180-047, 367-180-048 Related Cases: PAR 00430 (2nd LDC)</p>		
<b>3:15 P.M.</b>			
14. HW	<p><b>TENTATIVE TRACK MAP NO. 30040, MINOR CHANGE NO. 1</b> - EA N/A - Rick Engineering Company - Rick Engineering Company - Sun City Zoning District - Third Supervisorial District - Westerly side of Bradley Road, southerly of Potomac Drive, and north of Newport Road, easterly of Murrieta Road - 59.8 Acres - One Family Dwellings (R-1) Zone - REQUEST: Establish a 6- unit phasing plan &amp; realign and reduce the length of Irvine St. -APN: 338-150-030, 338-150-035, 338-150-037, 338-150-041, 338-170-001, 338-170-002, 338-170-003, 338-170-004, 338-170-005, 338-170-016 Related Cases: TR30040 (INITIAL MCH 1stLDC)</p>		
<b>3:30 P.M.</b>			
14. RB	<p><b>PRELIMINARY APPLICATION REVIEW NO. 00443</b> - EA N/A - Javier Sandoval - Jim Diamond - Homeland Zoning Area - Fifth Supervisorial District - The project site is located on the north side of Highway 74 and between Steinhoff Avenue and Joppe Avenue - 37.54 Net Acres - Rural Residential (R-R) Zone - REQUEST: Preliminary Application Review for a Contractor Storage Yard -APN: 458-030-001 and 458-312-013 Related Cases: CV012020</p>		

**TECHNICAL REVIEW 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 15, 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.**

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8:30 A.M.		Cleared	On Hold
1. RA	<p><b>PRE-APPLICATION REVIEW NO. 476</b> - EA N/A - Applicant: Bynum &amp; Williams (Patrick Gomulka) - Engineer/Rep.: Same as Applicant - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located north of Conning Street, west of Mission Blvd, south on Union Street. - 4.88 Acres - Light Agricultural (A-1), One-Family Dwellings (R-1) - REQUEST: This is a proposal to construct a contractor's storage yard. - Schedule: N/A - APN: 170-220-012 - Related Cases: N/A (1stLDC)</p>		
8:45 A.M.			
2. RA	<p><b>PLOT PLAN NO. 18747</b> - EA No. 39137 - Applicant: Gentillon Family Trust/ John Gentillon - Engineer/Rep.: IW Consulting Engineers/ Trip Hord Associates - 3rd Supervisorial District - Harvest Valley/ Winchester Area Plan - Location: The property is located south of Ethanac, east of Dawson, west of Antelope, and north of McLaughlin - 1.19 Acres - Specific Plan (S-P) zone - REQUEST: Plot Plan No. 18747 is a proposal to construct 1.19 acre Erosion Control/ Contractor Storage and Fabrication Yard. Schedule: E - APN: 331-150-038 - Related Cases: N/A (2nd LDC)</p>		
9:00 A.M.			

3. JQ	<p><b>TENTATIVE TRACT MAP NO. 31583 and CHANGE OF ZONE NO. 06889</b> - EA No. 39178 - Applicant: HDL Management - Engineer/Rep.: The Keith Companies - Fifth Supervisorial District - Area Plan: Nuevo - Located: North of Ellis Avenue, south of Central Avenue, east of Pico Avenue and west of Menifee Road - 60 acres - R-A (Residential-Agriculture) zone REQUEST: To divide 60 acres into 156 Res. Lots and Change Zone No. 06889 from R-A to R-1 - Schedule: A APN: 309-290-029, 309-29-0035 - Concurrent Cases: N/A - Related Cases: N/A (1st LDC)</p>		
<b>9:15 A.M.</b>			
4. AC	<p><b>TENTATIVE TRACT NO. 31662</b> - EA No. 39287 - Applicant: Shea Homes For Active Adults - Engineer/Rep.: Alliance Land Planning &amp; Eng - First Supervisorial District - Temescal Canyon Area Plan - Located at Trilogy Parkway and Warm Springs Drive - 26.1 acres - Zone: SP - REQUEST: Development of 174 multi-family dwelling units - Schedule A - APN: 290-290-003 - Concurrent Cases: N/A, - Related Cases: TR 31762</p>		
<b>9:30 A.M.</b>			
5. LR	<p><b>CHANGE OF ZONE NO. 06885, AND TENTATIVE TRACT MAP NO. 31768</b> - EA No. 39283 - Applicant: Hillcrest Homes Inc. - Engineer/Rep.: CL Williams Group LLC - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the south side of Cantu-Galleano Ranch Road, and the north side of Bellegrave Avenue - 71.66 acres - Heavy Agriculture minimum 10 acres (A-2-10) zone - REQUEST: CHANGE OF ZONE NO. 06885 proposes to change from Heavy Agriculture minimum 10 acres( A-2-10) to One Family Dwelling (R-1), and TENTATIVE TRACT MAP NO. 31768 proposes to divide 71.66 acres into 228 residential lots, one park lot, and four open space lots. - Schedule: A - APN: 160-060-042 - Related Cases: CFG02760, GEO01209 (1st LDC)</p>		
<b>9:45 A.M.</b>			

6. AR	<p><b>CONDITIONAL USE PERMIT 03144 REVISED NO. 1</b> - EA No. 39296 - Applicant: W&amp;J Associates - Engineer/Rep.: IW Consulting Engineers, Inc./Trip Hord Associates - District: 3 - Area Plan: Romoland - Located: North of McLaughlin Avenue. South of Ethanac Road, East of Antelope Road, and West of San Jacinto Highway - 8.12 acres - Zone: M-M - REQUEST: Revise permit to extend permit life by APN: 331-180-014 with the extension of phase II - Schedule: E - APN: 331-180-014,015,006 - Concurrent Cases: N/A - Related Cases: CUP03144</p>		
<b>10:00 A.M.</b>			
7. JG	<p><b>SPECIFIC PLAN NO. 00331, ENVIRONMENTAL IMPACT REPORT NO. 00488</b>, - EA No. 38924 - Applicant: Lewis Investment Co. LLC - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the Southwest corner of Schleisman Road and Archibald Avenue, East of Cucamonga Creek Channel - 107 acres - Heavy Agricultural (A-2-10) - REQUEST: Specific Plan No. 331 is a proposal consisting of the land use plan, design guidelines, and designation of planning areas associated with the development of the Enclave Specific Plan, which includes 490 residential units on 96 acres and 11 acres of Commercial. As an alternative the Commercial Site may be developed into a maximum of 44 additional residential units at a density of 3.7 DU's /AC with a minimum lot size of 7,200 square feet. Residential densities throughout the balance of the project range from 3.6 to 8.4 DU's / AC, with minimum lot sizes from 7,200 to 2,100 square feet; and Environmental Impact Report No. 00488 for SP No. 331 - APN's: 130-140-008, 009 and 010 - Related Cases: GPA00653, CZ06759, Tentative Tract No. 30971 And Agricultural No. 888, (1st LDC)</p>		
<b>10:15 A.M.</b>			

8. BP	<p><b>TENTATIVE TRACT MAP NO. 30852</b>, - EA No. 39293 - Applicant: Aware Development - Engineer/Rep.: Crouse/Beers &amp; Associates, Inc. – 1st Supervisorial District - Temescal Area Plan - Located west of Gavilan Springs Road, north of Dawson Canyon Road, and southwest of Lake Mathews Drive - 95.77 acres - Specific Plan No. 198 - Rural Residential - 1.0-0.8 DU/acre - REQUEST: Tentative Tract Map No. 30852 is a Schedule B map to subdivide 95 acres into 77 single family residential lots with a minimum of 1.0-0.8 DU/acre - APN: 289140014, 289140013, 289140011 - Related Cases: EA39293, CFG02772</p>		
<b>10:30 A.M.</b>			
9. JQ	<p><b>PLOT PLAN NO. 19036</b> - EA No. 39317 - Applicant: McKentley and Associates - Engineer/Rep.: TRC - Third Supervisorial District - Rancho California Zoning Area - Located at the southeast corner of Murrieta Hot Springs Road and Sky Canyon Drive, west of Tualota Creek - 2.71 acres - SP Zone - REQUEST: Develop 2.71 acres with a commercial plaza of 22,920 sq. ft. total building area (Planning Area 23). Submittal includes supporting exhibits for approval of preliminary civil engineering plans, landscaping plans, floor plans and elevations, and signage - Schedule N/A - APN: 957-040-002 - Related Cases: SP00213A4, CFG02783 (1st LDC)</p>		
<b>1:30 P.M.</b>			
10. RB	<p><b>TENTATIVE PARCEL MAP NO. 31122</b>, - EA 39289- Rod Dingler - A-1 Surveying Company Inc. - Romoland Zoning District - Fifth Supervisorial District - Westerly of Menifee Road, southerly of Ellis Avenue and easterly of Antelope Road. Size of the property is approximately 5 Gross Acres - Rural Residential (R-R) - REQUEST: To subdivide 5 gross acres into (4) 1.22 gross acre single family residential lots. APN: 327-080-064 Related Cases: None (INITIAL LDC)</p>		
<b>1:45 P.M.</b>			

11. RB	<p><b>Pre-Application Review PAR 00480</b> - EA N/A - Wayne Anderson - Shervin Dana - Winchester Area Zoning District - Third Supervisorial District - The project site is located on the westerly side of Eucalyptus Road, southerly of Holland Road, and northerly of Le Grand Road. - 18.5 Gross Acres - Rural Residential - 1/2 Acre Minimum (R-R) Zone - REQUEST: A Tentative Tract Map proposing 67 single family residential lots - APN: 466-310-021 Related Cases: Tentative Tract Map 32027 (INITIAL LDC)</p>		
<b>2:00 P.M.</b>			
12. AH	<p><b>TENTATIVE TRACT MAP NO. 31456 &amp; TENTATIVE PARCEL MAP NO. 31672</b> - EA 39280 - Stonegate Development Co., LLC - W J McKeever, Inc. - Sun City Zoning District - Third Supervisorial District - The project site is located southerly of McCall Boulevard, northerly of City Boulevard, and westerly of Valley Boulevard - 161.34 gross acres - Residential Agriculture - 10 Acre Minimum (R-A-10) and One Family Dwellings (R-1) Zones - REQUEST: The project is a Schedule A tract map proposing to subdivide 161.34 gross acres into 200 residential lots with a minimum lot size of 7,200 square feet, one (1) 87.2 acre park, seven (7) landscape lots , eight (8) drainage basins, and a Schedule H parcel map proposing to subdivide 12.57 gross acres into two (2) lots - APN's: 339-030-002, 339-020-002, 339-020-003, 339-020-004, 339-020-006, and 339-020-008 Related Cases: PM27677, PP18294, CZ06318 &amp; CUP02535 (INITIAL LDC)</p>		
<b>2:15 P.M.</b>			
13. AH	<p><b>PLOT PLAN NO. 18776, AMENDED NO. 1</b> - EA 39152 - Lohr &amp; Associates, Inc. - Rancho California Zoning Area - Third Supervisorial District - The project site is located 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 2.5 Acre Minimum Zone - REQUEST: The project proposes to construct a winery, wine tasting room and remodeling of an existing barn for a production facility on a 21.14 gross acre parcel - APN: 927-620-004 Related Cases: None (2nd LDC)</p>		
<b>2:30 P.M.</b>			

14. AH	<p><b>TENTATIVE TRACT MAP NO. 31817</b> - EA 39315 - Phillips - Fisher Investments - David Jeffers Consulting, Inc. - Nuevo Zoning Area - Fifth Supervisorial District - The project site is located northerly of Central Avenue and easterly of Rosary Avenue - 17.2 Acres - Residential Agriculture (R-A) Zone - REQUEST: The project is a Schedule B tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 square feet - APN's 309-130-008, 309-130-009 Related Cases: None (INITIAL LDC)</p>		
<b>2:45 P.M.</b>			
15. GKS	<p><b>TENTATIVE TRACT MAP NO. 30142, AMENDED NO. 3</b> - EA 38598 - Millennium Properties West - H. Michael McKnight - Antelope Valley Zoning Area - Third Supervisorial District - Southeast corner of Murrieta Road and Craig Avenue - 166.02 Acres - Residential Agricultural - 1 Acre Minimum (R-A-1) Zone - REQUEST: Subdivide 166.02 acres into 523 residential lots with a 7200 square foot minimum, and two (2) 3 Acre Parks. - APN: 360-180-003, 004, 005, 006, 009, 010, 011, 013 Related Cases: GPA615 CZ06670 (3rd LDC)</p>		
<b>3:00 P.M.</b>			
16. GKS	<p><b>SECOND UNIT PERMIT NO. 811</b> - EA N/A - Michael and Donna Kirkpatrick - Bryan Hurley - Hemet-San Jacinto Zoning District - Fifth Supervisorial District - Southerly of Lian Lane, easterly of Wybenga Lane and westerly of Shield Lane - 8.79 Net Acres - Residential Agricultural - 2.5 Acre Minimum (R-A-2.5) Zone - REQUEST: Conversion of an existing barn into an 1800 sq. ft. primary residence and construction of an unspecified sized second unit. - APN: 429-090-033 Related Cases: PM10460 (INITIAL LDC)</p>		
<b>3:15 P.M.</b>			

17. EO	<p><b>PLOT PLAN NO. 19044</b> - EA39321 - Bargain Basket Grocery Outlet - Action Surveys - Romoland Zoning Area - Fifth Supervisorial District - The project site is located on the westerly side of 1st Street, southerly of Watson Road, westerly of Sherman Road, and northerly of Highway 74 - .6 Gross Acres - Scenic Highway Commercial (C-P-S) Zone - REQUEST: This proposal is to legalize an existing food market. The site contains an existing 4,000 sq. ft. metal building and it serves as a warehouse, market and a office. No new structures are proposed. - APN: 329-233-028, 329-233-029 Related Cases: CV033446 (INITIAL LDC)</p>		
<b>3:30 P.M.</b>			
18. EO	<p><b>PRE-APPLICATION REVIEW NO. 00477</b> - EA (N/A) - Brenson Corporation - Excel Engineering - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Garboni Road, easterly of Antelope Road, westerly of Palomar Road and Southerly of Craig Avenue. - 26.9 Acres - Light Industrial (I-P) Zone - REQUEST: The project is a proposal to construct 349 townhome units within 72 buildings and recreation area on 26.9 net acres. -APN: 372-050-020, 372-050-002 Related Cases: None (INITIAL LDC)</p>		
<b>4:00 P.M.</b>			
19. EO	<p><b>TENTATIVE TRACT MAP NO. 31383 AMENDED NO. 3</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 - REQUEST: Schedule A tract map proposing to subdivide 80 gross acres into 180 residential lots with minimum lot size of 7,200 sq. ft., five open space lots with lot sizes of 10.4 acres, 2.52 acres, .53 acres, and .96 acres, one 1.27 acres park, and one detention basin - APN: 357-150-017 Related Cases: CZ06843, PAR00451 (3rd 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: JANUARY 22, 2004**

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**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. AR	<p><b>TENTATIVE TRACT MAP NO. 31687, CHANGE OF ZONE NO. 06892-</b> EA No. 39303 - Applicant: Southern California Land Management - Engineer/Rep.: CSL Engineering - Fifth Supervisorial District - Area Plan: Romoland - Located East of Trade Winds Drive, North of Mapes Road, West of Palomar Road, South of Sparacio Road - 40.17 acres - R-R (Rural Residential) zoning. <b>REQUEST:</b> To subdivide 40.17 acres into 142 Residential Lots and to change the current zoning from R-R to R-1 – Schedule: A - APN: 327-340-017, 327-340-018 - Concurrent Cases: CFG02780, - Related Cases: NA</p>		
8:45 A.M.			
2. AR	<p><b>TENTATIVE TRACT MAP NO. 31536</b> - EA No.39098 - Applicant: Craftsmen Homes Engineer/Rep.: IW Consulting Engineers/Trip Hord Associates - Fifth Supervisorial District - Harvest Valley/ Winchester Area Plan - Located at the southwest corner of Mapes Rd and Malaga Rd. - 49.47 Acres - Zone A-1-1 (Light Agriculture) - <b>REQUEST:</b> To Subdivide 49.47 acres into 78 Residential Lots - Schedule-B APN: 327260021 - Concurrent Cases: CZ06820, GPA00669 - Related Cases: N/A</p>		

9:00 A.M.			
3. BH	<p><b>TENTATIVE TRACT MAP NO. 31142 &amp; CHANGE OF ZONE NO. 06846</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> Tentative Tract Map No. 31142 proposes to subdivide 80.2 acres into 178 residential lots (minimum lot size 6,000 square feet) and 3 open space lots. Change of Zone No. 06846 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 - Related Cases: SP293 (2nd LDC)</p>		
9:15 A.M.			
4. BH	<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 - <b>REQUEST:</b> 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 (4th LDC)</p>		
9:30 A.M.			
5. BH	<p><b>TENTATIVE TRACT MAP NO. 29322</b> - EA No.39305- Applicant: Ashby Financial Co.-Engineer/Rep: Canty Engineering Group/John Canty-Fifth Supervisorial District-Sun City/Menifee Area Plan-Located north of Highway 74, west of Sultanas Road, south of Watson Road and east of Briggs Road-43.4-acres-SP zoning. <b>REQUEST:</b> This is an application to subdivide 43.4-acres into 210 residential lots with a minimum lot size of 6,000 square feet-Schedule "A"-APN 457-330-020, 457-330-021, 457-330-007-010, 457-330-001, 457-330-002, 457-320-012, 457-320-022, 457-320-004-005. Related Cases: SP260A1 (1st LDC).</p>		
9:45 A.M.			

6. BH	<p><b>TENTATIVE TRACT MAP NO. 31141 &amp; CHANGE OF ZONE NO. 06845</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> Tentative Tract Map No. 31141 proposes to subdivide 40.65 acres into 67 residential lots (minimum lot size 7,200 square feet) and 3 open space lots. Change of Zone No. 06845 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 - Related Cases: SP293 (2nd LDC)</p>		
<b>10:00 A.M.</b>			
7. AC	<p><b>TENTATIVE TRACT MAP NO. 31554</b> - EA No. 39310 - Applicant: Lake Mathews Association LLC - Engineer/Rep.: K &amp; A Engineering INC. - First Supervisorial District - Lake Matthews/ Woodcrest Area Plan Located at the northwest corner of Lake Mathews Dr. and Gavalin Hills Rd.- Acres: 880 - Zone: SP - <b>REQUEST:</b> Subdivide 880 acres into 547 residential lots and 2 open space parcels. - Schedule: B - APNs: 287-210-039 - Concurrent Cases: N/A - Related Cases: TR31554, CFG02787</p>		
<b>10:15 A.M.</b>			
8. LR	<p><b>TENTATIVE TRACT NO. 30115</b> - EA No. 38378 - Applicant: Barratt American Inc. - Engineer/Rep.: The Keith Companies - Third Supervisorial District - Southwest Area Plan - The site is located on the southwest corner of Pauba Road and Los Caballos Road. - 241.68 acres - R-A-10 Zone - <b>REQUEST:</b> This is an application to subdivide 241.68 acres into 3 condominium lots that will include 24 residences. - Schedule B - APN: 927-160-001, 927-160-002 - Related Cases: N/A (5th LDC)</p>		
<b>1:30 P.M.</b>			

9. AH	<p><b>TENTATIVE TRACT MAP NO. 31207, AMENDED NO. 2</b> - EA 38999 - Dan Hosseinzadeh - Hunsaker &amp; 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 - <b>REQUEST:</b> 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)</p>		
<b>1:45 P.M.</b>			
10. AH	<p><b>TENTATIVE TRACT MAP NO. 31345 AMENDED NO. 1</b> - EA 39136 - Century American Development Corp. - HJK Consultants - Sedco-Wildomar Zoning Area - First Supervisorial District - The project site is located northerly of Canyon Drive, southerly of Bundy Canyon Road, westerly of Orchard Street and Easterly of Mission Trail. - 14.9 Gross Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> The project is a Schedule A tract map proposing to subdivide 14.9 gross acres into 53 residential lots and three open space lots. - APN: 367-020-008 Related Cases: None (2nd LDC)</p>		
<b>2:00 P.M.</b>			
11. AH	<p><b>CHANGE OF ZONE NO. 6900 &amp; PLOT PLAN NO. 19043</b> - EA 39320 - SZA Real Estate Inc - Bill Caskey &amp; Associates - Winchester Zoning Area - Third Supervisorial District - The project is located southerly of Grand Avenue, westerly of Leon Road, and northerly of Simpson Road - 6.14 Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> The project is a zone change from Rural Residential to Manufacturing Service Commercial (M-SC) and a proposal to construct nine (9) mini storage buildings totaling 141,667 square feet, and a 4,200 square foot two-story office and caretakers dwelling on a 6.14 gross acre site - APN: 461-140-033, 461-140-034, 461-140-035, 461-140-036 Related Cases: None (INITIAL LDC)</p>		
<b>2:15 P.M.</b>			

12. EO	<p><b>PLOT PLAN NO. 18720 AMENDED NO. 2</b> - 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 - <b>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 Related Cases: PM31163, EA39041 (3rd LDC)</p>		
<b>2:30 P.M.</b>			
13. EO	<p><b>CHANGE OF ZONE NO. 06902, TENTATIVE TRACT MAP NO. 31993</b> - EA39325 - Gary Missirian - Rancho California Zoning Area - First Supervisorial District - Southerly of Commo Street, northerly of Palomar Road and easterly of Mission Trail - 13.15 Gross Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> This project is a request to change the zone from Rural Residential (R-R) to One Family Residential (R-1) zone; and a Schedule A tract map proposing to subdivide 13.15 gross acres into 56 residential lots with minimum lot size of 7,200 square feet. -APN: 368-030-056, 368-030-055, 368-030-007 Related Cases: None (INITIAL LDC)</p>		
<b>2:45 P.M.</b>			
14. EO	<p><b>TENTATIVE TRACT MAP NO. 31724 AMENDED NO. 1</b> - EA39244 - CALPROP Corporations - Markham Development Management Group, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Garbani Road, eastlerly of Sherman Road, westerly of Haun Road, and southerly of Craig Road - 39.13 Gross Acres - Light Industrial (I-P) Zone - <b>REQUEST:</b> Schedule A tract map proposing to subdivide 39.13 gross acres into 131 residential lots with minimum lot size of 7,200 sq.ft and one detention basin. - APN: 360-260-001,360-260-002,360-260-003, 360-260-004 Related Cases: CZ06868 (2nd LDC)</p>		
<b>3:00 P.M.</b>			

15. RB	<p><b>TENTATIVE PARCEL MAP NO. 31847</b> - EA 39334 - Robert Mcmanaman- Little Lake District Zoning District - Third Supervisorial District - The project site is located on the easterly side of Soboba Street, southerly of Johnston Avenue, and northerly of Stetson Avenue. - 5 Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone - <b>REQUEST:</b> To divide 5 acres into 4 lots.-APN: 552-200-006 Related Cases: EA39334 (INITIAL LDC)</p>		
<b>3:15 P.M.</b>			
16. GKS	<p><b>TENTATIVE TRACT MAP NO. 31353, AMENDED NO. 3</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 - <b>REQUEST:</b> A Schedule A subdivision of 33.4 acres into 114 lots with a 7200 sq. ft. minimum and one 15,526 sq. ft. park/tot lot. - APN: 380-090-001, 002, 003, 004, 005, 006, 007, 010, 011 Related Cases: CZ06805, PM10142, PM10259, PM08619 (3rd LDC)</p>		
<b>3:30 P.M.</b>			
17. GKS	<p><b>PLOT PLAN NO. 18081, AMENDED NO. 2</b> - EA 38772 - Bruce Vazzana - Inland Valley Development Consultants - Rancho California Zoning Area - First Supervisorial District - Northerly of Palomar Street, westerly side of Central Avenue, and southerly of Baxter Road - 3.84 Net Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Commercial Landscape Supply company and light industrial office complex - APN: 369-460-005 Related Cases: CZ6708 (2nd LDC)</p>		
<b>4:00 P.M.</b>			
18. HW	<p><b>Variance No. 01744</b> - Stowe Passco Development - Rick Engineering Company - Sun City Zoning District Zoning - Third Supervisorial District - Northerly of Newport Road, southerly of Salt Creek Channel, easterly of Evans Road and westerly of Bradley Road - 60.5 Gross Acres - R-3-7200 Zone - <b>REQUEST:</b> Variance for lot depth due to surrounding street constraints- APN:338-150-006 thru-009, -021 thru -024, -030, -035 thru-037, -041, 338-170-001 thru-005, -016, -018- <b>Related Cases: TR 30040 TR30040M1 (INITIAL VARIANCE)</b></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: JANUARY 29, 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. 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 - <b>REQUEST:</b> 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, (2nd LDC)</p>		
8:45 A.M.			

