

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

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

DATE: MAY 6, 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	TENTATIVE TRACT MAP NO. 30976 - EA No. 39462 - Applicant: Winchester 320 - Engineer/Rep: Albert A. Webb Associates - Third Supervisoral District - Sun City/Menifee Area Plan - Located north of Ano Crest Road, west of Leon Road, south of Newport Road and east of Highway 79 - 53.39 Acres - SP (Specific Plan) zoning REQUEST: This is an application to subdivide 53.39 acres into 162 single family residential lots with 7,200 square foot minimum lot sizes - Schedule A APN: 466-340-016, 017 (1st LDC).
8:45 A.M.	
2. BH	TENTATIVE TRACT MAP NO. 32100 - EA No. 39417 - Applicant: Diamond Brothers Five Partnership - Engineer/Rep: Albert A. Webb Associates - Third Supervisoral District - Sun City/Menifee Area Plan - Located north of Newport Road, west of Leon Road, south of Olive Avenue and east of Lindenberger Road - 68.22 Acres - SP (Specific Plan) zoning REQUEST: This is an application to subdivide 68.22 acres into 170 single family residential lots with 7,200 square foot minimum lot sizes - Schedule A APN: 334-250-008, 012, 013, 015 (1st LDC).
9:00 A.M.	

3. BH	<p>TENTATIVE TRACT MAP No. 31582 - EA No.39252 - Applicant: Alexander Communities - Engineer/Rep: RBF Consulting - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Located south of Simpson Road, north of Olive Avenue, west of Lindenberger Road and east of Murrieta Road - 80.33 - acres – SP zoning.</p> <p>REQUEST: This is an application to subdivide 80.33-acres into 281 residential dwelling units with 7,200 square foot minimum lot sizes and 12 open space lots totaling 2.19 - acres - Schedule “A”</p> <p>APN: 333-200-048, 333-200-059, 333-200-060, 333-200-061.</p> <p>Concurrent Cases: SP 158A5, CZ06872</p> <p>Related Cases: SP 158A4 (2nd LDC).</p>
9:15 A.M.	
4. BH	<p>TENTATIVE TRACT MAP No. 31142 & CHANGE OF ZONE NO. 06846 - EA No. 39171 - Applicant: Rancon Winchester Valley 155 LLC, Judy Rosen - Engineer/Rep.: Albert Webb, Bruce Davis - Third Supervisorial District - Harvest Valley/Winchester Area Plan - The project site is located south of Patton Road, east of Leon Road, and west of Winchester Road. - 80.2 Acres - Existing zone: SP</p> <p>REQUEST: 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</p> <p>APN's: 461-210-001</p> <p>Related Cases: SP293 (3rd LDC)</p>
9:30 A.M.	
5. RA	<p>PLOT PLAN NO. 19295 - EA No. 39479 - Applicant: Aqua Metric (Chris Thirkettele) - Engineer/Rep.: Trip Hord and Associates - Second Supervisorial District - Jurupa Area Plan - Location: The property is located north of Mission Blvd., south of State Highway 60, and east of Pedley Rd. - 24.58 Acres - C-P-S (Scenic Highway Commercial)</p> <p>REQUEST: This is a proposal to develop a 12,000 square foot warehouse/office with 32 parking spaces. - Schedule: N/A -</p> <p>APN: 169-040-015</p> <p>Related Cases: N/A (1st LDC)</p>
9:45 A.M.	

6. RA	<p>TENTATIVE TRACT MAP NO. 31734, CHANGE OF ZONE NO. 06873 - EA No. 39258 - Applicant: Robert Damaro - Engineer/Rep.: PHB and Associates, Inc - Second Supervisorial District - Eastvale Area Plan - Location: The property is located south of the Riverside County Line, north of Cloverdale, west of Sumner Avenue, and east of Harrison Avenue - 25.5 Acres - Heavy Agriculture -10 acre minimum lot size (A-2-10) zone</p> <p>REQUEST: Tentative Tract No. 31734 is a Schedule A tract map to subdivide 25.5 acres into 89 residential parcels with a minimum lot size of 7200 square feet. Change of Zone No. 06873 is a proposal for a change of zone from A-2-10 to R-1: Schedule A</p> <p>APN: 134-040-002</p> <p>Related Cases: N/A (2nd LDC)</p>
10:00 A.M.	
7. AC	<p>PLOT PLAN NO. 19261, FTA 2004-02 - EA No. 39468 - Applicant: Ridge Properties - Engineer/Rep.: RKZ Inc. - First Supervisorial District - Temescal Canyon Area Plan - Located: north of Stellar, south of Leroy Road, east of Temescal Canyon Road - Acres: 4.3 - Zone: SP Zone, M-R-A (Mineral Resources and Related Manufacturing)</p> <p>REQUEST: To construct two 40,000 sq. ft. industrial buildings - Schedule -</p> <p>APN:</p> <p>Concurrent Cases: N/A</p> <p>Related Cases: PM 28834, EA 37736 (Fast Track)</p>
10:15 A.M.	
8. AC	<p>1ST SCREENCHECK FOR ENVIRONMENTAL IMPACT REPORT NO. 454 - Applicant: Centex Homes - Engineer/Rep.: Hunsaker & Associates - Second Supervisorial District - Eastvale Area Plan – Located: South of 65th Street, North of Schleisman Road, West of Cleveland, East of Sumner Avenue - Acres: 120 - Zone: A-2-10</p> <p>REQUEST: To divide 120 acres into 419 residential lots - Schedule: A -</p> <p>APNs: 134 -100-001,010,017,018</p> <p>Concurrent Cases: TR30931, CZ06749</p> <p>Related Cases: N/A</p>
1:30 P.M.	
1. EO	<p>PLOT PLAN NO. 18691 AMENDED NO. 1 - EA39088 - Ronald Dawson - Mohn Building Systems - Anza Zoning Area - Third Supervisorial District - northerly of Cahuilla Road, southerly of Mitchell Road, easterly of Bahrman Road, and westerly of Contreras Road. - 2.27 Net Acres - Manufacturing - Service Commercial (M-SC) Zone</p> <p>REQUEST: The project is a proposal to construct one 4,800 sq. ft. prefabricated industrial building for trailer manufacturing with 2236 sq. ft. storage area and 2500 sq. ft. weld area.</p> <p>APN: 573-240-006</p> <p>Related Cases: None (2nd LDC)</p>
1:45 P.M.	

2. EO	<p>TENTATIVE TRACT MAP NO. 31629 AMENDED NO. 1 - EA39371 - SAKE Engineers, Inc. - SAKE Engineers, Inc. - Winchester Zoning Area - Third Supervisorial District - The project site is located on the southerly side of Holland Road, easterly of Melmore Road, westerly of Briggs Road and northerly of Sugar Street - 40 Gross Acres - One Family Dwellings (R-1) Zone</p> <p>REQUEST: The project is a Schedule A tract map proposing to subdivide 40 gross acres into 119 residential lots with minimum lot sizes of 7,200 sq. ft., two detention basins, one 1.02 acre park and one 5.19 acre open space lot</p> <p>APN: 372-080-008, 009, 010, 011, 012, 013, 014, 015</p> <p>Related Cases: PAR00474 (2nd LDC)</p>
2:00 P.M.	
3. CS	<p>PRE APPLICATION REVIEW NO. 503 - EA N/A - Richart Design Group-Lakeland Village Zoning Area - First Supervisorial District - Located northerly of Vail Street, southerly of Turner Street, and westerly of Grand Avenue - 1.25 Acres - Manufacturing Service Commercial (M-SC) Zone</p> <p>REQUEST: The project proposes to develop 12,719 square feet of commercial and office buildings. The proposed buildings would be constructed in 3 - phases and would include 19 parking stalls and 12,751 square feet of landscaping.</p> <p>APN: 371-170-006</p> <p>Related Cases: None (INITIAL LDC)</p>
2:15 P.M.	
4. NF	<p>SECOND UNIT PERMIT NO. 851 - EA N/A - Davis Craig Construction - Rancho California Zoning Area - First Supervisorial District - Easterly of Sheila Lane and northerly of Grand Avenue - 1 acre - Rural Residential (R-R) Zone</p> <p>REQUEST: The project is a proposal to construct an approximately 1,494 sq. ft. manufactured home as a second unit on a one acre parcel</p> <p>APN: 368-100-052</p> <p>Related Cases: None (INITIAL LDC)</p>
2:30 P.M.	
5. NF	<p>TENTATIVE PARCEL MAP NO. 32257 - EA 39508 - Kafdarali Hagop - Ramcam Corp - Sedco-Wildomar Zoning Area - First Supervisorial District - The project is located southerly of Bundy Canyon Road, westerly of Monte Vista Drive, and easterly of Interstate 15 - 6.64 Acres - General Commercial (C-1/C-P) Zone</p> <p>REQUEST: The project is a Schedule E Commercial Parcel Map proposing to subdivide 6.64 acres into six Commercial parcels</p> <p>APN: 367-100-020, 367-100-019</p> <p>Related Cases: None (INITIAL LDC)</p>
2:45 P.M.	

6. JB	<p>TENTATIVE PARCEL MAP NO. 31432, AMENDED NO. 1 - EA39333 - Ho Don - Dan Gomez/Landmark Surveys - Rancho California Zoning Area - First Supervisorial District - Easterly of Via Nortada Road, westerly of De Luz Road, and northerly of Rancho California Road - 30 Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone</p> <p>REQUEST: The project is a Schedule H parcel map which proposes to subdivide 30 acres into two parcels with a minimum lot size of 10 acres.</p> <p>APN: 935 -090-006</p> <p>Related Case: None (2nd LDC)</p>
3:00 P.M.	
7. JB	<p>CHANGE OF ZONE NO. 06949, TENTATIVE TRACT MAP NO. 32277 - EA 39499 - Stonegate Development - W.J. McKeever, Inc., Civil Engineering - Winchester Zoning District - Third Supervisorial District - Westerly of Briggs Road, southerly of Holland Road, and northerly of Los Carrizos Rd - 158.75 Gross Acres - Light to Heavy Agriculture (A-1-2 ½, A-2-2 ½, A-2-5,) Zone</p> <p>REQUEST: The project is proposing a change of zone from Light to Heavy Agriculture to One Family Dwellings (R1); and a Schedule A tract map proposing to subdivide 158.75 acres into 411 residential lots with a minimum lot size of 7,200 sq. ft., one 30.7 acre park lot, two water quality basin lots, and five (5) landscape lots.</p> <p>APN: 372-080-024</p> <p>Related Cases: None (INITIAL LDC)</p>
3:15 P.M.	
8. GKS	<p>CHANGE OF ZONE NO. 6951, TENTATIVE TRACT MAP NO. 32237 - EA 39502 - Century American Development Corporation - HJK Consultants, Inc. - Winchester Zoning Area - Third Supervisorial District - Northerly of Olive Avenue, southerly of Simpson Avenue and easterly of Patterson Avenue - 14.4 Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: Change the zoning from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A subdivision of 14.4 acres into 46 single family lots with a 7,200 sq. ft. minimum lot size.</p> <p>APN: 463-170-020, 021, and 022</p> <p>Related Cases: None (INITIAL LDC)</p>
3:30 P.M.	
9. GKS	<p>CHANGE OF ZONE NO. 6943 - EA 39464 - James Reza - James Reza - Rancho California Zoning Area - Third Supervisorial District - The project site is located northerly of Highway 79 South, easterly of Anza Road and southerly of De Portola Road - 12.14 Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: Change the zoning of 12.14 acres from Rural Residential to Rural Commercial (C-R)</p> <p>APN: 927-560-006</p> <p>Related Cases: None (INITIAL LDC)</p>

4:00 P.M.

10. GKS

TENTATIVE TRACT MAP NO. 31625, AMENDED NO. 1 - EA39249 - Osborne Development Corporation - Unland & Associates - Little Lake Zoning District - Third Supervisorial District - Easterly side of Meridian Street, southerly of Florida Avenue (S.R.74) and northerly of Acacia Avenue - 7.62 Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone
REQUEST: The proposed project is a Schedule A subdivision of 7.62 acres into 25 single family lots with a 7,200 square foot minimum lot size.
APN: 551-210-007, 551-210-010
Related Cases: CZ06871
(2nd LDC)

4:15 P.M.

11. AH

CHANGE OF ZONE NO. 6956 & TENTATIVE TRACT MAP NO. 32400 - EA 39519 - Evan Mai - Joseph Ross Land Development - Homeland Zoning Area - Fifth Supervisorial District - The project site is located northerly of McLaughlin Road, southerly of Allen Avenue, easterly of Leon Road, and westerly of Julie Lane - 10 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 10 gross acres into 27 residential lots with a minimum lot size of 7,200 sq. ft. -
APN: 459-150-010
Related Cases: None
(INITIAL LDC)

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

DATE: MAY 13, 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.	
1. RA	<p>TENTATIVE TRACT NO. 32124 - EA No. 39468 - Applicant: American Pacific Homes - Engineer/Rep.: David Leonard Associates - Second Supervisorial District - Jurupa Area Plan - Location: The property is located northwest along Valley Way and Armstrong Road at 34 St. - 14.8 - C-1/C-P (General Commercial), A-1 (Light Agricultural) REQUEST: This is a proposal to subdivide 14.8 acres into 26 lots. - Schedule: B APN: 174-340-006 Related Cases: N/A (1st LDC)</p>
8:45 A.M.	
2. RA	<p>PLOT PLAN NO. 19296 - EA No. 39480 - Applicant: HUB Enterprises - Engineer/Rep.: McArdle Associates Architects - Third Supervisorial District - Sun City/Menifee Area Plan - Location: The property is located north of Newport Rd., east of Haun Rd., and west of the Interstate Highway 15. - 3.45 Acres - SP Zone (Specific Plan) REQUEST: This is a proposal to construct a 56,135 square foot, three story office building. - Schedule: N/A APN: 334-520-050 Related Cases: SP00248, PM22233, CZ04841, CPM01362 (1st LDC)</p>
9:00 A.M.	

3. RA	<p>PLOT PLAN NO. 19316 - EA No. 39489 - Applicant: Nelson Development LLC - Engineer/Rep.: GFB Associates - First Supervisorial District - Mead Valley Area Plan - Location: The property is located on the northeast corner of Rider St. and Harvill Ave. - 1.83 Acres - M-H (Manufacturing - Heavy)</p> <p>REQUEST: This is a proposal to establish a rental yard for construction equipment. - Schedule: N/A</p> <p>APN: 317-170-024</p> <p>Related Cases: N/A (1st LDC)</p>
9:15 A.M.	
4. RA	<p>TENTATIVE TRACT MAP NO. 32024 - EA No. 39369 - Applicant: Monte Vista Ranch LLC - Engineer/Rep.: K & A Engineering - First Supervisorial District - Elsinore Area Plan - Location: The property is located south of Bundy Canyon Rd, east of Monte Vista, west of Oak Circle Dr. - 39.5 Acres - Rural Residential (R-R) zone</p> <p>REQUEST: Tentative Tract No. 32024 is a Schedule A tract map to subdivide 39.5 acres into 78 residential parcels with an average lot size of 8141 square feet. - Schedule A</p> <p>APN: 367-140-007, 367-140-011</p> <p>Related Cases: N/A (2nd LDC)</p>
9:30 A.M.	
5. LR	<p>CHANGE OF ZONE NO. 06885, AND TENTATIVE TRACT MAP NO. 31768 - 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.</p> <p>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 three open space lots. - Schedule: A</p> <p>APN: 160-060-042</p> <p>Related Cases: CFG02760, GEO01209 (2nd LDC)</p>
9:45 A.M.	

