



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 a.m. to 1:30 p.m. - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30 p.m. and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

JANUARY 6, 2000

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: The LDC agenda is now available on the Planning Department web site.

NOTE TO APPLICANT/REPRESENTATIVE: For the morning session, please wait in the 9th floor lobby until you are called in by staff. Thank you.

(Revised 1/04/00)

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| 8:30 A.M. County Administrative Building, Riverside | |
| 1. SL* | CONDITIONAL USE PERMIT NO. 3301 - EA 37885 - Winchester Associates inc. - Lakeview Zoning Area - Fifth Supervisorial District - North of Ramona Expressway, east of Davis Road - 378.34 Acres - N-A-640 Zone - REQUEST: Legalize an existing hunt club & 45 units (Rv spaces, mobile homes, and single family structure) - APN: 423-040-001, 423-050-003, and 423-060-007 (Related Cases: CUP02096) |
| 8:45 A.M. | |

2. SL* **TENTATIVE TRACT MAP NO. 29513/CHANGE OF ZONE NO. 6498** - EA 37847 - John Peters & Associates - South Elsinore Zoning Area - First Supervisorial District - West of Grand Avenue and south of Bryant Street - REQUEST: Divide 70.71 acres into 98 lots and change zone from R-R to R-A - Schedule B - APN: 368-120-001, -003, -004, and 368-150-031 thru -035.

9:00 A.M.

3. RL **PARCEL MAP NO. 28716** - EA 37278 - Moore Properties - Rubidoux Zoning District - Second Supervisorial District - South of Highway 60, west of Canal Street, north of Mission Boulevard, east of Valley Way - 7.77 Acres - M-SC Zone - REQUEST: Divide 7.77 acres into 7 parcels (Schedule E) - APN: 177-100-020 (Related Cases: PP15240) (2nd LDC)

9:15 A.M.

4. JW* **PLOT PLAN NO. 16301** - EA 37857 - Ron Vergilio - Alberhill Zoning Area - First Supervisorial District - South side of Lester Circle, north of I-15 and south of Temescal Canyon - 1.65 Acres - M-SC Zone - REQUEST: Construct heavy equipment rental yard - APN: 391-480-004 and -005

9:30 A.M.

5. JW* **PARCEL MAP NO. 29311** - EA 37856 - Margie F. Hart - Woodcrest District - First Supervisorial District - On Russell Avenue, south of Gentian Avenue, east of Chicago Avenue, and west of Dauchy Avenue - 2.170 Acres - A-1-1 Zone - REQUEST: Dividing 2.17 acre parcel into 1-1 acre parcel & 1-1.17 acre parcel - APN: 261-170-022

9:45 A.M.

6. RL* **PLOT PLAN NO. 11588, SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Ron Jefferson - Krueper Engineering & Associates - East Corona Zoning District - Second Supervisorial District - The project site is located on the south east corner of Lincoln Avenue and Magnolia Avenue - 1.49 Gross Acres - General Commercial - C-1/C-P Zone - REQUEST: Convert two self-service car wash bays in an automobile repair garage - APN: 135-170-032 (Related Case: Plot Plan No. 11588)

10:00 A.M.

7. KG* **PLOT PLAN NO. 16297** - EA Exempt - Nextel Communications - Rubidoux Zoning Area - Second Supervisorial District - Via Cerro east of Market - 2.06 Acres - M-H Zone - REQUEST: 40' monopole with a 10x20 equipment shelter - APN: 178-340-010.

1:30 P.M. South County Office in Murrieta

8. DC* **PAR NO. 00366** - EA N/A - Fred Fiedler and Associates - Romoland Area - Third Supervisorial District - Generally the NEC of Highway 74 and Trumble Road - .49 acres - Scenic Highway Commercial (C-P-S) Zone - REQUEST: Pre-application review which proposes to demolish existing gas station, and canopies and construct a 24-hour, 3,379 square foot convenience store with four (4) fueling islands covered by a 55'x45' steel canopy and install two (2) twenty-thousand (20,000) gallon underground storage tanks. - APN:329-030-023 (Related Case(s): PP06250, CUP03266 and PP06230)

2:00 P.M.