2. BP	<p><b>PLOT PLAN NO. 19030</b> - EA No. 39313 - Applicant: Cingular Wireless - Engineer/Rep.: Somera Communications - 5th Supervisorial District - Mead Valley Area Plan - Location: The property is located north of David Jones Road, south of Ellis Avenue, east of State Highway 74, and west of McPherson Road - 1.14 Acres - Rural Residential (R-R) zone (1/2 acre minimum lot size) - <b>REQUEST:</b> This is a proposal for a co-location to an existing 81' freestanding wireless antenna facility to add an additional 9' and (12) panel antennas to the monopole and a 10x16 prefabricated equipment shelter. - Schedule: N/A - APN: 342-040-053 - Concurrent Cases: EA39313 CFG02789 (1st LDC)</p>		
<b>9:00 A.M.</b>			

3. BP	<p><b>PLOT PLAN NO. 19031</b> - EA No. 39314 - Applicant: Cingular Wireless - Engineer/Rep.: AFL Telecom - 1st Supervisorial District - Lake Mathews / Woodcrest Area Plan - Location: The property is located north of Krameria Avenue, south of Van Buren Blvd, east of King Street, and west of Washington Street - .81 Acres - Scenic Highway Commercial (C-P-S) zone - <b>REQUEST:</b> This is a proposal to install and operate an 55' unmanned wireless telecommunications facility consisting of a total of three (3) antennas stealthed as a date palm monopalm and (1) 10x16 prefabricated equipment shelter - Schedule: N/A - APN: 273-142-014 - Related Cases: PP03371 PP03371SC PP03371S1-S3 (1st LDC)</p>		
<b>9:15 A.M.</b>			

4. BH	<p><b>TENTATIVE TRACT MAP NO. 30653</b> - EA No. 38890 - Applicant/Engineer: Lohr and Associates - Third Supervisorial District - Winchester Zoning Area - The project site is located south of Olive Avenue, easterly of Rice Road, and west of Winchester Road. - 108.9 Acres - SP (Specific Plan) zone - <b>REQUEST:</b> Tentative Tract Map No. 30653 is an application to construct 184 single family residential lots with a minimum lot size of 5,000 square feet within in Planning Areas 1, 2, 3, and 5 of SP 288 (Crossroads in Winchester) and Planning Areas 31 and 45b of SP 293 (Winchester Hills). - Schedule: AA@ - APN: 461-210-004, 005 &amp; 461-200-007, 019 - Related Cases: SP293, SP288, CFG2330 - (2nd LDC)</p>		
<b>9:30 A.M.</b>			

5. BH	<p><b>TENTATIVE PARCEL MAP NO. 31984</b> - EA No.N/A - Applicant: Rancon Winchester Valley 63, LLC - Engineer/Rep: Albert Webb and Associates - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located south of Olive Avenue, north of Domenigoni Parkway west of Adams Street, and east of Beeler Road - 64.21-acres - SP Zoning (SP 293) - <b>REQUEST:</b> This is an application to subdivide 64.21-acres into 2 parcels. Schedule: "I" - APN: 461-200-008 and 009 - Related Cases: TR 30322 and CZ 06715, (1st LDC)</p>		
<b>9:45 A.M.</b>			
6. BH	<p><b>TENTATIVE TRACT MAP NO.31633 / CHANGE OF ZONE NO. 06866</b> -EA No.39242-Applicant: SF 150, LLC-Engineer/Rep: Albert Webb and Associates -Third Supervisorial District- Harvest Valley/Winchester Area Plan -Located east of Adams Street, west of Winchester Road, south of Patton Avenue-94.24-acres-SP zoning. <b>REQUEST:</b> Tract No. 31633 This is an application to subdivide 94.24-acres into 136 residential dwelling units with 7,200 square foot minimum lot sizes Change of Zone No. 06866 is a request to rezone the subject properties from Agriculture (A-1) to Residential Single Family (R-1)-Schedule "A"-APN 461-200-002, 011, 013, 014, 016. Related Cases: none (1st LDC)</p>		
<b>10:00 A.M.</b>			
7. BH	<p><b>TENTATIVE TRACT MAP NO.31632 / CHANGE OF ZONE NO. 06861</b> -EA No.39236-Applicant: SF 150, LLC-Engineer/Rep: Albert Webb and Associates -Third Supervisorial District- Harvest Valley/Winchester Area Plan -Located east of Adams Street, west of Winchester Road, north of Patton Avenue-55.59-acres-SP zoning. <b>REQUEST:</b> Tract 31632 This is an application to subdivide 55.59-acres into 185 residential dwelling units with 7,200 square foot minimum lot sizes. Change of Zone 06861 is a request to rezone the subject properties from Agriculture (A-1) to Residential Single Family (R-1).-Schedule "A"-APN 461-210-003, 004, 007. Related Cases: none (1st LDC).</p>		
<b>10:15 A.M.</b>			

8. AR	<p><b>TENTATIVE TRACT MAP NO. 31206</b> - EA No. 38960 - Applicant: Curtis Development Corporation - Engineer/ Rep.: Lohr and Associates, Donald Lohr - Fifth Supervisorial District – Reche Canyon/Badlands Area Paln - Located East of Quincy, West of Redlands, North of Manzanita -- 64.9 Acres – W-2-20, R-A-1 <b>REQUEST:</b> To Subdivide 64.9 Acres into 44 Residential lots with a change of the current zoning of W-2-20 &amp; R-A-1 to R-A-1 -- Schedule B - APNs: 473-120-011 through 016 Concurrent Cases: CZ06769 - Related Cases: N/A</p>		
<b>10:30 A.M.</b>			
9. GW	<p><b>TENTATIVE TRACT MAP NO. 29010</b> - EA NO. 37649 - Applicant: The Keith Companies - Engineer/Rep.: Kathy Crum - Third Supervisorial District - Aguanga Zoning Area - South of Highway 79 and east of Highway 371 - 195.18 acres - R-R (Rural Residential) - <b>REQUEST:</b> This is an application to subdivide 195.18 acres into forty (40) residential parcels - Schedule: B - APN: 583-120-003, 086, 583-130-003, 012, 583-130-019 - Related Cases: N/A (3rd LDC).</p>		
<b>1:30 P.M.</b>			
1. GKS	<p><b>CHANGE OF ZONE NO. 6898, TENTATIVE TRACT MAP NO. 31523</b> - EA39316 - Temecula Creek Estates, LLC - HJK Consultants, Inc. - Rancho California Road Zoning Area - First Supervisorial District - Southerly of Palomar Street, easterly of Clinton Keith Road and westerly of Nutmeg Street - 5.2 Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Change the zoning from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A subdivision of 5.2 acres into 22 single family lots with a 7200 sq. ft. minimum.-APN:380-210-003 Related Cases: None (INITIAL LDC)</p>		
<b>1:45 P.M.</b>			
2. GKS	<p><b>CHANGE OF ZONE NO. 6897, TENTATIVE TRACT MAP NO. 31831</b> - EA39294 - Spectrum Communities - David Jeffers Consulting, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Garbani Road, westerly of Sherman Road and southerly of Tupelo Street - 29.9 Acres - Industrial Park (I-P) Zone - <b>REQUEST:</b> Change the zoning from Industrial Park (I-P) zoning to One Family Dwellings (R-1) and a Schedule A subdivision of 29.9 acres in 110 single family lots with a 7200 sq. ft. minimum-APN:360-250-007, 008, 010 Related Cases: None (INITIAL LDC)</p>		

<b>2:00 P.M.</b>			
3. GKS	<p><b>TENTATIVE PARCEL MAP NO. 31340 AMENDED NO. 1</b> - EA39211 - Arthur Nelson - DJI - Rancho California Road 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 Schedule "I" subdivision of 50.93 acres in four (4) lots with a 10 acre minimum. - APN: 926-140-040 Related Cases: CFG02679 (2nd LDC)</p>		
<b>2:15 P.M.</b>			
4. AH	<p><b>TENTATIVE TRACT MAP NO. 30664, AMENDED NO. 2</b> - 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 - <b>REQUEST:</b> 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 (3rd LDC)</p>		
<b>2:30 P.M.</b>			
5. AH	<p><b>TENTATIVE TRACT MAP NO. 31315, AMENDED NO. 1</b> - EA 39254 - Hat Ranch - Albert A. Webb &amp; Associates - Rancho California Zoning Area - Third Supervisorial District - Northerly of DePortola Road, southerly of Lina Rosea Road, westerly of Calle Maraca and easterly of Anza Road - 97.31 - Rural Residential Zone - <b>REQUEST:</b> The project is a Schedule C tract map proposing to subdivide 97.31 acres into nine (9) lots with a minimum lot size of 10 acres - APN: 927-100-058 (Related Cases: None (2nd LDC)</p>		
<b>2:45 P.M.</b>			

6. AH	<p><b>TENTATIVE TRACT MAP NO. 30997, AMENDED NO. 1</b> - EA 39260 - Wesco Homes &amp; Development - Canty Engineering Group - Rancho California Zoning Area - First Supervisorial District - The project site is 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 - <b>REQUEST:</b> The project is a Schedule B tract map proposing to subdivide 22.4 acres into 37 residential lots with a ½ acre minimum lot size. - APN: 368-190-001 &amp; 368-190-022 Related Cases: None (2nd LDC)</p>		
<b>3:00 P.M.</b>			
7. RB	<p><b>CHANGE OF ZONE NO.6895</b> - EA38861 - Eugene &amp; Joyce Bianchi - Excel Engineering - Rancho California Zoning Area - first Supervisorial District - The project site is located west of De Luz Road, more specifically between Buena Vista Road and Carancho Road and the west side of Vista Del Mar. - 20.08 Gross Acres - Rural Residential (R-R) 1/2 Acre Minimum. Zone - <b>REQUEST:</b> A proposed change of zone from R-R to R-A-5. - APN: 933-120-022 Related Cases: Parcel Map No.30799 (INITIAL LDC)</p>		
<b>3:15 P.M.</b>			
8. EO	<p><b>CHANGE OF ZONE NO. 6850 AMENDED NO. 1, TENTATIVE TRACT MAP NO. 31667 AMENDED NO. 1</b> - EA39184 - El Capitan Investments, LLC. - Trans-Pacific Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Southlery of Palomar Street, westerly of McVicar Street, northerly of Grand Avenue - 35 Gross Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> This project is a request to change the zone from Rural Residential (R-R) to One-Family Dwellings (R-1) zone and Open Area (R-5) ; and a Schedule "A" tract map proposing to subdivide 35 gross acres into 117 residential lots with 7,200 sq. ft., one 6 acres open space lot, and one detention basin. - APN: 380-060-007, 380-060-008 Related Cases: None (2nd LDC)</p>		
<b>3:30 P.M.</b>			

9. EO	<b>SECOND UNIT PERMIT NO. 822</b> - Scott Crone - Rancho California Road Zoning Area - Third Supervisorial District - Northerly of Calle Nopal, easterly of Calle Cancion, and southerly of Los Nogales - 2.36 Net Acres - Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - <b>REQUEST:</b> The project is proposing 800 sq.ft. Detached second unit on a 2.4 net acre parcel - APN: 927-500-033 Related Cases: None (INITIAL LDC)		
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**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road Murrieta, CA 92563**

**DATE: FEBRUARY 5, 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. BP	<p><b>PLOT PLAN NO. 19039</b> - EA No. 39318 - Applicant: Cingular Wireless - Engineer/Rep.: AFL Telecom - 1st Supervisorial District - Lake Mathews / Woodcrest Area Plan - Location: The property is located north of Van Buren Blvd, south of Cita Avenue, and east of Holcomb Way - 2.65 Acres - Scenic Highway Commercial (C-P-S) zone - <b>REQUEST:</b> This is a proposal to install and operate an unmanned Cingular wireless telecommunications facility stealthed as a 45' Mono-palm with (4) antennas per sector and (3) sectors and a 10x16x10 prefabricated equipment shelter - Schedule: N/A - APN: 273-460-005 - Concurrent Cases: EA39318 CFG02794 (1ST LDC)</p>		
8:45 A.M.			

2. BP	<p><b>PLOT PLAN NO. 19074 and VARIANCE NO. 1748</b> - EA No. 39337 - Applicant: Cingular Wireless - Engineer/ Rep.: Somera Wireless - 3rd Supervisorial District - REMAP Area Plan - Location: The property is located north of State Highway 79, south of Hal Drive, east of Crosby Truck Trail and west of Sage Drive. - 5.25 Acres - Rural Residential (R-R) zone (1/2 acre minimum lot size) - <b>REQUEST:</b> This is a proposal for a co-location to an existing 105' freestanding monopole wireless antenna facility to add an additional 10' and (8) panel antennas, a 42" high galvanized steal guardrail, a 24" microwave antenna, and the installation of four (4) BTS equipment cabinets on a concrete pad. The variance requests that the tower height be increased to 115'. - Schedule: N/A - APN: 583-020-008 - Related Cases: PP17798 (1ST LDC)</p>		
<b>9:00 A.M.</b>			
3. BH	<p><b>SPECIFIC PLAN NO. 293, AMENDMENT NO. 3 / CHANGE OF ZONE NO. 06877</b> - EA 39150 - Applicant: Bluestone Communities - Engineer: AEI-CASC Engineering - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located north of Newport Road, west of Leon Road, south of Olive Avenue, and east of Briggs Road - 239.0 acres - SP (Specific Plan) zone. - <b>REQUEST:</b> Specific Plan Amendment No 293A3 proposes to modify Planning Areas 25, 26a, 26b, and 27 of the Winchester Hills Specific Plan No. 293. The amendment proposes 361 dwelling units on 106.7 acres with a minimum lot size of 7,200 sq. ft. within one planning area (PA27). The remaining 132.3 acres will remain as open space within planning area 25. Planning areas 26a and b would be deleted as a part of this amendment. The original specific plan consisted of 361 units over 168.5 acres with approximately 70 acres of open space in four (4) planning areas totaling 239 acres. SP 293A3 does not propose an increase in acreage or dwelling units within the proposed planning areas. - Schedule N/A - APN: 461-170-002 and 003 - Related Cases: CZ6877 (1ST LDC)</p>		
<b>9:15 A.M.</b>			

4. BH	<p><b>TENTATIVE TRACT MAP NO. 30972</b> - EA No.38851 - Applicant: Stonegate Development - Engineer/Rep: Webb and Associates: Third Supervisor Distict - Homeland, Winchester Zoning District - Located south of Highway 74, west of Sultans Road, east of Emperor Road and north of Simpson Road - 120 acres - SP (Specific Plan) zone. <b>REQUEST:</b> This is an applicant to subdivide 120 acres into 278 residential lots with varied minimum lot square footages that range from 6000 to 17,389 square feet. The proposed tentative tract map is within the Menifee North Specific Plan (SP 260). Schedule "A" - APN: 459-020-004, 459-020-046 through 053, 459-040-007 through 009 459-030-002, 459-050-019, 459-060-016, 459-070-002, 459-070-004, 459-070-014. Related Cases: N/A (2ND LDC)</p>		
<b>9:30 A.M.</b>			
5. BH	<p><b>TENTATIVE TRACT MAP NO. 31824</b> - EA No.39331 - Applicant: Audie Murphey Ranch LLC - Engineer/Rep: K &amp; A Engineering Inc. - Third Supervisorial District - Sun City/Menifee Area Plan - Located north of Newport Road and east of Goetz Road - 300-acres - SP zoning. <b>REQUEST:</b> This is an application to subdivide 300-acres into 932 residential lots with a minimum lot size of 5,000 square feet-Schedule "A" - APN 358-070-006, 358-070-004, 358-070-002, 341-160-004, 341-200-002. Related Cases: SP209A4 (1ST LDC).</p>		
<b>9:45 A.M.</b>			
6. LR	<p><b>PLOT PLAN NO.16607</b> - EA No. 38013 - Applicant: Greg Rasmussen - Engineer/Rep.: Greg Rasmussen - First Supervisorial District - Alberhill Zoning Area - Located south of Temescal Canyon Road, and on the west side Earthmover Circle. - 1.8 acres - M-SC (Manufacturing Service Commercial) zone - <b>REQUEST:</b> Plot Plan No. 16607 proposes the construction of a heavy equipment storage business with a 1,440 square foot office, 10,950 square foot shop, and 9,090 square feet of landscaping. - Schedule: N/A - APN: 391-480-009 - Related Cases: CFG02369 (3rd LDC)</p>		
<b>10:00 A.M.</b>			

7. LR	<p><b>CHANGE OF ZONE NO. 06863, AND TENTATIVE TRACT MAP NO. 31725</b> - 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 - <b>REQUEST:</b> 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 125 residential lots, one park lot, and one open space lot. - Schedule: A - APN: 134-060-009 - Related Cases: CFG06863, AGN00068, AG 00907, (2nd LDC)</p>		
<b>10:15 A.M.</b>			
8. LR	<p><b>ENVIRONMENTAL IMPACT REPORT No. 00458</b> - EA 38942, -Applicant: Hunsaker &amp; Associates - Engineer/ Rep: Hunsaker &amp; Associates -Third Supervisorial District - Antelope Valley Zoning District – Located north of Wickerd Road, east of Evans Road, south of Garbani Road and west of Ascot Way - 205-acres - R-A-1, R-A-5, A-1-1, and A-1-10 zoning. <b>REQUEST:</b> EIR No. 00458 proposes to address the impacts of a schedule “A” tract map that would subdivide 205-acres into 492 residential lots, 2 detention basin lots, 11 open space lots and 1 park lot. Schedule “A” - APN 360-300-002, 003, 004, 005, 006, 009 and 360-350-001 - Related Cases: TR31194, CZ 6764, EA 38942 and CFG 2393 (1st LDC).</p>		
<b>1:30 P.M.</b>			
1. HW	<p><b>CHANGE OF ZONE NO.06887, TENTATIVE PARCEL MAP NO.31752</b> - EA 39291 - Wine Country Properties, LLC - A-1 Surveying Company Inc - Rancho California Zoning Area - Third Supervisorial District - Northerly of De Portola Road southerly of Pauba Road westerly of Anza Road easterly of Danby Road - 5.0 Acres - Rural Residential - 5 Acre Minimum Zone - <b>REQUEST:</b> Schedule H Subdivision of 5.01 acres into two 2.5 acre parcels.- APN:951-160-012 Related Cases: None (INITIAL LDC)</p>		
<b>1:45 P.M.</b>			

2. HW	<p><b>CHANGE OF ZONE NO.06888, PARCEL MAP NO.31753</b> - EA39292 - Swarts Family Trust - A-1 Surveying Company Inc - Rancho California Zoning Area - Third Supervisorial District - Northerly of De Portola Road southerly of Calle Sereno easterly of Calle Contento - 5 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - <b>REQUEST:</b> Schedule H Subdivision of 5 acres into two 2.5 acre parcels. - APN:265-110-011 Related Cases: None</p>		
<b>2:00 P.M.</b>			
3. AH	<p><b>PLOT PLAN NO. 18249, AMENDED NO. 3</b> - EA 38841 - 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 Gross Acres - Multi-Family Dwellings (R-2) Zone - <b>REQUEST:</b> The project is a proposal to construct 44 single story apartment units, two laundry facilities, 28 garages, and 17 carports on a 4.08 acre parcel - APN: 438-210-031 Related Cases: None (3rd LDC)</p>		
<b>2:15 P.M.</b>			
4. AH	<p><b>CHANGE OF ZONE NO. 6911</b> - EA 38899 - Roman Catholic Bishop of San Bernardino - French Valley Zoning Area - Third Supervisorial District - Northeast corner of Elliot Road and Monaco Court - 9.08 Acres - Rural Residential Zone - <b>REQUEST:</b> The project is request for a change of zone from Rural Residential (R-R) to One Family Dwellings (R-1) - APN: 467-160-024 Related Cases: TR30996 (INITIAL LDC)</p>		
<b>2:30 P.M.</b>			
5. AH	<p><b>TENTATIVE TRACT MAP NO. 30996</b> - EA 38899 - Beazer Homes - Vista Community Planners - French Valley Zoning Area - Third Supervisorial District - The project site is located northerly of Jean Nicholas Road, Westerly of Winchester Road, southerly of Keller Road and easterly of Leon Road - 26.21 Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> The project is a Schedule A tract map proposing to subdivide 26.21 gross acres into 75 residential lots, one .71 acre detention basin and three open space lots totaling .58 acres - APN's: 467-160-024, 467-160-025, 467-160-026, 467-160-027 Related Cases: CZ06911 (INITIAL LDC)</p>		
<b>2:45 P.M.</b>			

6. EO	<p><b>CHANGE OF ZONE NO. 6857 AMENDED NO. 1, TENTATIVE TRACT MAP NO. 30611 AMENDED NO. 1</b> - EA38922 - LCF Surveying and Consulting - - Rancho California Zoning Area - Third Supervisorial District - Westerly of Calle El Nino Street and North East of Denise Road. - 37.35 (net) Acres - Rural Agricultural - 5 Acre Minimum (R-A-5), Rural Residential - 10 Acre Minimum (R-A-10) Zone - <b>REQUEST:</b> The project is request to change the zone from Residential Agricultural - 10 Acre Minimum (R-A-5) to Residential Agricultural - 5 Acre Minimum; and a Schedule D subdivision of 40 acres ( two 20 acre parcels) into eight 5 acre lots. - APN: 915-710-013, 915-710-003 (1st LDC)</p>		
<b>3:00 P.M.</b>			
7. EO	<p><b>PRE-APPLICATION REVIEW NO. 483</b> - EA (N/A) - Tony Pisculli - Rancho California Zoning Area - Third Supervisorial District - Northerly of Rancho California Road, easterly of Calle Contento and southerly of Corte Privada - 44.6 Net Acres - Citrus Vineyard (C/V) Zone - <b>REQUEST:</b> A pre-application review for a 45 acre winery and residence. - APN: 943-240-005, 943-240-006 Related Case(s): None (INITIAL LDC)</p>		
<b>3:15 P.M.</b>			
8. GKS	<p><b>CHANGE OF ZONE NO. 6904, PLOT PLAN NO. 19064</b> - EA39330 - Markham Development Management Group, Inc. - Markham Development Management Group - Rancho California Road Zoning Area - First Supervisorial District - Southerly of Clinton Keith Road, westerly of Smith Ranch Road and easterly of Artemis Circle - 10 Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Construction of four (4) commercial/ industrial buildings: 16,692 sq. ft., 33,101 sq. ft., 26, 272 sq. ft. and 16,357 sq. ft.-APN: 380-290-021, 022, 023, 024 Related Cases: None (INITIAL LDC)</p>		
<b>3:30 P.M.</b>			

9. GKS

**CHANGE OF ZONE NO. 6903, TENTATIVE TRACT  
MAP NO. 31229** - EA39326 - Rancon Winchester  
Valley 155 LLC - Albert A. Webb Associates -  
Winchester Zoning Area - Third Supervisorial District -  
Northerly of Holland Road, westerly of Briggs Road and  
easterly of Lindenberger Road - 78 Acres - Rural  
Residential (R-R) Zone - **REQUEST:** Change the  
zoning from Rural Residential (R-R) to One Family  
Dwellings (R-1) and a Schedule A subdivision of 78  
acres into 242 single family lots with a 7200 sq. ft.  
minimum and a 13 acre lake and community center.-  
APN:364-200-005 Related Cases: None

**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: FEBRUARY 19, 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. BP	<p><b>PLOT PLAN NO. 19083</b> - EA No. 39339 - Applicant: Cingular Wireless - Engineer/Rep.: Somera Communications - Fifth Supervisorial District - Western Coachella Valley Area Plan - Location: The property is located north of Interstate 10, south of Dillon Road, and west of Palm Drive - 4.58 Acres - Controlled Development Area (W-2) zone - <b>REQUEST:</b> This is a proposal to install and operate an unmanned Cingular wireless telecommunications facility on a 105' Monopole with twelve (12) panel antennas mounted in three (3) arrays with four (4) antennas each, a 24" parabolic antenna, and a 10x16 prefabricated equipment shelter - Schedule: N/A - APN: 660-150-021 - Related Cases: N/A (1st LDC)</p>		
8:45 A.M.			