6. LR	<p>CONDITIONAL USE PERMIT NO. 03317 REVISED NO. 1 - EA No. 39365 - Applicant: AMF Ventures, Inc. - Engineer/Rep.: AMF Ventures, Inc.- Second Supervisorial District - Jurupa Area Plan - Located on the south-west corner of Granite Hill and Pedley Road - 2.53 acres - Residential Agriculture (R-A) zone REQUEST: Conditional Use Permit No. 03317 Revised No. 1 proposes to construct a combination fast food, retail and gas station/mini market center. The project area is 2.5 acres, including 100 parking stalls, of which 8 are handicapped and 21,000 square feet of landscaping. The project consists of two 3,000 square foot fast food restaurants, one 5,000 square foot retail building, and a 3,000 square foot gas station and mini-market combination. The proposed project is substantially the same as CUP03317, which has expired. - Schedule: N/A APN: 173-160-031 Related Cases: CUP03317 and VAR01694 (1st LDC)</p>
10:00 A.M.	
7. BP	<p>PLOT PLAN NO. 19312 - EA No. 39487 - Applicant: AT&T Wireless - Engineer/Rep.: S&I Edmunson - Fifth Supervisorial District - Harvest Valley/Winchester Area Plan - Location: The property is located south of Maples Road, east of Trumble Road, and north of State Highway 74 - 800 square foot lease area - Manufacturing Service Commercial (M-SC) zone. REQUEST: This is a proposal to install and operate an unmanned AT&T wireless telecommunications facility 60'0" Monopole consisting of 12 antennas on 3 arrays, and one 2' microwave panel antenna on an 800 square foot lease area - Schedule: N/A - APN: 329 -030-050 Concurrent Cases: N/A (1st LDC)</p>
10:15 A.M.	
8. AR	<p>GENERAL PLAN AMENDMENT 669, CHANGE OF ZONE NO. 6820, TENTATIVE TRACT MAP NO. 31536 - EA No.39098 - Applicant: Craftsman Homes - Engineer: IW Consulting Engineers - Rep.: Trip Hord Associates - Fifth Supervisorial District - Harvest Valley/Winchester Area Plan - Location: Southwest Corner of Mapes Rd and Malaga Road -Acres: 49.47 - Zone A-1-1 - REQUEST: To amend the existing General Plan Designation from VLDR to LDR, change the existing zoning from A -1-1 to R-A, and subdivide 49.47 acres into 78 Residential lots - Schedule B APN: 327-260-021 Concurrent Cases: CZ06820, GPA00669 Related Cases: N/A (3rd LDC)</p>
1:30 P.M.	

1. CS	<p>TENTATIVE TRACT MAP NO. 31345, AMENDMENT NO. 2 - EA 39136 - Century American Development Corporation - HJK Consultants – Sedco-Wildomar Zoning Area - First Supervisorial District - Located northerly of Canyon Drive, southerly of Bundy Canyon Road, westerly of Orchard Street, and easterly of Mission Trail-14.56 Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: Schedule “A” map proposes to subdivide 14.56 acres into 51 residential lots and three open space lots.</p> <p>APN: 367-020-008</p> <p>Related Cases: GPA 672 and CZ 6836 (3rd LDC)</p>
1:45 P.M.	
2. GKS	<p>PLOT PLAN NO. 18745 AMENDED NO. 2 - EA 39134 - 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</p> <p>REQUEST: A 15 - unit multi - family housing project for detached rentals with 2 car garages for each unit.</p> <p>APN: 438-220-013</p> <p>Related Cases: None (3rd LDC)</p>
2:00 P.M.	
3. GKS	<p>TENTATIVE TRACT MAP NO. 31831 AMENDED NO. 2 - EA 39294 - 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>REQUEST: A Schedule A subdivision of 29.9 acres into 103 single family lots with a 7200 sq. ft. minimum</p> <p>APN: 360-250-007, 008, 010</p> <p>Related Cases: CZ06897 (3rd LDC)</p>
2:15 P.M.	
4. GKS	<p>PLOT PLAN NO. 17944, AMENDED NO. 2 - EA 38709 - Leslie and Dorian Linkogle - Leslie Linkogle - Rancho California Zoning Area - Third Supervisorial District - Northerly of Paba Road, southerly of Rancho California Road and easterly of Butterfield Stage Road - 23 acres - Rural Residential (R-R) Zone</p> <p>REQUEST: The proposed project is for a winery, tasting room, and for weddings, concerts and other special events.</p> <p>APN: 951-080-012, 013, 021</p> <p>Related Cases: None (3rd LDC)</p>
2:30 P.M.	

5. NF	<p>TENTATIVE TRACT MAP NO. 32285 - EA 39514 - SV Investments - Cozad & Fox, Inc. - Ramona Zoning District - Third Supervisorial District - The project site is located on the southerly side of Steston Avenue, northerly of Thornton Avenue, and westerly of Yale Street. - 3.72 Acres Net Acres - Single Family Residential (R-1) Zone REQUEST: Schedule A Map of 4 acres to be subdivided into 16 Single Family Lots APN: 451-260-017 Related Cases: None (INITIAL LDC)</p>
2:45 P.M.	
6. JB	<p>CHANGE OF ZONE NO. 6964 & TENTATIVE PARCEL MAP NO. 32015 - EA 39529 - Boonstra Group LLC - Lamda Engineering Consultants - Rancho California Zoning Area - Third Supervisorial District - The project is located northerly of La Serena Way, easterly of Butterfield Stage Road, and southerly of Vista Del Monte Road - 5.01 Acres - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone REQUEST: The project proposes a zone change from R-A-5 to R-A-2 ½; and a Schedule H parcel map proposing to subdivide five (5) acres into two 2 ½ acre lots APN: 943-040-001 Related Cases: N/A (INITIAL LDC)</p>
3:00 P.M.	
7. JB	<p>PLOT PLAN NO. 19375 - EA 39524 - Dabbaghian Habeb - Ault Engineering, Inc. - Sedco - Wildomar District - First Supervisorial District - westerly side of Orange Street, southerly of Waite Street, easterly of Almond St, northerly of Bundy Canyon Road. - 2.84 Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone REQUEST: The project proposes a 33,000 (SF) Retail Shopping Center, including Retail Shops (26,400 S.F.), a market (7,500 S.F.), and 156 parking spaces. APN: 366-210-049 Related Cases: None (INITIAL LDC)</p>

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8:30 A.M.	
1. BP	<p>PLOT PLAN NO. 19336 - Applicant: Nextel - Engineer/Rep.: Jim Lee - 5th Supervisorial District - The Pass Area Plan - Location: The property is located south of the Cherry Valley Boulevard, north of Brookside Avenue, and east of Beaumont Avenue - 50' x 20' Lease Area - General Commercial (C-1/C-P) zone</p> <p>REQUEST: This is a proposal to install and operate an unmanned wireless telecommunications facility disguised as a 68'0" Mono-pine consisting of 12 antennas on 3 sectors, and a 11'6" equipment shelter - Schedule: N/A</p> <p>APN: 405-210-020</p> <p>Concurrent Cases: N/A (1st LDC)</p>
9:00 A.M.	
2. BH	<p>TENTATIVE TRACT MAP No. 31390 - EA No.39202 - Applicant: Audi Murphey Ranch, LLC - Engineer/Rep: K & 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>REQUEST: 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>APN: 358-090-001, 007 - 013.</p> <p>Related Cases: SP 00208, EIR 00436. (3rd LDC).</p>
9:15 A.M.	

3. BH	<p>TENTATIVE TRACT MAP NO. 31795 - 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>REQUEST: 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>APN: 331-280-003, 331-280-004, 331-290-003, 333-170-001, 333-280-003, 333-170-004, 333-170-017</p> <p>Related Cases: N/A (3rd LDC).</p>
9:30 A.M.	
4. BH	<p>TENTATIVE TRACT MAP No. 31393 - EA No.39207 - Applicant: Audi Murphey Ranch, LLC - Engineer/Rep: K & 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>REQUEST: 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>APN: 358-090-001, 006, 007</p> <p>Related Cases: SP 00208, EIR 00436 (3rd LDC).</p>
9:45 A.M.	
5. AR	<p>TENTATIVE TRACT MAP NO. 30885 - 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>REQUEST: The project proposes to subdivide 162 acres into 351 residential lots, 8 open space lots, one (1) park, and one (1) paseo - Schedule A Subdivision</p> <p>APNs: 952240012, 013, 014</p> <p>Concurrent Cases: N/A</p> <p>Related Cases: SP No. 313 (3rd LDC)</p>
10:00 A.M.	
6. AR	<p>PLOT PLAN NO. 19317 - EA No. 39490 - Applicant: Hank Van Gaale - Engineer/Rep.: The Thomsen Co. Inc. - Third Supervisorial District - Southwest Planning Area - The Project is 1.48 acres - The project is located in the French Valley Area of Western Riverside County in the Dutch Village Specific Plan. More specifically the project is located north of Auld Road and south of Benton Road. - M-SC Zone</p> <p>REQUEST: This project is a proposal to construct 7143 square feet of building on 1.48 - Schedule N/A</p> <p>APNs: 958-070-016</p> <p>Related Cases: PP16117, EA 37779, SP00106 (1st LDC).</p>
10:15 A.M.	

7. LR	<p>TRACT MAP NO. 30992 - EA No. 38957 - Applicant: Valkoy Properties - Engineer/ Rep.: Jerry Ronnebeck Engineering - First Supervisorial District - Gavilan Hills and Good Hope Zoning District and Area - Located on Star Dust Lane, north of Blue Sky Road. - 69 acres - Residential Agricultural 5 acre minimum(R-A-5) zone</p> <p>REQUEST: Tract Map No. proposes to divide 69 acres into 13 single family residential lots. - Schedule: D</p> <p>APN: 321-210-052, 053, 054</p> <p>Related Cases: CFG02406 (3rd LDC)</p>
1:30 P.M.	
1. NF	<p>TENTATIVE PARCEL MAP NO. 32257, CONDITIONAL USE PERMIT NO. 3403, AMENDED NO. 2, VARIANCE NO. 1757 - EA39118 - J & R Oil Co. Inc. - Pierce/ Cooley Architects, Inc. - Sedco-Wildomar Zoning Area - First Supervisorial District - Southerly side of Bundy Canyon Road, easterly of Interstate 15, and westerly of Seller Street - 6.23 Acres - General Commercial (C-1/C-P) Zone</p> <p>REQUEST: Proposed project is for Schedule E parcel map, 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 and a variance to allow an 80 foot high pylon sign for the shopping center along Interstate 15.</p> <p>APN: 367-100-019, 020</p> <p>Related Cases: None (3rd LDC)</p>
1:45 P.M.	
2. EO	<p>TENTATIVE PARCEL MAP NO. 31219 AMENDED NO. 2 - 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</p> <p>REQUEST: Schedule H subdivision of 8.9 gross acres into four 2 acre parcels</p> <p>APN: 382-280-006</p> <p>Related Cases: GPA00673, CZ06847 (3rd LDC)</p>
2:00 P.M.	
3. GKS	<p>PLOT PLAN NO. 18751 AMENDED NO. 3 - 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</p> <p>REQUEST: The proposed project is for the construction of a 8,530 sq. ft. restaurant.</p> <p>APN: 366-390-026, 027</p> <p>Related Cases: CZ06827, PM06582 (4th LDC)</p>
2:15 P.M.	

4. GKS	<p>CHANGE OF ZONE NO. 6917, AMENDED NO. 1, CONDITIONAL USE PERMIT NO. 3422 AMENDED NO. 1 - EA39383 - 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 Acres - Scenic Highway Commercial (C-P-S) Zone -</p> <p>REQUEST: The proposed project is for two buildings that includes a 61,091 sq. ft. mini-storage warehouse with a 1,953 sq.ft. office/caretakers residence and car wash.</p> <p>APN: 333-040-028</p> <p>Related Cases: None (2nd LDC)</p>
2:30 P.M.	
5. CS	<p>CHANGE OF ZONE NO. 6952 AND TENTATIVE TRACT MAP NO. 32272 - EA 39506 - RG Washington LLC - The Thomson Company - Rancho California Zoning District - Third Supervisorial District - North of Thompson Road, south of Yates Road, and east of Washington Street - 11.99 - A-1-5 Zone</p> <p>REQUEST: The project proposes to change the existing zoning from A-1-5 (Light Agriculture-Five Acre Min) to R-1 (Single Family Residential) and create a Schedule "A" map that would subdivide 11.99 acres into 57 single family residential lots.</p> <p>APN: 467-280-008</p> <p>Related Cases: None (INITIAL LDC)</p>
2:45 P.M.	
6. RB	<p>TENTATIVE TRACT MAP NO. 32047 - EA 39501 - Youssif Wassif - Esgate Engineering - Romoland Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Beyers Road, easterly side of Wheat Road, southerly of Ethanac Road, and northerly of McLaughlin Road. - 4.77 Gross Acres- Rural Residential (R-R) Zone</p> <p>REQUEST: A Schedule A subdivision of 4.77 gross acres into eight lots with a minimum lot size of 20,015 square feet and a proposed cul-de-sac.</p> <p>APN: 330-190-012</p> <p>Related Cases: None (INITIAL LDC)</p>
3:00 P.M.	
7. RB	<p>PRE-APPLICATION REVIEW NO. 502 - EA N/A - Christos Pete Rigas - RJ Development Services - Rancho California Zoning Area - Third Supervisorial District - The project site is located westerly of Pauba Road, easterly of Anza Road, southerly of De Portola Road, and northerly of Calle Arnaz Road. - 12.14 Gross Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: The project is a pre-application review for a swap meet consisting of 210 vendor sales spaces, an office and 255 public parking spaces.</p> <p>APN: 927-560-006</p> <p>Related Cases: CZ06943, EA39464 (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: MAY 27, 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.	Riverside Team
1. MH	<p>PRE-APPLICATION REVIEW CASE NO. 504 - EA No.:/Not applicable – Applicant: Cajalco Associates, LLC – Engineer/Rep.: ST Koo International Corporation – Second and First Supervisorial District – Temescal Canyon Area Plan – Location: The subject property is located approximately 1 mile east of the I-15 Freeway and Temescal Canyon Road. Cajalco Road runs in an east-west direction through the center of the site. Eagle Canyon Road intersects Cajalco Road just west of the property and generally forms its northwestern boundary – 680 acres (gross) – N-A Zone (Natural Assets)</p> <p>REQUEST: A proposed general plan amendment on 313 acres from Open Space-Mineral Resources and Open Space Rural to Medium Density Residential (2-5 du/ac). A proposed specific plan (“Twin Creeks Specific Plan”) establishing a master planned gated community of approximately 380 single family detached homes. Development of the project would be phased. A tentative tract map would also be submitted to develop the 313 acre residential area north of Cajalco Road. – Schedule: A</p> <p>APN: Various</p> <p>(Related Cases: N/A)</p> <p>Back to Top</p>
9:00 A.M.	

