

**Scheduled due date for Comprehensive Project Review (CPR) Comments
RIVERSIDE COUNTY PLANNING DEPARTMENT**

COMMENT DUE DATE: January 19, 2006

Please have all comments prepared and your department's or agency's conditions in the County's Land Management System (LMS) with a status of "Recommended" for the following items by the date indicated above. If a department or agency is requesting additional information or corrections, please be sure to have those comments in LMS instead.

**Planner
Name**

1. Lee **SECOND UNIT PERMIT NO. 1034** – EA: NA – Applicant: Beatriz Llamas – Engineer/Representative: Felix Bendezu – Second Supervisorial District – Glen Avon Zoning District - Jurupa Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of 54th Street, Southerly of 53rd Street, Easterly of Serendipity and Westerly of Steve Avenue – 0.40 Net Acreage - Zoning: Residential Agriculture (1/2 Acre Minimum) - **REQUEST:** Senior hardship second unit permit proposal to construct a two story 1196 square foot resident - APN(s): 167072006 - Related Cases: NA - Concurrent Cases: NA
2. Vazquez **TENTATIVE TRACT MAP NO. 33883, AMENDED NO. 1** – EA No. 40264 – Applicant: Trumark Companies– Engineer/Rep: MDS Consulting – Third Supervisorial District – Sun City/Menifee Valley Area Plan: Medium Density Residential (MDR) – Location: North of Garboni Road, south of Tupelo Road, east of Bradley Road, and west of Linda Lee Dr. – 15.3 gross acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) Zone – **REQUEST:** Tentative Tract Map No. 33883 is a Schedule A proposal to subdivide 15.3 acres into 50 single-family residential lots and one detention basin. – Schedule A – APN: 360-250-005, 360-250-006 – Concurrent Cases: CZ07191
3. Vazquez **CONDITIONAL USE PERMIT NO. 3450, AMENDED NO. 2** – EA 39644 – Applicant: Salt Creek Plaza LLC – Engineer/Representative: Gordon L. Duncan - Third Supervisorial District – Sun City Zoning District – Sun City/Menifee Area Plan: Commercial Retail (.20 - .35 FAR) (CR) - Location: West of Murrieta Road, South of Lazy Creek Road & North of Newport Road – 4.85 Net Acres - Zoning: Single Family Residential – 7200 square foot minimum (R-1) - **REQUEST:** This application proposes the construction of a shopping center and a mini-storage facility in a 5-acre parcel. The shopping center is comprised of two single-story buildings that include 27,391 sq. ft. of retail floor area and 153 parking spaces. The proposed mini-storage facility includes three (3) single story buildings and two (2) two-story buildings totaling 64,948 sq. ft. of leasable area and five (5) parking spaces. – APN 3392-000-08 - Related Cases: SP00207 - Concurrent Cases: CZ06994
4. Vazquez **TENTATIVE TRACT MAP NO. 33446, AMENDED NO. 1** -EA No. 40153 - Applicant: Frost Communities Inc. - Engineer/Rep.: David Jeffers Consulting Inc. - 3rd Supervisorial District - Sun City District - Sun City/ Menifee Valley Area Plan: Commercial Retail (CR) - Located northeast of I-215, south of McCall Boulevard and west of Encanto Drive - 10 acres – Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** This application is to subdivide 10 acres into 2 lots for the for the construction of a 178-units condominium complex. - Schedule A - APNs: 336-020-001 - Concurrent Cases: GPA00701, CZ06991 and PP19516 - Related Cases: PP13248, CUP02430, CZ04436 and EA39629