2. AR	<p><b>TENTATIVE TRACT MAP NO. 30695</b> - EA No. 30946 - Applicant: Newland Communities- Engineer/Rep.: RBF Consulting - Third Supervisorial District - Southwest Area Plan - Located: The Project is located north of Thompson Road, south of Leon Road, and west of Briggs Road - 49.27 Acres - SP Zone - <b>REQUEST:</b> The project will divide 49.27 acres into 111 Residential Lots - Schedule A - APN: 467-230-025 - Concurrent Cases: N/A - Related Cases: SP00312</p>		
<b>9:00 A.M.</b>			
3. AR	<p><b>TENTATIVE TRACT MAP NO. 30696</b> - EA No. 39047 - Applicant: Newland Communities- Engineer/Rep.: RBF Consulting - Third Supervisorial District - Southwest Area Plan - Located: The project is located west of Leon Road, south of Baxter Road, east of Briggs Road - 173 Acres - SP ZONE <b>REQUEST:</b> The project will subdivide 173 acres into 479 residential lots - Schedule A - APN: 467-220-049 - Concurrent Cases: N/A - Related Cases: SP00312</p>		
<b>9:15 A.M.</b>			
4. AR	<p><b>TENTATIVE TRACT MAP NO. 30694</b> - EA No. 38866 - Applicant: Newland Communities - Engineer/Rep.: RBF Consulting - Third Supervisorial District - Southwest Area Plan - Located: The Project is located west of Leon Road, South of Los Alamos Road, north of Scott Road, and east of the 215 freeway - 33.81 acres - SP Zone, The project is part Of SP 312 - <b>REQUEST:</b> The project will divide 33.81 acres Into 88 residential lots - Schedule: A - APN: 467-230-022 - Concurrent Cases: N/A - Related Cases: SP00312</p>		
<b>9:30 A.M.</b>			
5. BH	<p><b>TENTATIVE TRACT MAP NO. 31822</b> - EA No.39345 - Applicant: Audi Murphey Ranch, LLC - Engineer/Rep: K &amp; A Engineering, Inc. - Third Supervisorial District - Sun City/Menifee Area Plan - Located west of Murrietta Road, east of Goetz Road, and north of the Salt Creek - 108 acres - SP zoning. <b>REQUEST:</b> This is an application to subdivide 108 acres into 304 residential dwelling units with 5,000 square foot minimum lot sizes, 20 open space lots and one school site - Schedule "A" - APN: 358-090-001, 358-070-004, 358-200-002, 341-160-004. Related Cases SP 00209A4, EIR 00436 (1st LDC).</p>		
<b>9:45 A.M.</b>			

6. AC	<p><b>TENTATIVE TRACT MAP NO. 31622 and TENTATIVE PARCEL MAP NO. 31923 AND CHANGE OF ZONE NO 6901</b> - EA No. 39324 - Applicant: Lewis Operating Corp.- Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Eastvale Area Plan - Located: North of Schleisman Road, south of 65th Street, east of Hellman Avenue, and west of Archibald Avenue - 26.94 acres - A-2-10 (Heavy Agriculture) - <b>REQUEST:</b> Divide 27 acres into 91 single Family residential lots and 1 park site - Schedule A - APN: 134-030-032 - Concurrent Cases: CZ06901, PM31923 - Related Cases: N/A (1ST LDC)</p>		
<b>10:00 A.M.</b>			
7. GW	<p><b>CONDITIONAL USE PERMIT NO. 02683R1</b> - EA No. N/A - Applicant: Weekend Paradise Inc. - Engineer/Rep.: Chris McKey - First Supervisorial District - Elsinore Area Plan - Located: North of Grand Avenue and west of Bonnie Lea Drive - 5.70 acres - W-1 (Watercourse, Watershed and Conservation Areas), W-2 (Controlled Development Areas), C-1/C-P (General Commercial) - <b>REQUEST:</b> This is a proposal to renew the life of permit CUP02683. Schedule: N/A - APN: 381-080-001 - Related Cases: N/A (1st LDC)</p>		
<b>10:15 A.M.</b>			
8. GW	<p><b>TRACT MAP NO. 29762, AMENDED NO. 4</b> - EA No. 38117- Applicant: George Dickinson - Engineer/Rep.: SiteTech, Inc. - Fifth Supervisorial District - The Pass Area Plan - Located east of Basil Lane and north of Butterfly Drive - 39.7 acres - Controlled Development Areas (W-2) zone - <b>REQUEST:</b> This is an application to subdivide 39.7 acres into 23 lots. - Schedule: B - APNs: 401-291-001, 407-330-074; Related Cases: N/A (5th LDC)</p>		
<b>10:30 A.M.</b>			

9. GW	<p><b>TENTATIVE TRACT MAP NO. 30851 and GENERAL PLAN AMENDMENT NO. 681</b> - EA NO. 39319 - Applicant: Aware Development -Engineer/Rep.: Crouse/Beers &amp; Associates - First Supervisorial District - Lake Matthews/Woodcrest Area Plan - Located: North of Arcaro Drive, and west of Lake Mathews Drive - 46.81 acres - R-A-2-1/2 (Residential Agriculture, 2-1/2 acre minimum) - <b>REQUEST:</b> This is an application to subdivide 46.81 acres into sixteen residential parcels. The project also proposes to change the land use designation from Rural Residential (5 Ac Min) to Rural Community Estate (2 Ac Min). - Schedule: - APN: 289-130-014 - Concurrent Cases: GPA00681 Related Cases: N/A (1st LDC).</p>		
<b>1:30 P.M.</b>			
1. AH	<p><b>SCREENCHECK NO. 1 for ENVIRONMENTAL IMPACT REPORT NO. 457</b> - EA N/A - KB Home Coastal, Inc, T&amp; B Planning Consultants - French Valley Zoning Area Third Supervisorial District - The project is located Southerly of Pat Road, northerly of Baxter Road, east of Briggs Road and west of Winchester Road - 185.65 acres - Heavy Agriculture (A-2-10) and Rural Residential (R-R) zoning - <b>REQUEST:</b> Screen check No. 1 for Environmental Impact Report No. 457 for (Tentative Tract Map No. 30433) - APN: 467-140-005, 467-140-009, 467-140-010, 467-140-011, 467-140-012, 467-140-013, 467-140-014, 467-140-015 and 467-220-012, 467-220-013, 467-220-014, 467-220-015 Related Cases: TR30433, GPA00608, CZ06656 (INITIAL LDC)</p>		
<b>1:45 P.M.</b>			
2. GKS	<p><b>CHANGE OF ZONE NO. 6907, TENTATIVE TRACT MAP NO. 31857</b> - EA39343 - Trans Pacific Consultants - Trans Pacific Consultants - Winchester Zoning Area - Third Supervisorial District - Southerly of Grand Avenue, westerly of Beeler Road and northerly of Simpson Road - 41 Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Change the zoning from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A subdivision of 41 acres into 138 lots with a 7,200 sq. ft. minimum and a 1.15 acre park. -APN: 462-020-005, 036 Related Cases: CZ06908 TR31858 (INITIAL LDC)</p>		
<b>2:00 P.M.</b>			

3. GKS	<p><b>CHANGE OF ZONE NO. 6908, TENTATIVE TRACT MAP NO. 31858</b> - EA39344 - Trans Pacific Consultants - Trans Pacific Consultants - Winchester Zoning Area - Third Supervisorial District - Southerly of Grand Avenue, easterly of Beeler Road and northerly of Simpson Road - 57 Acres - Rural Residential (R-R), Medium Manufacturing (M-M) Zone - <b>REQUEST:</b> Change the zoning of the subject site from Medium Manufacturing (M-M) and Rural Residential (R-R) to One Family Dwellings (R-1), and a Schedule A subdivision of 57 acres into 198 single family lots with a 7,200 sq. ft. minimum and a 1.58 acre park.-APN:462-070-003, 004, 010 Related Cases: CZ06907 TR31857 (INITIAL LDC)</p>		
<b>2:15 P.M.</b>			
4. GKS	<p><b>TENTATIVE TRACT MAP NO. 31409</b> - EA39335 - Steven Walker Communities - Danjon Engineering - Sedco-Wildomar Zoning Area - First Supervisorial District - Northerly of Canyon Drive, southerly of Bundy Canyon Drive and easterly of Monte Vista Drive - 19 Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> A Schedule A subdivision of 19 acres into 73 single family lots with a 7,200 sq. ft. minimum-APN: 367-110-007, 008 Related Cases: None (INITIAL LDC)</p>		
<b>2:30 P.M.</b>			
5. RB	<p><b>CHANGE OF ZONE NO. 06891-CONDITIONAL USE PERMIT NO.03420</b> - EA39301 - James Carter - Markham Development Management Group - Sedco-Wildomar Area Zoning - First Supervisorial District - The project site is located on the Westerly side of Interstate 15, easterly of Orange Street, and northerly of Canyon Drive. - 6.72 Gross Acres - (C-P-S) Scenic Highway Commercial Zone - <b>REQUEST:</b> The project is a request to change the zone from (C-P-S) Scenic Highway Commercial to (C-1/C-P) General Commercial; and to construct a Mini Warehouse Facility, including 118,632 square feet of storage space and a 1,143 square foot office-APN: 367-100-025, 367-100-029, 367-100-031 Related Cases: Environmental Assessment No. 39301 (INITIAL LDC)</p>		
<b>2:45 P.M.</b>			

6. RB	<p><b>CONDITIONAL USE PERMIT NO. 03329R1 - EA39329</b>  - Albert Davis - Roy Furuto - Sun City Zoning District - Third Supervisorial District - The project site is located at the intersection of Valley Blvd. and McCall Blvd. in Sun City - 12.561 Net Acres - General Residential (R-3) 7,200 Square Foot minimum. - <b>REQUEST:</b> A 99 unit Senior Apartment Complex. With a minimum apartment size of 750 Square Feet and a maximum apartment size of 956 Square Feet-APN: 339-030-015, 339-030-016 Related Cases: Environmental Assessment No.39329 and Conditional Use Permit No. 03329 (INITIAL LDC)</p>		
<b>3:00 P.M.</b>			
7. HW	<p><b>CHANGE OF ZONE NO. 06912, TENTATIVE PARCEL MAP NO. 31312 - EA39354 - Stephen Snow - CLE Engineers, INC. DBA S&amp;A Surveying - Rancho California Road Zoning Area - Third Supervisorial District - The project site is located East of De Portola Road, North of Green Meadow Road, South of Intrepid Road - 20.92 gross Acres - Residential Agriculture - 10 Acre Minimum (R-A-10) Zone - <b>REQUEST:</b> Schedule H Subdivision of (1) 20 Acre Parcel into (4) 5 Acre Lots-APN: 915-110-016 Related Cases: EA 39354 (INITIAL LDC)</b></p>		
<b>3:15 P.M.</b>			
8. HW	<p><b>TENTATIVE TRACT MAP NO. 28591 AMENDED NO.1 - EA37502 - Lela D. Sewell - Craig Hubbell - Tule Peak Zoning Area - Third Supervisorial District - The project site is located East of Terwilliger Road, West of Hubbell Ranch Road, North of KGKJ Ranch Road, and Southerly of Harma Place Road - 38.23 Acres - Rural Residential - 5 Acre Minimum Zone - <b>REQUEST:</b> Schedule D subdivision of 38.23 acres into seven 5 acre parcels-APN: 579-150-024 (Related Case(s): None (2ND LDC)</b></p>		
<b>3:30 P.M.</b>			
9. HW	<p><b>CHANGE OF ZONE NO. 01920, PAR 00486 - EA N/A - Craig Potter - Thienes Engineering - Rancho California Zoning Area - First Supervisorial District - The project site is located West of Highway 15, South of Avenida LA Cresta, and North of Teneja Road - 21.22 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5-) - <b>REQUEST:</b> Schedule H Subdivision of a 21.22 Acre Parcel into (4) 5 Acre Lots -APN: 930-150-001 Related Cases: None (INITIAL LDC)</b></p>		
<b>4:00 P.M.</b>			

10. RB	<b>CHANGE OF ZONE NO. 6882</b> - EA39274 - Laura Robertson - Engineering Ventures - Rancho California Road Zoning Area - Third Supervisorial District - The project site is located on the easterly side of Pauba Road, southerly of De Portola Road, and northerly of Winners Circle. - 14.89 Gross Acres - Rural Residential - 1/2 Acre Minimum (R-R) Zone - <b>REQUEST:</b> This project proposes a commercial riding stable with a barn. -APN: 927-150-020, 927-150-021 Related Cases: None (INITIAL LDC)		
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**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road Murrieta, CA 92563**

**DATE: FEBRUARY 26, 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. BP	<p><b>PLOT PLAN NO. 19097</b> - EA No. 39355 - Applicant: Cingular Wireless - Engineer/Rep.: Somera Wireless - Third Supervisorial District - REMAP Area Plan - Location: The property is located north Granite Gulley Road, east of Table Mountain Trail, and south of Reynolds Way. - 3.89 Acres - Rural Residential (R-R) zone (2 1/2 acre minimum lot size) - <b>REQUEST:</b> This is a proposal for a co-location to an existing 105' freestanding monopole wireless antenna facility to add (12) panel antennas at 90', a 24" microwave antenna at 40', and a 160 square foot pre-fabricated equipment shelter. - Schedule: N/A - APN: 575-230-002 - Concurrent Cases: EA39355 (1st LDC)</p>		
8:45 A.M.			

2. BP	<p><b>PLOT PLAN NO. 19098 and VARIANCE NO. 1750</b> - EA No. 39356 - Applicant: Cingular Wireless - Engineer/Rep.: Somera Wireless - Third Supervisorial District - Southwest Area Plan - Location: The property is located south of State Highway 79, east of Pauba Road, and west of Cottle Lane. - 516 Acres - Rural Residential (R-R) zone (1/2 acre minimum lot size) - <b>REQUEST:</b> This is a proposal for a co-location to an existing 105' freestanding monopole wireless antenna facility to add (12) panel antennas, a 24" microwave antenna, and a 160 square foot pre-fabricated equipment shelter. Variance No. 1750 would increase the height of the existing tower by 10 feet to a height of 115'. - Schedule: N/A - APN: 917-120-001, 917-120-002 - Concurrent Cases: VAR01750 EA39356 (1st LDC)</p>		
<b>9:00 A.M.</b>			
3. LR	<p><b>PRE APPLICATION REVIEW NO. 00485</b> - Applicant: YAG Group, Inc - Engineer/Rep.: YAG Group, Inc - Second Supervisorial District - Jurupa Planning Area - Located on the north side of Jurupa Road, east side of Pyrite. - 7.2 acres - One Family Dwelling (R-1) zone - <b>REQUEST:</b> Pre-application Review No. No. 00485 proposes to divide 7.2 acres into 18 lots. - Schedule: A - APN: 166-040-021 - Related Cases: N/A (1st LDC)</p>		
<b>9:15 A.M.</b>			
4. LR	<p><b>TENTATIVE TRACT MAP NO. 31875</b> - EA No. 39312 - Applicant: Far West Industries - Engineer/Rep.: Adams-Streeter Engineers - Second Supervisorial District - Jurupa Planning Area - Located south of Jurupa Road, and east of Teasdale Avenue - 8.05 acres - Residential Agriculture (R-A) zone - <b>REQUEST:</b> Tentative Tract Map 31875 proposes to divide 8.05 acres into 14 residential lots. - Schedule: A - APN: 183-310-020 - Related Cases: CFG02788 (1st LDC)</p>		
<b>9:30 A.M.</b>			
5. LR	<p><b>TENTATIVE TRACT MAP NO. 31635</b> - EA No. 39342 - Applicant: O'Malley Engineering - Engineer/Rep.: O'Malley Engineering - Second Supervisorial District - Jurupa Area Plan - Located north side of 60th street, and west side of Hudson Street - 7.49 acres - One Family Dwelling (R-1) zone - <b>REQUEST:</b> Tentative Tract Map 31635 proposes to divide 7.49 acres into 13 residential lots. - Schedule: B - APN: 165-100-011 - Related Cases: CFG02819 (1st LDC)</p>		
<b>9:45 A.M.</b>			

6. LR	<p><b>PARCEL MAP NO. 31077</b> - EA No. 39358 - Applicant: Jerri Bumpus - Engineer/Rep.: Buchanan and Associates - Fifth Supervisorial District - The Pass Planning Area - Located on the south side of Lincoln St., east side of Jonathan Street. - 4.93 acres - Residential Agricultural (R-A-1) zone - <b>REQUEST:</b> Parcel Map No. 31077 proposes to divide 4.93 acres into 4 lots and one remainder parcel. - Schedule: H - APN: 402-270-001 - Related Cases: CFG02836, (1st LDC)</p>		
<b>10:00 A.M.</b>			
7. AC	<p><b>TENTATIVE TRACT NO. 31803, CHANGE OF ZONE NO. 06909</b>- EA No. 39346 - Applicant: Van Ryn Investments- Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Eastvale Area Plan - Located: North of Schleisman Road, South of Cloverdale, East of Archibald Avenue and West of Hellman Road - Acres: 53.91 - Zone: A-2-10 (Heavy Agriculture-10 acre minimum, W-1 (Watercourse, Watershed &amp; Conservation Areas) - <b>REQUEST:</b> Divide 53.91 acres into 183 R-1 Lots - Schedule A - APN: 134-030-018 - Concurrent Cases: CZ06909, AG00914 - Related Cases: N/A</p>		
<b>10:15 A.M.</b>			
8. RA	<p><b>PLOT PLAN NO. 19038 (FTA No. 2002-10)</b> - EA No. N/A - Applicant: Corona Hill Land Company LLC - Engineer/Rep.: K&amp;A Engineering Inc. - 1st Supervisorial District - Temescal Canyon Area Plan - Location: The property is located west of the I-15 freeway, south of Weirick Road, north of Knabe road, within Specific Plan 317 (The Retreat) - 6.2 Acres - Specific Plan (SP) zone - <b>REQUEST:</b> This is a proposal to construct a clubhouse for the Retreat Golf Course consisting of 12,000 square feet of building area and 130 parking spaces. - Schedule: N/A - APN: 282-220-005, 282-150-001 - Related Cases: SP00317, PP17888, PM30240 (1st LDC)</p>		
<b>10:30 A.M.</b>			

9. 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. Related Cases: SP 00208, EIR 00436. (2nd LDC).</p>		
<b>1:30 P.M.</b>			
1. EO	<p><b>TENTATIVE TRACT MAP NO. 31629</b> - EA 39371 - SAKE Engineers, Inc. - Winchester Zoning Area - Third Supervisorial District - The project site is located on the Southerly of Holland Road, westerly of Melmore Road, easterly of Briggs Road and northerly of Sugar Street - 40 Gross Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone - <b>REQUEST:</b> Schedule A tract map proposing to subdivide 40 gross acres into 126 residential lots with minimum lot sizes of 7,200 sq. ft., one detention basin and one open space lot. - APN: 372-080-008, 009, 010, 011, 012, 013, 014, 015 Related Cases: None (INITIAL LDC)</p>		
<b>1:45 P.M.</b>			
2. HW	<p><b>CHANGE OF ZONE NO.6886, TENTATIVE PARCEL MAP NO.31913</b> - EA39285 - Marcus and Lisa Allen - Gunvant Thakkar - Rancho California Zoning Area - First Supervisorial District - Northerly of Calle Bandiso southerly of La Cresta Ave easterly of Hidden Meadows Circle - 20.4 Acres - Residential Agricultural -10 Acre Minimum (R-A-10) Zone - <b>REQUEST:</b> Subdivide a 20 Acre Parcel Into 3 - 7 plus Acre Parcels-APN: 932-330-004 Related Cases: CZ06886 (INITIAL LDC)</p>		
<b>2:00 P.M.</b>			
3. HW	<p><b>SECOND UNIT PERMIT NO. 00817</b> - EA N/A - Nicholas J. Sibilio - Rancho California Zoning Area - First Supervisorial District - South of Avenida Bosque North of Tenaja Road East of Calle Bandido and West of Calle Pino - 4.59 Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Conversion of a Detached Guest House Into A Second Unit -APN: 932-240-042 Related Cases: None (INITIAL LDC)</p>		
<b>2:15 P.M.</b>			

4. RB	<p><b>SECOND UNIT PERMIT NO.823</b> - EA N/A - Emil and Stacy Meyer and Phillip and Joni Beckman - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the easterly side of Calle Contento, southerly of Rancho California Road, and northerly of Calle Sereno. - 5.14 Gross Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone - <b>REQUEST:</b> Proposal to construct a 1381 Square Foot Guest House.-APN:951-200-009 Related Cases: None (INITIAL LDC)</p>		
<b>2:30 P.M.</b>			
5. RB	<p><b>SECOND UNIT PERMIT NO. 00820</b> - EA N/A - James Olsen - - Nuevo Zoning Area - Fifth Supervisorial District - The project site is located on the Westerly side of Menifee Road, northerly of Ellis Avenue, and at the corner of Pico Avenue. - 2.720 Net Acres - Rural Residential (R-R)- 1/2 Acre Minimum. - <b>REQUEST:</b> A proposal to install a second mobile home and a detached garage..-APN: 309-360-013 Related Cases: none (INITIAL LDC)</p>		
<b>2:45 P.M.</b>			
6. RB	<p><b>CHANGE OF ZONE NO. 06906 AND PARCEL MAP No. 31565</b> - EA39338 - Warren Tupper - Kevin Cozad and Associates, Inc. - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Exa Ely Road, southerly of Calle Vecina, and northerly of Rope Road. - 25.12 Gross Acres - Rural Residential 1/2 acre minimum (R-R) Zone - <b>REQUEST:</b> To develop a 4 parcel, 5 acre minimum parcel map and to change the zoning from R-R to R-A-5. -APN: 915-640-012 Related Cases: Environmental Assessment No.39338 (INITIAL LDC)</p>		
<b>3:00 P.M.</b>			
7. AH	<p><b>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 project is a Schedule H parcel map proposing to subdivide 25.26 acres into four parcels with a minimum lot size of 5 acres and 1 remainder parcel. - APN: 467-130-041 Related Cases: CZ06860 (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: MARCH 4, 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	<p><b>PRE-APPLICATION REVIEW NO. 484</b> - No EA - Applicant: Menifee Union School District - Engineer: N/A - Third Supervisorial District - Sun City/Menifee Area Plan - Located south of Garbani Road, north of Empire Lane, west of Evans Lane, and east of Granger Lane - 6.98 acres - R-A-1 Zoning - <b>REQUEST:</b> The applicant proposes a Public Use Permit to allow a 4 acre school district bus transportation center as an extension of an existing elementary school. The applicant also proposes Tentative Parcel Map that would subdivide 6.98 acres into 2 parcels - Schedule "H" - APN: 360-280-009 - Related Cases: N/A</p>		
8:45 A.M.			