9. DC* **PLOT PLAN NO. 16261**, EA 37837 - Cox PCS Assets LLC - Tetra Tech - Hillside Area - Third Supervisorial District - NE corner of Bee Canyon Road and Highway 74 at 47806 Highway 74 - REMAP - Agriculture, Heavy (A-2-20) Zone - REQUEST: Erect a 102' monopole with a 4' raised equipment platform surrounded by a 8' chain link fence - APN: 553-230-018

2:15 P.M.

10. DC **TENTATIVE TRACT NO. 28504, AMENDMENT NO. 1 - CHANGE OF ZONE 6483** - EA 37789 - Land Researchers, Inc. - A.A. Webb & Associates - Sun City District - Third Supervisorial District - North side of Thornton Avenue, West of Murrieta Road, South of proposed extension of Rouse Road and East of the proposed extension of Valley Boulevard - 74.97 Acres Gross - Planned Residential (R-4-SCD) and Open Area Combining Residential Developments (R-5) - REQUEST: Tentative Tract Map 28504 proposes to subdivide 74.97 gross acres, into 242 single family residential lots designed to the R-1 standard - Schedule "A" - APN:335-080-057 and 335-100-001 (2ND LDC)

2:30 P.M.

11. DC* **TENTATIVE TRACT NO. 29432**, - EA 37826 - Hunsaker & Associates Irvine, Inc. - Rancho California District - First Supervisorial District - Generally South of Highway 79, east of Butterfield Stage Road - 39.3 - Specific Plan (SP) Open Space, Park Site "E" and School Site "B" Zone - REQUEST: Within PA20 allow the division of 39.3 acres into 108 single-family detached lots. The subdivision can include patio homes, zero-lot line or Z-lot configurations. - Schedule "A" - APN:952-230-008 (Related Case(s): CZ6493, Specific Plan 217, Amendment 1 and TR29203)

2:45 P.M.

12. DC* **TENTATIVE TRACT NO. 29203**, - EA 37826 - Hunsaker & Associates Irvine, Inc. - Rancho California District - First Supervisorial District - Generally south of Highway 79, east of Butterfield Stage Road - 31.8 acres - Specific Plan (SP) MH density and Commercial Zone - REQUEST: Within Planning Area 20 divide 31.8 acres into a 137 lot single family residential subdivision of patio homes, zero-lot line and Z-lot configurations. The amendment also proposes to change the land use for PA27, (recorded under TR23067-1) from commercial to a medium-high density and incorporate it into PA20. - Schedule "A" - APN:952-230-012 and -013 (Related Case(s): CZ6493, Specific Plan 217, Amendment 1 and TR29432)

3:00 P.M.

13. DC* **SPECIFIC PLAN 217, AMENDMENT 1** - EA37826 - Hunsaker & Associates Irvine, Inc. - Rancho California District - First Supervisorial District - Generally South of Highway 79, east of Butterfield Stage Road - 61.79 - Specific Plan (SP) MH density, Commercial, Open Space, Park "E" and School Site "B" Zone - REQUEST: Amend Planning areas 12, 13, 15, 16, 20, 21, 23, 24 and 27 of the Redhawk Specific Plan 217 to allow single-family detached subdivisions of patio homes, zero-lot line and Z-lot configurations. The amendment also proposes to change the land use for PA27, (recorded under TR23067-1) from commercial to a medium-high density and incorporate it into PA20. - APN: 952-230-008, -012 and -013 (Related Case(s): CZ6493, TR29203 and TR29432)

3:15 P.M.

14. DC* **CHANGE OF ZONE NO. 6493** - EA 37826 - Hunsaker & Associates Irvine, Inc. - Rancho California District - First Supervisorial District - Generally South of Highway 79, east of Butterfield Stage Road - 61.79 - Specific Plan (SP) MH density, Commercial, Open Space, Park "E" and School Site "B" Zone - REQUEST: Amend Planning areas 12, 13, 15, 16, 20, 21, 23, 24 and 27 of the Redhawk Specific Plan 217 to allow single-family detached subdivisions of patio homes, zero-lot line and Z-lot configurations. The amendment also proposes to change the land use for PA27, (recorded under TR23067-1) from commercial to a medium-high density and incorporate it into PA20. - APN: 952-230-008, -012 and -013 (Related Case(s): SP217 Amendment 1, TR29203 and TR29432)

3:30 P.M.