2. KZ	<p>TENTATIVE TRACT MAP NO. 32136, CHANGE OF ZONE NO. 06947 - EA No. 39481 - Applicant: Wineville, LLC - Engineer/Rep.: RBF Consulting - District: Second District - Area Plan: Eastvale - Located: north of 68th Street, south of Limonite Avenue, east of I-15, west of Vineville Avenue – Acres: 50.22 – Zone: A-2-10</p> <p>REQUEST: To divide 50.22 acres in 173 single-family residential lots with 6 open space lots - Schedule A</p> <p>APN: 152-020-002, 006</p> <p>(Related Cases: N/A)</p> <p>Back to Top</p>
9:15 A.M.	
3. AR	<p>PLOT PLAN NO. 19175 (FT 2003-17), EA39410– Applicant: Mammoth Equities - Engineer/Rep.: Nogle Onufer Associates -- Third Supervisorial District – Southwest Planning Area – The Project is – 6.4 acres – SP (SP No. 213) Zone</p> <p>REQUEST: To construct three commercial/industrial buildings in the SilverHawk Specific Plan – Schedule: N/A</p> <p>APNs: 957-330-039, 019</p> <p>(Related Cases: SP 213, EIR No. 404)</p> <p>(2nd LDC)</p> <p>Back to Top</p>
9:30 A.M.	
4. RA	<p>PLOT PLAN NO. 19301 - EA No. 39484- Applicant: Debi Meiers - Engineer/Rep.: Venture Engineering – First Supervisorial District – Mead Valley Area Plan – Location: The property is located north of Nance St., south of Oleander Ave., east of Harvill Ave., west of I-215 – 5.06 Acres – M-SC (Manufacturing-Service Commercial)</p> <p>REQUEST: This is a proposal to establish RV storage facility. - Schedule: N/A</p> <p>APN: 314-100-007</p> <p>(Related Cases: PAR00445)</p> <p>(1st LDC)</p> <p>Back to Top</p>
9:45 A.M.	
5. LR	<p>CHANGE OF ZONE NO. 06849 and TENTATIVE TRACT MAP NO. 31492 - EA No. 39182 - Applicant: Richland Communities - Engineer/Rep.: VSL Engineering - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the northeast corner of Archibald Avenue and Schleisman Road - 47.6 acres - A-2-10 zone</p> <p>REQUEST: Change of Zone No. 06849 proposes a change from Heavy Agriculture (A-2-10) to One Family Dwelling (R-1). Tentative Tract Map No. 31492 proposes to divide the site into 175 single family residential lots with a minimum lot size of 7200 square feet, and one open space lot - Schedule: A</p> <p>APN: 134-050-007, 008</p> <p>(Related Cases: CFG02647)</p> <p>(2nd LDC)</p> <p>Back to Top</p>
10:00 A.M.	

6. LR	<p>PLOT PLAN NO. 19337 - EA No. 39505 - Applicant: Busco Construction - Engineer/Rep.: Trip Hord Associates - Second Supervisorial District - Jurupa Area Plan - Located on the north side of 25th street, west of Van Dell Road. - 4 acres - M-M (Manufacturing - Medium) zone</p> <p>REQUEST: Plot Plan No. 19337 proposes to legalize an existing contractor storage yard, which includes vehicle, material, and storage container storage. - Schedule: n/a</p> <p>APN: 178-020-008</p> <p>(Related Cases: CV035380)</p> <p>(1st LDC)</p> <p>Back to Top</p>
10:15 A.M.	
7. LR	<p>TENTATIVE TRACT MAP NO. 31875 and VARIANCE No. 01752 - 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</p> <p>REQUEST: Tentative Tract Map 31875 proposes to divide 8.05 acres into 14 residential lots. Variance No. 01752 is a request to allow lots 1, 2, 3, 6, and 14 to be below the required 20,000 square foot minimum required by the zone and general plan designation. - Schedule: A</p> <p>APN: 183-310-020</p> <p>(Related Cases: CFG02788)</p> <p>(2nd LDC)</p> <p>Back to Top</p>
10:30 A.M.	
8. LR	<p>PARCEL MAP NO. 31081 - EA No. 39515 - Applicant: Ted Carpenter - Engineer/Rep.: Russ Mullins - Second Supervisorial District - Jurupa Area Plan - Located on the south side of Galena Street, west of Brookhollow Circle - 23.9 acres - Manufacturing - Service Commercial (M-SC) zone</p> <p>REQUEST: Parcel Map No. 31081 proposes to divide 23.9 acres in 7 industrial parcels with a minimum lot size of 1.36 acres. - Schedule: E</p> <p>APN: 167-110-008, 013, 028</p> <p>(Related Cases: n/a)</p> <p>(1st LDC)</p> <p>Back to Top</p>
1:30 P.M.	
South County Team	
1. JB	<p>PLOT PLAN NO. 19089 - EA39348 - Simon Lee - Simon Lee And Associates, Architects - Little Lake Zoning District - Third Supervisorial District - northerly of Acacia Ave, southerly of Florida Ave, easterly of Meridian Street, westerly of Hemet Street - 2.59 Acres - Scenic Highway Commercial (C-P-S) Zone</p> <p>REQUEST: The project proposes an 80 Room Holiday Inn Express Hotel (39,930 SF) and a Norms Resturant (8,000 SF)</p> <p>APN: 551-210-028</p> <p>(Related Case: None)</p> <p>(2ND LDC)</p> <p>Back to Top</p>

1:45 P.M.

2. JB
PLOT PLAN NO. 15258 - EA 37264 - Menifee Valley Community Church of the Nazarene - Herron & Rumansoff Architects, Inc. - Antelope Valley Zoning District - Third Supervisorial District - The project is located in the southeast corner of Holland Road & Chade Lane, and westerly of Bradley Road. - 5.0 Gross Acres - Rural Residential (R-R) Zone
REQUEST: The project proposes a Church and Related Facilities, developed in four (4) phases.
APN: 357-410-014-7
(Related Case: None)
(INITIAL LDC)
[Back to Top](#)

2:00 P.M.

3. GKS
TENTATIVE TRACT MAP NO. 31197, AMENDED NO. 1 - EA 39016 - Fiesta Development Inc. - The Keith Companies, Inc. - Sun City Zoning District - Third Supervisorial District - Westerly of Valley Blvd., northerly of McCall Blvd., and southerly of Thornton Street - 27.3 Gross Acres - One Family Dwellings (R-1) Zone
REQUEST: The proposed project is a Schedule A subdivision of 27.3 acres into 75 single family lots with a 7200 square foot minimum.
APN: 335-080-055 and 056
(Related Cases: TR26390 CZ05873)
(2ND LDC)
[Back to Top](#)

2:15 P.M.

4. GKS
TENTATIVE TRACT MAP NO. 30837, AMENDED NO. 2 - EA 38835 - Lohr & Associates, Inc. - Lohr & Associates, Inc. - Rancho California Zoning Area - Third Supervisorial District - Northerly of Yates Road, easterly of Washington Street and westerly of the San Diego Aqueduct - 99.77 Acres - Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) Zone
REQUEST: The proposed project is a Schedule A subdivision of 99.77 acres into three (3) phases with a total of 320 single family lots with a 7200 square foot minimum and a 5 acre park.
APN: 467-260-044
(Related Cases: CZ6729, TR29883)
(3RD LDC)
[Back to Top](#)

2:30 P.M.

5. GKS	<p>SECOND UNIT PERMIT NO. 855 - EA N/A - Jeannette Rodriguez - Jeannette Rodriguez - Winchester Zoning Area - Third Supervisorial District - Northerly of Garbani Road, southerly of Maxine Lane and easterly of Briggs Road - 5 Net Acres - Light Agriculture - 5 Acre Minimum (A-1-5) Zone</p> <p>REQUEST: The proposed project is for the addition of a 1306 sq. ft. second unit.</p> <p>APN: 466-130-031</p> <p>(Related Cases: None)</p> <p>(INITIAL LDC)</p> <p>Back to Top</p>
2:45 P.M.	
6. RB	<p>CONDITIONAL USE PERMIT NO. 3329 REVISED PERMIT NO. 1, AMENDED NO.1 - EA39329 - 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-12.56 Net Acres - General Residential (R-3) Zone 7,200 Square Foot minimum.</p> <p>REQUEST: A 99 unit Senior Apartment Complex. With a minimum apartment size of 750 Square Feet and a maximum apartment size of 956 Square Feet</p> <p>APN: 339-030-015, 339-030-016</p> <p>(Related Cases: Conditional Use Permit No. 3329)</p> <p>(2ND LDC)</p> <p>Back to Top</p>
3:00 P.M.	
7. NF	<p>SECOND UNIT PERMIT NO. 853 - EA N/A - Wade Williams - Rancho California Zoning Area - Third Supervisorial District - easterly of Crossover and southerly of East Benton - 9.37 Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: The project is a proposal to construct an approximately 1,392 sq. ft. manufactured home as a second unit.</p> <p>APN: 915-350-030</p> <p>(Related Case(s): (None)</p> <p>(INITIAL LDC)</p> <p>Back to Top</p>
3:30 P.M.	
8. CS	<p>ENVIRONMENTAL IMPACT REPORT NO. 464 - EA 39441 – 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>REQUEST: 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>APN: Attached on Tract Map Exhibit</p> <p>(Related Case(s): None)</p> <p>(INITIAL LDC)</p>

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

DATE: JUNE 3, 2004

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

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.	Riverside Team
1. BP	<p>PUBLIC USE PERMIT NO. 00869 - EA No. 39503 - Applicant: Cingular Wireless - Engineer/Rep.: Velocitel Inc. – 3rd Supervisorial District – Southwest Area – Location: The property is located north of Redhawk Parkway, and south of Hupa Drive– .01 acres – SP Zone (SP 217) REQUEST: This is a proposal to install and operate an 65’0” unmanned wireless telecommunications facility, disguised as a monopine, consisting of (12) panel antennas, and a 10’x 16’ prefabricated equipment shelter, on a 630 square foot lease area - Schedule: N/A APN: 962-040-012 Related Cases: SP217 TR23066 TR30246 EA38382 (1st LDC) Back to Top</p>
8:45 A.M.	

2. BH	<p>TENTATIVE TRACT MAP NO.31632 / CHANGE OF ZONE NO. 06861 - 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.</p> <p>REQUEST: Tract 31632 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"</p> <p>APN: 461-210-003, 004, 007</p> <p>Related Cases: None (2nd LDC). Back to Top</p>
9:00 A.M.	
3. BH	<p>TENTATIVE TRACT MAP NO. 31811 - EA No.39528 - Applicant: Brookfield Land Co. Holdings, LLC - Engineer/Rep: T&B Planning Consultants - Fifth Supervisorial District - Harvest Valley/Winchester Area Plan - Located north of McLaughlin Road, east of Menifee Road, west of Briggs Road and south of State Route 74 - 205.2-acres - SP zoning.</p> <p>REQUEST: This is an application to subdivide 205.2-acres into 559 residential dwelling units with 6,000 square foot minimum lot sizes and 14 open space lots totaling 112-acres-Schedule "A"</p> <p>APN: 331-260-005 through 009, 331-300-002, 331-300-003, 331-300-006, 331-270-004</p> <p>Related Cases: SP 00301, EIR 00423 (1st LDC) Back to Top</p>
9:15 A.M.	
4. KZ	<p>PARCEL MAP NO. 32404, CHANGE OF ZONE NO. 06960 - EA No. 39523 - Applicant: CH Mira Loma, LLC - Engineer/Rep: KCT Consultants, INC. - Second Supervisorial District – Jurupa Area Plan – Location: The property is located south of Philadelphia Avenue, and east of Dulles Drive - 4.784 acres – Manufacturing Medium (M-M-3) Zone (3 Acre minimum lot size)-</p> <p>REQUEST: Parcel Map No. 32404 is a proposal to divide 4.784 acres into 4 commercial parcels. Change of Zone is a proposal to change M-M-3 (Manufacturing Medium, 3 Acre Minimum) zone to M-M (Manufacturing Medium, 10,000 sq. ft. lot size) zone- Schedule E</p> <p>APN: 156-360-049, 156-360-048 Back to Top</p>
9:30 A.M.	

5. AR	<p>TENTATIVE TRACT MAP NO. 32011 - EA No. 39478 – Applicant: Warm Springs INV LTD – Engineer/Rep.: VSL Engineering –Third Supervisorial District - Southwest Area – The Project is – 12 acres – SP Zone (SP No. 238) REQUEST: To subdivide 12 acres into 49 Single-Family Residential lots - Schedule A APNs: 958-280-001 Related Cases: SP 238, TR28695, EA 37474, CZ06384 (1ST LDC) Back to Top</p>
9:45 A.M.	
6. RA	<p>CONDITIONAL USE PERMIT NO. 03417 – E.A. 39271 - Applicant: Pepperwood Development LLC - Engineer/Rep.: Allard Engineering – Beaumont-Banning Zoning District – Fifth Supervisorial District - Located east of Highway 79 and south of Lard Road – 23 acres – Controlled Development (W-2) Zone REQUEST: To develop a motocross education and training facility. The facility will include 31 parking spaces, a modular office, six portable toilets, and an obstacle course for the proposed use. APN: 421-100-020 Related Cases: N/A (2nd LDC). Back to Top</p>
10:00 A.M.	
7. RA	<p>TENTATIVE TRACT MAP NO. 30851 - EA NO. 39319 - Applicant: Aware Development -Engineer/Rep.: Crouse/Beers & Associates – First Supervisorial District – Gavilan Hills Zoning District and Temescal Zoning Area – 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) REQUEST: 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 Related Cases: CFG002796 (2nd LDC). Back to Top</p>
10:15 A.M.	
8. RA	<p>TENTATIVE TRACT MAP NO. 30852 - EA No. 39293 - Applicant: Aware Development - Engineer/Rep.: Crouse/Beers & 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 (2nd LDC). Back to Top</p>

1:45 P.M.	South County Team
1. JB	<p>GENERAL PLAN AMENDMENT NO. 503, CHANGE OF ZONE NO. 6473, TENTATIVE TRACT MAP NO. 29098, AMENDED NO.7 - EA37747 - J and A Investments - David Jeffers Consulting - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Winchester Road, easterly of Leon Road, southerly of Scott Road, and northerly of Keller Road. - 81.4 Gross Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: A general plan amendment from Estate Density Residential (2 acre minimum) to Low Density Residential(1/2 acre minimum) . A change of zone on the northerly 30.4 acres from Rural Residential (R-R) to Open Area Combining Zone (R-5). A Schedule A subdivision of 81.4 gross acres into 74 residential lots with a minimum lot size of 20,000 square feet. Project has perserved 30.4 acres for MSHCP and there is one detention basin.</p> <p>APN: 467-050-036</p> <p>Related Cases: None (8TH LDC)</p> <p>Back to Top</p>
2:00 P.M.	
2. NF	<p>TENTATIVE PARCEL MAP NO. 32379 – EA 39564 - Dennis Janda, Inc. - Rancho California Zoning Area - Third Supervisorial District - The project site is located on the westerly side of Dickson Path, southerly of Auld Road, and easterly of Pourroy Road. - 21 Acres - C-1/C-P - General Commercial Zone</p> <p>REQUEST: The proposed project is to subdivide one 21 acre parcel into 3 lots and road realignment</p> <p>APN: 958-090-001</p> <p>Related Case: None (INITIAL LDC)</p> <p>Back to Top</p>
2:15 P.M.	
3. AK	<p>PRE-APPLICATION REVIEW NO. 514 - EA N/A – Michael Medofer - Medofer Engineering - Ramona Zoning District - Third Supervisorial District - located northerly of Mayberry Avenue, easterly of Stanford Street, southerly of Acacia Street, and westerly of Soboba Street. – 10.6 Net Acres – R-1 (One-Family Dwelling) and W-1 (Watercourse, Watershed and Conservation Areas) Zones</p> <p>REQUEST: A pre-application review for a Tentative Tract Map proposing 33 single-family residential lots and 2 open space lots.</p> <p>APN: 449-080-001; 449-080-015.</p> <p>Related Case: None (INITIAL LDC)</p> <p>Back to Top</p>
2:30 P.M.	