2. BH	<p><b>TENTATIVE TRACT MAP NO. 30809</b> - EA No. 38797 - Applicant: Winchester Menifee 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 - Related Cases: SP293 (3rd LDC)</p>		
<b>9:00 A.M.</b>			
3. BH	<p><b>TENTATIVE TRACT MAP NO. 30808</b> - 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 - <b>REQUEST:</b> 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 (3rd LDC)</p>		
<b>9:15 A.M.</b>			
4. LR	<p><b>PLOT PLAN NO. 18592</b> - EA No. 39031 - Applicant: Agua Mansa LLC - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Jurupa Area Plan - Located south of El Rivino Road, southwest of Hall Avenue, and northwest of Brown Avenue - 5.75 acres - M-SC, M-H Zones - <b>REQUEST:</b> Construct an industrial building with 103,885 square feet of warehouse space and 4,052 square feet of office space - Schedule N/A - APNs: 175-210-014, 175-210-015 - Related Cases: SP 210, CFG 2490 (2nd LDC)</p>		
<b>9:30 A.M.</b>			

5. LR	<p><b>PARCEL MAP NO. 31729</b> - EA No. 39361 - Applicant: Leo and Gloria McManus - Engineer/Rep.: J. A. McGillvray P.L.S. - Fifth Supervisorial District - Cherry Valley Zoning District - Located on the north side of Grand Ave., east of Jonathan Ave. - 2.2 acres - Light Agriculture 1 acre minimum (A-1-1) zone - <b>REQUEST:</b> Parcel Map No. 31729 proposes to divide 2.2 acres into 2 lots. - Schedule: B - APN: 402-170-008 - Related Cases: CFG02839 (1st LDC)</p>		
<b>9:45 A.M.</b>			
6. RA	<p><b>CONDITIONAL USE PERMIT NO. 03267R1, PARCEL MAP NO. 31021</b> - EA No. 39215 - Applicant: Jack in the Box / Phil Thrane - Engineer/Rep.: Urban Solutions Inc. / Phil Thrane - Third Supervisorial District - Sun City / Menifee Area Plan - Location: The property is located on the southeast corner of Newport and Murrieta Roads, west of the state highway 215 - 4 Acres - Scenic Highway Commercial (C-P-S) zone - <b>REQUEST:</b> Conditional Use Permit No. 03267R1 proposes to establish a commercial center including a gas station / Jack in the Box fast food restaurant, an International House of Pancakes restaurant, a Starbucks coffee house, and other undetermined commercial establishments. Four buildings are proposed. Parcel Map No. 31021 proposes to subdivide 4 acres into 4 commercial parcels: Schedule E - APN: 360-011-001 - Related Cases: CUP03276, PP16081 (2nd LDC)</p>		
<b>10:00 A.M.</b>			
7. AC	<p><b>TENTATIVE TRACT MAP NO. 31931</b> - EA No. 39347 - Applicant: Hillcrest Homes - Engineer/Rep.: Webb Albert &amp; Assoc. - Supervisorial District - Second - Area Plan: Prado-Mira Loma Located: North of Schleisman Road/ South of 65th Street/ East of Hellman/ West of Archibald Avenue - Acres: 13.06 - Zone: A-2-10 (Heavy Agriculture -10 acre minimum) - <b>REQUEST:</b> Subdivide 13.06 acres into 47 Single-Family Residential units - Schedule: A - APNs: 134-030-032 - Concurrent Cases: N/A - Related Cases: N/A</p>		
<b>10:15 A.M.</b>			

8. AC	<p><b>TENTATIVE TRACT NO. 30993</b> - EA No. 39309 - Applicant: Lake Mathews Associates LLC- Engineer/ Rep.: K &amp; A Engineering INC - Supervisorial District: First - Area Plan: Lake Mathews/Woodcrest - Located: Between Idaleona Rd. and Santa Rosa Mine Rd. - Acres: 161 - Zone: R-A-2 (Limited Multiple Family Dwellings) - <b>REQUEST:</b> Subdivide 161 acres into 72 Single Family Residential between Idaleona Road and Santa Rosa Mine Road - Schedule: C - APN: 289-320-005 - Concurrent Cases: N/A - Related Cases: N/A</p>		
<b>1:30 P.M.</b>			
1. GKS	<p><b>CONDITIONAL USE PERMIT NO. 3403, AMENDED NO. 1</b> - EA39118 - J &amp; R Oil Co. Inc. - Pierce/Cooley Architects, Inc. - Sedco-Wildomar Zoning Area - First Supervisorial District - Southerly side of Bundy Canyon Road, easterly of Interstate 15, and westerly of Seller Street - 6.23 Acres - General Commercial (C-1/C-P) Zone - <b>REQUEST:</b> A 6.23 Acre Retail Commercial Shopping Center, which includes a Gas Station and car wash, a 2800 sq.ft. convenience store with the sale of beer and wine, two drive-thru restaurants, one full service restaurant, and 28,300 sq.ft. of retail commercial space. - APN: 367-100-019, 020 Related Cases: None (2nd LDC)</p>		
<b>1:45 P.M.</b>			
2. GKS	<p><b>PLOT PLAN NO. 18751, AMENDED NO. 2</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 - <b>REQUEST:</b> Construction of a 8,530 sq. ft. restaurant. - APN: 366-390-026, 027 Related Cases: CZ06827, PM06582 (2nd LDC)</p>		
<b>2:00 P.M.</b>			
3. EO	<p><b>CONDITIONAL USE PERMIT NO. 3421</b> - EA 39381 - Carlos Ortuno - Winchester Zoning Area - Third Supervisorial District - The project site is locate easterly of Winchester Road, northerly of E. Newport Road and Southerly of Domenigoni Parkway - 34.64 Acres - Rural Residential (R-R) and General Commercial (C-1/C-P) Zone - <b>REQUEST:</b> The project is a proposal to use 2.5 acre of 34.6 acres lot as a Swap Meet. -APN: 465-190-030 Related Cases: None (INITIAL LDC)</p>		
<b>2:15 P.M.</b>			

4. EO	<p><b>TENTATIVE PARCEL MAP NO. 31041, AMENDED NO. 2</b> - EA38895 - California Regional Engineers - Rancho California Zoning Area - First Supervisorial District - Southerly of Union Street, easterly of Chandlyn Court, northerly of Grand Avenue, and west of Gruwell Street - 1.51 Gross Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Schedule G subdivision of 1.51 gross acres into three .75 gross acre lots. - APN: 368-110-028 Related Cases: None (3rd LDC)</p>		
<b>2:30 P.M.</b>			
5. EO	<p><b>TENTATIVE PARCEL MAP NO. 31219, AMENDED NO. 1</b> - EA39175 - Daniel J. Conner - HJK Consultants Inc. - Rancho California Zoning Area - First Supervisorial District - Northerly of Leslie Street, westerly of Grand Avenue and Southerly of Central Street - 8.9 Gross Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Schedule H subdivision of 8.9 gross acres into four 2 acre parcels -APN: 382-280-006 Related Cases: GPA00673, CZ06847 (2nd LDC)</p>		
<b>2:45 P.M.</b>			
6. HW	<p><b>PARCEL MAP NO. 31432</b> - EA39333 - Ho Don - Dan Gomez/Landmark Surveys - Rancho California Zoning Area - First Supervisorial District -East of Via Nortada Road, West of De Luz Road, and North of Via Nortada - 29.44 Net Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone - <b>REQUEST:</b> Schedule H Subdivision of a 30 Acre parcel into 2 parcels of (17.39 and 13.51 Gross Acres) -APN: 935-090-006 Related Cases: None (INITIAL LDC)</p>		
<b>3:00 P.M.</b>			
7. HW	<p><b>TENTATIVE PARCEL MAP NO. 31883</b> - EA39257 - Nayef Mutaseb - Megaland Engineering and Associates - Rancho California Zoning Area - First Supervisorial District - The project site is located West of Paseo Chaparro and North of Sureste - 20.37 Gross Acres - Residential Agriculture - 5 Acre Minimum (R-A-5-) Zone - <b>REQUEST:</b> Schedule H Subdivision of (1) 20 Acre Parcel into (4) 5 Acre Lots -APN: 930-120-001 Related Cases: None (INITIAL LDC)</p>		
<b>3:15 P.M.</b>			

8. HW	<p><b>TENTATIVE PARCEL MAP NO. 31770</b> - EA39351 - Eric and Maria Ortiz - C and A Engineering - Antelope Valley Zoning Area - Third Supervisorial District - South of Newport Road, North of Holland Road, East of Murrieta Road, and West of Bradley Road - 3.52 gross Acres - Residential Agriculture - 1 Acre Minimum (R-A-1) Zone - <b>REQUEST:</b> Schedule H subdivision of 3.52 gross acres into two parcels with a minimum size of 1.30 acres. This map is proposed with a waiver of the final map -APN: 360-040-006 Related Cases: None (INITIAL LDC)</p>		
<b>3:30 P.M.</b>			
7. AH	<p><b>CHANGE OF ZONE NO. 6918 &amp; TENTATIVE TRACT MAP NO. 31896</b> - EA 39384 - R &amp; H Wildomar I LLC - Markham Development Management Group, Inc. - Rancho California Zoning District - First Supervisorial District - The project site is located easterly of Slaughter House Canyon, westerly of Palomar Street, and northerly of Rancho Temecula - 41.85 Gross Acres - W-1, R-1 and R-R Zone - <b>REQUEST:</b> The project is a change of zone from Watersource, Watershed &amp; Conservation Areas (W-1), One Family Dwellings (R-1) and Rural Residential (R-R) to R-1 and W-1; and a Schedule A tract map proposing to subdivide 41.85 acres into 114 residential lots with a minimum lot size of 7,200 square feet and one open space lot - APN's: 380-160-017, 380-160-018, 380-210-003, 380-210-004 and 380-210-008 Related Cases: GPA00549, CZ06559, EA38091 (INITIAL 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: MARCH 11, 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.	
1. 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 at the southwest corner of Newport Road and Murrieta Road-115-acres-SP zoning.</p> <p><b>REQUEST:</b> This is an application to subdivide 115-acres into 192 residential dwelling units with 6,000 square foot minimum lot sizes and 15 open space lots totaling 55-acres-Schedule "A"</p> <p><b>APNs:</b> 358-090-001, 007 - 013.</p> <p><b>RELATED CASES:</b> SP 00208, EIR 00436. (2nd LDC).</p>
8:45 A.M.	
2. BH	<p><b>TENTATIVE TRACT MAP No. 31391</b> - EA No.39185 - 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 and south of Newport Road-245-acres-SP zoning.</p> <p><b>REQUEST:</b> This is an application to subdivide 245-acres into 431 residential dwelling units with 5,000 square foot minimum lot sizes and 17 open space lots totaling 131-acres-Schedule "A"</p> <p><b>APNs:</b> 358-090-001, 358-100-001, 358-070-004.</p> <p><b>RELATED CASES:</b> SP 00208, EIR 00436. (2nd LDC).</p>
9:00 A.M.	

3. 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.</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"</p> <p><b>APNs:</b> 358-090-001, 006, 007.</p> <p><b>RELATED CASES:</b> SP 00208, EIR 00436 (2nd LDC).</p>
<b>9:15 A.M.</b>	
4.BH	<p><b>TENTATIVE TRACT MAP NO. 31795</b> - EA No.39267 - Applicant: David Jeffers Consulting - Engineer/Rep: David Jeffers Consulting/Dave Jeffers - Third Supervisorial District - Sun City/Menifee Area Plan - Located north of McCall Boulevard, southwest of Mathews Road and east of Menifee Road -139.3-acres - SP zoning.</p> <p><b>REQUEST:</b> This is an application to subdivide 139.30-acres into 493 residential lots with a minimum lot size of 5,000 square feet - Schedule "A"</p> <p><b>APNs:</b> 331-280-003, 331-280-004, 331-290-003, 333-170-001, 333-280-003, 333-170-004, 333-170-017.</p> <p><b>RELATED CASES:</b> N/A (2nd LDC).</p>
<b>9:30 A.M.</b>	
5. GW	<p><b>TENTATIVE TRACT MAP 30153</b> - EA No. 38579 - Applicant: Wiggins Development - Engineer/Rep.: Blaine Wormer, Civil Engineer - First Supervisorial District - Lake Mathews Zoning Area/District - Located north of El Sobrante Road, south of the 91 Freeway, east of McAllister Street, and west of Van Buren Blvd - 362.44 acres (gross), 361.68 acres (net) - Residential Agricultural, and Residential Agricultural-One Acre Minimum (R-A, R-A-1) zoning -</p> <p><b>REQUEST:</b> Subdivide 329 acres into 336 single family residential units, with an 18-hole golf course and clubhouse - Schedule: A</p> <p><b>APN:</b> 269-100-014, 011, 012, 009; 269-060-006, 005, 004 -</p> <p><b>RELATED CASES:</b> CZ 06598, GPA 00572 (2nd LDC)</p>
<b>9:45 A.M.</b>	
6. RA	<p><b>PLOT PLAN. NO. 18740</b> - EA No. 39128 - Applicant: Shook Building Systems (Gary Hunt) - Engineer/Rep.: Crane Architectural Group - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located north of 28th Street, south of 26th Street, east of Avalon Street, and west of Rubidoux Boulevard - .86 Acres - Manufacturing-Service Commercial (M-SC) zone -</p> <p><b>REQUEST:</b> This is a proposal to construct a 7,500 sq. ft. office/warehouse. - Schedule: N/A</p> <p><b>APN:</b> 178-140-005</p> <p><b>RELATED CASES:</b> EA39128, CFG02587 (2nd LDC)</p>

<b>10:00 A.M.</b>	
7. LR	<p><b>TENTATIVE TRACT MAP NO. 30971</b>, - EA No. 38924 - Applicant: Lewis Investment Co. LLC - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located at the Southwest corner of Schleisman Road and Archibald Avenue, East of Cucamonga Creek Channel - 107 acres - Heavy Agricultural (A-2-10)</p> <p><b>REQUEST:</b> Tentative Tract Map No. 30971 is the implementing map for Specific Plan No. 331 which proposes to divide 107 acres, 96 acres will be divide into 482 residential units, and 11 acres will become one commercial lot. The minimum lot sizes for the residential areas are from 7,200 to 2,100 square feet. The project includes 6.5 acres of parks.</p> <p><b>APN's:</b> 130-140-008, 009 and 010</p> <p><b>RELATED CASES:</b> GPA00653, CZ06759, SP331, EIR459, and Agricultural No. 888 (1st LDC)</p>
<b>10:15 A.M.</b>	
8. LR	<p><b>SPECIFIC PLAN NO. 333, ENVIRONMENTAL IMPACT REPORT NO. 460, TENTATIVE TRACT MAP NO. 31210, TENTATIVE TRACT MAP NO. 31485, TENTATIVE PARCEL MAP NO. 31209</b> - EA No. 39060 - Applicant: Renaissance Communities, LLC - Engineer/Rep: Hall &amp; Foreman, Inc. - First Supervisorial District - Alberhill Zoning Area - Located south/west of the I-15 freeway, south of Interstate 15, east of Horsethief Canyon Road north - 156.4 acres - Rural Residential (RR-2.5 DU/AC. Glen Eden SP Required)</p> <p><b>REQUEST:</b> SPECIFIC PLAN NO. 333 proposes to create a master plan of 156.9 acres to include 377 dwelling units with an overall density of 2.4 dwelling units, 3.4 acres of park space and 43.6 acres of open space,</p> <p>TENTATIVE TRACT MAP NO. 31210, which is planning areas two through four of SP 333, proposes to divide 139.6 acres to include 308 dwelling units, 3.4 acres of park space and 40.7 acres of open space</p> <p>TENTATIVE TRACT MAP NO. 31485, which is planning area one of SP 333, proposes to divide 17.3 acres to into 36 dwelling units, and 2.9 acres of open space</p> <p>TENTATIVE PARCEL MAP NO. 31209 is a schedule "I" map in which 136.7 acres are being divided into four lots.</p> <p>APN: 391-140-006, 391-100-025 &amp; 391-480-019</p> <p><b>RELATED CASES:</b> GPA 668, CZ 6809 (2ND LDC) (First Screen Check for EIR)</p>
<b>1:30 P.M.</b>	

1. HW	<p><b>CONDITIONAL USE PERMIT NO. 03414</b> - EA39248 - Julian Rubalcava - Contemporary Drafting &amp; Design - Romoland Zoning Area - Fifth Supervisorial District - The project site is located North of Highway 74, South of Monroe Avenue, West of Antelope Road and East of Fourth Street - 0.37 Acres - Scenic Highway Commercial (C-P-S) Zone</p> <p><b>REQUEST:</b> The project is for a proposed vehicles storage, and auto engine repair shop.</p> <p><b>APN:</b> 329-132-012, 329-132-013</p> <p><b>RELATED CASES:</b> None (INITIAL LDC)</p>
1:45 P.M.	
2. HW	<p><b>PLOT PLAN NO. 19089</b> - EA39348 - Simon Lee - Simon Lee And Associates, Architects - Little Lake Zoning District - Third Supervisorial District - North of Acacia Ave, South of Florida Ave, East of Meridian Street, West of Hemet Street - 2.59 Acres - Scenic Highway Commercial (C-P-S) Zone.</p> <p><b>REQUEST:</b> Proposal for an 80 Room Holiday Inn Express Hotel.</p> <p><b>APN:</b> 551-210-028</p> <p><b>RELATED CASES:</b> CFG 02825 (INITIAL LDC)</p>
2:00 P.M.	
3. HW	<p><b>SECOND UNIT PERMIT NO. 00827</b> - EA N/A George Shumway - Jenny Shumway - Homeland Zoning Area - Fifth Supervisorial District - The project site is located north of Ruber Lane, south of Hawk Drive, East of Quail Run Road, West of Weckslar Lane - 5.34 Gross Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone.</p> <p><b>REQUEST:</b> The project is proposing to construct a second residential unit and a steel barn.</p> <p><b>APN:</b> 455-230-012</p> <p><b>RELATED CASES:</b> None (INITIAL LDC)</p>
2:15 P.M.	
4. EO	<p><b>TENTATIVE TRACT MAP NO. 31329 AMENDED NO. 2</b> - EA39055 - Warmington Homes - Crouse/Beers &amp; Associates Inc. - Rancho California Zoning Area - Third Supervisorial District - Northerly of Temecula Creek Road, southerly of Highway 79 (South), easterly of Pacific Sunset Drive, and westerly of Horizon View Street - 15.94 Gross Acres - Rural Residential (R-R) Zone.</p> <p><b>REQUEST:</b> Schedule A tract map proposing to subdivide 15.95 gross acres into 56 residential lots with minimum lot size of 7,200 square feet.</p> <p><b>APN:</b> 952-210-002, 952-210-005, 952-210-006</p> <p><b>RELATED CASES:</b> CZ06808 (3rd LDC)</p>
2:30 P.M.	

5. EO	<p><b>CHANGE OF ZONE NO. 6926 &amp; TENTATIVE TRACT MAP NO. 31597</b> - EA 39415 - Highpointe Communities Inc. - Engineering Solutions - Rancho California Zoning Area - Third Supervisorial District - Northerly of Monte Verde Dr., easterly of Via Puebla, southerly of Redhawk Parkway and westerly of Woolpert Lane - 53.91 Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> The project is a request to change the zone from Rural Residential (R-R) to One Family Residential (R-1) zone; and a Schedule A tract map proposing to subdivide 53.91 acres into 165 residential lots with minimum lot size of 7, 200 sq. ft., two open space, and one basin.</p> <p><b>APN:</b> 917-310-003, 917-310-004, 917-310-033</p> <p><b>RELATED CASES:</b> None (INITIAL LDC)</p>
<b>2:45 P.M.</b>	
6. AH	<p><b>TENTATIVE TRACT MAP NO. 31099, AMENDED NO. 1</b> - EA 39241 - Beeler 64, LLC - Trans-Pacific Consultants - Winchester Zoning Area - Third Supervisorial District - The project site is located at the southwest corner of Beeler Avenue and Simpson Road - 64 - Rural Residential (R-R) Zone.</p> <p><b>REQUEST:</b> The project is a Schedule A tract map proposing to subdivide 64 acres into 218 residential lots with a minimum lot size of 7,200 square feet.</p> <p><b>APN:</b> 462-060-001, 462-060-002, 462-060-006, 462-060-012, 462-060-013</p> <p><b>RELATED CASES:</b> CZ06865 (2nd LDC)</p>
<b>3:00 P.M.</b>	
7. AH	<p><b>TENTATIVE TRACT MAP NO. 31700, AMENDED NO. 1</b> - EA 39203 - VSL Engineering - Rancho California Zoning Area - Third Supervisorial District - The project site is located southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane - 20.9 Acres - Rural Residential - 2 2 Acre Minimum (R-R-2 2) Zone -</p> <p><b>REQUEST:</b> The project is a Schedule A tract map proposing to subdivide 20.9 acres into 73 lots with a minimum lot size of 7,200 square feet</p> <p><b>APN:</b> 467-170-061</p> <p><b>RELATED CASES:</b> CZ06854 (2nd LDC)</p>
<b>3:15 P.M.</b>	
8. AH	<p><b>TENTATIVE TRACT MAP NO. 31674, AMENDED NO. 1</b> - 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 - Rural Residential (R-R) Zone -</p> <p><b>REQUEST:</b> The project is a Schedule C tract map proposing to subdivide 14.5 acres into six (6) parcels with a minimum lot size of 2 acres.</p> <p><b>APN:</b> 927-670-003</p> <p><b>RELATED CASES:</b> GPA00676, CZ06852 (2nd LDC)</p>
<b>3:30 P.M.</b>	

9. RB	<p><b>TENTATIVE PARCEL MAP NO. 32193</b> - EA 39414 - William Dent - Medofer Engineering - Rancho California Zoning Area - First Supervisorial District - The project site is located on the westerly side of Carancho Road, southerly of Mirasol Way, easterly of De Luz Road and northerly of Perelanda Court. - 10.1 Gross Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone -</p> <p><b>REQUEST:</b> Subdivide a 10.1 acre parcel into two parcels with a minimum size of 5.06 acres.</p> <p><b>APN:</b> 934-240-013</p> <p><b>RELATED CASES:</b> None (INITIAL LDC)</p>
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**4:00 P.M.**

10. GKS	<p><b>CHANGE OF ZONE NO. 6917, CONDITIONAL USE PERMIT NO. 3422</b> - EA 39383 - Westport Properties - Westport Properties - Sun City Zoning District - Third Supervisorial District - Northerly of McCall Blvd., southerly os Shadel Road and easterly of Encanto Drive - 2.45 Acres - Scenic Highway Commercial (C-P-S) Zone -</p> <p><b>REQUEST:</b> A two building, 61,091 sq. ft. mini-storage warehouse with a 1,953 sq.ft. office/caretakers residence and car wash.</p> <p><b>APN:</b> 333-040-028</p> <p><b>RELATED CASES:</b> None (INITIAL LDC)</p>
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**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT**

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

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

**DATE: MARCH 18, 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.	
1. GW	<p><b>PLOT PLAN NO. 14485R3</b> - E.A.: 39394 - Applicant: Hilltop Group - Engineer/Rep.: N/A - March Zoning Area - First Supervisorial District - Located north of Oleander Avenue, west of the I-215 Freeway, and east of Harvill Lane - 13.94 acres - Medium Manufacturing (M-M) Zone</p> <p><b>REQUEST:</b> To revise PP14485 in order to allow for the sales of heavy equipment year-round. The original plot plan only allows for eight (8) sales auctions a year.</p> <p><b>APNs:</b> 294-210-048, 295-310-049</p> <p><b>Related Cases:</b> PP14485, PP14485R1, CFG002872 (1st LDC).</p>
8:45 A.M.	
2. GW	<p><b>TRACT MAP NO. 29762, AMENDED NO. 5</b> - EA No. 38117- Applicant: George Dickinson - Engineer/Rep.: SiteTech, Inc. - Fifth Supervisorial District - Cherry Valley Zoning Area - Located east of Basil Lane and north of Butterfly Drive - 39.7 acres - Controlled Development Areas (W-2) zone</p> <p><b>REQUEST:</b> This is an application to subdivide 39.7 acres into 23 residential parcels. - Schedule: B</p> <p><b>APNs:</b> 401-291-001, 407-330-074</p> <p><b>Related Cases:</b> N/A</p>
9:00 A.M.	