15. LM* **PARCEL MAP NO. 29594** - EA 37859 - Sage Community Group - The Keith Companies - Rancho California Area - Third Supervisorial District - East of Winchester Road, north of Murrieta Hot Springs Road and east of Caligosta Drive - Specific Plan Zone - REQUEST: Proposed subdivision of 240 gross acres into 8 parcels with minimum lot size of 20.65 gross acres, Schedule "I" - APN: 957-350-002, (Related Case: Specific Plan 213)

3:45 P.M.

16. LM* **CHANGE OF ZONE NO. 06498**, - EA N/A - Distinctive Homes - Rick Engineering Company - Rancho California Area - First Supervisorial District - west of I-15, southwest of Palomar Street and Pasadena Street - 36.8 acres - One-Family Dwelling (R-1) Zone - REQUEST: This project proposes a change of zone from One-Family Dwellings (R-1) to Open Area Combining Zoning - Residential Developments (R-5) for Lots No's. 137, and 138 (Open Space lots) totaling 2.25 gross acres within Tentative Tract Map No. 28658 and retain One-Family Dwellings (R-1) zoning for 136 residential lots - APN: 369-510-022, 369-510-024 (Related Case(s): TR28638, PAR 288, EA37251)

4:00 P.M.

17. LM* **TENTATIVE TRACT MAP NO. 29593** - EA37861 - Pulte Homes - The Keith Companies - Rancho California Area - Third Supervisorial District - East of Highway 79, north of Murrieta Hot Springs Road and east of Callistoga Drive in Planning Areas 6, 7, 8 of Specific Plan No. 213 (Winchester Properties - 128 net acres - Specific Plan Zone - REQUEST: The proposed tentative tract map proposes to subdivide approximately 128 net acres into 351 lots with minimum lot size of 5000 square feet. - Schedule "A" - APN: 957-350-002 (Related Case: SP No. 213, (Winchester Properties)

4:15 P.M.

18. FJU* **TENTATIVE TRACT NO. 29031** - EA 37827 - Ralph Bizantz - Markham & Associates - Rancho California Zoning Area - Third Supervisorial District - Southerly of State Highway 79, one half mile east of Butterfield Stage Road - 41.1 acres - RR Zone- Southwest Area Plan: Residential 2-4 du's/acre - REQUEST: Schedule "A" subdivision to divide 41.21 acres into 128 residential single family lots (7,200 sq. ft. min. lot size) APN: 952-200-003, 004, 005, 006, 007, 009 & 010 (Related Case(s): Change of Zone No. 6499, EA37850, and Parcel Map No. 12460.

4:30 P.M.

19. FJU* **TENTATIVE TRACT NO. 16298** - EA 37854 - Cox PCS Assets, LLC - Garner Valley Zoning District - Third Supervisorial District - 56570 State Highway 74 (south side) - Natural-Asset-160 Zone - REQUEST: Construct a 103' high cellular communications monopole tower with three sectors (arms) containing 4 antennas each, seven 2.5' x 2.5' x 7'-1' high dull gray finish equipment cabinets, one Ground Positioning System antenna mounted on one of the monopole arms, three halogen service lights, a generator to provide emergency electrical power, and construction of a 6' high chain link fence with three strands of barbed wire (1' height) on top around perimeter of 20'x34' (680 square feet) - APN: 568-060-012 - (Related Cases: Variance 16185, EA 37854,)

4:45 P.M.

20. FJU* **VARIANCE NO. 1685** - EA 37854 - Cox PCS Assets, LLC. - Garner Valley Zoning District - Third Supervisorial District - 56570 State Highway 74 (south side) - Natural-Assets-160 Zone - REQUEST: Allow construction of a 103' high cellular communications monopole tower with antennas to exceed 20 foot maximum height limit of the site's Natural Assets (NA) Zone- APN: 568-060-012 (Related Cases: Plot Plan No. 16298, EA 37854)

5:00 P.M.