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5. Vazquez **TENTATIVE TRACT MAP NO. 34037, AMENDED NO. 1**– EA40290 – Applicant: M.S. Land, LLC. – Engineer/Representative: Van Dell and Associates, Inc. – Third Supervisorial District – Romoland Zoning Area – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 du/ac) – Location: Northerly McLaughlin Road, southerly of Ethanac Road, easterly of Wheat Street, and westerly of Byers Street – 28.88 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** This proposal is for a Schedule “A” subdivision of 28.88 acres into 132 single-family residential lots with a minimum lot size of 3,500 sq. ft., a 1.9-acre neighborhood park and a 0.8-acre water quality basin – APN: 330-190-003, 004, 005, 010, 011, 012 – Concurrent Cases: CZ07200, TR34037
6. P.Chou **TENTATIVE TRACT MAP NO. 29010, AMENDED NO. 5** – EA37649 – Applicant: Brad Gates – Engineer/Representative: Culbertson, Adams & Associates – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Rural: Rural Residential (RR) (5 Acre Minimum) & Open Space – Rural (OS-RUR) (20 Acre Minimum) – Location: Southerly of State Highway 79 and easterly of Sage Road – 41.13 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Schedule “C” proposal to subdivide 195.18 acres into 32 residential lots with 2 acre minimum lot size, 2 commercial lots, 4 open space lots , 2 reservoir sites, and a water pump station. – APN: 583-120-003, 086, 583-130-003, 012, 019
7. P.Chou **TENTATIVE PARCEL MAP NO. 33872, AMENDED NO. 1** – EA40267 – Applicant: CJD Builders, Inc. –Engineer/Representative: Lattimer Engineering – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Northerly of Acacia Avenue, southerly of Marine Drive, easterly of Dartmouth Street, and westerly of Casa Loma Court – 1.059 Gross Acres – Zoning: Multiple Family Dwellings – 6,000 Square Foot Minimum (R-2-6000) – **REQUEST:** Schedule “G” proposal to subdivide 1.059 acres into two half-acre residential lots. – APN: 438-130-047
8. P.Chou **TENTATIVE PARCEL MAP NO. 33312, AMENDED NO. 1** – EA39962 – Applicant: Ian Wilson Land Surveying, Inc. –Engineer/Representative: Ian Wilson Land Surveying, Inc. – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan – Rural: Rural Mountainous (RM (10 Acre Minimum) – Location: Northerly of Bucking Horse Road, southerly of Magee Hills Road, easterly of Quarter Valley Road, and westerly of Painted Pony Road – 20.11 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Schedule “H” proposal to subdivide 20.11 acres into 2 residential parcels with 10 acre minimum. – APN: 915-570-002 – Concurrent Cases: HANS00858
9. G.Williams **TENTATIVE TRACT MAP NO. 31596, AMENDED NO. 3** - EA39702 – Applicant: Armstrong & Brooks Consulting Engineers, Inc – Engineer/Representative: Armstrong & Brooks Consulting Engineers, Inc - Second Supervisorial District - Pedley Zoning District - Jurupa Area Plan: Low Density Residential - Rural Community (LDR-RC) – Location: South of 58th Street, east of Pedley Road - 14.57 Gross Acres - Zoning: Residential Agriculture (R-A) - **REQUEST:** Tract Map No. 31596 proposes a Schedule B subdivision of 14.57 acres into 18 single family residential units, a detention basin, and a 14' equestrian easement - APNs: 165-140-023, 165-140-024, 165-160-016 - Related Cases: CZ05556, PAR00460, TR24961 - Concurrent Cases: N/A

10. G.Williams **TENTATIVE TRACT MAP NO. 33260, AMENDED NO. 1** - EA39696 – Applicant: United Metro, LP – Engineer/Representative: Wilson Mikami Corporation - Second Supervisorial District - Pedley Zoning District - Jurupa Area Plan: Low Density Residential (LDR), Low Density Residential - Rural Community (LDR-RC) – Location: North of Limonite Avenue, east of Pedley Road - 25.72 Gross Acres - Zoning: One Family Dwellings - 1 Acre Minimum (R-1-1) - **REQUEST:** Tract Map No. 33260 proposes a Schedule A subdivision of 25.72 acres into 31 residential lots with 390 condominium dwelling units, two pools, a clubhouse, and 935 parking spaces - APNs: 165-200-001, 165-200-005, 165-200-006, 165-140-038 - Related Cases: CZ07009, GPA00709, PP19603 - Concurrent Cases: N/A
11. R. Brady **TENTATIVE TRACT MAP NO. 32291, AMENDED NO. 2** - EA40101 – Applicant: Victoria Homes, Inc – Engineer/Representative: Nolte Associates, Inc - Fifth Supervisorial District - University Zoning District - Highgrove Area Plan: Low Density Residential (LDR) – Location: North of Center Street, east of Oriole Avenue, south of Main Street - 27.16 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10), One-Family Dwellings 20000 sq ft minimum (R-1-20000) - **REQUEST:** Schedule A subdivision of 29.53 acres into 45 residential lots with a minimum lot size 7,200 sq. ft. and 2 O.S. lots - APN: 255-150-006, 255-150-007, 255-150-012 - Related Cases: GPA00741, CZ007137 - Concurrent Cases: GPA00741, CZ007137
12. A. Kraus **PLOT PLAN NO. 21058** - EA No. N/A - Applicant: Cingular Wireless - Engineer/Rep.:MSA Architecture and Planning - Third Supervisorial District - Rancho California Area-- Area Plan: Southwest - Located south of Rancho California Road, west of Calle Contento Road, north of Madera De Playa Drive and east of Reid Court. – 40.57 acres – C/V Zone - **REQUEST:** This application is for the installation of an unmanned 50' wireless monopine antenna tower with 12 antennas, two GPS antennas, equipment shelter, and concrete generator pad within a 56'X32' lease area. - Schedule N/A - APN: 951-100-001 - Concurrent Cases: N/A - Related Cases: N/A
13. A. Rush **TENTATIVE PARCEL MAP NO. 33237** - EA No. 39939 - Applicant: Nuevo DRK 370 LLC - Engineer/Rep.: David Jeffers Consulting Inc. - Fifth Supervisorial District - Nuevo Area Plan: Lakeview/Nuevo - Located south of Nuevo Road, west of Passage Road - 242 acres – R-A, R-A-1 Zone - This amended map is being transmitted to specifically address Fire Department and Transportation corrections. Please add your department to routing for Amended No. 1 if additional corrections are required – **REQUEST:** proposes to subdivide 242 acres into 6 parcels with a minimum lot size of 25 acres - Schedule I - APNs: 429-160-002, 429-020-021, 429-020-028 - Concurrent Cases: TR30915, CZ05686 - Related Cases: N/A
14. A. Rush **TENTATIVE TRACT MAP NO. 32064, MINOR CHANGE NO. 1** – N/A – Applicant: Tandis Homes – Engineer/Representative: Dave Jeffers Consulting, Inc. - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Nuevo Road, easterly and southerly of Corso Alto Avenue and west Hansen Avenue – 31.4 Gross Acres - Zoning: Residential Agriculture (R-A) - **REQUEST:** Schedule B subdivision of 31.4 acres into 43 residential lots with a minimum lot size of 20,000 sq. ft. and 1 drainage lot which was approved by the Board of Supervisors on August 9, 2005 The Minor Change application proposes to modify Environmental Health Conditions of Approval regarding sewer services to proposed septic systems. THIS PROJECT HAS BEEN PRE-SCHEDULED FOR THE 2/22/06 PLANNING COMMISSION – APN:427-130-008 - Related Cases: TR32064, EA39434, CFG02913 - Concurrent Cases: N/A