3. GW	<p><b>TENTATIVE TRACT MAP NO. 29010</b> - EA NO. 37649 - Applicant: Brad Gates - Engineer/Rep.: The Keith Companies - Third Supervisorial District - Aguanga Zoning Area - South of Highway 79 and east of Highway 371 -195.18 acres - R-R (Rural Residential)</p> <p><b>REQUEST:</b> This is an application to subdivide 195.18 acres into thirty-two (32) residential parcels, two commercial lots, four open space lots, and two reservoir areas - Schedule:</p> <p><b>APN:</b> 583-120-003, 086, 583-130-003, 012</p> <p><b>Related Cases:</b> N/A (4th LDC).</p>
<b>9:15 A.M.</b>	
4. AC	<p><b>TENTATIVE TRACT NO. 31662</b> - EA No. 39287 - Applicant: Shea Homes - Engineer/Rep.: Alliance Land Planning &amp; Eng. - District: First District - Area Plan: Glen Ivy - Located: Along Trilogy Parkway, West of Temescal Canyon Road - Acres: 26.1 - Zone: SP Zone</p> <p><b>REQUEST:</b> Multi-Family Dwelling Tract with 174 units on a single lot - Schedule A</p> <p><b>APN:</b> 290-290-003</p> <p><b>Related Cases:</b> N/A (2nd LDC)</p>
<b>9:30 A.M.</b>	
5. AC	<p><b>TENTATIVE TRACT NO. 31826, CHANGE OF ZONE NO. 06919</b> - EA No. 39388 - Applicant: RBF Consulting - Engineer/Rep.: RBF Consulting - District: Second District - Area Plan: Prado-Mira Loma - Located: North of Chandler Street, South of Schleisman Road, East of Hallman Avenue, West of Archibald Avenue - Acres: 106.95 - Zone: A-2-10, W-1 -</p> <p><b>REQUEST:</b> To divide 106.95 acres into 349 single-family residential lots - Schedule A</p> <p><b>APN:</b> 134-130-001 through 05, 134-140-003, 004 &amp; 018</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> AGN00915, AGN00072</p>
<b>9:45 A.M.</b>	
6. AC	<p><b>TENTATIVE TRACT MAP NO. 32125, CHANGE OF ZONE NO. 06923</b> - EA No. 39395 - Applicant: Distinguished Homes INC. - Engineer/Rep.: Wagner Halladay INC - District: Second District - Area Plan: Prado-Mira Loma - Located: North of Orange Street, South of Schleisman Avenue, East of Sumner Avenue - Acres: 10 - Zone: A-2-10</p> <p><b>REQUEST:</b> To divide 10 acres into 35 single-family residential lots - Schedule A</p> <p><b>APN:</b> 134-240-002</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> N/A (2nd LDC)</p>
<b>10:00 A.M.</b>	

7. RA	<p><b>TENTATIVE TRACT MAP NO. 31199</b> - EA No. 39261 - Applicant: MYVYC LLC (Yianni Michalides) - Engineer/Rep.: David Jeffers Consulting Inc. - 1st Supervisorial District - Lake Mathews / Woodcrest Area Plan - Location: The property is located south of Victoria Avenue on the northeast corner of La Sierra Avenue and Orchard View Lane. - 8.8 Acres - Residential Agricultural (R-A) zone</p> <p><b>REQUEST:</b> This is a proposal to subdivide 8.8 acres into 15 residential lots with a minimum lot size of 20,000 square feet. - Schedule: B</p> <p><b>APN:</b> 136-120-005</p> <p><b>Related Cases:</b> TR30295, PM30360, CZ06629, GPA00588 (2nd LDC)</p>
<b>10:15 A.M.</b>	
8. BH	<p><b>TENTATIVE TRACT MAP No. 31538</b> - EA No.39111-Applicant: Empire Land, LLC- Engineer/Rep: RBF Consulting, Inc. -Third Supervisorial District- Harvest Valley/ Winchester Area Plan - east of Highway 79 (Winchester Road), and south of Simpson Road, between Whittier Avenue and the Flood Control District channel -245-acres-SP zoning.</p> <p><b>REQUEST:</b> This is an application to subdivide 74.64-acres into 254 residential dwelling units with 7,200 square foot minimum lot sizes and 2 open space lots. - Schedule "A"</p> <p><b>APN:</b> 463-180-019</p> <p><b>Related Cases:</b> CZ 06827 (2nd LDC).</p>
<b>10:30 A.M.</b>	
9. AR	<p><b>PLOT PLAN NO. 19175 (FTA 2003-17)</b> - EA39410 - Applicant: Mammoth Equities - Engineer/Rep.: Nogle Onufer Associates - Third Supervisorial District - Southwest Planning Area - 6.4 acres - SP Zone</p> <p><b>REQUEST:</b> To construct three commercial buildings in the SilverHawk Specific Plan - Schedule: N/A</p> <p><b>APNs:</b> 957-330-039, 019</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> SP 213 (1st LDC)</p>
<b>10:45 A.M.</b>	
10. MH	<p><b>PLOT PLAN NO. 19171 (FTA-2003-15)</b> - EA 39349 - Applicant: Don Slater - Engineer/Rep.: Slater Construction - First Supervisorial District - Temescal Canyon Area Plan Located at the end of Stellar Court and east of Temescal Canyon Road - 2.4 acres - SP zoning</p> <p><b>REQUEST:</b> Plot Plan No. 19171 proposes to construct four industrial buildings with a total floor area of 44,671 square feet of which 7,793 are office space. The site is located within Specific Plan No. 176, (Wildrose) and the zoning on the site is that for Planning Area III-3. Schedule: NA</p> <p><b>APN:</b> 283-100-072</p> <p><b>Related Cases:</b> NA (1st LDC)</p>
<b>1:30 P.M.</b>	

1. RB	<p><b>SECOND UNIT PERMIT NO. 828</b> - EA N/A - Corinna Blount - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Keller Flat Court, easterly of Pourroy Road, southerly of Keller Road, and northerly of Winchester Road. - 2.5 Gross Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> The project proposes a completion of a second unit which is an As-Built 24'x40' Dutch barn and it already exists on the property.</p> <p><b>APN:</b> 467-170-041</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
1:45 P.M.	
2. AH	<p><b>TENTATIVE TRACT MAP NO. 31817 AMENDED NO. 1</b> - EA39315 - Phillips-Fisher Investments - David Jeffers Consulting, Inc. - Nuevo Zoning Area - Fifth Supervisorial District - The project site is located northerly of Central Avenue and easterly of Rosary Avenue - 17.2 Acres - Residential Agriculture (R-A) Zone</p> <p><b>REQUEST:</b> The project is a Schedule B tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 square feet</p> <p><b>APN's:</b> 309-130-008 &amp; 309-130-009</p> <p><b>Related Cases:</b> None (2nd LDC)</p>
2:00 P.M.	
3. AH	<p><b>TENTATIVE TRACT MAP NO. 29513, REVISED MAP NO. 1</b> - EA 39379 - The Brehm Companies - Tetra Tech, Inc. - South Elsinore Zoning Area - First Supervisorial District - The project site is located southwesterly of Grand Avenue and north westerly of Enderlein Street - 54.17 Gross Acres - Residential Agriculture (R-A) Zone</p> <p><b>REQUEST:</b> The project is a request to revise Schedule B Tentative Tract Map No. 29513 to meet minimum lot size requirements of Ordinance No. 348</p> <p><b>APN's:</b> 382-150-032, 382-150-034, 382-150-035, 382-150-036, 368-120-003, 368-120-004, and portions of 382-150-029, 382-150-031 and 382-150-033</p> <p><b>Related Cases:</b> TR29513 (INITIAL LDC)</p>
2:15 P.M.	
4. AH	<p><b>PLOT PLAN NO. 18014, REVISED PERMIT NO. 1</b> - EA 39416 - Stephen J. Manfredi - James Unland &amp; Associates - Antelope Valley Zoning Area - Third Supervisorial District - The project site is located northerly of Wickerd Road, southerly of Garboni Road, easterly of Haun Road, and westerly of Interstate 215 - 18.95 acres - Industrial Park (IP) Zone</p> <p><b>REQUEST:</b> The project proposes to revise Plot Plan No. 18014 to reduce the number of mini-storage buildings from 19 to 16 and to increase the building size from 173,330 sq. ft. to 191,263 sq. ft.</p> <p><b>APN:</b> 360-350-018</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
2:30 P.M.	

5. CS	<p><b>CHANGE OF ZONE NO. 6913 AND PLOT PLAN NO. 19099</b> - EA 39359 - Whitaker Investment Corporation - Canty Engineering - Rancho California Zoning District - First Supervisorial District - North of Interstate 15, south of Prielipp Road, and west of Kevin Road- 14.6 Acres - R-R (Rural Residential)</p> <p><b>REQUEST:</b> Change of Zone No. 6913 proposes to change the existing zoning from R-R (Rural Residential) to LI (Light Industrial). Plot Plan No. 19099 proposes to construct (4) tilt up concrete industrial buildings with 474 parking stalls. Building (1) consists of 49,000 square, building (2) consists of 70,000 square feet, building (3) consists of 50,000 square feet and building (4) consists of 42,000 square feet.</p> <p><b>APN:</b> 380-260-004, 005, 006, 007 &amp; 012</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:45 P.M.</b>	
6. CS	<p><b>SECOND UNIT PERMIT NO. 00826</b> - EA N/A - Applicant - Valerie Edwards - Nuevo Zoning Area - Fifth Supervisorial District - The project site is located north of Central Avenue, South of Nuevo Road, east of Ramona Avenue, and west of Rosary Avenue. - 1.00 Gross Acres - Residential Agriculture Zone</p> <p><b>REQUEST:</b> The project is proposing to construct a 1,488 square foot second residential unit:</p> <p><b>APN:</b> 309-120-026</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:00 P.M.</b>	
7. EO	<p><b>GENERAL PLAN AMENDMENT NO. 689, CHANGE OF ZONE NO. 6928, TENTATIVE TRACT MAP NO. 31820</b> - EA 39419 - Heritage Discount Homes, LLC. - Trans-Pacific Consultants - Homeland Zoning Area - Fifth Supervisorial District - Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road. - 5.84 Gross Acres - Scenic Highway Commercial (C-P-S) Zone</p> <p><b>REQUEST:</b> This proposal is to amend the Harvest Valley/Winchester Area Plan land use designation from Commercial Retail to Medium Density Residential under Community Development Foundation Component; change the zone from Scenic Highway Commercial (C-P-S) to One Family Dwellings (R-1); and a Schedule A subdivision proposing to subdivide 5.84 gross acres into 19 residential lots with minimum lot size of 7,200 square feet.</p> <p><b>APN:</b> 457-350-008, 457-350-012</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:15 P.M.</b>	

8. GKS	<p><b>CHANGE OF ZONE NO. 6867, TENTATIVE PARCEL MAP NO. 32166 and PLOT PLAN NO. 19223</b> - EA 39442 - Wildomar Apartments Partners, L.P. - Trip Hord Associates - Rancho California Zoning Area - First Supervisorial District - Northerly of Prielipp Road, easterly of Inland Valley Drive and westerly of Yamas Drive - 20.2 Acres - Industrial Park (I-P) Zone</p> <p><b>REQUEST:</b> Change the zoning from Industrial Park (I-P) to General Residential (R-3), a "Vesting Tentative Parcel Map" to subdivide 20.2 acres into two (2) parcels of 10.98 acres and 9.22 acres, and a Plot Plan for a 32 building, 320 unit apartment complex with 2 swimming pool, a 2,000 sq. ft. recreation building and a 3 acre detention basin.</p> <p><b>APN:</b> 380-250-018</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:30 P.M.</b>	
9. GKS	<p><b>TENTATIVE TRACT MAP NO. 25122, MINOR CHANGE NO. 1</b> - EA N/A - Vladimir Sukhov - Markham Development Management Group - Rancho California Zoning Area - First Supervisorial District - Southerly of McVicar Stree, westerly of Palomar Street and northerly of Grand Avenue - 41.72 Acres - One Family Dwellings (R-1), Rural Residential (R-R) Zone -</p> <p><b>REQUEST:</b> Change the lot layout and street cross sections, and Phasing for the development of the project.</p> <p><b>APN:</b> 380-080-012, 013, 014, 015</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>4:00 P.M.</b>	
10. GKS	<p><b>CONDITIONAL USE PERMIT NO. 03285, REVISED NO. 1, AMENDED NO. 1</b> - EA39042 - CRMS Architects - Kurt Buehler - Rancho California Zoning Area - First Supervisorial District - Northerly of Interstate 15, southerly of Catt Rd and easterly of Hidden Springs Road - 1.01 Net Acres - Scenic Highway Commercial (C-P-S) Zone</p> <p><b>REQUEST:</b> The addition of an automated carwash to an existing Mini-mart and gas station.</p> <p><b>APN:</b> 380-240-023</p> <p><b>Related Cases:</b> CUP03285; CUP3285S1 (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: MARCH 25, 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.	
1. BH	<p><b>CHANGE OF ZONE NO. 6834, TENTATIVE TRACT MAP NO. 31545 - EA No. 39130</b> - Applicant: Ashby Financial Co. Inc. - Engineer/Rep.: Adkan Engineers - Fifth Supervisorial District - Homeland Zoning Area - Located north of Highway 74 (Pinacate Road) and south of Watson Road, between Leon Road and Juniper Flats Road - 17 acres - R-R Zone.</p> <p><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" -</p> <p><b>APNs:</b> 457-130-015, 457-130-016, 457-130-017, 457-130-018</p> <p><b>Related Cases:</b> TR 31546, CFG 2589 (1st LDC).</p>
8:45 A.M.	
2. BH	<p><b>TENTATIVE TRACT MAP NO. 31546 - EA No. 39130</b> - 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</p> <p><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"</p> <p><b>APNs:</b> 457-120-065</p> <p><b>Related Cases:</b> CZ 6834, TR 31545, CFG 2590 (2nd LDC).</p>
9:00 A.M.	

3. BH	<p><b>TENTATIVE TRACT MAP NO. 31500 - EA No.39357</b>-Applicant: Stonegate Development-Engineer/Rep: Webb and Associates: Third Supervisor District-Homeland, Winchester Zoning District-Located south of Highway 74, west of Sultanas Road, east of Emperor Road and north of McLaughlin Road-120 acres-SP (Specific Plan) zone.</p> <p><b>REQUEST:</b> This is an applicant to subdivide 53.7 acres into 182 residential lots with a minimum lot size of 5,000 and 6,000 square feet. The proposed tentative tract map is within the Menifee North Specific Plan (SP 260). Schedule "A"</p> <p><b>APN:</b> 459-020-004, 459-020-006 459-020-046 through 053</p> <p><b>Related Cases:</b> N/A. (1st LDC)</p>
9:15 A.M.	
4. BH	<p><b>TENTATIVE TRACT MAP NO. 31892 - EA 39400</b>- Applicant: Bluestone Communities- Engineer: AEI-CASC Engineering - Third Supervisorial District - Harvest Valley/Winchester Area Plan- Located north of Newport Road, west of Leon Road, south of Olive Avenue, and east of Briggs Road - 239 acres - SP (Specific Plan) zone.</p> <p><b>REQUEST:</b> A proposal to subdivide 239 acres into 239 single-family residential lots with a minimum lot size of 7,000 square feet with 149 acres reserved for open space. - Schedule "A"</p> <p><b>APN:</b> 461-170-002 and 003</p> <p><b>Related Cases:</b> SP293A3, CZ6877 (1st LDC)</p>
9:30 A.M.	
5. AC	<p><b>CHANGE OF ZONE NO. 6825 AND TENTATIVE TRACT MAP NO. 31252 - EA No. 39109</b> - 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.</p> <p><b>REQUEST:</b> 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</p> <p><b>APN:</b> 134-080-003, 134-080-004 and 134-070-002</p> <p><b>Related Cases:</b> CFG02568 (2nd LDC)</p>
9:45 A.M.	

6. LR	<p><b>PARCEL MAP NO. 31746 - EA No. 39380</b> - Applicant: Thines Engineering - Engineer/Rep.: Thines Engineering - Second Supervisorial District - Prado Mira Loma Zoning District - Located south of Philadelphia Ave. And east of Dulles Road - 7.4 acres - Medium Manufacturing 3 acre minimum (M-M-3)zone</p> <p><b>REQUEST:</b> Parcel Map No. 31746 proposes to establish a 6 unit industrial condominium on a single lot. The project will be located on parcels 2 and 3 of approved Parcel Map No. 29767. Certificate of Parcel Merger No. 01466 is being concurrently processed which will combine parcels 2 and 3 to into a single lot. Approved Plot Plan No. 18352 established the 6 buildings that will become the units of the proposed project. - Schedule: E</p> <p><b>APN:</b> 156-360-035</p> <p><b>Related Cases:</b> PM29767, PM01466, PP18352 (1st LDC)</p>
<b>10:00 A.M.</b>	
7. AR	<p><b>TENTATIVE TRACT MAP NO. 30885</b> - EA No. 39034 - Applicant: McMillin Morgan Hill LLC. - Engineer/Rep.: Rick Engineering - Third Supervisorial District - Southwest Comprehensive Planning Area - The Project is 162 acres - SP zone</p> <p><b>REQUEST:</b> The project proposes to subdivide 162 acres into 351 residential lots, 8 open space lots, one (1) park, and one (1) paseo - Schedule A Subdivison</p> <p><b>APNs:</b> 952240012, 013, 014</p> <p><b>Related Cases:</b> SP No. 313 (2nd LDC)</p>
<b>10:15 A.M.</b>	
8. AR	<p><b>PLOT PLAN NO. 19036 - EA No. 39317</b> - Applicant/Rep: McKently and Associates - Engineer: Roy Roberson, TRC - Third Supervisorial District - Southwest Area Plan - The Project is 2.712 acres - SP Zone (Specific Plan No. 213)</p> <p><b>REQUEST:</b> The project proposes to create two (2) commercial/retail buildings. Schedule: N/A</p> <p><b>APNs:</b> 957-040-002</p> <p><b>Related Cases:</b> SP213 (2nd LDC)</p>
<b>10:30 A.M.</b>	
9. AR	<p><b>VARIANCE NO. 01753 - EA: N/A</b> - Applicant: Far West Industries Engineer/Rep.: Adams Streeter Engineering - Second Supervisorial District - Jurupa Area Plan - The Project is 18 acres - A-1 Zone</p> <p><b>REQUEST:</b> The Activity is a variance request for substandard lot sizes (below 20,000 square foot net minimum) on Tentative Tract No. 31301 - Schedule B map</p> <p><b>APN's:</b> 166050044</p> <p><b>Concurrent Cases:</b> TR 31301, EA 39029</p> <p><b>Related Cases:</b> NA (1st LDC)</p>
<b>10:45 A.M.</b>	

10. AR	<p><b>Fast Track No. 2003-19, Plot Plan No.19213 - EA No. 39438</b> - Applicant: Space Center Mira Loma Inc. - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the north side of Venture Drive, south-west of Inland Ave. - 6.93 acres - M-M( Manufacturing - Medium) zone</p> <p><b>REQUEST:</b> Plot Plan No. 19213 proposes the construction of two speculative tilt-up buildings, building A is 50,400 square feet with 3000 square feet of office space, and Building B is 69,800 square feet with 3000 square feet of office space, serving both buildings there is 144 parking spaces, and 40,682 square feet of landscaping. - Schedule: n/a</p> <p><b>APN:</b> 156-332-022, 156-332-023</p> <p><b>Related Cases:</b> FTA 2003-20, PP19215 (1st LDC)</p>
<b>1:30 P.M.</b>	
1. GKS	<p><b>TENTATIVE PARCEL MAP NO. 31524 (WITH WAIVER OF FINAL MAP) AMENDED NO. 1 - EA 39263</b> - 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</p> <p><b>REQUEST:</b> A Schedule H subdivision of 10 Acres into two 5 Acre parcels.</p> <p><b>APN:</b> 924-040-005</p> <p><b>Related Cases:</b> None (2nd LDC)</p>
<b>1:45 P.M.</b>	
2. GKS	<p><b>CHANGE OF ZONE NO. 6875, AMENDED NO. 1, TENTATIVE TRACT MAP NO. 31856 AMENDED NO. 1 - EA39264</b> - 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</p> <p><b>REQUEST:</b> Change the zoning from R-R to R-1 and a Schedule A subdivision of 24.11 acres in 79 single family lots with a 7,200 sq. ft. minimum and a 1.32 acre park/detention basin lot.</p> <p><b>APN:</b> 330-210-003, 004, 005, 008</p> <p><b>Related Cases:</b> None (2nd LDC)</p>
<b>2:00 P.M.</b>	

3. GKS	<p><b>PLOT PLAN NO. 18584 AMENDED NO. 2 - EA39027</b> - Barrett Bird - LCF Surveying, Inc. - Rancho California Zoning Area - Third Supervisorial District - Northerly of Madera De Playa, westerly of Calle Contento and easterly of La Serena Way - 5.27 Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> Construction of a 3000 square foot winery with a tasting room on an existing vineyard.</p> <p><b>APN:</b> 951-130-006</p> <p><b>Related Cases:</b> None (3rd LDC)</p>
<b>2:15 P.M.</b>	
4. CS	<p><b>TENTATIVE TRACT MAP NO. 31364, AMENDED NO.1 - EA 39224</b> - 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</p> <p><b>REQUEST:</b> 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 9 lots with a minimum lot size of 7,200 square feet</p> <p><b>APN:</b> 360-150-012</p> <p><b>Related Cases:</b> None (2nd LDC)</p>
<b>2:30 P.M.</b>	
5. CS	<p><b>CHANGE OF ZONE NO. 6931, TENTATIVE TRACT MAP NO. 31445 - EA 39428</b> - REI Management Company - Hunsaker &amp; Associates - Rancho California Zoning District - Third Supervisorial District - South of Monte De Oro, east of Camino Del Vino and west of De Portola Road - 91.7 Acres - C/V-10 Zoning</p> <p><b>REQUEST:</b> Proposes to change the existing C/V 10 (Citrus Vineyard 10-Acre Minimum) to C/V-5 (Citrus/Vineyard 5-Acre Minimum) and a Schedule "D" map that would subdivide 91.7-acres into 19 single family residential with 5-acre minimum lot sizes.</p> <p><b>APN:</b> 941-240-003, 004; 941-250-002, 941-280-003, 004</p> <p><b>Related Cases:</b> CFG02907 (INITIAL LDC)</p>
<b>2:45 P.M.</b>	
6. CS	<p><b>CHANGE OF ZONE NO. 6924, TENTATIVE TRACT MAP NO. 32078 - EA 39406</b> - Temecula Creek Estates LLC - HJK Consultants - Rancho California Zoning District - First Supervisorial District - South of Palomar Road, west of Clinton Keith Road, and east of Catt Road - 16 Acres - R-R Zone</p> <p><b>REQUEST:</b> Proposes to change the existing R-R (Rural Residential) zone to R-1 (Single Family Residential) and a Schedule "A" map that would subdivide 16-acres into 56 single family residential with 7,200 square foot minimum lot sizes.</p> <p><b>APN:</b> 380-080-008, 380-080-009, and 380-140-001</p> <p><b>Related Cases:</b> CFG02884 (INITIAL LDC)</p>

<b>3:00 P.M.</b>	
7. RB	<p><b>SECOND UNIT PERMIT NO. 841 - EA N/A</b> - Ada Rippon &amp; Chris Goris - E. Fay Rippon - Rancho California Zoning Area - First Supervisorial District - The project site is located southerly of Sandia Creek Drive, westerly of El Cajon Court and easterly of Via Vaquero Road. - 5.59 Gross Acres - Residential Agricultural 5 Acre Minimum (R-A-5) Zone</p> <p><b>REQUEST:</b> Proposal to construct a detached stick built, 1554 square foot second unit.</p> <p><b>APN:</b> 938-020-021</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:15 P.M.</b>	
8. RB	<p><b>TENTATIVE PARCEL MAP NO. 31847, AMENDED NO. 1 - EA 39334</b> - Robert Mcmanaman- Little Lake District Zoning District - Third Supervisorial District - The project site is located on the easterly side of Soboba Street, southerly of Johnston Avenue, and northerly of Stetson Avenue. - 5 Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone</p> <p><b>REQUEST:</b> To divide 5 acres into 4 lots.</p> <p><b>APN:</b> 552-200-006</p> <p><b>Related Cases:</b> EA39334 (2nd LDC)</p>
<b>3:30 P.M.</b>	
9. RB	<p><b>VARIANCE NO.1755, SECOND UNIT PERMIT NO.839 - EA N/A</b> - Elizabeth Hendrick - Eledor Gonzalez - Meadowbrook Zoning Area - Fifth Supervisorial District - The project site is located on the westerly side of Theda Street, southerly of Brewer Street, and easterly of Botany Drive. - 11.03 Gross Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> Variance to increase size of second unit. Proposal to construct a detached manufactured, 2240 Square Foot Second Unit and a 576 detached garage.</p> <p><b>APN:</b> 349-140-005</p> <p><b>Related Case(s):</b> None (INITIAL LDC)</p>
<b>4:00 P.M.</b>	
10. AH	<p><b>PRE-APPLICATION REVIEW NO. 495 - EA N/A</b> - D.R. Horton - Rancho California Zoning Area - Third Supervisorial District - The project site is located southerly of Borel Road and westerly of Greywood Drive - 1,134 acres - Residential Agriculture - 20 Acre Minimum (R-A-20) Zone</p> <p><b>REQUEST:</b> A pre-application review for Tentative Tract Map No. 31947, a Schedule D tract map proposing to subdivide 1,134 acres into 222 residential lots with a minimum lot size of 5 acres</p> <p><b>APN's:</b> 958-290-001, 958-290-002, 958-290-003, 958-290-004, 958-290-005, 958-290-006, 958-290-007, 958-290-008, 958-220-001, 958-220-002, 958-220-006, 958-220-007</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>

4:15 P.M.