21. FJU* **CHANGE OF ZONE NO. 6499** - EA 37827 - Ralph Bizantz - Markham & Associates - Rancho California Zoning Area - First Supervisorial District - Southerly of State Highway 79, one half mile east of Butterfield Stage Road - 41.1 acres - RR Zone - Southwest Area Plan: Residential 2-4 du's/acre - REQUEST: Change zoning classification from R-R to R-1 - APN: 952-200-003, 004, 005, 006, 007, 009 & 010 (Related Case(s): Tentative Tract Map No. 29031 - EA 37850, and Parcel Map No. 12460.



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Afternoon Meetings 1:30 p.m. and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

JANUARY 13, 2000

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: The LDC agenda is now available on the Planning Department web site.

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8:30 A.M. County Administrative Building, Riverside

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| 1. SL* | SPECIFIC PLAN NO. 301, AMENDMENT NO. 1/GENERAL PLAN AMENDMENT NO. 516/CHANGE OF ZONE NO. 6459 - EA 37685 - Brookfield Menifee Inc. - Homeland Zoning Area - Third Supervisorial District - South of Highway 74, east of Menifee Road, west of Briggs Road, north of Simpson Road - 1548.3 Acres - R-R Zone - REQUEST: Amendment to SP to provide 3920 du, 3 elementary schools, 1 jr. high, 1 high school, 4 parks, golf course, and club house/GPA to amend Sun City/Menifee Valley Community Plan, to adopt Specific Plan/CZ from SP, R-R, A-1-10 to SP (Related Cases: SP00310 - APN:331-260-006 thru -009; 331-280-003 thru -005; 331-290-003, -004; 331-300-002 thru -006; 333-170-001-, -002, -004, -006 thru -012, -014, -016, thru -018; 333-180-003, -005, thru -007; 333-190-004, -007, thru -009. |
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8:45 A.M.

2. JW* **PARCEL MAP NO. 29565** - EA 37858 - Darryl and Judith Martin - Prado/Mira Loma Zoning District - Second Supervisorial District - Located north of 66th Street, south of Holmes Avenue and east of Charles Avenue - .91 Acre - A-1 Zone - Schedule A - REQUEST: To divide .91 acre parcel into 2 parcels - APN: 157-160-007

9:00 A.M.

3. JW* **CONDITIONAL USE PERMIT NO. 3300** - EA 37834 - Hancock Properties, LLC - Romoland Zoning Area - Third Supervisorial District - South of Ethanac, north of McCall Road, and east of Dawson Road and the 215 Freeway - .91 Acres - SP Zone - REQUEST: Heavy equipment storage yard. APN:

9:15 A.M.

4. HI* **VARIANCE NO. 1683** - EA 37842 - Cox PCS Assets LLC (Sprint) - SDS, Inc. Suzanne Gati - Tule Peak Zoning Area - Third Supervisorial District - West side of McClain Lane and north of Ainswoth Place - 8.16 Acres - R-R-5 Zoning - REQUEST: Variance to permit a 120' high cellular lattice tower (extension of an existing 80' tower) - APN: 580-110-032

9:30 A.M.

5. HI* **PLOT PLAN NO. 16263/VARIANCE NO. 1682** - EA 37839 - Cox PCS Assets LLC (Sprint) - SDS, Inc. Suzanne Gati - Bautista Zoning Area - Third Supervisorial District - Southerly of Idyllwild Highway 74 across from Old Contro Road - 1.00 Acres - N-A-160 Zone - REQUEST: Construct a 105' monopole/antenna and 7 associated equipment storage cabinets with a variance to exceed the 20' height limit of the N-A-160 Zone - APN: 557-030-033

9:45 A.M.

6. HI* **PLOT PLAN NO. 16262/VARIANCE NO. 1681** - EA 37838 - Cox PCS Assets LLC (Sprint) - SDS, Inc. Suzanne Gati - Bautista Zoning Area - Third Supervisorial District - Southerly of Idyllwild Highway 74 and east of Rouse Hill Truck Trail - 154.21 Acres - N-A-160 Zone - REQUEST: Construct a 150' monopole/antenna and 7 associated equipment storage cabinets with a variance to exceed the 20' height limit of the N-A-160 Zone - APN: 557-040-003

10:00 A.M.