4. JB	<p>CHANGE OF ZONE NO. 06954, TENTATIVE TRACT MAP NO. 31291 and TENTATIVE TRACT MAP NO. 31292 - EA No. 39512 – Applicant/ Engineer Rep.: GW Engineering – Hemet, San Jacinto Valley - San Jacinto Zoning District - Third Supervisorial District - The project site is located on the northerly side of Selgado Canyon Road, southerly of Cactus Valley Road, easterly of Girard Street and westerly of Kel-Star Road. - 58.71 Acres - Heavy Agriculture - 10 Acre Minimum (A-2-10) Zone</p> <p>REQUEST: The project proposes a change of zone from Heavy Agriculture, 10 Acre Minimum (A-2-10) to One Family Dwelling, 1/2 Acre Minimum (R-1-1/2) Tentative Tract Map No. 31291 proposes a Schedule B Subdivision Map, for 40 Residential Lots, from 10,000 SF to 20,000 SF and Tentative Tract Map No. 31292 proposes a Schedule B Subdivision Map, for 20 Residential Lots, from 10,000 SF to 20,000 SF.</p> <p>APN's: 469-120-057, 469-120-054</p> <p>Related Cases: CFG02991 (INITIAL LDC)</p> <p>Back to Top</p>
2:45 P.M.	
5. RB	<p>PLOT PLAN NO. 19347 - EA No. 39541 – Applicant: Beatriz Cota – Engineering/ Rep.: Armando Ambr - Quail Valley Zoning District - Third Supervisorial District - The project is located northeasterly of Goetz Road and southerly of Canyon Rd. - 1.7 Net Acres – General Commercial (C-1/C-P) Zone</p> <p>REQUEST: The project proposes an Auto Shop on 2.09 Gross Acres.</p> <p>APN: 265-110-011</p> <p>Related Case: CFG03021 (INITIAL LDC)</p> <p>Back to Top</p>
3:00 P.M.	
6. JB	<p>CHANGE OF ZONE NO. 06966 AND TENTATIVE TRACT MAP NO. 32314 - EA No. 39539 – Applicant: Wesco Homes and Development – Engineer/Rep.: Adams Streeter Civil Engineers, Inc. - Sun City Zoning District - Third Supervisorial District - The project is located northerly of Esther Lane, southerly of Thorton Avenue and easterly of Murrieta Road. - 9.7 Gross Acres - One Family Dwelling (R-1-10000) Zone</p> <p>REQUEST: The project proposes a change of zone from R-1-10000 to R-1 and the Schedule A Subdivision of 9.7 acres into 33 sf Single Family Residential lots.</p> <p>APN: 335-440-002, 335-440-001</p> <p>Related Case: CZ6318, TR26781, CZ06024 (INITIAL LDC)</p> <p>Back to Top</p>
3:15 P.M.	

TENTATIVE TRACT MAP NO. 31315 AMENDED NO. 2 - EA 39254 - Hat Ranch - Albert A. Webb & 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 Acres - Rural Residential Zone

REQUEST: 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 Case: None

(3RD LDC)

[Back to Top](#)

7. CS

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

DATE: JUNE 10, 2004

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

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.	Riverside Team
1. RA	<p>TENTATIVE TRACT MAP NO. 32128 - 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) REQUEST: This is an application to subdivide 7.66 acres into 30 single family residential lots - Schedule: A APN: 136-030-012 Related Cases: N/A (2ND LDC). Back to Top</p>
8:45 A.M.	
2. RA	<p>TRACT MAP NO. 29762, AMENDED NO. 5 - 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 REQUEST: This is an application to subdivide 39.7 acres into 23 residential parcels. - Schedule: B APNs: 401-291-001, 407-330-074 Related Cases: N/A (7TH LDC). Back to Top</p>
9:00 A.M.	

3. BH	<p>PLOT PLAN NO. 05116R1, AMENDED NO. 1 - EA 39382 - Applicant: Ben Laskowski - Owner: Hamid Navrad - Third Supervisorial District - Sun City/Menifee Area Plan - Located north of McCall Boulevard, east of Interstate 215, south of Encanto Drive and west of Encanto Drive - 1.08 -acres - C-P-S Zoning</p> <p>REQUEST: The applicant proposes to develop a 4,520 square foot Denny’s Restaurant and 2,200 square foot drive-through restaurant. The project area will include 68-parking stalls and 8,000 square feet of landscaping.</p> <p>APN: 333-040-004</p> <p>Related Cases: PP05116 (2ND LDC).</p> <p>Back to Top</p>
9:15 A.M.	
4. BH	<p>TENTATIVE TRACT MAP NO. 30972, AMENDED. NO. 2 - EA No.38851 Applicant: Stonegate Development Engineer/Rep: Webb and Associates: Third Supervisor District 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.</p> <p>REQUEST: 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"</p> <p>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</p> <p>Related Cases: N/A (3RD LDC).</p> <p>Back to Top</p>
9:30 A.M.	
5. BH	<p>TENTATIVE TRACT MAP NO. 31633, AMENDED NO. 1 / CHANGE OF ZONE NO. 06866(No Exhibit) - 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.</p> <p>REQUEST: 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”</p> <p>APN: 461-200-002, 011, 013, 014, 016</p> <p>Related Cases: None (2ND LDC)</p> <p>Back to Top</p>
9:45 A.M.	

6. BH	<p>TENTATIVE TRACT MAP No. 30809, AMENDED NO. 3 - 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</p> <p>REQUEST: 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</p> <p>APN's: 461-180-036, 040, 042, and , 044</p> <p>Related Cases: SP293 (4TH LDC) Back to Top</p>
10:00 A.M.	
7. AR	<p>PARCEL MAP NO. 31962 - CHANGE OF ZONE NO. 06937 - EA No. 39450 - Applicant: Hillcrest Homes, Inc. - Engineer/Rep: CL Williams Group, LLC. - 2nd Supervisorial District - Eastvale Area Plan - Location: The property is located west of Archibald, east of Hellman, south of Chandler, and north of River Rd. - 115.5 acres - Heavy Agriculture (A-2-10) Zone (10 Acre minimum lot size)</p> <p>REQUEST: Parcel Map No. 31962 is a proposal to divide 115.5 acres into 4 parcels for financing purposes. Change of Zone is a proposal to change A-2-10 (Heavy Agriculture, 10 Acre Minimum) zone to R-1 (Single-Family Residential, 7,200 sq. ft. lot size) zone - Schedule E</p> <p>APN: 130-030-017 (1ST LDC) Back to Top</p>
10:15 A.M.	
8. LR	<p>PLOT PLAN NO. 19128 - EA No. 39387 - Applicant: J. Guadalupe and Carmen Garcia - Engineer/Rep.: J. Guadalupe and Carmen Garcia - Second Supervisorial District – Rubidoux Zoning District - Located on the south side of Rubidoux Blvd. Circle, east of 28th street – 3.68 acres – M-SC (Manufacturing Service Commercial) zone</p> <p>REQUEST: Plot Plan No. 19128 proposes the construction of a truck and RV storage business with parking for 40 commercial vehicles, and 47 recreational vehicles. No customer parking proposed, no permanent office proposed. - Schedule: n/a</p> <p>APN: 178-22-010</p> <p>Related Cases: NONE (2nd LDC) Back to Top</p>
1:30 P.M.	
South County Team	

1. NF	<p>SECOND UNIT PERMIT NO. 00859 - EA N/A - Applicant Randall Davidson - Valle Vista Zoning District - Third Supervisorial District - The project site is located on the northerly side of Olive Avenue, and easterly of Lincoln Avenue. - 5.9 Acres - Light Agriculture - 5 Acre Minimum (A-1-5) Zone</p> <p>REQUEST: Proposes to manufacture a mobilehome for elderly parents.</p> <p>APN: 548-020-006</p> <p>Related Case(s): None (INITIAL LDC)</p> <p>Back to Top</p>
1:45 P.M.	
2. GKS	<p>PLOT PLAN NO. 18081, AMENDED NO. 3 - EA 38772 – Applicant: Bruce Vazzana – Engineer/Rep.: Inland Valley Development Consultants - First Supervisorial District – Elsinore Area Plan – Located northerly of Palomar Street, on the westerly side of Central Avenue, and southerly of Baxter Road - 3.84 Net Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: Plot Plan No. 18081 proposes permitting an existing commercial landscape supply company and light industrial office complex</p> <p>APN: 369-460-005</p> <p>Related Cases: CZ6708, CFG02193 (4th LDC)</p> <p>Back to Top</p>
2:00 P.M.	
3. CS	<p>TENTATIVE TRACT MAP NO. 30997, AMENDED NO. 1 - EA 39260 - Wesco Homes & Development - Canty Engineering Group - Rancho California Zoning Area - First Supervisorial District - Located northerly of Palomar Street, easterly of Wesley Street, southerly of Laguna Road, and westerly of Orange Street - 22.4 Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: The project is a Schedule B tract map proposing to subdivide 22.4 acres into 33 residential lots with a 1/2 acre minimum lot size.</p> <p>APN: 368-190-001 & 368-190-002</p> <p>Related Case(s): None</p> <p>Back to Top</p>
2:15 P.M.	
4. CS	<p>TENTATIVE TRACT MAP NO. 31101 AMENDED NO. 1 - EA 39240 - Simpson 49, LLC - Trans-Pacific Consultants, Inc. - Winchester Zoning Area - Third Supervisorial District - Southerly side of Simpson Road, easterly of Blalock Place, westerly of Beeler Road and northerly of Olive Avenue - 49.3 Acres - Rural Residential (R-R) Zone</p> <p>REQUEST: The project is a request to change the zone from Rural Residential (R-R) to One Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 49 acres into 158 residential lots and two open space lots.</p> <p>APNs: 462-050-001, 462-050-002</p> <p>Related Case(s): None (2ND LDC)</p> <p>Back to Top</p>

2:30 P.M.

5. JB
TENTATIVE PARCEL MAP NO. 31953 - EA 39563 – Applicant/ Engineer/ Rep.: Lohr & Associates Inc. - Rancho California Zoning Area - Third Supervisorial District – Southwest Community Plan Area - The project site is located on the westerly side of Wood Road, southerly of Roberts Road, and northerly of Kross Road. - 173.05 Acres – Citrus Vineyard Zone, 10 acre minimum (V-10)
REQUEST: The project proposes a Schedule I Subdivision to divide 173.05 acres into 7 parcels, 20 acre parcels.
APN: 943-120-014 & 943-120-023
Related Case: CFG03040
(INITIAL LDC)
[Back to Top](#)

2:45 P.M.

6. RB
CHANGE OF ZONE NO. 06968, TENTATIVE TRACT MAP NO. 32081 - EA 39551 - Philip Rheingans - Cozad & Fos Inc. - Ramona Zoning District - Third Supervisorial District - The project is located southerly of Thorton Ave, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street. - 6.41 Gross Acres - One Family Dwellings, 7,200 sq.ft (R-1) and Light Agriculture, 5 acre minimum (A-1-5). Zone
REQUEST: The project proposes a Change of Zone from Light Agriculture, 5 acre minimum (A-1-5) to One Family Dwellings, 7,200 sq.ft. minimum (R-1) for assessor parcel number 450-080-019. The applicant also proposes a Schedule A Subdivision of 6.41 Acres into 16 R-1 lots
APN: 450-080-019, 450-091-015
Related Case: None
(INITIAL LDC)
[Back to Top](#)

3:00 P.M.

7. AH
TENTATIVE TRACT MAP NO. 31098, AMENDED NO. 3 - EA 39076 – Applicant: McCall 71 LLC – Engineer/Rep.: Trans-Pacific Consultants, Inc. - Sun City Zoning District - Third Supervisorial District - Sun City/Menifee Area Plan - Located easterly of Palomar Road, westerly of Menifee Road and on the southerly side of Rouse Road - 91.2 Acres - One Family Dwellings (R-1) Zone
REQUEST: Tentative Tract Map No. 31098 proposes to subdivide the site into 276 single family lots with a 7,200 square foot minimum and a 2.2 acre park – Schedule: A
APN: 333-070-008, 011,017,020,021,022, 023,024,025,026,027,028,042,043
Related Case: CZ06318
(4th LDC)
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**LAND DEVELOPMENT COMMITTEE
MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT**

DATE: JUNE 17, 2004

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

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.	Riverside Team
1. BP	<p>CONDITIONAL USE PERMIT NO. 3412 - EA No. 39230 - Applicant: Environmental Materials and Recycling - Engineer/Rep.: Millet & Associates - District: First Supervisorial District - Area Plan: Elsinore - Located: south of Temescal Canyon Road, north of Interstate 15 and midway between Indian Truck Trail and Horsethief Canyon Road – Acres: 12.38 – Zone: M-SC (Manufacturing-Service Commercial-10,000 sq. ft. minimum) REQUEST: To establish an asphalt and concrete recycling facility – Schedule: N/A APN: 391-070-028 Concurrent Cases: N/A Related Cases: PM 30227, CFG2697 (2nd LDC) Back to Top</p>
8:45 A.M.	

2. LR	<p>PARCEL MAP NO. 32405 / CHANGE OF ZONE NO. 06963 - EA No. 39527 - Applicant: HD Mira Loma, LLC - Engineer/Rep: KCT Consultants, INC. - 2nd Supervisorial District - Jurupa Area Plan - Location: The property is located north of the 60 freeway, south of Philadelphia Avenue, east of Dulles Drive and west of the Santa Ana River - 12.24 acres gross - Manufacturing Medium (M-M-3) Zone (3 Acre minimum lot size)</p> <p>REQUEST: Parcel Map No. 32405 is a proposal to divide 12.24 acres into 5 commercial parcels. Change of Zone is a proposal to change M-M-3 (Manufacturing Medium, 3 Acre Minimum) zone to M-M (Manufacturing Medium, 10,000 sq. ft. lot size) zone - Schedule E</p> <p>APN: 156-360-055, 054, 053, 052</p> <p>Concurrent Cases: EA39527, CZ06963</p> <p>Back to Top</p>
9:00 A.M.	
3. BH	<p>Plot Plan No. 18538 - EA No. 39001 - Applicant: Max Harrison - Engineer/Rep.: Dennis Janda - Fifth Supervisorial District - Romoland Zoning Area - Located southerly of the intersection of Watson Road and State Highway 74, east of Trumble Road. - 3.63 acres - M-M (Manufacturing-Medium) zone</p> <p>REQUEST: This proposal is for a truss manufacturing facility. The site includes outside storage of lumber, completed trusses and an outside assembly area. The project proposes a commercial office trailer, seven parking spaces and perimeter landscaping/fencing. - Schedule: N/A</p> <p>APN: 329-240-037 and 329-240-039</p> <p>Related Cases: CFG02452 (2nd LDC)</p> <p>Back to Top</p>
9:15 A.M.	
4. BH	<p>TENTATIVE TRACT MAP No. 31100 - EA No. 39229 - Applicant: Laventana 77, LLC - Engineer/Rep.: Trans Pacific Consultants, Sam Yoo - Third Supervisorial District - Winchester Zoning District - The project site is located south of Simpson Road, east of La Ventana Road, north of Olive Road, and west of Leon Road. - 77 Acres - Existing zone: SP</p> <p>REQUEST: Tentative Tract Map No. 31100 proposes to subdivide 77 acres into 286 residential lots (minimum lot size 6,000 square feet) and 1 open space lot. The project is located within Planning Area 7 of SP293 (Winchester Hills). - Schedule: A -</p> <p>APN's: 461-150-007, 008, 009, 015</p> <p>Related Cases: SP293 (2nd LDC)</p> <p>Back to Top</p>
9:30 A.M.	