**TENTATIVE PARCEL MAP NO. 31902 - EA 39437** - Trans-Pacific Consultants - Rancho California Zoning Area - First Supervisorial District - Southerly of Cleveland Forest Road, northerly of Calle De Dietel and westerly of Tenaja Road - 11.05 Gross Acres - Rural Residential (R-R) Zone  
**REQUEST:** Schedule H subdivision of 11.05 gross acres into two 5 acre lots  
**APN:** 932-030-024  
**Related Cases:** None  
(INITIAL LDC)

11. EO

**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: APRIL 1, 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.	
1. BP	<p><b>PLOT PLAN NO. 19185 - EA No. 39420</b> - Applicant: Mountain Union Telecom - Engineer/Rep.: Brian Cook - 3rd Supervisorial District - San Jacinto Valley Area Plan - Location: The property is located north of Devonshire Avenue, south of Tres Cerritos Street, west of Warren Road, and east of Hyatt Avenue - 4.78 Acres - Light Agricultural five acre minimum (A-1-5) zone -</p> <p><b>REQUEST:</b> This is a proposal for a wireless telecommunications facility with a 75' monopine housing multiple antenna arrays, (2) 10x16 prefabricated equipment shelters, (2) 10x10 equipment pads, on a 1,600 square foot lease area. - Schedule: N/A -</p> <p><b>APN:</b> 455-120-067</p> <p><b>Concurrent Cases:</b> EA39420 (1st LDC)</p>
8:45 A.M.	
2. BP	<p><b>PLOT PLAN NO. 19158 - EA No. 39405</b> - Applicant: Sprint - Engineer/Rep.: Delta Groups Engineering Inc. - 1st Supervisorial District - Elsinore Area Plan - Location: The property is located west of Temescal Canyon Road, and east of Interstate 15 - 4.32 Acres - Manufacturing Service Commercial (M-SC)</p> <p><b>REQUEST:</b> This is a proposal for a unmanned wireless telecommunications facility with a 65' monopine housing (12) panel antennas, (2) donor antennas, (4) equipment cabinets, (2) utility cabinets, on a 900 square foot lease area. - Schedule: N/A -</p> <p><b>APN:</b> 391-090-018</p> <p><b>Concurrent Cases:</b> EA39405 (1st LDC)</p>
9:00 A.M.	

3. MH	<p><b>PRE-APPLICATION REVIEW CASE NO. 494 - EA No./Not applicable</b> - Applicant: California Construction &amp; Roofing, Inc - Engineer/Rep.: Hardie D. Lewis - Second Supervisorial District - Jurupa Area Plan - Location: The proposed project is located on the north side of Mission Boulevard, west of Pedley Road and east of Amarillo Street - 2.160 acres (net) - Scenic Highway Commercial (C-P-S) Zone and General Commercial (C-1/C-P) Zone</p> <p><b>REQUEST:</b> The proposed project would convert an existing 1,406 square foot building into an office and add a 5,500 square foot metal building for storage - Schedule: N/A</p> <p><b>APN:</b> 169-100-021, 169-100-031, and 169-100-041</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> Plot Plan No. 18095</p>
<b>9:15 A.M.</b>	
4. MH	<p><b>PRE-APPLICATION REVIEW CASE NO. 489 - EA No./Not applicable</b> - Applicant: El Shaddai Development - Engineer/Rep.: El Shaddai Development - First Supervisorial District - Elsinore Area Plan - Location: The proposed project is located easterly of Wesley Street, northerly of Palomar Street, southerly of Como Street, and westerly of Orange Street - 12.17 acres (net) - Rural Residential (R-1) Zone</p> <p><b>REQUEST:</b> The proposed project would subdivide the 12.7 acre site into 19 single family lots - Schedule B</p> <p><b>APN:</b> 368-200-031 &amp; 032</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> N/A</p>
<b>9:30 A.M.</b>	
5. MH	<p><b>PRE-APPLICATION REVIEW CASE NO. 493 - EA No./Not applicable</b> - Applicant: Good Shepherd Lutheran Church - Engineer/Rep.: Williams Chiao Architects, LLP - Third Supervisorial District - Sun City/Menifee Valley Area Plan - Location: The proposed project is located east of the 215 Freeway and Lindenberger Road, north of Newport Road, and west of Briggs Road - 4.910 acres (net) - Rural Residential (R-1) Zone</p> <p><b>REQUEST:</b> The proposed project would develop a Phase 1, 21,600 square foot educational building within the master plan of the church and school site - Schedule: N/A</p> <p><b>APN:</b> 338-170-019</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> Public Use Permit No. 705</p>
<b>9:45 A.M.</b>	

6. AC	<p><b>ENVIRONMENTAL IMPACT REPORT 00461 - EA No. 39095</b> - Applicant: The Brehm Companies - Engineer/Rep.: L.D. King Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the northwest corner of the intersection of Schleisman Road and Cucamonga Creek Channel, east of proposed Hellman Avenue and the San Bernardino County line. - 109 acres - A-2-10 (Heavy Agriculture, 10 acre minimum lot size) zone</p> <p><b>REQUEST:</b> This proposal is to divide 109 acres into 394 single family residential lots, with a 7,200 sq foot minimum lot size and a paseo (pedestrian &amp; equestrian trail) within the SCE easement. - Schedule: A</p> <p><b>APN:</b> 134-030-033, 134-030-006, 134-030-030</p> <p><b>Related Cases:</b> AG00897, CFG02550 (2nd LDC)</p>
<b>10:00 A.M.</b>	
7. GW	<p><b>TENTATIVE PARCEL MAP NO. 31727</b> - Applicant: Paul Morales -Engineer/Rep.: IW Consulting Engineers - First Supervisorial District - Woodcrest Zoning District - North of Victoria Avenue, southwest of La Sierra Avenue, and east of Moulton Drive - 7.66 acres - R-A-1 (Residential Agriculture, 1 acre minimum)</p> <p><b>REQUEST:</b> This is an application to subdivide 2.25 acres into two single family residential lots. - Schedule: H</p> <p><b>APNs:</b> 226-212-021</p> <p><b>Related Cases:</b> N/A (1st LDC).</p>
<b>10:15 A.M.</b>	
8. GW	<p><b>TENTATIVE TRACT MAP NO. 32128</b> - Applicant: The Robert Mayer Company - Engineer/Rep.: KWC Engineers - First Supervisorial District - Lake Mathews Zoning District - North of Victoria Avenue, southwest of La Sierra Avenue, and east of Moulton Drive - 7.66 acres - R-A-1 (Residential Agriculture, 1 acre minimum)</p> <p><b>REQUEST:</b> This is an application to subdivide 7.66 acres into 30 single family residential lots. - Schedule: A</p> <p><b>APNs:</b> 136-030-012</p> <p><b>Related Cases:</b> N/A (1st LDC).</p>
<b>10:30 A.M.</b>	
9. AR	<p><b>TENTATIVE TRACT MAP NO. 29962</b> - EA No. 38272 - Applicant: Saba Saba Engineer/Rep.: Van Daele Development - Third Supervisorial District - Southwest Planning Area - The Project is- 94 acres - SP Zone</p> <p><b>REQUEST:</b> To subdivide 94 acres into 143 Residential Lots - Schedule A</p> <p><b>APNs:</b> 467170046, 047, 048, 049, 050, 051</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> SP 286 (2nd LDC)</p>
<b>1:30 P.M.</b>	

1. GKS	<p><b>CHANGE OF ZONE NO. 6662 AMENDED NO. 1 - EA38564</b> - Dennis Washburn - James W. Unland &amp; Associates - Bautista Zoning Area - Third Supervisorial District - Northerly of Florida Ave., southerly of Buckeye Lane, easterly of Schultz Road and westerly of Blackburn Road - 141.73 Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> Change the zoning from R-R to R-A and R-1</p> <p><b>APN:</b> 553-170-013, 019, 553-180-007, 553-190-003, 004, 006, 007, 008, 553-200-014, 553-220-003, 004, 006, 007, 009, 020</p> <p><b>Related Cases:</b> GPA00625 (Withdrawn) (2nd LDC)</p>
<b>1:45 P.M.</b>	
2. GKS	<p><b>TENTATIVE TRACT MAP NO. 32177 - EA 39404</b> - Smith and Butler LLC - May Group, Inc. - Ramona Zoning District - Third Supervisorial District - Northerly of Thorton Avenue, easterly of Ynez Street and southerly of Stetson Avenue - 9.3 Acres - Residential Agricultural (R-A), One Family Dwellings - 9,000 sq. ft. minimum (R-1-9000) Zone</p> <p><b>REQUEST:</b> A Schedule A subdivision of 9.3 acres into 26 single family lots with a 7,200 sq. ft. minimum and one 10,370 sq. ft. open space lot.</p> <p><b>APN:</b> 451-290-027</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:00 P.M.</b>	
3. GKS	<p><b>CHANGE OF ZONE NO. 6927, TENTATIVE TRACT MAP NO. 32171 - EA 39418</b> - Rongram LLC - Keith International, Inc. - French Valley Zoning Area - Third Supervisorial District - Northerly of Jean Nicholas Road, southerly of Scott Road, westerly of Winchester Road (Hwy. 79) - 9.2 acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> Change the zoning from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A subdivision of 9.2 Acres into 39 single family lots with a 7,200 sq. ft. minimum.</p> <p><b>APN:</b> 467-160-018</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:15 P.M.</b>	
4. CS	<p><b>GENERAL PLAN AMENDMENT NO. 690, CHANGE OF ZONE NO. 6932, TENTATIVE TRACT NO. 32191 - EA 39429</b> - MBK Consulting - Same - Rancho California Zoning District - First Supervisorial District - North of La Estrella Road, south of Palomino Road, west of Porras Road and east of Susan Drive - 7.4 Acres - R-R Zone</p> <p><b>REQUEST:</b> The project proposes to amend the Riverside County General Plan by removing the existing Very Low Density Residential (VLDR 1-Acre Min) to Medium Density Residential (MDR 2-5 DU/AC); The proposed project would also remove the existing R-R (Rural Residential) zoning and replace with R-1 (Single Family Residential). In addition, the project would also subdivide 7.4-acres into 19 single family residential units with 7,200 square foot minimum lot sizes and one detention basin.</p> <p><b>APN:</b> 376-350-015</p>

**Related Cases:** CFG 2908  
(INITIAL LDC)

**2:30 P.M.**

5. CS

**CHANGE OF ZONE NO. 6941, TENTATIVE PARCEL MAP NO. 31303 - EA 39459** - Engineering Ventures - Same - Rancho California Zoning District - First Supervisorial District - Southerly of Tenaja Road, northerly of Avenida Presa, west of Calle Viento, and east of Calle Roble - 18.01 Acres - R-A-20 Zone  
**REQUEST:** The proposed project would remove the existing R-A-20 (Residential Agriculture 20-Acre Min) and replace with R-A-5 (Residential Agriculture 5-Acre Min). In addition, the project would create a Schedule "H" parcel map that would subdivide 18-acres into 2 lots.  
**APN:** 932-160-018 & 932-160-019  
**Related Cases:** None  
(INITIAL LDC)

**2:45 P.M.**

6. CS

**CHANGE OF ZONE NO. 6911, TENTATIVE TRACT MAP NO. 30996, AMENDED NO. 1 - EA 38899** - Beazer Homes - Vista Community Planners - French Valley Zoning Area - Third Supervisorial District - Located northerly of Jean Nicholas Road, westerly of Winchester Road, southerly of Keller Road, and easterly of Leon Road- 25.67-Acres - Rural Residential (R-R) Zone -  
**REQUEST:** The project proposes a change of zone from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A tract map proposing to subdivide 25.67 acres into 74 single family residential units with a minimum lot size of 7,200 square feet  
**APN:** 467-160-024, 467-160-025, 467-160-027  
**Related Cases:** CZ 6911  
(2nd LDC)

**3:00 P.M.**

7. RB

**SECOND UNIT PERMIT NO. 845 - EA N/A** - William Smith - Cleveland Zoning Area - First Supervisorial District - The project site is located southerly of Rimpau Ct., easterly of Fox Springs Rd. and northerly of Verdugo Road. - 1.15 Gross Acres - Light Agriculture - 2 1/2 Acre Minimum (A-1-2 1/2) Zone  
**REQUEST:** The project proposes to construct a detached stick built 1,500 Square Foot residential dwelling as a second unit. -  
**APN** 901-040-028  
**Related Cases:** LLA04650  
(INITIAL LDC)

**3:15 P.M.**

8. EO	<p><b>TENTATIVE TRACT MAP NO. 32064 - EA 39434</b> - Nuevo Holdings 31, LLC. - David Jeffers Consulting Firm - Nuevo Zoning Area - Fifth Supervisorial District - Northerly of Nuevo Road, westerly of Hansen Avenue and northerly of Corso Alto Avenue - 31.4 Gross Acres - Residential Agriculture (R-A) Zone</p> <p><b>REQUEST:</b> Schedule B subdivision of 31.4 gross acres into 48 residential lots with minimum lot size of 20,000 sq. ft. and one 62,237 sq. ft. detention basin.</p> <p><b>APN:</b> 427-130-008</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:30 P.M.</b>	
9. EO	<p><b>CHANGE OF ZONE NO. 6936 &amp; TENTATIVE TRACT MAP NO. 31895 - EA 39443</b> - Hoover Ranch, LLC. - Markham Development Management Group, Inc. - Rancho California Zoning Area - First Supervisorial District - Northerly of Rancho Mirlo Road, easterly of Jerome Road and southerly of Palomar Street - 30.02 Gross Acres - Rural Residential (R-R) and WaterCourse, Watershed &amp; Conservation Areas (W-1) Zone</p> <p><b>REQUEST:</b> The project is a request to change the zone from Rural Residential (R-R) and WaterCourse, Watershed &amp; Conservation Areas (W-1) to One Family Dwellings (R-1), Open Area Combining Zone Residential Developments (R-5) and W-1; and a Schedule A tract map proposing to subdivide 30 gross acres into 57 residential lots with minimum lot size of 7,200 sq. ft., and 12.22 acre and 3.11 acre open space lots.</p> <p><b>APN:</b> 380-160-016, 380-160-019, 380-160-020</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>4:00 P.M.</b>	
10. EO	<p><b>CHANGE OF ZONE NO. 6936 &amp; TENTATIVE TRACT MAP NO. 31895 - EA 39443</b> - Hoover Ranch, LLC. - Markham Development Management Group, Inc. - Rancho California Zoning Area - First Supervisorial District - Northerly of Rancho Mirlo Road, easterly of Jerome Road and southerly of Palomar Street - 30.02 Gross Acres - Rural Residential (R-R) and WaterCourse, Watershed &amp; Conservation Areas (W-1) Zone</p> <p><b>REQUEST:</b> The project is a request to change the zone from Rural Residential (R-R) and WaterCourse, Watershed &amp; Conservation Areas (W-1) to One Family Dwellings (R-1), Open Area Combining Zone Residential Developments (R-5) and W-1; and a Schedule A tract map proposing to subdivide 30 gross acres into 57 residential lots with minimum lot size of 7,200 sq. ft., and 12.22 acre and 3.11 acre open space lots.</p> <p><b>APN:</b> 380-160-016, 380-160-019, 380-160-020</p> <p><b>Related Cases:</b> None (INITIAL 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: APRIL 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.	
1. LR	<p><b>PLOT PLAN NO.19215, FAST TRACK NO. 2003-20 - EA No. 39439</b> - Applicant: Space Center Mira Loma Inc. - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Eastvale Area Plan - Located north of Mission Blvd, on the southwest side of Iberia Street. - 10.57 acres - M-M (Manufacturing - Medium) zone  <b>REQUEST:</b> Plot Plan No. 19215 proposes the construction of a speculative 128, 220 square foot tilt-up building with 2000 square feet of office space, with 93 automobile parking spaces, 59 truck and trailer parking spaces, and 50,422 square feet of landscaping. - Schedule: N/A  <b>APN:</b> 156-140-045  <b>Related Cases:</b> FTA 2003-19, PP19213            (1st LDC)</p>
8:45 A.M.	
2. LR	<p><b>PLOT PLAN NO.19197 - EA No. 39427</b> - Applicant: Juan Celso Madrid - Engineer/Rep.: F.B. Designs - Second Supervisorial District - Jurupa Area Plan - Located on the north corner of Rubidoux Blvd.and 28th Street - .34 acres - C-1/C-P (General Commercial) zone  <b>REQUEST:</b> Plot Plan No. 19197 proposes the construction of a commercial strip mall with a 4,480 square foot building broken up into 5 suites with 22 parking spaces, 1,251 square feet of landscaping. - Schedule: N/A  <b>APN:</b> 178-213-004  <b>Related Cases:</b> N/A            (1st LDC)</p>
9:00 A.M.	

3. BH	<p><b>TENTATIVE PARCEL MAP NO. 31944 - EA No.N/A</b> - Applicant: Community Park 124, LLC - Engineer/Rep: Albert Webb and Associates - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located south of Olive Avenue, north of Salt Creek Channel, west of Beeler Road, and east of Leon Road - 94.1 acres - SP Zoning (SP 293)</p> <p><b>REQUEST:</b> This is an application to subdivide 94.1-acres into 4 parcels. Schedule: "I"</p> <p>APN: 461-180-048</p> <p><b>Related Cases:</b> TR 30808 and CZ 06013 (1st LDC).</p>
<b>9:15 A.M.</b>	
4. GW	<p><b>PLOT PLAN NO. 19143 - EA NO. 39399</b> - Applicant: Ray Patscheck -Engineer/Rep.: Eng Ventures / Rudy Ruiz - First Supervisorial District - Temescal Canyon Area Plan - South of Temescal Canyon Road, north of the I-15 Freeway and east of Indian Truck Trail - 6.39 acres M-SC (Manufacturing - Service Commercial), W-1 (Watercourse, Watershed and Conservation Area)</p> <p><b>REQUEST:</b> This is an application to construct a new storage facility, with an office and caretaker's residence. - Schedule: N/A</p> <p><b>APNs:</b> 391-070-016, 018</p> <p><b>Related Cases:</b> CFG02879 (1st LDC).</p>
<b>9:30 A.M.</b>	
5. RA	<p><b>TENTATIVE TRACT MAP NO. 31736, PLOT PLAN NO. 18966 - EA No. 39279</b> - Applicant: Nexus Residential Communities - Engineer/Rep.: Markham Development Management Group Inc. - First Supervisorial District - Elsinore Area Plan - Location: The property is located south of Clinton Keith Road, east of Oak Spings Road, and west of Inland Valley Road - 51.45 Acres - C-P-S zone</p> <p><b>REQUEST:</b> Tentative Tract No. 31736 is a Schedule A tract map to subdivide 51.45 acres into a 270 lot multi-family subdivision. Plot Plan No. 18966 to develop said subdivision. : Schedule A</p> <p><b>APN:</b> 380-250-007, 380-250-001</p> <p><b>Related Cases:</b> SP 340, CZ 6922 (1st LDC)</p>
<b>9:45 A.M.</b>	
6. LR	<p><b>TENTATIVE TRACT MAP NO. 31606 - EA No. 39214</b> - Applicant: Lewis Investment Co. - Engineer/Rep: Albert A. Webb Associates - Second Supervisorial District - Eastvale Area Plan - Located at the southeast corner of Limonite Avenue and Hamner Avenue, South of Bellegrave and west of the I-15 - 21.29 acres - General Residential (R-3) and Scenic Highway Commercial (C-P-S) zone</p> <p><b>REQUEST:</b> The Tentative Tract Map (for Condominium Purposes) is to divide 21.29 gross acres into 6 lots, for the eventual construction of a 318 unit condominium project. - Schedule "A"</p> <p><b>APN:</b> 134-110-022</p> <p><b>Related Cases:</b> PM31010 CZ06817 SP00265S2 (2nd LDC)</p>
<b>10:00 A.M.</b>	

7. AC	<p><b>PLOT PLAN NO. 19155 - EA No. 39403</b> - Applicant: Ridge Prop. - Engineer/Rep.: RKZ, INC - District: First Supervisorial District - Temescal Canyon Area Plan - Located: North of Brown Canyon Channel, South of Leroy Road, East of Temescal Canyon Road - Acres: 53.91 - Zone: SP Zone, M-R-A (Mineral Resources and Related Manufacturing)</p> <p><b>REQUEST:</b> Construct four multi-tenant industrial buildings on 5.5 acres - Schedule: N/A</p> <p><b>APN:</b> 283-100-058</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> PM28834</p>
<b>10:15 A.M.</b>	
8. AC	<p><b>TENTATIVE TRACT NO. 31907 - EA No. 39340</b> - Applicant: Starfield Sycamore Inv. - Engineer/Rep.: Canty Engineering Group INC. - District: First Supervisorial District - Temescal Canyon Area Plan - Located: North of Cleveland National Forest, West of Horsethief Canyon Road, South of I-15 - Acres: 73 - Zone: SP Zone</p> <p><b>REQUEST:</b> Subdivide 73 acres into 37 estate lots &amp; 1 open space lot - Schedule: B</p> <p><b>APN:</b> 290-160-005,006,015 and 290-140- 009</p> <p><b>Related Cases:</b> SP 00256</p>
<b>10:30 A.M.</b>	
9. AC	<p><b>TENTATIVE TRACT NO. 31908 - EA No. 39372</b> - Applicant: Starfield Sycamore Inv. - Engineer/Rep.: Canty Engineering Group INC. - District: First Supervisorial District - Temescal Canyon Area Plan - Located: North of Cleveland National Forest, South of Indian Truck Trail Road &amp; I-15 - Acres: 81 - Zone: SP Zone</p> <p><b>REQUEST:</b> Subdivide 81 acres into 298 Single-Family Residential lots &amp; 6 open space lots - Schedule: A</p> <p><b>APN:</b> 290-140-023</p> <p><b>Concurrent Cases:</b> N/A</p> <p><b>Related Cases:</b> SP 00256, CUP01274, PP18301, LLA04514</p>
<b>1:30 P.M.</b>	
1. EO	<p><b>TENTATIVE PARCEL MAP NO. 32000 - EA 39451</b> - Grant Hickson - California Regional Engineers - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Meadow Road, easterly of Paradise Lane, southerly of Scott Road and westerly of Buckwheat Road - 7.59 Net Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone</p> <p><b>REQUEST:</b> Schedule H subdivision of 7.59 acres into three (3) 2.5 acre parcels.</p> <p><b>APN:</b> 359-310-005</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>1:45 P.M.</b>	