7. SL* **CONDITIONAL USE PERMIT NO. 1437S1** - EA N/A - Dysart Properties & J.P. Nelson Construction - Pass and Desert Zoning Area - Third Supervisorial District - Southerly of Poppet Flats Road, westerly of Highway 243 - 338.79 Acres - A-1-10, A-1-20, and R-A Zone - REQUEST: Adding 1,500 sq. ft. office space - APN: 545-130-014, -007

10:15 A.M.

8. SL* **TENTATIVE TRACT MAP NO. 29369, AMENDED NO. 4, SPECIFIC** - Screen Check No. 2 (Walker Basin) - Rancho California Country Club - Rancho California Zoning Area - First Supervisorial District - North of Sandia Creek Drive, south of De Luz Road, east of Carancho Road, and west of Rancho California Road - SP Zone - REQUEST: Subdivide 317 acre and 794 residential lots, changing planning areas and densities of SP 172 - APN: 935-370-030, -029, -013, -012, -010, -009, and -007

10:30 A.M.

9. JQ* **TENTATIVE TRACT MAP NO. 29320, AMENDMENT NO. 1** - EA 37688 - Sycamore Creek Associates - Temescal Zoning Area - First Supervisorial District - Located southwest of Temescal Canyon Road & I-15 Freeway - 150.7 Acres - SP Zone - REQUEST: Subdivide 150 acres into 540 Single Residential lots with park and landscaping lots - APN: 290-060-010 - (Related Cases: CZ 5533/SP 256)

1:30 P.M. South County Office in Murrieta

10. FJU **PLOT PLAN NO. 16224**, EA 37777 - Applicant: Opportunity Builders - Engineer: VVCE, Inc. - Architect: RL Davidson, Inc. - Valle Vista Zoning District - Third Supervisorial District - Southeast corner of New Chicago Avenue and the Ramona Expressway - 5.94 acres - R-3 zone - Not in a Community Plan - REQUEST: Construct 89-unit apartment project with clubhouse and kids play area - APN: 549-090-036 - (Related Case: GEO00994). (2nd LDC)

1:45 P.M.

11. FJU* **CHANGE OF ZONE NO: 6502** - EA 37860 - Sector, Inc./Paul Kelly - Albert A. Webb Associates - Hemet/San Jacinto Zoning District - Third Supervisorial District - westerly of Voltaire Vista, two miles east of Juniper Flats Road - 22.72 acres - R-A10 Zone - Lake View/Nuevo Community Plan: Residential 2.5 acres & 10-acre minimum lot sizes - REQUEST: Change zoning classification from R-A-10 to W-2 to allow placement of two 30'-diameter commercial satellite dishes subject to approval of related Plot Plan No. 16310 - APN: 427-210-021 (Related Cases: Plot Plan No. 16310, EA 37860)

2:00 P.M.

12. FJU* **PLOT PLAN NO. 16310** - EA 37860 - Sector, Inc./ Paul Kelley - Albert A. Webb Associates - Hemet/San Jacinto Zoning District - Third Supervisorial District - westerly of Voltaire Vista, two miles east of Juniper Flats Road - 22.72 acres - R-A-10 Zone - Lake View/Nuevo Community Plan: Residential 2.5-acre & 10-acre minimum lot sizes - REQUEST: Placement of two 30' - diameter commercial satellite dishes, construction of a 15' x 25' (375 sq. ft.) Prefabricated electrical building with emergency generator, placement of one 500-gallon propane tank to fuel emergency generator, and construction of a 6'-high chain link fence with 3 strands of barbed wire (one foot height) around perimeter of 65' x 100' level project site pad - APN: 427-210-021 (Related Cases: Plot Plan No. 16310, EA37860)

2:15 P.M.