5. BH	<p>TENTATIVE TRACT MAP No. 31391 - EA No.39185-Applicant: Audi Murphey Ranch, LLC-Engineer/Rep: K & A Engineering, Inc. -Third Supervisorial District- Sun City/Menifee Area Plan -Located east of Goetz Road, west of Murrietta Road and south of Newport Road-245-acres-SP zoning.</p> <p>REQUEST: 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>APN: 358-090-001, 358-100-001, 358-070-004</p> <p>Related Cases: SP 00208, EIR 00436 (3rd LDC)</p> <p>Back to Top</p>
9:45 A.M.	
6. BH	<p>SPECIFIC PLAN NO. 158, AMENDMENT NO. 5 - EA No. 39252-Applicant: Alexander Communities-Representative: RBF Consulting - Third Supervisorial District- Sun City/Winchester Zoning District-Located south of Simpson Road, north of Olive Avenue, west of Lindenberger Road and east of Murrieta Road-80.33 Acres-SP (Specific Plan) zone</p> <p>REQUEST: SP 158A5 – proposes to change planning area 3-7 of the Menifee Village Specific Plan from Business Park to Medium High Residential. CZ 06872 - proposes to change the existing zoning text within the planning area 3-7 from Business Park to R-1-7,200. The total zone change would affect 80.33 acres of the 1,977 acre specific plan.</p> <p>APN: 333-200-048, 333-200-059, 333-200-060, 333-200-061.</p> <p>Concurrent Case: TR 31582, CZ06872</p> <p>Related Case: SP00158A4 (1st LDC)</p> <p>Back to Top</p>
10:00 A.M.	
7. JG	<p>TENTATIVE TRACT MAP NO. 31309 - EA No. 39095 – Applicant: The Brehm Companies - Engineer/Rep.: LD King INC. - Supervisorial District – Second District - Area Plan: Prado-Mira Loma – Located: North of Schleisman Road, east of Hellman Avenue, west of Cucamonga Creek - Acres: 109 – Zone: A-2-10</p> <p>REQUEST: To subdivide 109 acres into 394 residential lots - Schedule: A</p> <p>APNs: 134-030-006, 030, 033</p> <p>Concurrent Cases: CZ06819, AG00897, EIR00461</p> <p>Related Cases: N/A</p> <p>Back to Top</p>
10:15 A.M.	

8. AR	<p>TENTATIVE TRACT MAP NO. 32542 (Exhibit A) - EA No. 39573 – Applicant: Kamran Roshan and Penny- Engineer/Rep.: Artiga Frank ACD- Third Supervisorial District – Southwest Planning Area – The Project is- 5.03 acres – SP (SP No. 286) Zone</p> <p>REQUEST: This project is a proposal to subdue approximately 5 acres of land into 14 single family residential lots within a Medium Density Designation in the Winchester 1800 Specific Plan- Schedule A</p> <p>APNs: 467-370013</p> <p>Concurrent Cases: N/A</p> <p>Related Cases: SP 286, CZ05932, GPA00306 (1ST LDC)</p> <p>Back to Top</p>
1:30 P.M. South County Team	
1. CS	<p>TENTATIVE TRACT MAP NO. 31831 AMENDED NO. 3 - EA 39294 –Applicant: Spectrum Communities – Engineer/Rep: David Jeffers Consulting, Inc. – Sun City/ Menifee Area Plan - Third Supervisorial District – Located northerly of Garbani Road, westerly of Sherman Road and southerly of Tupelo Street - 29.9 Acres - Industrial Park (I-P) Zone</p> <p>REQUEST: A Schedule A subdivision of 29.9 acres into 103 single family lots with a 7200 sq. ft. minimum</p> <p>APN: 360-250-007, 008, 010</p> <p>Related Case(s): CZ06897 (4TH LDC)</p> <p>Back to Top</p>
1:45 P.M.	
2. CS	<p>CHANGE OF ZONE NO. 6918 & TENTATIVE TRACT MAP NO. 31896 - EA 39384 – Applicant: R & H Wildomar I LLC – Engineer/Rep: Markham Development Management Group, Inc. – Southwest Area- First Supervisorial District – Location: 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</p> <p>REQUEST: Change of Zone 6918 proposes to alter the existing zoning from Watersource, Watershed & Conservation Areas (W-1), One Family Dwellings (R-1) and Rural Residential (R-R) to R-1 and W-1. Tentative Tract Map 31896 is 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.</p> <p>APNs: 380-160-017, 380-160-018, 380-210-003, 380-210-004 and 380-210-008</p> <p>Related Cases: GPA00549, CZ06559, EA38091 (2nd LDC)</p> <p>Back to Top</p>
2:00 P.M.	

3. CS	<p>TENTATIVE TRACT MAP NO. 31099, AMENDED NO. 2 - EA 39241-Applicant: Beeler 64 LLC-Engineer/Rep: Trans-Pacific Consultants-Third Supervisorial District-Harvest Valley/Winchester Area Plan-Located north of Olive Road, south of Simpson Road, and west of Beeler Road-64 acres-R-R zoning</p> <p>REQUEST: The project is a Schedule "A" tract map proposing to subdivide 64 acres into 192 single family residential units with 7,200 square foot minimum lot sizes-Schedule "A"</p> <p>APN: 462-060-001, 002, 006, 012, 013, and 014</p> <p>Related Case(s): CZ 6865 (3RD LDC)</p> <p>Back to Top</p>
2:15 P.M.	
4. CS	<p>PLOT PLAN NO. 19321 - EA 39493 – Applicant: Youth For Truth- Engineer/Rep: David Leonard Associates – Third Supervisorial District – Southwest Area Plan- Located northeasterly of Benton Road, and westerly of Tillman Road- 32 acres- R-R Zone</p> <p>REQUEST: The project proposes to modify and install modular buildings that include dorms, assembly hall, recreation hall, and accessory units used for a community campground</p> <p>APN: 571-031-003</p> <p>Related Case(s): CFG 2973 (INITIAL LDC)</p> <p>Back to Top</p>
2:30 P.M.	
5. NF	<p>PRE APPLICATION REVIEW NO. 522 - EA N/A – Applicant: Western Land Financial – Third Supervisorial District – REMAP Area Plan – Located westerly of Barhman Road, and southerly of Cahuilla Road – 45.85 Acres – Rural Residential-20 acre minimum (R-R-20) Zone</p> <p>REQUEST: Pre-Application Review No. 522 proposes to develop 45.85 acres into single family residential subdivision with 44 lots at 20,000 square foot minimum, and one lot at 5 acre minimum.</p> <p>APN: 576-060-037</p> <p>Related Case(s): None (INITIAL LDC)</p> <p>Back to Top</p>
2:45 P.M.	

6. NF	<p>TENTATIVE PARCEL MAP NO. 31995 - EA 39584 – Applicant Avalon Consultants - Avalon Consultants – Southwest Area Plan - Third Supervisorial District - The project site is located on the westerly side of Calle Anita Road, and southerly of Glenoaks – 10 Acres - Rural Agriculture - 5 acre minimum (R-A-5) Zone</p> <p>REQUEST: Tentative Parcel Map No. 31995 proposes to subdivide a 10 acre lot into two 5 acre parcels.- Schedule H -</p> <p>APN: 941-200-009</p> <p>Related Case(s): None (INITIAL LDC)</p> <p>Back to Top</p>
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3:00 P.M.	
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7. AH	<p>GENERAL PLAN AMENDMENT NO. 698, CHANGE OF ZONE NO. 6970 & TENTATIVE TRACT MAP NO. 32206 - EA 39557 - Westmar Development Corp. - Markham Development Management Corp. - Southwest Zoning Area - First Supervisorial District - The project site is located southerly of Palomar Street and westerly of Cert Street - 19.13 Acres - Residential Agriculture – 20,000 acre minimum (R-A-20,000) Zone</p> <p>REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR); the change of zone proposes a zone change from Residential Agriculture – 20,000 square foot minimum (R-A-20,000) to One Family Dwelling (R-1) and Open Area Combining Zone-Residential Developments (R-5); and a Schedule A tract map proposing to subdivide 19.1 acres into 68 single family residential lots with a minimum lot size of 7,200 square feet and an open space lot for the Wildomar Channel</p> <p>APN:368-080-032</p> <p>Related Case: None (INITIAL LDC)</p> <p>Back to Top</p>
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**LAND DEVELOPMENT COMMITTEE
MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT**

DATE: JUNE 24, 2004

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

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.	Riverside Team
1.RA	<p>Specific Plan No. 00327, Environmental Impact Report No. 00439 - EA No. 38504 - Applicant: Trans Pacific Consultants - Engineer/Rep.: RMW-Joseph Richards – First Supervisorial District – Elsinore Area Plan – Location: The property is located north of Temescal Canyon Road at the Indian Truck Trail Interchange – 960 Acres – R-A-10, N-A</p> <p>REQUEST: Specific Plan No. 00327 is a proposal to develop 960 acres combining residential, commercial, recreational, and open space element. 360 acres will be dedicated to residential uses with approximately 1650 units. 12 acre will be dedicated for commercial use and 500 acres will be dedicated to park land and open space. Environmental Impact Report No. 00439 will address environmental impacts associated with the proposal in compliance with CEQA requirements: Schedule A</p> <p>APN: 283-210-002, 283-240-001, 002, 003, 004, 006, 007; 290-070-001,007,011,012,013; 290-080-001; 290-130-020,009. -</p> <p>Related Cases: GPA00603, CZ06551 (1st LDC) Back to Top</p>
8:45 A.M.	

2. RA	<p>TENTATIVE PARCEL MAP NO. 31547 - Applicant: Aguirre & Associates - Engineer/Rep.: Aguirre & Associates – Mead Valley Zoning District – First Supervisorial District - Located south of Jefferson Street and west of Alexander Street – 2.29 net acres – Light Agriculture, One-Acre Minimum (A-1-1) Zone</p> <p>REQUEST: To subdivide 2.29 acres into two one-acre minimum parcels.</p> <p>APN: 295-080-031</p> <p>Related Cases: CFG02615 (2nd LDC).</p> <p>Back to Top</p>
9:00 A.M.	
3. RA	<p>PLOT PLAN NO. 19143 - EA NO. 39399 - Applicant: Ray Patscheck -Engineer/Rep.: Eng Ventures / Rudy Ruiz - First Supervisorial District – Temescal Zoning Area – 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>REQUEST: This is an application to construct a new storage facility, with an office and caretaker’s residence. - Schedule: N/A -</p> <p>APNs: 391-070-016, 018</p> <p>Related Cases: CFG02879 (2nd LDC).</p> <p>Back to Top</p>
9:15 A.M.	
4. BP	<p>Plot Plan No. 19444 - EA No. 39581 - Applicant: Empire Commercial R/E, L.P. - Engineer/Rep.: KWC Engineers – 2nd Supervisorial District – Temescal Canyon Area Plan – Location: The property is located south of Weirick Road and east of Knabe Road – 1.95 Acres – Specific Plan (SP317A1) zone</p> <p>REQUEST: This is a proposal for a Jack in the Box Restaurant (4,677 square feet), Gas Station, and Car Wash (721 square feet). - Schedule: N/A</p> <p>APN: 282-100-009</p> <p>Related Cases: EA39518 SP317A1 (1st LDC)</p> <p>Back to Top</p>
9:30 A.M.	

5. LR **TRACT MAP NO. 30908** - EA No. 38750 - Applicant: Springbrook Investments, L.P. - Engineer/Rep.: The Keith Companies, Inc.- Fifth Supervisorial District - Highgrove Area Plan - Located north of Springbrook Wash, west of Mount Vernon Avenue, South of Spring Street,- 105.15 acres - One Family Dwelling 20,000 square foot minimum lot size(R-1-20000), Residential Agriculture 20,000 square foot minimum lot size(R-A-20000), and Light Agriculture 10 acre minimum lot size(A-1-10) zone **REQUEST:** Tentative Tract Map No. 30908, which is part of the Springbrook Specific Plan (SP00330) , proposes to divide the site into 437 single family residential lots with a minimum lot size of 5000 square feet, 11 open space lots, and two park sites. - Schedule: A
APN: 255-110-011; 255-130-001, 002, 003, 004, 005, 008, 009, 010, 016; 255-140-001, 020; 255-190-008, 010
Related Cases: SP00330, GPA00632, CZ06702, EIR00448, TR30909
(1st LDC)
[Back to Top](#)

9:45 A.M.

6. LR **TRACT MAP NO. 30909** - EA No. 38750 - Applicant: Springbrook Investments, L.P. - Engineer/Rep.: The Keith Companies, Inc.- Fifth Supervisorial District - Highgrove Area Plan - Located north of Springbrook Wash, east of Mount Vernon Avenue, South of Center Street,- 105.15 acres - One Family Dwelling 20,000 square foot minimum lot size (R-1-20000), and Light Agriculture 10 acre minimum lot size(A-1-10) zone **REQUEST:** Tentative Tract Map No. 30909, which is part of the Springbrook Specific Plan (SP00330) , proposes to divide the site into 213 single family residential lots with a minimum lot size of 4000 square feet, 10 open space lots, and one park site, and one reservoir site. - Schedule: A
APN: 255-170-006, 007, 008, 009; 255-190-008, 009, 010
Related Cases: SP00330, GPA00632, CZ06702, EIR00448, TR30908
(1st LDC)
[Back to Top](#)

10:00 A.M.

7. LR **Change of Zone No. 06967 and Parcel Map No. 32106** - EA No. 39548 - Applicant: Amador Gonzalez Jr .- Engineer/Rep.: Amador Gonzalez Jr. - Second Supervisorial District - Jurupa Area Plan- Located on the south-east corner of Jurupa Road and Tyrolite Street. - 2.25 acres - Light Agriculture(A-1) zone **REQUEST:** Parcel Map No. 32106 proposes to divide 2.25 acres into 4 half acre residential lots. Change of zone No. 06967 proposes to change the zoning of the subject property from A-1 to One Family Dwelling (R-1). - Schedule: G
APN: 166-050-027
Related Cases: CFG03029
(1st LDC)
[Back to Top](#)

10:15 A.M.