2. EO	<p><b>SECOND UNIT PERMIT NO. 843 - EA (N/A)</b> - Ron Burke - Dean Tharaldson - Rancho California Zoning Area - Third Supervisorial District - Easterly of Cameron Drive, southerly of Ryan Lane and westerly of Sycamore Springs Road - 18.22 Net Acres - Residential Agricultural - 20 Acre Minimum (R-A-20) Zone</p> <p><b>REQUEST:</b> The project is proposing 1,800 sq. ft. detached second unit on a 18.22 net acre parcel.</p> <p><b>APN:</b> 470-180-027</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:00 P.M.</b>	
3. EO	<p><b>TENTATIVE TRACT MAP NO. 29072 MINOR CHANGE NO. 1 - EA N/A</b> - Barrington Heights - CSL Engineering, Inc. - Sun City Zoning District - Third Supervisorial District - The project site is located on the westerly side of Bavaria Drive and southerly of Tate Road. - 197.5 Acres - One Family Dwellings (R-1), Residential Agriculture - 10 Acre Minimum (R-A-10) Zone</p> <p><b>REQUEST:</b> Minor Change for approved TR29072 proposes to eliminate the improvements for Mary Ellen Trail; Schedule A subdivision of 197.5 acres into 241 residential lots with minimum lot size of 7,200 sq. ft., and 6 open space lots.</p> <p><b>APN:</b> 333-220-016, 334-100-018 thru 024, 334-100-026 &amp; 027</p> <p><b>Related Case(s):</b> CZ06419, TR39072, EA37563 (INITIAL LDC)</p>
<b>2:15 P.M.</b>	
4. CS	<p><b>CHANGE OF ZONE NO. 6942, TENTATIVE PARCEL MAP NO. 32159, PLOT PLAN NO. 19224 - EA No. 39444</b> - Dufresne Inc - RDS and Associates - Rancho California Zoning District - First Supervisorial District - South of Clinton Keith Road, west of Palomar Street, and east of Corduroy Road - 9.6 Acres - R-R Zone</p> <p><b>REQUEST:</b> The project proposes a Schedule E parcel map that would subdivide 9.6 acres into 3 parcels. In addition, the project would create 55,378 square feet of building used for retail and offices. There will be 4 detached buildings having two floors, as well as courtyard. The proposed project will also contain 23,585 square feet of landscaping and 441 parking stalls.</p> <p><b>APN:</b> 380-170-020</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:30 P.M.</b>	

5. GKS	<p><b>CHANGE OF ZONE NO. 6934, TENTATIVE TRACT MAP NO. 31444 - EA 39433</b> - REI Management Company - Hunsaker &amp; Associates Irvine, Inc. - Rancho California Zoning Area - Third Supervisorial District - Southerly of Monte De Oro, easterly of Rancho California Road and westerly of Camino Del Vino - 220.9 Acres - Citrus/Vineyard-20 Acre Minimum (C/V-20) Zone -</p> <p><b>REQUEST:</b> Change the zoning from Citrus Vineyard - 20 Acre Minimum (C/V-20) to C/V-5 and C/V-10, and a Schedule D subdivision of 220.9 acres into 38 lots with a 5 acre minimum and 3 lots with a 10 acre minimum.</p> <p><b>APN:</b> 942-210-001, 003, 004</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:45 P.M.</b>	
6. GKS	<p><b>CONDITIONAL USE PERMIT NO. 3426 - EA 39449</b> - Aydin Hamouni - RC Enterprise - Ramona Zoning District - Third Supervisorial District - Easterly of Cornell Street, southerly of Florida Avenue (Hwy. 74), and northerly of Acacia Avenue - 0.93 net acres Acres - Scenic Highway Commercial (C-P-S) Zone</p> <p><b>REQUEST:</b> A 0.93 net acre used car sales lot with an 850 sq. ft. sales office.</p> <p><b>APN:</b> 438-200-005, 006</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:00 P.M.</b>	
7. GKS	<p><b>CHANGE OF ZONE NO. 6670, AMENDED NO. 1 AND TENTATIVE TRACT MAP NO. 30142, AMENDED NO. 4 - EA 38598</b> - Millennium Properties West - H. Michael McKnight - Antelope Valley Zoning Area - Third Supervisorial District - Southeast corner of Murrieta Road and Craig Avenue - 166.02 Acres - Residential Agricultural - 1 Acre Minimum (R-A-1) Zone -</p> <p><b>REQUEST:</b> Change the zoning from R-A-1 to R-1, R-4 and R-5 and a Schedule A subdivision of 166.02 acres into 409 residential lots with a 7,200 square foot minimum, 114 lots with a 6,000 square foot minimum and a 5.3 acre parks.</p> <p><b>APN:</b> 360-180-003, 004, 005, 006, 009, 010, 011, 013</p> <p><b>Related Cases:</b> GPA615 (5th 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: APRIL 15, 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.	
1. BP	<p><b>PLOT PLAN NO. 19202 - EA No. 39432</b> - Applicant: Cingular Wireless - Engineer/Rep.: Velocitel Inc. - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located north of Limonite Avenue, south of Holladay Street, and west of Van Buren Boulevard - 1 Acre - General Commercial (C-1/C-P) zone</p> <p><b>REQUEST:</b> This is a proposal to install and operate an 75' unmanned wireless telecommunications facility, stealthed as a monopalm, consisting of (12) panel antennas, and a 10'x 16' prefabricated equipment shelter on (2) existing parking stalls - Schedule: N/A</p> <p><b>APN:</b> 165-184-021</p> <p><b>Related Cases:</b> PP04429, S1, S2, PP18983 (1ST LDC)</p>
8:45 A.M.	
2. BP	<p><b>CONDITIONAL USE PERMIT NO. 03418 - EA No. 39295</b> - Applicant: Orco Block - Engineer/Rep.: Gable, Cook, &amp; Becklund Inc. - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located north of Galena Street, south of Orco Court, east of Rutile Street, and west of Muth Way. - 6.04 Acres - Manufacturing Service Commercial (M-SC) zone</p> <p><b>REQUEST:</b> This is a proposal for a concrete and asphalt-recycling center. - Schedule: N/A</p> <p><b>APN:</b> 170-350-050, 051, 052, 053</p> <p><b>Related Cases:</b> EA39295 (1st LDC)</p>
9:00 A.M.	

3. AC	<p><b>TENTATIVE PARCEL MAP NO. 31645 - EA No. 39368</b> - Applicant: Lewis Investment CO. LLC - Engineer/Rep.: Lewis Investment CO. LLC - Second Supervisorial District - Jurupa Area Plan - Located: Northeast corner of Bellegrave Avenue and Hamner Avenue - Acres: 195.77 - Zone: A-2-10</p> <p><b>REQUEST:</b> To divide 195.77 acres into 16 parcels - Schedule E</p> <p><b>APN:</b> 160-020-005</p> <p><b>Related Cases:</b> SP00335, GPA00674, CZ06848</p>
<b>9:15 A.M.</b>	
4. LR	<p><b>CHANGE OF ZONE NO. 06933, AND TENTATIVE TRACT MAP NO. 31778 - EA No. 39431</b> - Applicant: Hillcrest Homes Inc. - Engineer/Rep.: CL Williams Group LLC - Second Supervisorial District - Jurupa Area Plan - Located on the north side of Bellegrave Avenue, and east side of Wineville Avenue - 31.57 acres - Heavy Agriculture minimum 20 acres( A-2-20) zone -</p> <p><b>REQUEST:</b> CHANGE OF ZONE NO. 06933 proposes to change from Heavy Agriculture minimum 20 acres (A-2-20) to One Family Dwelling (R-1), and TENTATIVE TRACT MAP NO. 31778 proposes to divide 31.57 acres into 88 residential lots, and four open space lots. - Schedule: A</p> <p><b>APN:</b> 160-060-001</p> <p><b>Related Cases:</b> TR31768 (1st LDC)</p>
<b>9:30 A.M.</b>	
5. RA	<p><b>TENTATIVE TRACT NO. 31630 - EA No. 39282</b> - Applicant: Sake Engineers, Inc - Engineer/Rep.: Same as Applicant - Second Supervisorial District - Temescal Canyon Area Plan - Location: The property is located south of Poppy Street, west of State street, North on Smerber Road. - 7.14 Acres - Residential Agricultural-1 acre minimum lot size, 2 ½ acre minimum lot size (R-A-1, R-A-2 ½)</p> <p><b>REQUEST:</b> This is a proposal to subdivide 7.14 acres into 6 single family residential lots with an average lot size of 43,103 square feet. - Schedule: B</p> <p><b>APN:</b> 278-070-014, 278-070-015</p> <p><b>Related Cases:</b> N/A (2nd LDC)</p>
<b>9:45 A.M.</b>	
6. RA	<p><b>TENTATIVE TRACT NO. 31552, CHANGE OF ZONE NO. 6842 - EA No. 39156</b> - Applicant: South Coast Investment Properties - Engineer/Rep.: The Keith Companies - Second Supervisorial District - Temescal Canyon Area Plan - Location: The property is located southside of Magnolia Ave., east of McKinley, west of Savannah and north of Reindeer Ct. - 2 Acres - C-1/C-P (General Commercial) zone</p> <p><b>REQUEST:</b> Change of Zone No. 6842 proposes to change the zone on the project site from C-1/C-P to R-3 (General Residential) Tentative Tract No. 31552 proposes to subdivide the project site into 7 lots. - Schedule: A</p> <p><b>APN:</b> 135-482-083</p> <p><b>Related Cases:</b> N/A (2nd LDC)</p>
<b>10:00 A.M.</b>	

7. GW	<p><b>PLOT PLAN NO. 18155 - EA NO. 38799</b> - Applicant: Salvador Llamas - Engineer/Rep.: Al Aguirre - First Supervisorial District - Mead Valley Area Plan - South of Oleander Avenue, west of Harvill Avenue - 1.01 acres - M-S-C Zone (Manufacturing-Service-Commercial)</p> <p><b>REQUEST:</b> This is an application to develop a new contractor storage yard: - Schedule N/A</p> <p><b>APN:</b> 314-040-029</p> <p><b>Related Cases:</b> CFG 02226 (3rd LDC).</p>
<b>10:15 A.M.</b>	
8. GW	<p><b>CONDITIONAL USE PERMIT NO. 03425 - E.A. 39445</b> - Applicant: McArdle Associates - Engineer/Rep.: N/A - Mead Valley Area Plan - First Supervisorial District - Located south of Rider Street and west of Harvill Avenue - 8.78 acres - M-SC (Manufacturing - Service Commercial) Zone</p> <p><b>REQUEST:</b> To develop four concrete tilt-up buildings (trucking operations) on 8.78 acres.</p> <p><b>APN:</b> 317-230-036</p> <p><b>Related Cases:</b> CFG02924 (1st LDC).</p>
<b>10:30 A.M.</b>	
9. GW	<p><b>TENTATIVE TRACT MAP NO. 29010 - EA NO. 37649</b> - Applicant: Brad Gates - Engineer/Rep.: The Keith Companies - Third Supervisorial District - REMAP Area Plan - South of Highway 79 and east of Highway 371 -195.18 acres - R-R (Rural Residential)</p> <p><b>REQUEST:</b> This is an application to subdivide 195.18 acres into thirty-two (32) residential parcels, two commercial lots, four open space lots, and two reservoir areas - Schedule: -</p> <p><b>APN:</b> 583-120-003, 086, 583-130-003, 012</p> <p><b>Related Cases:</b> N/A (4th LDC).</p>
<b>1:30 P.M.</b>	
1. RB	<p><b>TENTATIVE PARCEL MAP NO. 32153 - EA39435</b> - Clyde Hoeldtke - Gunvant Thakkar - Rancho California Zoning Area - First Supervisorial District - southerly of Farrelly Circle, northerly of Avenida La Cresta, easterly of Calle De Lobo and westerly of Stage Road. - 11.09 Gross Acres - Residential Agricultural 5 Acre Minimum (R-A-5) Zone</p> <p><b>REQUEST:</b> The project is a Schedule "H" parcel map proposing to subdivide 11.09 Gross Acres into two parcels with a minimum lot size of 5.1 Gross Acres.</p> <p><b>APN:</b> 928-100-004</p> <p><b>Related Cases:</b> CZ5664, PM25282 (INITIAL LDC)</p>
<b>1:45 P.M.</b>	

2. RB	<p><b>TENTATIVE PARCEL MAP NO. 31949 - EA 39281</b> - Scott Paul Sumner - Toal Engineering, Inc. - Rancho California Zoning Area- First Supervisorial District - Southerly of Calle De Dietel, Northerly of Calle De Lina and Westerly of Tenaja Road. - 40.00 Gross Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> The project is a Schedule "H" parcel map proposing to subdivide of 40.00 Gross Acres into four parcels with a minimum lot size of 10.00 Gross Acres</p> <p><b>APN:</b> 932-030-018</p> <p><b>Related Case:</b> PM 25882 (INITIAL LDC)</p>
<b>2:00 P.M.</b>	
3. RB	<p><b>SECOND UNIT PERMIT NO. 840 - EA N/A</b> - David Zeiders - Antelope Valley Zoning Area - Third Supervisorial District - Westerly of Howard Road, northerly of Tabb Lane, easterly of Nancy Lane and located on Scott Road- 4.97 Gross Acres - Residential Agricultural 1 Acre Minimum (R-A-1) Zone</p> <p><b>REQUEST:</b> The project proposes to construct a detached stick-built 1,387 square foot residential dwelling as a second unit-</p> <p><b>APN:</b> 360-370-021</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:15 P.M.</b>	
4. GKS	<p><b>TENTATIVE TRACT MAP NO. 32065 - EA 39447</b> - David Jeffers Consulting, Inc. - David Jeffers Consulting, Inc. - Nuevo Zoning Area - Fifth Supervisorial District - Northerly of Nuevo Road, southerly of Park Blvd. and easterly of Hansen Avenue - 64.5 Acres - Residential Agricultural (R-A) Zone</p> <p><b>REQUEST:</b> A Schedule B subdivision of 64.5 acres into 107 single family lots with a 20,000 sq. ft. minimum.</p> <p><b>APN:</b> 427-370-010, 427-111-046, 047</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:30 P.M.</b>	
5. GKS	<p><b>CHANGE OF ZONE NO. 6945, TENTATIVE TRACT MAP NO. 31837 - EA 39469</b> - Temecula Creek Estates LLC - HJK Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Southerly of Catt Road, westerly of Arnett Road and easterly of Agape Lane - 13.9 acres Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> The project proposes a change of zone from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A subdivision of 13.9 acres into 44 lots with a 7,200 sq. ft. minimum</p> <p><b>APN:</b> 380-100-001, 002, 003, 380-090-008, 009</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:45 P.M.</b>	

6. GKS	<p><b>TENTATIVE TRACT MAP NO. 31831 AMENDED NO. 1 - EA39294</b> - Spectrum Communities - David Jeffers Consulting, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Northerly of Garbani Road, westerly of Sherman Road and southerly of Tupelo Street - 29.9 Acres - Industrial Park (I-P) Zone</p> <p><b>REQUEST:</b> A Schedule A subdivision of 29.9 acres into 104 single family lots with a 7200 sq. ft. minimum</p> <p><b>APN:</b> 360-250-007, 008, 010</p> <p><b>Related Cases:</b> CZ06897 (2nd LDC)</p>
<b>3:00 P.M.</b>	
7. GKS	<p><b>SECOND UNIT PERMIT NO. 849 - EA N/A</b> - Marie Cusick - Marie Cusick - Sedco-Wildomar Zoning Area - First Supervisorial District - Easterly of Orange Street, southerly of Canyon Drive and northerly of Walnut Street - 1.1 Net Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> A proposal for the addition of a 1500 sq. ft. second unit and a 400 sq. ft. garage to a 1.1 acre parcel.</p> <p><b>APN:</b> 367-130-039</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:15 P.M.</b>	
8. EO	<p><b>TENTATIVE PARCEL MAP NO. 31904 - EA 39474</b> - Thomas J. Donohue - Trans-Pacific Consultants, Inc. - Antelope Valley Zoning Area - Third Supervisorial District - Southerly of Garbani Road, easterly of Sunset Avenue, northerly of Wickerd Road, and westerly of Byers Road - 10.08 Acres - Residential Agricultural - 1 Acre Minimum (R-A-1) Zone</p> <p><b>REQUEST:</b> The project is a Schedule H parcel map proposing to subdivide 10.08 gross acres into four 2.5 acre parcels.</p> <p><b>APN:</b> 362-430-002</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:30 P.M.</b>	
9. EO	<p><b>TENTATIVE TRACT MAP NO. 31667 AMENDED NO. 2 - EA39184</b> - El Capitan Investments, LLC. - Trans-Pacific Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Southlery of Palomar Street, westerly of McVicar Street, northerly of Grand Avenue - 36.6 Gross Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> The project is a Schedule "A" tract map proposing to subdivide 36.6 gross acres into 120 residential lots with a minimum lot size of 7,200 sq. ft., one open space lot, and one 1.25 acre park site.</p> <p><b>APN:</b> 380-060-007, 380-060-008</p> <p><b>Related Cases:</b> CZ6850 (3rd LDC)</p>
<b>3:45 P.M.</b>	

10. EO	<p><b>TENTATIVE TRACT MAP NO. 32222 - EA 39470</b> - Mike Gray - California Regional Engineers' - Little Lake Zoning District - Third Supervisorial District - Southerly of Mayberry Avenue, westerly of Saboba Avenue, northerly of Johnson Avenue and easterly of Hemet Street - 2 Acres - One Family Dwellings (R-1) Zone</p> <p><b>REQUEST:</b> The project is Schedule A tract map proposing to subdivide 2 gross acres into 6 residential lots with minimum lot size of 7,200 sq.ft. and one remainder lot.</p> <p><b>APN:</b> 552-070-010</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
4:00 P.M.	
11. CS	<p><b>CHANGE OF ZONE NO., 6946 TENTATIVE TRACT MAP NO. 31810 - EA No. 39475</b> - Cornwell Group - Blaine Womer - Valle Vista Zoning District - Third Supervisorial District - North of Palm Avenue, west of Lincoln Avenue, south of Olive Avenue, and east of Fairview Avenue - 42.61 Acres - A-1-5, R-T, A-2-10, &amp; C-P-S Zone</p> <p><b>REQUEST:</b> The proposed project would remove the existing A-1-5, A-2-10 &amp; C-P-S zoning and replace with R-T. In addition, the project would also subdivide 42.61 acres into 187 mobile home lots and RV Storage area</p> <p><b>APN:</b> 549-210-038, 548-040-001,002</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
4:15 P.M.	
12. CS	<p><b>CHANGE OF ZONE NO. 6935, TENTATIVE TRACT MAP NO. 32185 - EA 39441</b> - Beazer Homes - Vista Community Planners - French Valley Area - Third Supervisorial District - North of Cookie Road, south of Ruft Road, east of Leon Road, and west of Winchester Road - 163 Acres - R-R Zone</p> <p><b>REQUEST:</b> The project proposes to change the existing zoning from R-R (Rural Residential) to Single Family Residential (R-1); and a schedule A tract map proposing to subdivide 163 acres into 430 single-family residential units with 7,200 square foot minimum lots. In addition, the proposed subdivision would create 25 non-residential lots on 16.56 acres that will be used for landscaping, natural open space, park, and detention basin.</p> <p><b>APN:</b> Attached on Tract Map Exhibit</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
4:30 P.M.	

**TENTATIVE TRACT MAP NO. 31813, AMENDED NO. 1 - EA 39246 - MBK**

Consulting - Rancho California Zoning Area - First Supervisorial District - Located 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 ½ Acre Min 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 R-1; and a Schedule "A" tract map proposing to subdivide 20-acres into 56 single family residential units with 7,200 square foot minimum lot sizes and 2 open space lots

**APN:** 376-350-009

**Related Cases:** None

(2nd LDC)

13. CS

**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: APRIL 22, 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.	
1. BP	<p><b>PLOT PLAN NO. 19263 - EA No. 39454</b> - Applicant: Sprint - Engineer/Rep.: Delta Groups Engineering Inc. - 4th Supervisorial District - Western Coachella Area Plan - Location: The property is located north Varner Road, south of 40th Avenue, and east of Adams Street - 0.22 Acres - Light Agriculture (A-1) zone</p> <p><b>REQUEST:</b> This is a proposal to install and operate an 75' unmanned wireless telecommunications facility, stealthed as a monopine, consisting of (12) panel antennas, (4) equipment cabinets, and (1) concrete slab, on a 1500 square foot lease area -</p> <p><b>Schedule:</b> N/A</p> <p><b>APN:</b> 607-230-011</p> <p><b>Concurrent Cases:</b> EA39454 CFG02932 (1st LDC)</p>
8:45 A.M.	

2. BP	<p><b>TENTATIVE TRACT MAP NO. 32199, CHANGE OF ZONE NO. 06938 - EA No. 39448</b> - Applicant: Communities Southwest - Engineer/Rep.: PBS&amp;J - 5th Supervisorial District - Lakeview/Nuevo Area Plan - Location: The property is located south Ramona Expressway and north of Martin Street - 21.3 Acres - Residential Agriculture - 5 acre minimum lot size (R-A-5) zone -</p> <p><b>REQUEST:</b> Tentative Tract No. 31734 is a Schedule A tract map to subdivide 21.3 acres into 69 residential parcels with a minimum lot size of 7200 square feet. Change of Zone No. 06938 is a proposal for a change of zone from R-A-5 to R-1:</p> <p><b>Schedule:</b> A</p> <p><b>APN:</b> 308-140-003, 308-150-005</p> <p><b>Related Cases:</b> CZ06938, EA39448 (1st LDC)</p>
<b>9:00 A.M.</b>	
3. BP	<p><b>TENTATIVE PARCEL MAP NO. 32198 - EA No. 39461</b> - Applicant: Communities Southwest - Engineer/Rep.: PBS&amp;J - 5th Supervisorial District - Lakeview/Nuevo Area Plan - Location: The property is located southeast of Ramona Expressway, south of Martin Road, and north of Nuevo Road - 95.8 Acres - Residential Agriculture- 5 acre minimum lot size (R-A-5) zone -</p> <p><b>REQUEST:</b> This is a proposal to subdivide 95.8 acres into 3 parcels.</p> <p><b>Schedule:</b> I</p> <p><b>APN:</b> 308-140-005, 308-160-003 through 009</p> <p><b>Related Cases:</b> EA39461 (1st LDC)</p>
<b>9:15 A.M.</b>	
4. BP	<p><b>TENTATIVE PARCEL MAP NO. 31446 - EA No. 39452</b> - Applicant: Capital Land Investors, LLC - Engineer/Rep.: David Evans &amp; Associates Inc. - 5th Supervisorial District - Lakeview/Nuevo Area Plan - Location: The property is located south of Ramona Expressway, north of Nuevo Road, and east of Foothill Avenue - 708 Acres - SP Zone (SP239)</p> <p><b>REQUEST:</b> This is a proposal to subdivide the 708 acres, of SP239 into 11 planning area parcels.</p> <p><b>Schedule:</b> I</p> <p><b>APNS:</b> 307-070-003 through 005, 307-080-003 through 006, 307-090-001, 002, 004 through 006, 307-100-001, 003 through 005, 307-110-003, 007, 008, 307-220-001, 307-230-019, 020</p> <p><b>Related Cases:</b> EA39452 SP239 GPA165 EIR300 (1st LDC)</p>
<b>9:30 A.M.</b>	

5. RA	<p><b>TENTATIVE TRACT NO. 32172, CHANGE OF ZONE NO. 06963 - EA No. 39456</b> - Applicant: Vista Grove Associates Inc. - Engineer/Rep.: The Keith Companies - First Supervisorial District - Lake Mathews/Woodcrest Area Plan - Location: The property is located south of Nadina, east of Washington, north of Markham, and west of Brown St. - 23.12 Acres - A-1-10 (Light Agricultural, 10 Acre Minimum)</p> <p><b>REQUEST:</b> TR32172 is a proposal to subdivide 23.12 acres into 22 residential lots with a minimum lot size of one acre. CZ06963 proposes to change the zone of the project site from A-1-10 to R-A-1 (Residential Agricultural, One Acre Minimum) -</p> <p><b>Schedule: B</b></p> <p><b>APN:</b> 273-320-002</p> <p><b>Related Cases:</b> DA00044 (1st LDC)</p>
<b>9:45 A.M.</b>	
6. RA	<p><b>PLOT PLAN NO. 19140 - EA No. 39398</b> - Applicant: John Farquharson - Engineer/Rep.: BLJ Construction - First Supervisorial District - Elsinore Area Plan - Location: The property is located south of 2nd St., and east of State Highway 15 - 1.11 Acres - M-SC (Manufacturing Service Commercial)</p> <p><b>REQUEST:</b> This is a proposal to establish a equipment sales, rental, and storage facility.</p> <p><b>Schedule:</b> N/A</p> <p><b>APN:</b> 377-110-009</p> <p><b>Related Cases:</b> N/A (1st LDC)</p>
<b>10:00 A.M.</b>	
7. RA	<p><b>TENTATIVE TRACT NO. 32204 - EA No. 39452</b> - Applicant: Dennis Skinner - Engineer/Rep.: Schmidt Geometric Mapping - First Supervisorial District - Elsinore Area Plan - Location: The property is located south of Gavilan Springs Ranch Rd., west of Bienvenidos Rd., east of Estelle Mountain Rd, north of Pepper Hill Dr. - 65 Acres - R-A-5 (Residential Agricultural, 5 Acre Min. Lot Size)</p> <p><b>REQUEST:</b> This is a proposal to subdivide 65 acres into 5 residential parcels with a min. lot size of 5 acres and an average lot size of 13 acres</p> <p><b>Schedule: D</b></p> <p><b>APN:</b> 391-030-024</p> <p><b>Related Cases:</b> N/A (1st LDC)</p>
<b>10:15 A.M.</b>	