13. LM **PLOT PLAN NO. 16210, CHANGE OF ZONE NO. 6490 - GENERAL PLAN AMENDMENT NO. 515** - EA 37814 - Donald H. Cramer, A.I.A. Architect Ltd. - Sun City District - Third Supervisorial District - Northerly of Newport Road and easterly of Bradley Road - 1.840 Acres/Net - Commercial Office (C-O) Zone - REQUEST: A General Plan Amendment that proposes to change the land use designation of the Sun City/Menifee Community Plan from Commercial Office (C-O) to Commercial (C) and accompanying Change of Zone that proposes to re-zone the project site from Commercial Office (C-O) to General Commercial (C-1/C-P), which both cases were to be approved, would allow for the approval of the proposed Plot Plan that requests development of a 99 space Open R.V. Parking and Boat Storage on a 1.840 net acre parcel - APN: 334-210-081 (Related Case(s): Conditional Use Permit No. 3296, PAR355) (2nd LDC)

2:30 P.M.

14. LM **CONDITIONAL USE PERMIT NO. 3296** - EA 37773 - Ken Honig - Donald H. Cramer, AIA - Sun City Zoning District - Third Supervisorial District - Northerly of Newport Rd and easterly of Bradley Rd - 4.53 Gross Acres - C-O, C-1/C-P Zones - REQUEST: a single story mini-warehouse complex, including a manager's apartment and office - APN: 354-210-074, 334-210-086 (Related Cases: PP16210, CZ6490, GPA515)(2nd LDC)

2:45 P.M.

15. LM* **TRACT MAP NO. 28591** - EA 37502 - Lela D. Sewell - Craig Hubbell - Tule Peak Area - Third Supervisorial District - East side of Terwilliger Road between Harma Place and KGKJ Ranch Road - 38.23 - Rural Residential - 5 Acre Minimum (R-R-5) Zone - REQUEST: Subdivide 7 residential lots into 38.25 acres with minimum lot size of 5.00 gross acres - Schedule "D" - APN: 579-150-024 (Related Case: N/A)

3:00 P.M.

16. LM* **TENTATIVE TRACT MAP NO., 29262** - EA 37866 - Ashby financial Company, Inc. - Canty Engineering Group, Inc. - Homeland Area - Third Supervisorial District - North of Highway 74, east of Briggs Road, south of Watson Road, west of Sultana Road and located within Specific Plan No. 260 (Menifee North) - 80.6 gross acres into two open space (parks) lots, and 302 residential lots with minimum lot size of 6000 square feet - Schedule "A" - APN:457-320-002 through 007,010,012,014,015,017 through 021 (Related Case: N/A)

3:15 P.M.

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| 17. FJU | <p>PLOT PLAN NO. 12474 Substantial Conformance No. 2 - EA (none with this case) - Nutrilite, A Division of Amway - Warren S. Lewis - Lakeview Zoning Area - Third Supervisorial District - westerly of 5th Street, northerly of Lake View Avenue, - 82.44 acres - M-SC Zone - Lake View/Nuevo Community Plan: Manufacturing-Light- REQUEST: Construct two contiguous, 116'x176' lined, 10 foot deep, evaporation ponds for treated wastewater for vitamin products manufacturing plant and construction of a 6' high chain link fence around ponds; the lined ponds are proposed because Regional Water Quality Control Board is requiring closure of the existing unlined evaporation pond north of the Ramona Expressway which currently serves the Nutrilite plant. - APN: 426-160-054 & 055 (Related Cases: PP12474, PP12474R1, PP12474R2, PP124744S1, EA 36896, PP13364, PP15171, PP15172.</p> |
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JANUARY 20, 2000

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8:30 A.M. County Administrative Building in Riverside

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| 1. JW* | PLOT PLAN NO. 16313 - EA N/A - Carole A. Smith - Nuevo Zoning Area - Third Supervisorial District - South of San Jacinto Avenue, west of Ramona Avenue, south of Blanik Avenue - 4.79 Acres - R-A-1 Zone - REQUEST: Class 1 dog kennel for 5 to 10 dogs - APN: 309-170-070 |
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8:45 A.M.

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| 2. KG* | PLOT PLAN NO. 16320 - EA 37867 - Ron Sullivan - Pass and Desert District - Third Supervisorial District - 15 miles south of Banning, west of Highway 243, south end of Hungry Hollow Ranch Road - 60 Acres - W-2-40 Zone - REQUEST: Legalize existing meditation center and add one cottage - APN: 545-130-007 |
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9:00 A.M.