8. LR	<p>Plot Plan No.19426 - EA No. 39561 - Applicant: Don Kimmel Hotel Development, Inc. - Engineer/Rep.: Don Kimmel Hotel Development, Inc. - Second Supervisorial District - Jurupa Area Plan - Located on the north side of Valley Way, south of Mission Blvd. - 1.12 acres - Scenic Highway Commercial (C-P-S)zone</p> <p>REQUEST: Plot Plan No. 19426 proposes the construction of a 63 unit Best Western hotel that will consist of three story building with a foot print of 12,000 square feet and a total of 36,776 square feet for all three floors, with 64 automobile parking spaces, 1 pool, 1 spa, and 8,023 square feet of landscaping. - Schedule: n/a</p> <p>APN: 183-101-004, -005</p> <p>Related Cases: CFG03039 (1st LDC) Back to Top</p>
1:30 P.M.	<p>South County Team</p>
1. RB	<p>CHANGE OF ZONE NO. 06969 AND PLOT PLAN NO. 19414 – EA 39553 – Applicant: Justice Center Plaza, L.L.C. - Engineer/Rep.: LHA Architects, INC.- Third Supervisorial District- Southwest Area Plan- Located on the southwest corner of Auld Road and Leon Road- 4.16 acres- A-1-5 zone</p> <p>REQUEST: Change of Zone No. 06969 proposes a change from Light Agriculture (A-1-5) to Scenic Highway Commercial (C-P-S). Plot Plan No.19414 proposes a 181, 267 square foot three story professional office building</p> <p>APN: 958-100-001</p> <p>Related Cases: CFG03032 (INITIAL LDC) Back to Top</p>
1:45 P.M.	
2. NF	<p>PUBLIC USE PERMIT NO. 00556S2 – EA N/A - Applicant: Inland Valley Regional Medical Center – Engineer/Rep.: Nicholas Nowicki - Rancho California Zoning Area - First Supervisorial District - The project site is located on the westerly side of Inland Valley Drive, southerly of Clinton Keith Road, and easterly of Oak Spring Road. - 14.23 acres Acres - Scenic Highway Commercial - C-P-S, and Industrial park - I-P Zone</p> <p>REQUEST: The project proposes to add a new acute patient wing.</p> <p>APN: 380-250-010</p> <p>Related Case(s): None (INITIAL LDC) Back to Top</p>
2:00 P.M.	

3. CS	<p>TENTATIVE TRACT MAP NO. 32485 - EA 39589 – Applicant: Jeffery Cornwell-Engineer/Rep: Blaine Womer– Third Supervisorial District-San Jacinto Valley Area Plan– Located: north of Mayberry Avenue, south of Acacia Avenue, east of Soboba Avenue, and west of Lake Street– 4.76 acres – R-1 Zone</p> <p>REQUEST: The project proposes the subdivision of 4.76 acres into 16 single family residential units having 7,200 square foot minimum lot sizes. The proposed project will also provide 1 detention lot.</p> <p>APN: .552-080-002</p> <p>Related Case(s): CFG 3066 (INITIAL LDC)</p> <p>Back to Top</p>
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2:15 P.M.

4. CS	<p>CHANGE OF ZONE NO. 6942, TENTATIVE PARCEL MAP NO. 32159, and PLOT PLAN NO. 19224 AMENDED NO. 1 - EA 39444 –Applicant: Dufresne Inc-Engineer/Rep: RDS and Associates– Southwest Area Plan – First Supervisorial District – Located south of Clinton Keith Road, west of Palomar Street, and east of Corduroy Road – 9.6 Acres – R-R Zone</p> <p>REQUEST: Change of Zone 6942 proposes to change the existing R-R zoning to C-P-S. Parcel Map No. 32159 proposes a Schedule E parcel map that would subdivide 9.6 acres into 3 parcels. Plot Plan No.19224 proposes the development of a 55,378 square foot retail and office building. 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>APN: 380-170-020</p> <p>Related Case(s): None (2ND LDC)</p> <p>Back to Top</p>
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2:30 P.M.

5. CS	<p>TENTATIVE TRACT MAP NO. 31895 AMENDED NO. 1 - EA 39443 - Applicant: Hoover Ranch LLC- Engineering/Rep: MDMG-First Supervisorial District-Southwest Area Plan- Located westerly of Rancho Temecula Road, easterly of Clinton Keith Road, southerly of Palomar Street, and northerly of Rancho Mirlo Road-30.02 acres- R-R and W-1 Zone</p> <p>REQUEST: The proposed project is an Schedule “A” tract map that is subdividing 30 acres into 58 single family residential units having 7,200 square foot minimum lot sizes</p> <p>APN: 380-160-016, 019, and 020</p> <p>Related Case(s): CZ 6936 (2ND LDC)</p> <p>Back to Top</p>
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2:45 P.M.

6. CS	<p>TENTATIVE PARCEL MAP NO. 31738 - EA 39583 – Applicant: Jim Conner – Engineer/Rep: Southwest Land Survey– Third Supervisorial District – Sun City/ Menifee Valley Area Plan – Located: North of Garbani Road, south of Craig Avenue, east of Byers Street, and west of Murrieta Road –4.93 Acres – R-R Zone</p> <p>REQUEST: The project proposes an Schedule “H” parcel map that would subdivide 4.93 acres into 4 parcels - Schedule “H”</p> <p>APN: 358-240-046</p> <p>Related Case(s): CFG 3060 (INITIAL LDC)</p> <p>Back to Top</p>
3:00 P.M.	
7. EO	<p>CHANGE OF ZONE NO. 6974 - EA 39565 – Applicant: Lake Perris Realty – Engineer/Rep.: Douglas K. Zeissner - Homeland Zoning Area - Fifth Supervisorial District – Lakeview/Nuevo Area Plan – The project site is located southerly of Junipers Flats Road, easterly of Juniper Springs Road and westerly of Regency Road - 3.47 Gross Acres - Rural Commercial (C-R) Zone -</p> <p>REQUEST: Change of Zone No. 6974 proposes a change from Rural Commercial (C- R) to Residential Agricultural - 5 Acre Minimum (R-A-5)</p> <p>APN: 455-030-047, 048, 049</p> <p>Related Case: CFG03043 (1st LDC)</p> <p>Back to Top</p>
3:15 P.M.	
8. AH	<p>PLOT PLAN NO. 19469 - EA 39598 - Kensington West, LLC - CSL Engineering - Sun City Zoning District - Third Supervisorial District - Easterly of Interstate 215, northerly of Tally Road, and westerly of Bavaria Drive - 20 Acres – Multiple-Family Dwellings – 6,500 square foot minimum (R-2-6500) and Residential Agriculture – 10 Acre Minimum (R-A-10) Zone</p> <p>REQUEST: The project proposes to construct 148 senior apartment units with 313 parking spaces; a 3,113 square foot recreational center with an outdoor swimming pool, jacuzzi, horseshoe pits, shuffleboard courts, and putting green; 6.7 acres of common landscaped area; and 3.67 acres of open space</p> <p>APN: 334-100-030</p> <p>Related Case: N/A (INITIAL LDC)</p>

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

DATE: JULY 1, 2004

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

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.	Riverside Team
1. LR	<p>PLOT PLAN NO. 18719 - EA No. 39108 - Applicant: SDH & Associates, Inc. - Engineer/Rep: SDH & Associates, Inc. - First Supervisorial District - Temescal Zoning Area - Located on the south side of Temescal Canyon Road, west of Horsethief Canyon Road. - 4 acres – M-SC (Manufacturing – Service Commercial) zone</p> <p>REQUEST: Plot Plan No. 18719 proposes the construction of 5 speculative warehouse buildings making up a 4 acre warehouse park. The foot prints of the five buildings are 20,800; 11,050; 27,600; 15,200; and 8,000 square feet. The project has 29,281 square feet of landscaping and 81 parking spaces.</p> <p>APN: 391-070-029</p> <p>Related Cases: CFG02567 (2nd LDC)</p> <p>Back to Top</p>
8:45 A.M.	

2. LR	<p>PLOT PLAN NO. 19399 - EA No. 39544 - Applicant: Ali Hekmat. - Engineer/Rep.: A+ Engineering, Inc.. - Second Supervisorial District - Jurupa Area Plan - Located on the east side of Etiwanda Avenue, north of 58th street. - 2.43 acres - Scenic Highway Commercial (C-P-S)zone</p> <p>REQUEST: Plot Plan No. 19399 proposes the construction granite and marble fabrication business that will consist of a 12,000 square foot metal building with 300 square feet of office space, with 14 automobile parking spaces, and 4,800 square feet of landscaping.</p> <p>APN: 161-100-006</p> <p>Related Cases: CFG03023 (1st LDC) Back to Top</p>
9:00 A.M.	
3. BH	<p>TENTATIVE TRACT MAP NO. 31607 - EA 39157 - Applicant: B & C Land Boulder Springs LLC - Engineer/Rep.: K&A Engineering - First Supervisorial District - Mead Valley Zoning District - Located south of Cajalco Road, near Wood Road - 51.62 acres - R-A-20,000 Zone</p> <p>REQUEST: Subdivide the subject property into 87 residential lots of 20,000 square foot minimum size (PA 9) - Schedule "B" -</p> <p>APNs: 321-140-027, 321-140-019</p> <p>Related Cases: TR 31608, TR 31609, SP 229, CFG 2620 (2nd LDC). Back to Top</p>
9:15 A.M.	
4. BH	<p>TENTATIVE TRACT MAP NO. 31608 - EA 39163 - Applicant: B & C Land Boulder Springs LLC - Engineer/Rep.: K&A Engineering - First Supervisorial District - Mead Valley Zoning District - Located south of Cajalco Road, near Wood Road - 41.08 acres - R-A-20,000 Zone</p> <p>REQUEST: Subdivide the subject property into 2 open space lots and 63 residential lots of 20,000 square foot minimum size (PAs 13 and 17) - Schedule "B"</p> <p>APNs: 321-140-023, 321-140-024, 321-140-025, 321-140-031, and 321-140-032</p> <p>Related Cases: TR 31607, TR 31609, SP 229, CFG 2625 (2nd LDC). Back to Top</p>
9:30 A.M.	

5. BH	<p>TENTATIVE TRACT MAP NO. 31609 - EA 39164 - Applicant: B & C Land Boulder Springs LLC - Engineer/Rep.: K&A Engineering - First Supervisorial District - Mead Valley Zoning District - Located south of Cajalco Road, near Wood Road - 57.15 acres - R-A-20,000 Zone</p> <p>REQUEST: Subdivide the subject property into 1 open space lot and 90 residential lots of 20,000 square foot minimum size (PAs 12, 13 and 16) - Schedule "B"</p> <p>APNs: 321-140-022, 321-140-023, 321-140-028, 321-140-029, 321-140-030; 321-410-007, 321-410-008, 321-410-010 and 321-410-011</p> <p>Related Cases: TR 31607, TR 31608, SP 229, CFG 2625 (2nd LDC).</p> <p>Back to Top</p>
9:45 A.M.	
6. BP	<p>Tentative Tract Map No. 31583 – EA No. 39178 - Applicant: HDL Managementt - Engineer/Rep.: The Keith Companies – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Located north of Ellis Avenue, south of Central Avenue, east of Pico Avenue, and west of Menifee Road - 60 gross acres – R-A (Residential Agriculture) zone</p> <p>REQUEST: Tentative Tract Map No. 31583 proposes to subdivide 60 gross acres into 156 residential lots. Change of Zone No. 06889 proposed to change the zone from R-A to R-1. - Schedule: A</p> <p>APN: 309-290-029, 309-290-035</p> <p>Related Cases: CZ06889 EA39178 (2nd LDC)</p> <p>Back to Top</p>
10:00 A.M.	
7. AR	<p>PLOT PLAN NO. 19437 (Exhibit A) - EA No. 39571 – Applicant: Micah Spano- Engineer/Rep.: Scott Lang- Third Supervisorial District – Southwest Planning Area – The Project is- 4.46 – SP (SP No. 213) Zone</p> <p>REQUEST: This project is a proposal to construct two industrial warehouse buildings within the Silverhawk Specific Plan -</p> <p>APNs: 957-330-024</p> <p>Concurrent Cases: N/A</p> <p>Related Cases: SP 213, TR23248 (1ST LDC)</p> <p>Back to Top</p>
10:15 A.M.	

8. AR	<p>PLOT PLAN NO. 19438 (Exhibit A) - EA No. 39571 – Applicant: Micah Spano-Engineer/Rep.: Scott Lang- Third Supervisorial District – Southwest Planning Area – The Project is- 4.46 – SP (SP No. 213) Zone</p> <p>REQUEST: This project is a proposal to construct three industrial/office building within the Silverhawk Specific Plan - Schedule N/A</p> <p>APNs: 957-330-015</p> <p>Concurrent Cases: N/A</p> <p>Related Cases: SP 213, TR23248 (1ST LDC)</p> <p>Back to Top</p>
1:30 P.M.	<p>South County Team</p>
1. AK	<p>SECOND UNIT PERMIT NO. 862 - EA N/A – Keith Johnson – Keith Johnson – Quail Valley Zoning District - Third Supervisorial District - Westerly of Goetz Road and southerly of Kabian Park Road – 1.38 Net Acres – One-Family Dwellings – R-1 Zone -</p> <p>REQUEST: The proposed project is for the addition of a 1058 sq. ft. second unit.</p> <p>APN: 341-020-003</p> <p>Related Cases: None (1ST LDC)</p> <p>Back to Top</p>
1:45 P.M.	
2. AK	<p>UNIT PHASING MAP NO. 435 - EA N/A – Albert A. Webb Associates – Jeff Comerchero - Winchester Zoning Area - Third Supervisorial District - Located westerly of Adams Street, easterly of Beeler Road, southerly Olive Avenue, and northerly of Newport Road. – 64.82 Acres – SP Zone</p> <p>REQUEST: A phasing map for TR30322 within Planning Area 29 of the Winchester Hills Specific Plan.</p> <p>APN: 461-200-009</p> <p>Related Cases: UPH00436 (1st LDC)</p> <p>Back to Top</p>
2:00 P.M.	
3. AK	<p>UNIT PHASING MAP NO. 436 - EA N/A – Albert A. Webb Associates – Jeff Comerchero - Winchester Zoning Area - Third Supervisorial District - Located westerly of Adams Street, easterly of Beeler Road, southerly Olive Avenue, and northerly of Newport Road. – 64.82 Acres – SP Zone</p> <p>REQUEST: A phasing map for TR30322 within Planning Area 29 of the Winchester Hills Specific Plan.</p> <p>APN: 461-200-009</p> <p>Related Cases: UPH00435 (1ST LDC)</p> <p>Back to Top</p>
2:15 P.M.	