8. RA	<p><b>PRE-APPLICATION REVIEW NO. 00496 - EA No. N/A</b> - Applicant: DJI (Dennis Janda) - Engineer/Rep.: Kevin Hughes - Third Supervisorial District - Sun City/ Menifee Area Plan - Location: The property is located on the southeast corner of Grand Ave. and Clinton Keith Road. - 25 Acres - R-A-1 (Residential Agricultural, One Acre Min. Lot Size)</p> <p><b>REQUEST:</b> This is a proposal to construct a mixed use development consisting of commercial and residential land uses -</p> <p><b>Schedule:</b> A</p> <p><b>APN:</b> 360-160-003, 004, 005, 006, 007, 008, 009</p> <p><b>Related Cases:</b> CZ06318 (1st LDC)</p>
<b>10:30 A.M.</b>	
9. BH	<p><b>CONDITIONAL USE PERMIT No. 02288R1 - EA 39430</b> - Applicant: Alberto Hernandez - Owner: Alberto Hernandez and Angelica Hernandez - Fifth Supervisorial District - Harvest Valley/Winchester Area Plan - Located north of Highway 74, east of 3rd Street, south of Monroe Avenue and west of Antelope Road - .17 - acres- C-P-S Zoning</p> <p><b>REQUEST:</b> This is an application to expand an existing 576 square foot restaurant facility by 360 square feet</p> <p><b>APN:</b> 329-172-022</p> <p><b>Related Cases:</b> CUP02288</p>
<b>1:30 P.M.</b>	
1. CS	<p><b>CONDITIONAL USE PERMIT NO. 3429 - EA. 39486</b> - Valli Architectural Group - John Gossett - Rancho California Zoning District - First Supervisorial District - Northerly of Grand Avenue, southerly of Palomar Street, and westerly of Clinton Keith Road - 7.12 Acres - General Commercial (C-1/C-P) Zone</p> <p><b>REQUEST:</b> The project proposes to develop (7) self storage buildings totaling 80,915 square feet. The proposed project will also include 13,729 square feet of landscaping and 5 parking stalls.</p> <p><b>APN:</b> 380-140-011 &amp; 380-140-012</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>1:45 P.M.</b>	
2. JB	<p><b>TENTATIVE TRACT MAP NO. 32165 - EA 39483</b> - Nuevo Partners LLC - David Jeffers Consulting - Lakeview/Nuevo Zoning Area - Fifth Supervisorial District - The project site is on the northerly side of Montgomery Ave, the southerly side of Park Blvd, and westerly of Hansen Ave. - 49.9 Gross Acres - Residential Agriculture (R-A) and Rural Residential (R-R). Zone</p> <p><b>REQUEST:</b> Schedule B Subdivision of 49.9 acres into 85 residential lots with a minimum lot size of 20,000 square feet and a 41,619 square foot detention basin.</p> <p><b>APN:</b> 427-100-001, 427-100-006, 427-120-003, &amp; 427-120-004</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:00 P.M.</b>	

3. EO	<p><b>TENTATIVE TRACT MAP NO. 31724 AMENDED NO. 2 - EA39244</b> - 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 -</p> <p><b>REQUEST:</b> Project is a schedule A tract map proposing to subdivide 39.13 gross acres into 128 residential lots with minimum lot size of 7,200 sq.ft , one 1.02 acre park, and one 45,450 sq. ft. detention basin.</p> <p><b>APN:</b> 360-260-001,360-260-002,360-260-003, 360-260-004</p> <p><b>Related Cases:</b> CZ06868 (3rd LDC)</p>
<b>2:15 P.M.</b>	
4. EO	<p><b>CHANGE OF ZONE NO. 6902 AMENDED NO. 1, TENTATIVE TRACT MAP NO. 31993 AMENDED NO. 1 - EA39325</b> - GMX Construction, Inc. - Rancho California Zoning Area - First Supervisorial District - Southerly of Commo Street, northerly of Palomar Street, and easterly of Mission Trail - 13.15 Gross Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> This project is a request to change the zone from Rural Residential (R-R) to Planned Residential (R-4) zone; and a Schedule A tract map proposing to subdivide 13.15 gross acres into 54 residential lots with minimum lot size of 6,000 sq. ft., and one 9,000 sq. ft. detention basin.</p> <p><b>APN:</b> 368-030-056, 368-030-055, 368-030-007</p> <p><b>Related Cases:</b> None (2nd LDC)</p>
<b>2:30 P.M.</b>	
5. EO	<p><b>CONDITIONAL USE PERMIT NO. 3421 AMENDED NO. 1 - EA39381</b> - Carlos Ortuno - Winchester Zoning Area - Third Supervisorial District - The project site is located easterly of Winchester Road, northerly of E. Newport Road and southerly of Domenigoni Parkway - 34.64 Acres - Rural Residential (R-R) and General Commercial (C-1/C-P) Zone</p> <p><b>REQUEST:</b> The project is a proposal to use 2.5 acres of 34.64 acres lot as a SWAP Meet.</p> <p><b>APN:</b> 465-190-030</p> <p><b>Related Cases:</b> None (2nd LDC)</p>
<b>2:45 P.M.</b>	
6. RB	<p><b>SECOND UNIT PERMIT NO. 847 - EA N/A</b> - Jose Martinez - Rancho California Zoning Area - First Supervisorial District - Southerly of Alameda Del Monte, Westerly of Gruwell Street and Easterly of Stoneybrook Lane - 2.71 Net Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> The project proposes to construct a detached 1,250 square foot mobile home</p> <p><b>APN:</b> 382-230-027</p> <p><b>Related Permits:</b> BMR040532, BMR040533, BMR040534 (INITIAL LDC)</p>

**3:00 P.M.**

**7. RB**

**TENTATIVE TRACT MAP NO. 30805 AMENDED NO. 1 - EA 38877** - Peter Priestly and Kevin Caddell, CP Partnership - Markham Development Mgmt. Group, Inc. - Rancho California Zoning Area - First Supervisorial District - The project site is located southerly of Rancho California Road, northerly of Avenida Del Oro, and westerly of Calle Capistrano. - 42.59 Gross Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone

**REQUEST:** A Schedule "D" subdivision of 42.59 gross acres into five lots with a minimum lot size of 5.04 gross acres.

**APN:** 935-340-004, 935-350-012

**Related Case(s):** TR26476, LLA04392  
(2nd LDC)

**3:15 P.M.**

**8. RB**

**TENTATIVE PARCEL MAP NO. 32095 - EA 39460** - Steven Taylor - CLE Engineering, Inc. dba S & A Surveying - Rancho California Zoning Area - First Supervisorial District - The project site is located on the southerly side of Avenida Carolinas, northerly of Avenida La Cresta, easterly of Via Vista Grande and westerly of Clinton Keith Road. - 20.01 Gross Acres - Residential Agricultural - 10 Acre Minimum (R-A-10) Zone

**REQUEST:** A Schedule "H" Tentative Parcel Map consisting of 20.01 gross acres. The proposal consists of two parcels with a minimum lot size of 10.00 gross acres.

**APN:** 928-340-018

**Related Cases:** None  
(INITIAL LDC)

**3:30 P.M.**

**9. RB**

**TENTATIVE PARCEL MAP NO.31943 - EA 39413** - Adam Padila - Joseph Ross Land Development - Antelope Valley Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Pencin Road, easterly of Wright Road, southerly of Nikki Lane, and northerly of Wright Road. - 11.27 Gross Acres - Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) Zone

**REQUEST:** A schedule "H" subdivision of 11.27 gross acres into two parcels with a minimum size of 5.13 acres.

**APN:** 362-110-056

**Related Cases:** CZ6318, SUP00570  
(INITIAL LDC)

**4:00 P.M.**

10. GKS	<p><b>TENTATIVE PARCEL MAP NO. 31753 AMENDED NO. 1 - EA39292</b> - Swarts Family Trust - A-1 Surveying Company, Inc. - Rancho California Zoning Area - Third Supervisorial District - Northerly of De Portola Road, southerly of Calle Sereno and easterly of Calle Contento - 5 Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone</p> <p><b>REQUEST:</b> A Schedule H subdivision of 5 acres into two parcels with a 2.5 acre minimum lot size.</p> <p><b>APN:</b> 951-250-006</p> <p><b>Related Cases:</b> CZ06888 (2nd LDC)</p>
4:15 P.M.	
11. GKS	<p><b>TENTATIVE PARCEL MAP NO. 31752 AMENDED NO. 1 - EA39291</b> - Wine Country Properties LLC - A-1 Surveying Company, Inc. - Rancho California Zoning Area - Third Supervisorial District - Northerly of De Portola Road, southerly of Pauba Road and westerly of Anza Road - 5.01 Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone</p> <p><b>REQUEST:</b> A Schedule H subdivision of 5.01 acres into two parcels with a 2.5 acre minimum lot size.</p> <p><b>APN:</b> 951-160-012</p> <p><b>Related Cases:</b> CZ06887 (2nd LDC)</p>
4:30 P.M.	
12. GKS	<p><b>TENTATIVE PARCEL MAP NO. 31784 - EA 39476</b> - Angelo Comas - DLPE - Nuevo Zoning Area - Fifth Supervisorial District - Westerly of Rosary Avenue, southerly of Via Paloma and northerly of Central Avenue - 3.65 Acres - Residential Agricultural (R-A) Zone</p> <p><b>REQUEST:</b> A Schedule G subdivision of 3.65 acres into four (4) parcels with a 20,000 sq. ft. minimum lot size.</p> <p><b>APN:</b> 309-100-006</p> <p><b>Related Cases:</b> None (INITIAL 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: APRIL 29, 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.	
1. BP	<p><b>PUBLIC USE PERMIT NO. 00868 - EA No. 39455</b> - Applicant: Cingular Wireless - Engineer/Rep.: Velocitel Inc. - 3rd Supervisorial District - San Jacinto Valley Area Plan - Location: The property is located north of Mayberry Avenue, south of Highway 74, and east of Fairview Avenue - Project Area 520 square feet - One - Family Dwellings 20,000 square foot minimum lot size (R-1-20000) zone</p> <p><b>REQUEST:</b> This is a proposal to install and operate an 64'10" unmanned wireless telecommunications facility, stealthed as a monopalm, consisting of (12) panel antennas, and a 10'x 16' prefabricated equipment shelter, on a 520 square foot lease area - Schedule: N/A</p> <p><b>APN:</b> 530-030-046</p> <p><b>Concurrent Cases:</b> EA39455 CFG02933 (1st LDC)</p>
8:45 A.M.	

2. LR	<p><b>PRE-APPLICATION REVIEW NO. 00498</b> - Applicant: RS Development - Engineer/Rep.: RS Development - Second Supervisorial District - Jurupa Area Plan - Located south of Highway 60, on the north side of San Savaine Way, and of the west side of Wacker Drive. - 5.26 acres - Medium Manufacturing (M-M) zone</p> <p><b>REQUEST:</b> Pre-Application Review No. 00498 proposes the construction of 12 speculative tilt-up concrete buildings, with 154 parking spaces. The project also proposes to divide the same site up into 12 numbered lots corresponding to the proposed buildings with 2 lettered lots being common areas being maintained by a business owners association. Schedule: E</p> <p><b>APN:</b> 156-200-021</p> <p><b>Related Cases:</b> None (1st LDC)</p>
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**9:00 A.M.**

3. BH	<p><b>TENTATIVE TRACT MAP NO. 30977 - EA No.39471</b> - Applicant: Albert A. Webb Associates - Engineer/Rep: Albert A. Webb Associates -Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located south of Newport Road, north of Ano Crest and east of Leon Road -260.5-acres-SP zoning.</p> <p><b>REQUEST:</b> This is an application to subdivide 260.5-acres into 414 residential lots with a minimum lot size of 7,200 square feet-Schedule "A"</p> <p><b>APN:</b> 466-340-015, 018, 019, 020, 006, 007, 008, 009, 010, 011, 012, 013, 014.</p> <p><b>Related Cases:</b> SP293 (1st LDC).</p>
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**9:15 A.M.**

4. BH	<p><b>TENTATIVE TRACT MAP NO. 32101 and CHANGE OF ZONE NO. 6929 - EA No.39421</b> - Applicant: Diamond Brothers Five Partnership -Engineer/Rep: Albert A. Webb Associates - Third Supervisorial District - Sun City/Menifee Area Plan - Located north of Garbani Road, west of Briggs Road, east of Lindenberger Road and south of Patton Avenue - 58.58 - Acres - SP zone -</p> <p><b>REQUEST:</b> Change of Zone No. 6929 proposes to alter the existing zoning ordinance within Specific Plan No. 158A4 -Tentative Tract Map No. 32101 proposes to subdivide 58.58 acres into 197 dwelling units with 5,600 square foot minimum lot sizes and four (4) open space lots</p> <p><b>APN:</b> 334-250-010, 011, 012 (1st LDC).</p>
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**9:30 A.M.**

5. BH	<p><b>CHANGE OF ZONE NO. 6930 and TENTATIVE TRACT MAP NO. 32102 - EA No.39422</b> - Applicant: Diamond Brothers Five Partnership -Engineer/Rep: Albert A. Webb Associates-Third Supervisorial District -Sun City/Menifee Area Plan-Located north of Patton Road, west of Briggs Road, east of Lindenberger Road and south of Olive Avenue - 89.12 Acres - SP zone -</p> <p><b>REQUEST:</b> Change of Zone No. 6930 proposes to alter the existing zoning ordinance within Specific Plan No. 158A4 -Tentative Tract Map No. 32102 proposes to subdivide 89.12 acres into 272 single family lots with a 6,000 square foot minimum lot size and eight (8) open space lots.</p> <p><b>APN:</b> 334-250-010, 011 (1st LDC).</p>
<b>9:45 A.M.</b>	
6. BH	<p><b>PLOT PLAN NO.18269 - EA No.38856</b> - Applicant: Tim Anderson - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located within the Menifee North Specific Plan (SP 260) and more generally located south of Ethanac Road, east of Dawson Road and west of Antelope Road - 10 - acres - SP zoning.</p> <p><b>REQUEST:</b> This is an application to construct a contractor's storage yard with a 3,000 square foot metal storage building, 720 square foot temporary trailer used for a office and (3) 10,000 gallon water storage tanks.</p> <p><b>APN:</b> 331-150-034 <b>Related Cases:</b> N/A (2nd LDC).</p>
<b>10:00 A.M.</b>	
7. GW	<p><b>TENTATIVE TRACT MAP NO. 30812 - EA 38944</b> - Applicant: Ameridream Inc - Engineer/Rep: Goodman and Associates - Third Supervisorial District - Sun City/ Menifee Area Plan - Located north of La Piedra Road, east of Murrieta Road, south of Newport Road and west of Bradley Road. 18.62-acres - R-T (Mobilehome Subdivision and Mobilehome Park) zoning.</p> <p><b>REQUEST:</b> This is an application to subdivide 18.62 acres into 28 residential lots. Schedule "B"</p> <p><b>APN:</b> 360-020-036, 037, 038 and 039 <b>Related Cases:</b> CFG 2395 (3rd LDC).</p>
<b>10:15 A.M.</b>	
8. GW	<p><b>PUBLIC USE PERMIT NO. 00867</b> - Applicant: Patrick Hsu - Engineer/Rep.: Nelson Manlolo - Elsinore Area Plan - Fifth Supervisorial District - Located south of Richard Street, north of Herbert Street and west of Theda Street - 14.56 acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> To permit an existing facility currently used for church retreats and occasional worship services. The existing facility has been utilized by churches for more than ten years without the proper use permit.</p> <p><b>APN:</b> 345-170-002 <b>Related Cases:</b> CFG02889 (1st LDC).</p>
<b>10:30 A.M.</b>	

9. RA	<p><b>PLOT PLAN NO. 18965 - EA No. 39278</b> - Applicant: Wildrose Self Storage (Robert Schmitt) - Engineer/Rep.: Valli Architectural Group (Andrew Lee) - 1st Supervisorial District - Temescal Canyon Area Plan - Location: The property is located west of the I-15 freeway, south of Weirick Road, on Knabe Road. . - 2.21 Acres - Manufacturing - Service Commercial (M-SC)</p> <p><b>REQUEST:</b> This is a proposal to construct a self -storage facility consisting of 4 buildings (providing 75,781 square feet of storage space), an office, and caretaker's residence. - Schedule: N/A</p> <p><b>APN:</b> 282-160-018</p> <p><b>Related Cases:</b> CUP002190, PM13631, LLA004362 (2nd LDC)</p>
<b>1:30 P.M.</b>	
1. JB	<p><b>TENTATIVE PARCEL MAP NO. 31883 - EA39257</b> - Nayef Mutaseb - Megaland Engineering and Associates - Rancho California Zoning Area - First Supervisorial District - The project site is located easterly of Avenida La Cresta, westerly of Paseo Chaparro, northerly of Avenida Sureste, southerly of Avenida La Cresta - 20 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5-) Zone</p> <p><b>REQUEST:</b> Schedule H Subdivision of (1) 20 acre parcel into (4) 5 Acre Lots</p> <p><b>APN:</b> 930-120-001</p> <p><b>Related Cases:</b> None (2nd LDC)</p>
<b>1:45 P.M.</b>	
2. JB	<p><b>CONDITIONAL USE PERMIT NO. 00913R1 - EA 39491-</b> Berg Phillip Gabriel - Lawrence O. McDermott - Lakeland Village District - First Supervisorial District - easterly side of Grand Avenue, northerly of Bonnie Lea Drive and southerly of Serena Way. - 9.73 Acres - Zone W-1, W-2, R-3, C-1/ C-P</p> <p><b>REQUEST:</b> Adding 5 mobile home spaces, 16RV spaces with 50 AMP service and demolition of a sports bar.</p> <p><b>APN:</b> 381-071-001, 381-071-002, 381-071-003, 381-071-004</p> <p><b>Related Cases:</b> CUP 00913 (INITIAL LDC)</p>
<b>2:00 P.M.</b>	
3. JB	<p><b>PLOT PLAN NO. 19320 - EA 39492</b> - Wayne Tani - Wayne Tani Architect - Sedco-Wildomar Zoning Area - First Supervisorial District - The project is located easterly of Mission Trail, westerly of the I-15, south of Malaga Road and northerly of Sylvester Road. - 1.70 Net Acres - Zone C-1/ C-P</p> <p><b>REQUEST:</b> Propose tire shop with service bay and office.</p> <p><b>APN-</b> 365-051-008 &amp; 365-051-009</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>2:15 P.M.</b>	

4. JB **TENTATIVE TRACT MAP NO. 32165 - EA 39483** - Nuevo Partners LLC - David Jeffers Consulting - Lakeview/Nuevo Zoning Area - Fifth Supervisorial District - The project site is on the northerly side of Montgomery Ave, the southerly side of Park Blvd., and westerly of Hansen Ave. - 49.9 Gross Acres - Residential Agriculture (R-A) and Rural Residential (R-R). Zone  
**REQUEST:** Schedule B Subdivision of 49.9 acres into 85 residential lots with a minimum lot size of 20,000 square feet and a 41,619 square foot detention basin.  
**APN:** 427-100-001, 427-100-006, 427-120-003, & 427-120-004  
**Related Cases:** None  
 (RESCHEDULED INIITIAL LDC)

2:30 P.M.

5. CS **CHANGE OF ZONE NO. 6941, TENTATIVE PARCEL MAP NO. 31303 - EA 39459** - Engineering Ventures - Same as applicant - Rancho California Zoning District - First Supervisorial District - Southerly of Tenaja Road, northerly of Avenida Presa, west of Calle Viento, and east of Calle Roble - 18.01 Acres - R-A-20 Zone  
**REQUEST:** Change the zoning from R-A-20 (Residential Agriculture 20-Acre Min) to R-A-5 (Residential Agriculture 5-Acre Min) and create a Schedule "H" parcel map that would subdivide 18-acres into 2 lots.  
**APN:** 932-160-018 & 932-160-019  
**Related Cases:** None  
 (RESCHEDULED LDC)

2:45 P.M.

6. CS **GENERAL PLAN AMENDMENT NO. 693, CHANGE OF ZONE NO. 6950 AND TENTATIVE TRACT MAP NO. 32186 - EA 39500** - Century American Development Group - HJK Consultants - Winchester Zoning District - Third Supervisorial District - Northerly of Newport Road, easterly of Lindenburger Road, and southerly of Simpson Road - 29.5 Acres - R-R and A-P Zone -  
**REQUEST:** The project proposes to amend the current general plan land use designation from Low Density Residential (1/2 Acre Min) to Medium Density Residential (2-5 DU/AC). The proposed project will change the existing R-R (Rural Residential) and A-P (Light Agriculture-Poultry) to R-1 (Single Family Residential). In addition, the project proposes a Schedule "A" map that will subdivide 29.5-acres into 100 single-family dwelling units with 7,200 square foot minimum lot sizes.  
**APNs:** 333-200-043 and 333-200-019  
**Related Cases:** None  
 (INITIAL LDC)

3:00 P.M.

7. RB	<p><b>PRE-APPLICATION REVIEW NO.497 - EA N/A</b> - Paul and Marla Blauman - Davy Architecture - Sedco - Wildomar Zoning Area - First Supervisorial District - The project site is located on the northerly side of Bundy Canyon Road, westerly of Raciti Road, and easterly of Interstate 15. - 6.93 Gross Acres - Rural Residential (R-R) Zone</p> <p><b>REQUEST:</b> A proposal for a children's swim school, preschool and a private residence. The project site is a total of 6.93 gross acres</p> <p><b>APN:</b> 366-320-022</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:15 P.M.</b>	
8. RB	<p><b>TENTATIVE PARCEL MAP NO. 32162 - EA 39440</b> - Peter G. Gagnon - Chester Ralston - Lakeview Zoning Area - Fifth Supervisorial District - The project site is located on the westerly side of Hansen Avenue, easterly of Lakeview Ave, southerly of Romona Expressway, and northerly of Yucca Ave. - 4.05 Gross Acres - Residential Agricultural (R-A) Zone</p> <p><b>REQUEST:</b> A schedule "H" subdivision of 4.05 acres into three parcels with a minimum lot size of 1.35 gross acres.</p> <p><b>APN:</b> 426-140-031, 033</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>
<b>3:30 P.M.</b>	
9. RB	<p><b>CHANGE OF ZONE NO. 06944 - TENTATIVE PARCEL MAP NO. 31712 - EA 39466</b> - Leonardo Avina - Ault Engineering Inc. - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road and northerly of Quail Road. - 20.65 Gross Acres - Residential Agricultural - 10 Acre Minimum (R-A-10) Zone -</p> <p><b>REQUEST:</b> A zone change from Residential Agricultural 10 acre minimum (R-A-10) to Residential Agricultural 5 acre minimum (R-A-5). A schedule "H" subdivision of 20.65 gross acres into four parcels with a minimum lot size of 5.00 gross acres.</p> <p><b>APN:</b> 915-110-027</p> <p><b>Related Cases:</b> None (INITIAL LDC)</p>