15. A. Rush **TENTATIVE TRACT MAP NO. 32065, MINOR CHANGE NO. 1** - EA N/A – Applicant: Tandis Homes –Representative: David Jeffers Consulting Inc. - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Rowley Lane, easterly of Hansen Avenue, southerly of Park Boulevard and westerly of Valley Road – 64.5 Gross Acres - Zoning: Residential Agriculture (R-A) - **REQUEST:** Schedule B subdivision of 64.5 acres into 96 residential lots with a minimum lot size 21,780 sq. ft. and 2 detention basin lots which was approved by the Board of Supervisors on August 9, 2005 The Minor Change application proposes to modify Environmental Health Conditions of Approval regarding sewer services to proposed septic systems. THIS PROJECT HAS BEEN PRE-SCHEDULED FOR THE 2/22/06 PLANNING COMMISSION - APN(s): 427-111-046, 427-111-047 and 427-370-010 - Related Cases: TR32065, EA39447 and CFG02925 - Concurrent Cases: N/A
16. Ng **CONDITIONAL USE PERMIT NO. 3026 REVISED NO. 1** - EA39992 – Applicant: Tobirio Mendez – Engineer/Representative: Tobirio Mendez - First Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Very Low Density Residential (VLDR) – Location: West of Riverside Street and south of Highway 74 - 5.0 Gross Acres - Zoning: Residential Agriculture, 20,000 (R-A-20,000 - **REQUEST:** Conditional Use Permit No. 03026, Revised No. 1 is an application to extend the life of Conditional Use Permit No. 03026 for up to five years. The project proposes to operate a weekly fiesta for the summer months and a hog ranch for 20 hogs - APN: 347-110-014 - Related Cases: CV022283, CUP03026, CZ05845 - Concurrent Cases: N/A
17. Tran **TENTATIVE TRACT MAP NO. 32883** Amendment No. 1 - EA40012 - Applicant: Nasir Ahmed - Engineer/Rep.: Forkert Engineering and Surveying, Inc. - Fifth Supervisorial District - Cherry Valley Zoning District - Area Plan: The Pass : Very Low Density Residential – Rural Community (VLDR-RC) - Located south of Vineland St, north of Cherry Valley Blvd, east of Taylor Rd, west of Nancy Ave – 9.5 acres – Zoning: Light Agricultural Zone- One Acre Minimum (A-1-1) - **REQUEST:** Tentative Tract Map No. 32883 proposes a Schedule B subdivision of 9.5 acres into 9 Single-Family Residential lots - Schedule B - APN: 405-140-003 – 2nd Transmittal
18. Tran **CONDITIONAL USE PERMIT NO. 3463** - Amendment No. 1 - EA40217 - Applicant: Executive Image Auto- Engineer/Rep.: Jamieson Group, Inc. - Fifth Supervisorial District – University Zoning Area/District - Area Plan: High Grove: Commercial Retail (CR) – Location: North of Center Street, east of La Cadena Drive and west of Iowa Avenue. – 2.44 acres – Zoning: Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** To legalize an existing auto dealership. - Schedule N/A - APNs: 247-020-001, 002, 003