

Please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: www.rctlma.org/planning/index.html

**COMPREHENSIVE PROJECT REVIEW
MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon Street, 9th Floor, CAC
Riverside, CA 92502-1409**

DATE: January 19, 2006

Be prepared to discuss the following land development applications listed below, at the above referenced CPR meeting date, and please have your department's or agency's conditions in the County's LMS 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 LMS instead.

8:30 A.M.

1. P. Chou **TENTATIVE PARCEL MAP NO. 33582** – EA40456 – Applicant: Daniel & Tiffany Licata – Engineer/Representative: Joseph Ross Land Development – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum), Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Wallace Road, southerly of East Benton Road, easterly of San Ignacio Road, and westerly of Sage Road – 20.01 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Schedule "H" proposal to subdivide 20.01 acres into two 5-acre minimum parcels and one 10-acre minimum parcel. – APN: 915-330-020

8:45 A.M.

2. P. Chou **TENTATIVE PARCEL MAP NO. 33965** – EA40384 – Applicant: Joseph Ross Land Development – Engineer/Representative: Joseph Ross Land Development – Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Ardwell Drive, southerly of Mitchell Road, easterly of Mason Road, and westerly of Georgewell Lane – 10.66 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Schedule "H" proposal to subdivide 10.66 acres into 2 residential parcels with 5 acre minimum. – APNs: 572-110-036

9:00 A.M.

3. A. Rush **TENTATIVE TRACT MAP NO. 33762** - EA 40527 – Applicant: Don Bergman – Engineer/Representative: Alatorre & Associates - Fifth Supervisorial District – Juniper Flats Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R-R) (5 Acre Minimum) – Location: Northerly of Juniper Flats Road, easterly of Ramona Avenue, southerly of Passage Road and westerly of Sky Mesa Road - 220 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - **REQUEST:** Schedule D subdivision of 220 acres into 35 residential lots with a minimum lot size 5 acres – APN(s): 429-180-005, 006, 030, 048, 052, 055, 057, 059, 064, 429-240-002, 003, 004, 005, 017, 019 and 022 – Related Cases: CFG03969 – Concurrent Cases: SP00134 and TR14251

9:15 A.M.

4. A. Rush **TENTATIVE TRACT MAP NO. 33526** – EA40405 - Applicant: R.C. Hobbs Company - Engineer/Rep: Pacific Coast Land Consultants Inc. - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (2-5 DU/AC) - Location: South of Citrus Avenue, north of Sunset Avenue, east of Dunlap Drive and west of Foothill Avenue – 17.6 Gross Acres – Rural Residential Zone (R-R) - **REQUEST:** Project proposes to schedule "A" Subdivision to divide the existing 17.6 gross acres into 56 single family residential lots with a minimum lot size of 7,200 square feet - APN: 307-260-034,

032, 019 and 020 – Related Cases: LLA. 4208, LLA. 4435 and MT.2444 - Concurrent Case: CZ. 7224

9:30 A.M.

5. R. Brady

CONDITIONAL USE PERMIT NO. 3479 - EA40473 – Applicant: J & R Oil Company, Inc – Engineer/Representative: Ram Cam Corp. - Third Supervisorial District - Homeland Zoning Area - Harvest Valley / Winchester Area Plan: Commercial Retail (CR) – Location: North of Old State Highway, east of SH-79, south of SH-74 - 1.199 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Conditional Use Permit No. 03472 proposes a 3,260 sq ft convenience store with fueling station, a 2,100 sq ft restaurant with drive-thru, 32 parking spaces, and landscaping - APN: 458-212-001, 458-212-002 - Related Cases: N/A - Concurrent Cases: N/A

9:45 A.M.

6.
D.Weaver

TENTATIVE PARCEL MAP NO. 33691, PLOT PLAN NO. 21163 - EA40509 – Applicant: French Valley Industrial Development – Engineer/Representative: Temecula Engineering Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Light Industrial (LI) (0.25 – 0.60 FAR) – Location: North of Murrieta Hot Springs Road, south of Auld Road, west of Leon Road and east of Winchester Road - 82.07 Gross Acres - Zoning: Specific Plan #265, Planning Area No. 2 (Industrial Park) - **REQUEST:** Parcel Map No. 33691 proposes a Schedule E subdivision of 82.07 gross acres into 70 lots, one (1) detention basin, one (1) sewer lift station, and three (3) open space lots – Plot Plan No. 21163 proposes single storied light industrial buildings between 3,000 to 30,000 square feet to be developed in six (6) phases - APN(s): 963-080-002 - Related Case(s): N/A - Concurrent Case(s): PP21163

10:00 A.M.