4. CS	<p>GENERAL PLAN AMENDMENT NO. 699, CHANGE OF ZONE NO. 6980 and TENTATIVE TRACT MAP NO. 32335 - EA 39592 – Applicant: RBF Consulting – Engineer/Rep: RBF Consulting - Third Supervisorial District – Southwest Area Plan – Location: North of Keller Road, south of Scott Road, west of Washington Road, and east of Winchester Road –26.33 Acres – A-1-5 and R-R 2 ½ Zones.</p> <p>REQUEST: General Plan Amendment No. 699 proposes a amend the Southwest Area Plan by replacing the existing Rural Residential land use designation with Medium Density Residential. Change of Zone 6980 proposes to replace the existing A-1-5 and R-R 2 ½ with R-1 zoning. Tentative Tract Map No. 32335 proposes to subdivide 26 acres into 106 single-family residential units that have 7,200 square foot minimum lot sizes. The proposed project would also create 2 separate lots used as detention basin and landscaping areas. Schedule “A”</p> <p>APN: 467-070-004, 019, 020, and 042</p> <p>Related Cases: CFG 3074 (1ST LDC) Back to Top</p>
2:30 P.M.	
5. CS	<p>CHANGE OF ZONE NO. 6972 AND TENTATIVE TRACT MAP NO. 32079 - EA 39559 – Applicant: Rox Corporation – Engineer/Rep: Cozad and Fox Inc– Third Supervisorial District - San Jacinto Valley Area Plan – Located: South of Florida Avenue (Highway 74), north of Acacia Avenue, and west of Grant Avenue-15 Acre – R-2-4000 Zone</p> <p>REQUEST: Change of Zone 6972 proposes to change the existing zoning from R-2-4000 (Multiple Family Residential 4,000 Sq.Ft Min) to R-1 (Single Family Residential). Tentative Tract Map No.32079 proposes to subdivide 15 acres into 31 single-family residential units with 7,200 square foot minimum lot sizes. Schedule “A”</p> <p>APN: 548-120-004 and 005</p> <p>Related Cases: None (1ST LDC) Back to Top</p>
2:45 P.M.	
6. JB	<p>PLOT PLAN NO. 19089 AMENDED NO. 2, PARCEL MAP NO. 31861 – EA 39348 - Simon Lee - Simon Lee And Associates, Architects - Little Lake Zoning District - Third Supervisorial District - northerly of Acacia Ave, southerly of Florida Ave, easterly of Meridian Street, westerly of Hemet Street - 2.59 Acres - Scenic Highway Commercial (C-P-S) Zone</p> <p>REQUEST: The project proposes an 80 Room Holiday Inn Express Hotel (39,930 SF) and a Norms Resturant (8,000 SF). The project also proposes a Schedule E Subdivision of two parcels.</p> <p>APN: 551-210-028.</p> <p>Related Cases: None (3RD LDC) Back to Top</p>
3:00 P.M.	

7. JB	<p>CONDITIONAL USE PERMIT NO. 3426, AMENDED NO. 1 - EA39449 - 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>REQUEST: A 0.93 net acre used car sales lot with an 850 sq. ft. sales office.</p> <p>APN: 438-200-005, 006</p> <p>Related Cases: None (2ND LDC)</p> <p>Back to Top</p>
3:15 P.M.	
8. EO	<p>PRE APPLICATION REVIEW NO. 527 - EA N/A – Applicant: SB & O Inc. - Rancho California Zoning Area - Third Supervisorial District – Southwest Area Plan - Located on the northlery of Murrieta Hot Springs Road, westerly of Calistoga Drive, and easterly of Town View Avenue. The project is more specifically located in Planning Area 9 of the Winchester Properties (Silver Hawk) Specific Plan (SP #213). – 44.72 Acres - Specific Plan (SP) Zone -</p> <p>REQUEST: The project is a proposal to construct 800 units condos on 35.10 acres and one 9.62 acre park area.</p> <p>APN: 957-371-005 thru 012, and 957-372-001 thru 008</p> <p>Related Cases: None (1st LDC)</p> <p>Back to Top</p>

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

DATE: JULY 8, 2004

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

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.	Riverside Team
1. AR	<p>CHANGE OF ZONE NO. 06977 with TENTATIVE TRACT MAP NO. 31726 (Exhibit A) - EA No. 39580 – Applicant: William Lions Homes, Inc. – Engineer/Rep.: A.A Webb Associates – Third Supervisorial District – Southwest Planning Area – The Project is 49.47 acres – A-2-10 Zone</p> <p>REQUEST: This project is a proposal to subdivide approximately 50 acres of land into 188 single family residential lots, to amend the current zoning of the property from A-2-10 to R-1, and to cancel an existing agricultural designation within the Mira Loma 10 preserve – Schedule A</p> <p>APN: 144-030-001</p> <p>Concurrent Cases: CZ06977, AG00922</p> <p>Related Cases: N/A</p> <p>(1st LDC)</p> <p>Back to Top</p>
8:45 A.M.	

2. AR	<p>PLOT PLAN NO. 19462 - EA No. 39591 - Applicant: Cingular Wireless - Engineer/Rep.: Compass Technology Services – 1st Supervisorial District – Southwest Area Plan – Location: The property is located north of Calle Escaders and west of Rancho California Road. – 420 Square Foot Lease Area – Rurul Residential (RR) zone</p> <p>REQUEST: This is a proposal for a 45'0" cellular telecommunications facility, stealthed as a monopine, with 12 panel antennas and (4) equipment cabinets.</p> <p>APN: 939-110-002</p> <p>Related Cases: EA39591 (1st LDC)</p> <p>Back to Top</p>
9:00 A.M.	
3. RA	<p>PLOT PLAN NO. 18838 - EA No. 39188 - Applicant: Evergreen Devco Inc. - Engineer/Rep.: Saxon Engineer – Third Supervisorial District – San Jacinto Valley Area Plan – Location: The property is located north of Florida Ave., south of Hacienda St., west of New Chicago. – 10.36 Acres – C-P-S (Scenic Highway Commercial)</p> <p>REQUEST: To establish a 14820 sq. ft. Walgreens Pharmacy.</p> <p>APN: 551-400-017</p> <p>Related Cases: PM31720 (1st LDC)</p> <p>Back to Top</p>
9:15 A.M.	
4. RA	<p>PARCEL MAP NO. 31916 - EA No. 39530 - Applicant: Bobby Cochran - Engineer/Rep.: Rick Engineering Company – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Location: The property is located at the northeast corner of Mariposa Ave. and Roosevelt St. – 3.05 Acres – A-1-1 (Light Agricultural, One Acre Min.)</p> <p>REQUEST: This is a proposal to subdivide 3.05 acres into three lots with a minimum lot size of one acre. – Schedule: H</p> <p>APN: 273-330-057</p> <p>Related Cases: N/A (1st LDC)</p> <p>Back to Top</p>
9:30 A.M.	

5. MH	<p>PRE-APPLICATION REVIEW CASE NO. 504 - EA No.:/Not applicable – Applicant: Cajalco Associates, LLC – Engineer/Rep.: ST Koo International Corporation – Second and First Supervisorial District – Temescal Canyon Area Plan – Location: The subject property is located approximately 1 mile east of the I-15 Freeway and Temescal Canyon Road. Cajalco Road runs in an east-west direction through the center of the site. Eagle Canyon Road intersects Cajalco Road just west of the property and generally forms its northwestern boundary – 680 acres (gross) – N-A Zone (Natural Assets)</p> <p>REQUEST: A proposed general plan amendment on 313 acres from Open Space-Mineral Resources and Open Space Rural to Medium Density Residential (2-5 du/ac). A proposed specific plan (“Twin Creeks Specific Plan”) establishing a master planned gated community of approximately 380 single family detached homes. Development of the project would be phased. A tentative tract map would also be submitted to develop the 313-acre residential area north of Cajalco Road. – Schedule: A</p> <p>APN: Various (281-080-023)</p> <p>Concurrent Cases: N/A</p> <p>Related Cases: N/A</p> <p>Back to Top</p>
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9:45 A.M.

6. KL	<p>CONDITIONAL USE PERMIT NO. 03433 - EA No. 39593 - Applicant: Bruce S. Samghabadi - Engineer/Rep.: Mark Kennedy – 2nd Supervisorial District – Temescal Canyon Area Plan – Location: The property is located south of Weirick Road, east of Interstate 15, and west of Temescal Canyon Road – 1.5 Acres – Scenic Highway Commercial (C-1/C-P) zone</p> <p>REQUEST: This is a proposal to for an Arco Gas Station (3,600 sq feet) and Car Wash with concurrent beer/wine sales.</p> <p>APN: 282-111-002</p> <p>Related Cases: EA 39593 (1st LDC)</p> <p>Back to Top</p>
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10:00 A.M.

7. LR	<p>PARCEL MAP NO. 32133 - EA No. 39582 - Applicant: Stephen Bayne - Engineer/Rep.: Curtis Stephens - Fifth Supervisorial District - The Pass Area Plan - Located on the south-east corner of Cherry Valley Blvd and Cherry Avenue. - 4.79 acres - Residential Agricultural (R-A-1) zone</p> <p>REQUEST: Parcel Map No. 32133 proposes to divide 4.79 acres into 2 lots. - Schedule: H</p> <p>APN: 402-160-001</p> <p>Related Cases: CFG03058 (1st LDC)</p> <p>Back to Top</p>
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10:15 A.M.

8. LR

PLOT PLAN NO. 10147, REVISED NO. 1 - EA No. N/A - Applicant: Varner Construction - Engineer/Rep.: The Fifth Day LLC - Second Supervisorial District - Jurupa Area Plan - Located on the northwest corner of Brown Avenue and Wilson St. side of Rubidoux Blvd. - 6.36 acres - Manufacturing Heavy (M-H)

REQUEST: Plot Plan No.10147 Revise No. 1 proposes to legalize the addition of structures and improvements to an existing contractor storage yard.

APN: 175-190-026, -017, -022

Related Cases: CV023353, SP00210

(1st LDC)

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South County Team - NO SOUTH COUNTY CASES HAVE BEEN SCHEDULED ON THIS AGENDA

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

DATE: JULY 15, 2004

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

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.	Riverside Team
1. RA	<p>Tentative Tract Map No. 32180 - EA No. 39545 - Applicant: Roberts Family LTD Partnership - Engineer/Rep.: CLS Engineering Inc. – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Location: The property is located north of Moss Road, south of Berry Road, east of Bush Ave, west of Pear St. – 10 Acres – A-1-1 (Light Agricultural, One Acre Min.)</p> <p>REQUEST: This is a proposal to subdivide 10 acres into nine lots with a minimum lot size of one acre. – Schedule: B</p> <p>APN: 276-060-003</p> <p>Related Cases: N/A (1st LDC)</p> <p>Back to Top</p>
8:45 A.M.	
2. RA	<p>Tentative Tract No. 32300 - EA No. 39578 - Applicant: Salvador Martinez - Engineer/Rep.: Leo Aguilera – First Supervisorial District – Mead Valley Area Plan – Location: The property is located north of Withers Road, east of Old Elsinore Road, south of Orange Avenue, west of Carroll Street. – 9.8 Acres – A-1-1 (Light Agricultural, One Acre Minimum.</p> <p>REQUEST: To subdivide 9.8 acres into eight lots with a minimum lot size of one acre. - Schedule: B</p> <p>APN: 322-150-001</p> <p>Related Cases: CV022524 (1st LDC)</p> <p>Back to Top</p>

9:00 A.M.	
3. LR	<p>Plot Plan No.14886 Revised No. 2, Tentative Parcel Map No. 32313 - EA No. 39498 - Applicant: Cal-Mold Inc. - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Jurupa Area Plan - Located south of Riverside Drive, east of Hamner Avenue. - 20 acres - I-P(Industrial Park) zone</p> <p>REQUEST: Plot Plan No. 14886 Revised No. 2 proposes to expand an existing warehouse distribution site with the construction two additional warehouse buildings. The proposed buildings will be 41,026 and 115,452 square foot tilt-up buildings with 2,100 and 2,704 square feet of office space, with 170 additional automobile parking spaces, and 3 acres of landscaping. Tentative Parcel Map No. 32313 proposes to divide 22.20 acres into 3 industrial parcels. - Schedule: E</p> <p>APN: 156-040-003 and 156-040-052</p> <p>Related Cases: PP14886R1 (1st LDC) Back to Top</p>
9:15 A.M.	
4. LR	<p>TENTATIVE TRACT MAP NO. 32465 - EA No. 39590 - Applicant: Huy Quach - Engineer/Rep.: Cal Land Engineering - Second Supervisorial District – Jurupa Planning Area - Located between Canal St. and Highway 60, east of Ruthann Dr.- .92 acres - One-Family Dwelling (R-1) zone</p> <p>REQUEST: Tentative Tract Map 32465 proposes to divide .92 acres into 5 residential lots. - Schedule: A</p> <p>APN: 177-231-019</p> <p>Related Cases: CFG03067 (1st LDC) Back to Top</p>
9:30 A.M.	
5. LR	<p>Plot Plan No.00622S2 - EA No. n/a - Applicant: George Griffith- Engineer/Rep.: J. Ronald White and Associates - Fifth Supervisorial District - High Grove Area Plan - Located on the south-west corner of Main Street and Iowa Ave. - 7.53 acres - Scenic Highway Commercial (C-P-S)zone</p> <p>REQUEST: Plot Plan No. 00622 Substantial Conformance No. 2 proposes the construction of 5,600 square foot building for the repairing of equipment to the existing use of RDO Equipment Company - Schedule: n/a</p> <p>APN: 247-031-001</p> <p>Related Cases: PP00622 (1st LDC) Back to Top</p>
9:45 A.M.	

6. LR	<p>Plot Plan No.19473 - EA No. 39606 - Applicant: Marco Martinez - Engineer/Rep.: Engineering Resources Center - Second Supervisorial District - Jurupa Area Plan - Located on the south-east side of Rubidoux Blvd., north of 26th - 4.95 acres - Manufacturing Service Commercial (M-SC)</p> <p>REQUEST: Plot Plan No. 19473 proposes to legalize an existing pallet construction/ storage use. The use includes two offices, two sheds, and one paint shop. The project does not include parking or landscaping. - Schedule: n/a</p> <p>APN: 178-102-001, -002, -003, -004</p> <p>Related Cases: CV021278 (1st LDC) Back to Top</p>
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10:00 A.M.	
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7. BP	<p>Specific Plan No. 00246A1, Addendum to Environmental Impact Report No. 00319, Tentative Parcel Map No. 32591, Tentative Parcel Map No. 32439, Tentative Parcel Map No. 32438 - Applicant: Laing-Sequoia LLC - Engineer/Rep.: RBF Consulting – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Location: The property is located south of Ramona Expressway and north of Nuevo Road – 942.3 Acres – SP Zone</p> <p>REQUEST: Specific Plan No. 00246A1 is a proposal to amend SP246, originally comprising of 1,108.6 acres, adjusting the project area by the removal of an 88-acre parcel north of Ramona Expressway, the removal of an 118-acre area in the northwest corner of the project area, converting approximately 42-acres in the northern portion of the project site from proposed residential use to school use, and an addition of 33-acres in the southwest corner to SP246A1 from SP239. SP246A1 as amended proposes 942.3 acres total with 530.3 acres as residential use, 10.3 acres for commercial retail, 34 acres for community parks, 61.4 acres for schools, 259 acres for open space, 45.8 for major roadways, and 1.2 acres for reservoir use. Tentative Parcel Map No. 32591 is a proposal to subdivide 37.54 acres into 2 lots with a minimum lot size of 1 acre. Schedule H. Tentative Parcel Map No. 32439 is a proposal to subdivide 942 acres into 5 lots with a minimum lot size of 20 acres. Schedule I. Tentative Parcel Map No. 32438 is a proposal to subdivide 942 acres into 28 lots with a minimum lot size of 20 acres. Schedule I.</p> <p>APN: 307-030-001, 002, 003, 307-050-001, 307-060-001, 307-060-003, 307-060-005, 006, 007, 307-230-003, 307-230-017, 018, 307-240-029, 031, 307-240-057, 307-250-050, 051, 307-050-002, 307-240-041</p> <p>Related Cases: SP246A1, CZ06981 (1st LDC) Back to Top</p>
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10:15 A.M.	
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8. AR	<p>SPECIFIC PLAN NO. 335 (SCREENCHECK NO. 1) – Applicant: Lewis Investment Co., LLC – Engineer/Rep.: Albert A. Webb and Associates – Second Supervisorial District – Jurupa Area Plan – The Project is 195.77 acres – A-2-10 Zone</p> <p>REQUEST: This project is a master plan community on 195.77 acres within the Jurupa Area Plan. The project will create 1,750 residential units with three density ranges (medium-medium high-high density residential), including a 10.21-acre neighborhood park site, 11.25 acres of commercial property, and 10.05-acres parkland distributed over several one-half acre parks. The Specific Plan may involve the relocation and/or abandonment of existing streets and utilities within the project boundaries. The project will create a SP zoning classification that will be satisfactory to implement the Specific Plan – Schedule A</p> <p>APNs: 160-020-005 through 010</p> <p>Concurrent Cases: CZ 06848, EIR No. 465, GPA 674</p> <p>Related Cases: PP18281, EA 38865, CZ 06741, AG 876.</p> <p>Back to Top</p>
1:30 P.M.	<p>South County Team</p>
1. JB	<p>CHANGE OF ZONE NO. 6945, TENTATIVE TRACT MAP NO. 31837 AMENDED NO. 1 - EA 39469 - 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 - Rural Residential (R-R) Zone</p> <p>REQUEST: 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>APN: 380-100-001, 002, 003, 380-090-008, 009</p> <p>Related Case: None (2ND LDC)</p> <p>Back to Top</p>
1:45 P.M.	
2. JB	<p>TENTATIVE TRACT MAP NO. 31625, AMENDED NO. 2 - EA39249 - Osborne Development Corporation - Unland & Associates - Little Lake Zoning District - Third Supervisorial District - Easterly side of Meridian Street, southerly of Florida Avenue (S.R.74) and northerly of Acacia Avenue - 7.62 Acres - Light Agriculture - 1 Acre Minimum (A-1-1) Zone</p> <p>REQUEST: The proposed project is a Schedule A subdivision of 7.62 acres into 25 single family lots with a 7,200 square foot minimum lot size.</p> <p>APN: 551-210-007, 551-210-010</p> <p>Related Case: CZ06871 (2ND LDC)</p> <p>Back to Top</p>
2:00 P.M.	