7.
M.Vazquez

CHANGE OF ZONE NO. 7248 AND TENTATIVE TRACT MAP NO. 34164 - EA40551 – Applicant: Granite Equities LLC – Engineer/Representative: David Jeffers Consulting Inc. - Third Supervisorial District - Antelope Valley Zoning District - Sun City / Menifee Valley Area Plan: Medium Density Residential (MDR) – Location: North of La Piedra Rd., South of Newport Rd., West of Wingate Ln., East of Evans Rd. - 14.11 gross acres - Zoning: Existing: One-Family Dwelling (R-1) Proposed: One-Family Dwelling - 6,000 sq.ft. minimum (R-1-6000) - **REQUEST:** Change of Zone No. 7248 is a proposal to change the existing One-Family Residential Zone (R-1) to One-Family Residential Zone with a minimum lot size of 6,000 square feet. Tentative Tract Map No. 34164 is a proposal for a Schedule A subdivision of 14.11 acres into 62 residential lots – Schedule A – APN: 360-020-042

10:15 A.M.

8.
M.Vazquez

TENTATIVE PARCEL MAP NO. 33881 - EA40430 – Applicant: Rodriguez Angel – Engineer/Representative: Cozad & Fox Inc. - Third Supervisorial District - Antelope Valley Zoning District - Sun City/ Menifee Valley Area Plan: Very Low Density Residential- Rural Community (VLDR-RC) – Location: North of Empire Lane., south of Garbani Rd., east of Murrieta Rd., an west of Evans Rd. - 2.98 Gross Acres - Zoning: Residential Agriculture with a minimum of 1 acre. (R-A-1) - **REQUEST:** Tentative Parcel Map No. 33881 proposes a Schedule H subdivision of 2.98 gross acres into three (3) Single-Family Residential Parcels. - APN360280014, 015

10:30 A.M.

9.
G.Williams

TENTATIVE TRACT MAP NO. 33569 - EA40348 – Applicant: SM Realty and Development, LLC – Engineer/Representative: Canty Engineering Group, Inc. - Second Supervisorial District - Glen Avon Zoning District - Jurupa Area Plan: Medium Density Residential (MDR) – Location: South of Ben Nevis Boulevard, east of Conning Street - 3.19 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** Tract Map No. 33569 proposes a Schedule A subdivision of 3.19 acres into 13 single family residential lots - APN: 170-030-004 - Related Cases: N/A - Concurrent Cases: N/A

10:45 A.M.

10.
B.Canseco

TENTATIVE PARCEL MAP NO. 33273 – EA40459 – Applicant: Lisa Bengochea – Engineer/Representative: RMA Riverside, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (RM) (10-Acre Minimum) – Location: Westerly of Saint Gallen Way, Southerly of Calle Amigo and easterly of Calle De

Lobo – 10.02 Gross Acres – Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – **REQUEST:** Schedule “H” subdivision of 10.02 gross acres into two (2) residential lots with a minimum lot size of 5 gross acres – APN(s): 928-060-012, 013.

11:00 A.M.

11. K.Tran

CONDITIONAL USE PERMIT NO. 3477 - EA40460 – Applicant: Warner Water Works Inc. – Engineer/Representative: Adkan Engineers - First Supervisorial District - North Perris Zoning District - Mead Valley Area Plan: Light Industrial (LI) – Location: North of Cajalco Rd., South of Cajalco Expressway, East of Seaton Ave., West of Patterson Rd. - 1.79 gross acres - Zoning: Manufacturing & Service Commercial (M-SC) AND Industrial Park (IP) - **REQUEST:** Conditional Use Permit No. 03477 is a proposal to utilize the existing buildings as office space and vehicle storage.– APN: 317110010,009,008

11:15 A.M.

12. K.Tran

TENTATIVE PARCEL MAP NO. 33454 - EA40543 – Applicant: Michael Burns – Engineer/Representative: Daniel Gomez - First Supervisorial District - Andaos Zoning District - Lake Matthews Area Plan: Estate Density Residential- Rural Community (EDR-RC) – Location: South of Multiview Dr., East of Park Hill Dr., and West of Villa Knoll Dr. - 6.36 gross acres - Zoning: Residential Agricultural - 2 Acre Minimum (R-A-2), Residential Agricultural- 2 1/2 Acre Minimum (R-A-2 1/2) - **REQUEST:** Tentative Parcel Map No. 33454 is a proposal for a Schedule H Subdivision of 6.36 gross acres into two parcels. – Schedule H – APN: 287-140-016

11:30 A.M.

13. K.Tran

PRE-APPLICATION REVIEW NO. 827 - EA: N/A – Applicant: GMID- Tom Becker – Engineer/Representative: GMID - Fifth Supervisorial District - Cherry Valley Zoning District - Andaos Area Plan: Very Low Density Residential - Rural Community (VLDR-RC) – Location: North of Cherry Valley Blvd. and East of Union St. - 8.61 gross acres - Zoning: Residential Agriculture- One Acre Minimum (R-A-1) - **REQUEST:** Pre-Application Review No. 00827 is a proposal to build a 26,243 sq. ft. Church Meeting House with 112,986 sq. ft. of parking area and 164,504 sq. ft. for landscaping. – APN: 360-020-042407150014