3. CS	<p>TENTATIVE TRACT MAP NO. 31537 AMENDED NO. 1 – EA 39110-Applicant: Empire Land LLC-Engineer/Rep: RBF Consulting-Third Supervisorial District-Harvest Valley/Winchester Area Plan-Located west of Highway 79, south of Simpson Road, and east of Beeler Road- 211 Acres-R-R Zone</p> <p>REQUEST: The proposed project would subdivide 211 acres into 702 single family residential units with 7,200 square foot minimum lot sizes-Schedule “A”-</p> <p>APN: Attached to Map</p> <p>Related Cases: CFG 2569, CZ 6826 (2nd LDC). Back to Top</p>
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2:15 P.M.

4. CS	<p>CHANGE OF ZONE NO. 6985 and TENTATIVE TRACT MAP NO. 32228 - EA 39612 – Applicant: The J. Edward Company – Engineer/Rep: The Keith Companies– Third Supervisorial District – Sun City/Menifee Valley Area Plan – Located: North of Rouse Road, south of McLaughlin Road, east of Goetz and west of Byers Street – 27.6 Acres – R-R Zone</p> <p>REQUEST: Change of Zone No. 6985 proposes change the existing R-R (Rural Residential) zone to R-1 (Single Family Residential), Tentative Tract Map No. 32228 is a Schedule A map that would subdivide 27 acres into 96 single family residential lots and 1 remainder lot - Schedule “A”</p> <p>APN: 330-230-005</p> <p>Related Case(s): None (1ST LDC) Back to Top</p>
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**LAND DEVELOPMENT COMMITTEE
MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT**

DATE: JULY 22, 2004

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

Afternoon: 39493 Los Alamos Road Murrieta, CA 92563

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.	Riverside Team
1. LR	<p>Parcel Map No. 31535 - EA No. 39603 - Applicant: Jesus Urresti - Engineer/Rep.: Lockwood Engineering Company - Second Supervisorial District - Jurupa Area Plan - Located on the south side of Jurupa Road, on the north side of 51st Street, east of J st. - 1.13 acres - Light Agriculture (A-1) zone REQUEST: Parcel Map No. 31535 proposes to divide 1.13 acres into 2 lots. - Schedule: G APN: 167-222-013 - Related Cases: CFG03081 (1st LDC) Back to Top</p>
8:45 A.M.	
2. LR	<p>TENTATIVE TRACT MAP NO. 31635 - EA No. 39342 - Applicant: O'Malley Engineering - Engineer/Rep.: O'Malley Engineering - Second Supervisorial District - Pedley Zoning District - Located north side of 60th street, and west side of Hudson Street - 7.49 acres - One Family Dwelling (R-1) zone REQUEST: TENTATIVE TRACT MAP NO. 31635proposes to divide 7.49 acres into 13 residential lots. - Schedule: B - APN: 165-100-011 - Related Cases: CFG02819 (2nd LDC) Back to Top</p>
9:00 A.M.	

3. LR	<p>Fast Track No. 2004-01, Plot Plan No.19422 - EA No. n/a - Applicant: Meritage Consulting Partners - Engineer/Rep.: MCA Architects, Inc. - Second Supervisorial District - Jurupa Area Plan - Located on the south-east corner of Mission Blvd. and Riverview Dr.- 15.4 acres - Ribidoux-Village Commercial (R-VC)</p> <p>REQUEST: Plot Plan No. 19422 proposes to redevelop the Mission Plaza Shopping center. This redevelopment includes facade improvements, landscape and parking improvements, and the addition of three 6,000 square foot shops, and one 10,200 square foot shop. The project also includes the expansion of the existing vacant grocery store by 13,973 to accommodate the new tenant, Cardenas market. The project includes parking 740 parking spaces, and 63,124 square feet of landscaping.</p> <p>- Schedule: n/a</p> <p>APN: 181-20-004, -003, -018, -021, -022, -023</p> <p>Related Cases: n/a (1st LDC)</p> <p>Back to Top</p>
9:15 A.M.	
4. LR	<p>PUBLIC USE PERMIT NO. 00871 - EA No. n/a - Applicant: Riverside Highland Water Company - Engineer/Rep.: The Keith Companies, Inc.- Fifth Supervisorial District - Highgrove Area Plan - Located south side of Center Street, east of Mount Vernon Avenue - 12 acres - Light Agriculture 10 acre minimum lot size(A-1-10) zone -</p> <p>REQUEST: PUBLIC USE PERMIT NO. 00871, which is within the proposed Springbrook Specific Plan (SP00330), proposes to construct a reservoir facility which will exist on 1.2 acres of the existing 12 acre parcel. - Schedule: n/a -</p> <p>APN: 255-170- 009</p> <p>Related Cases: SP00330, GPA00632, CZ06702, EIR00448, TR30908, TR30909 (1st LDC)</p> <p>Back to Top</p>
9:30 A.M.	
5. MH	<p>Tentative Tract Map No. 31818 - EA No. 39349 - Applicant: Tava Development Company, Inc. - Engineer/Rep.: Laughlin & Associates - First Supervisorial District - Alberhill Zoning Area - Located on the east and west side of Mountain Road, south of the extension of Bosley Lane, west of Echo Canyon Court, and north of Hidden Creek Drive - 160 acres (Gross) - R-R (Rural Residential) zone</p> <p>REQUEST: Schedule "A" tentative map to divide 160 acres into 322 single family residential lots with a minimum lot size of 5,100 square feet, 1 community use lot, 14 open space lots and 3 detention basins - Schedule: A</p> <p>APN: 391-210-002</p> <p>Related Cases: GPA00685 (withdrawn), CZ06910 and CFG02826. (Amended No. 3)</p> <p>Back to Top</p>
9:45 A.M.	

6. DT	<p>Tentative Tract Map No. 32318 – EA No. 39632 – Applicant: Suncal Companies – Engineer/Rep: Hall & Foreman, Inc. – Third Supervisorial District- Winchester Area - Located north of Holland Road, west of Leon Road, south of Ano Crest Road and east of Eucalyptus Road – 135.50 Acres – SP (Specific Plan) zoning</p> <p>REQUEST: This is an application to subdivide 135.50 acres in SP293 Planning Areas 52, 58, 59, 60 and 61 into 396 single family residential lots with 5,000 square foot minimum lot sizes – Schedule A</p> <p>APN: 466-350-018</p> <p>Related Cases: CZ06013, SP293, GPA434, EA39632, PM 32317 (1st LDC).</p> <p>Back to Top</p>
10:00 A.M.	
7. DT	<p>Tentative Tract Map No. 31823 - EA No. 39370 - Applicant: Audie Murphy Ranch LLC - Engineer/Rep.: K & A Engineering – Third Supervisorial District – Sun City / Menifee Area Plan – Location: The property is located north of Canyon Lake Dr., east of Outrigger Dr., south of Goetz Rd., west of Goetz Rd. – 30 Acres – Specific Plan (S-P) zone</p> <p>REQUEST: Tentative Tract No. 31823 is a Schedule A tract map to subdivide 30 acres into 106 residential and 9 open space lots with a minimum lot size of 7200 square feet: Schedule A</p> <p>APN: 351-080-029, 341-200-001</p> <p>Related Cases: GPA581, CZ6616, SP209A4 (2nd LDC)</p> <p>Back to Top</p>
1:30 P.M.	
South County Team	
1. JB	<p>TENTATIVE TRACT MAP NO. 32177 AMENDED NO. 1 & CHANGE OF ZONE NO. 06962 - EA 39404 - 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>REQUEST: The project proposes 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. The project also proposes a Change of Zone from R-A and R-1 to R-1</p> <p>APN: 451-290-027</p> <p>Related Case: None (2ND LDC)</p> <p>Back to Top</p>
1:45 P.M.	

2. JB	<p>PARCEL MAP NO. 31287 & CHANGE OF ZONE NO. 06982 - EA 39604 - Rotellini Juan Carlos - Megaland Engineers & Associates - Rancho California - Third Supervisorial District - The project site is located on the westerly side of Anza Road, southerly of Calle Campo, and northerly of Linda Rosea Road. - 25.82 Gross Acres - Residential Agriculture, 5 Acre Minimum (R-A-5) Zone</p> <p>REQUEST: The project proposes a Schedule H subdivision of 25.82 acres into four, 2.5 acre lots and 1 remainder lot. The project also proposes a zone change from Residential Agriculture, 5 Acre Minimum (R-A-5) Zone to Residential Agriculture 2.5 acre Minimum (R-A-2 ½) Zone.</p> <p>APN: 951-170-009, 951-170-026</p> <p>Related Case: None (INITIAL LDC)</p> <p>Back to Top</p>
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2:00 P.M.

3. AH	<p>GENERAL PLAN AMENDMENT NO. 702, CHANGE OF ZONE NO. 6993 and TENTATIVE TRACT MAP NO. 32628 - EA 39638 – Applicant: Brenson Communities – Engineer/Rep.: Excel Engineering – Third Supervisorial District – Sun City/Menifee Area Plan – Located on the southeast corner of Craig Avenue and Antelope Road – 30.6 acres – I-P zone</p> <p>Request: General Plan Amendment No. 702 proposes to amend the Riverside County General Plan from Business Park (BP) to High Density Residential (HDR). Change of Zone No. 6993 proposes a change from Industrial Park (IP) to General Residential (R-3). Tentative Tract Map No. 32628 proposes to subdivide 30.6 acres into five (5) parcels with a minimum lot size of 2.34 acres - Schedule C</p> <p>APN's: 372-050-002, 372-050-020</p> <p>Related Cases: CFG03117 (INITIAL LDC)</p> <p>Back to Top</p>
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**LAND DEVELOPMENT COMMITTEE
MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT**

DATE: JULY 29, 2004

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

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.	Riverside Team
1. RA	<p>Environmental Impact Report No. 00467 - Applicant: Silvergate Financial - Engineer/Rep.: Hunsaker and Associates – 1st Supervisorial District – Lake Mathews/Woodcrest Area Plan – Location: The property is located north of Cajalco Road, south of Van Buren, east of La Sierra Avenue.– 149.97 Acres – Light Agricultural (A-1-10)</p> <p>REQUEST: This EIR will analyze environmental issues related to the development of TR31397.</p> <p>APN: 271-220-001 -</p> <p>Related Cases: TR31397 (1st LDC)</p> <p>Back to Top</p>
8:45 A.M.	

2. RA	<p>Plot Plan NO. 19099, Change of Zone No. 6913 (Fastrak No. 2004-003) -EA No. - Applicant: Whitaker Investment Corp - Engineer/Rep.: Canty Engineering Group – First Supervisorial District - Area Plan: Elsinore - Located south of Prelipp, north of I-15, west of Kevin Rd. - 14 acres – R-R Zone</p> <p>REQUEST: Plot Plan NO. 19099 is a proposal to develop the “Interstate Business Park” including four buildings totaling 211,000 square feet. Change of Zone No. 6913 is a proposal to change the zone of the project from R-R to LI. - Schedule N/A -</p> <p>APNs: 380-260-012</p> <p>Concurrent Cases: N/A</p> <p>Related Cases: N/A</p> <p>2nd Transmittal</p> <p>Back to Top</p>
9:00 A.M.	
3. LR	<p>PUBLIC USE PERMIT NO. 00872 - EA No. 39642 - Applicant: Riverside Highland Water District - Engineer/Rep.: The Keith Companies, Inc.- Fifth Supervisorial District - Highgrove Area Plan - Located north of Pigeon Pass Road, west of Pope Kirolos Avenue - 73.9 acres – SP323, PA-2</p> <p>REQUEST: PUBLIC USE PERMIT NO. 00872, which is within the Spring Mountain Specific Plan (SP00323), proposes to construct a reservoir facility which will exist on 1.75 acres of the existing 73.9 acre parcel. - Schedule: n/a -</p> <p>APN: 255-220-007</p> <p>Concurrent Cases: n/a -</p> <p>Related Cases: SP00323, TR29598</p> <p>Back to Top</p>
9:15 A.M.	
4. LR	<p>PLOT PLAN NO. 19574 - EA 39655 – Applicant: Growth Management Company – Engineer/Rep.: Growth Management Company – Second Supervisorial District – Jurupa Plan – Location: located on the west side of Progress Circle, south of Inland Avenue – 0.86 Acres – Manufacturing Medium (M-M) Zoning</p> <p>REQUEST: Plot Plan No. 19574 proposes to construct a 19,836 s.f. industrial building with two 1,000 s.f. offices, 32 parking spaces, and 3,975 s.f. of landscaping – Schedule: N/A -</p> <p>APN: 156-310-049 –</p> <p>Concurrent Cases: CFG03133</p> <p>Related Cases: n/a</p> <p>Back to Top</p>
10:00 A.M.	

Change of Zone CZ06919, Tentative Tract Map NO. 31826 - EA No. 39388 -
Applicant: Norco II - Engineer/Rep:RBF Consulting, Second Supervisorial District -
Eastvale Area Plan - Zoning A-2-10, Location: The property is located South of
Schleisman Rd. ,East of Hellman Ave, West of Cucamonga Creek Channel –107
acres – A-2-10 Zone

5. JR

REQUEST: Tentative Tract Map 31826 and Change of Zone CZ06919 proposes to
divide 107 acres into 349 lots and to change the zone from A-2-10 to MDR-Medium
Density Residential - Schedule n/a -

APN:134-130-001,002,003,004,&005;134-140-003,004&018 -

Concurrent Cases: CZ06919, EA 39388, CFG02867, EIR 468 -

Related Cases: AG00915,AGN0072, CZ06919, EA39388, EIR 468

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