3. JW* **PLOT PLAN NO. 6403S1** - EA N/A - Franklin C. Crowder - Pedley Zoning District - Second Supervisorial District - North of Limonite, west and south of Van Buren, and east of Clay Street - 1.85 Acres - M-SC Zone - REQUEST: To accommodate growth of business, for larger kennels, indoor rooms, storage, office space and larger bathing facility - APN: 163-180-006

9:15 A.M.

4. KG **CONDITIONAL USE PERMIT NO. 3281** - EA 37657 - Paintball International - West Corona Zoning District - Second Supervisorial District - North and south side of Auto Center Drive, west of Railroad Street - 21.66 Acres - R-R Zone - REQUEST: Contractor's yard, paintball park, oil storage tanks - APN: 102-020-003 - (Related Cases: CUP 1230) (3rd LDC)

9:30 A.M.

5. SL* **VARIANCE NO. 1686/PLOT PLAN NO. 16322** - EA N/A - Quiel Bros. Sign Company - Rubidoux Zoning District - Second Supervisorial District - North of 60 Freeway, south west of Mission Boulevard, on Granite Hill - 3.54 Acres - A-1 C-1/C-P Zone - REQUEST: Install a 18' X 18" double faced illuminated freeway pole sign. 65' overall height - APN: 174-302-019

9:45 A.M.

6. SL* **PLOT PLAN NO. 14940R2 (FTA 99-37)** - EA 37873 - Adesa California Inc. - Prado/Mira Loma District - Second Supervisorial District - East of Wineville Drive and south of Harrel Street - 61.7 Acres - M-SC Zone - REQUEST: Add a 28.3 acre overflow parking area to an existing automobile refurbishing facility - APN: 156-340-020, -021, -022, -023, -029, and -043.

10:00 P.M.

7. MH* **TENTATIVE TRACT MAP NO. 29554** - EA 37840 - Highpointe Communities - Ludwig Engineering - Rancho California Zoning Area - First Supervisorial District - Easterly of Redhawk Parkway and El Chimisal Road; and southwesterly of the extension of Butterfield Road - 173.6 Gross Acres - Light Agriculture - 10 acre minimum lot size (A-1-10) Zone - Schedule A - REQUEST: The project is a single family residential subdivision consisting of 463 lots, a 18.96 acre elementary school/park site, a 4.27 acre commercial site, and 28.21 acres of landscaped open space - APN: 952-240-001 - Related Cases: EA 37840; SP 00313; GPA 00475; CZ 06397; GPA 00509; and EA 37768

1:30 P.M. South County Office in Murrieta

8. DC* **PUBLIC USE PERMIT NO. 805** - EA 37864 - Wildomar Christian School - Thatcher Engineering & Associates Inc. - Rancho California Area - First Supervisorial District - SEC of Grand Avenue and Wesley Street at 21009 Grand Avenue - 7.06 net acre - R-R Zone - REQUEST: Develop 4.68 acres into a private school, (pre-school through 8th grade) in two phases. Phase I includes mass grading of entire site, R-O-W improvements along frontage. Install two 1,400 square foot portable classrooms, and one 2,000 square foot portable administrative office both on permanent foundations. Phase II includes additional 1,600 square foot portable classroom a ballfield and additional R-O-W improvements - APN: 368-150-001 (Related Case(s): None)

1:45 P.M.

9. DC* **TENTATIVE TRACT NO. 29608** - EA 37862 - Highpointe Communities - Ludwig Engineering - Rancho California Area - First Supervisorial District - Between El Chimisal Road and Anza Road on either side of Morgan Hill Drive - 478.35 Gross Acres - R-R A-1-20 and A-1-10 Zone - REQUEST: Within Specific Plan 313, divide 476.81 acres into 11 lots - Schedule "I" - APN: 952-230-002 and 952-240-001 (Related Case(s): SP313 and TR29554)

2:00 P.M.

10. DC* **PLOT PLAN NO. 16289** - EA Pending- Pacific Bell Wireless - O'Neal Communications Group, Inc. - Pine Cove District Area - Third Supervisorial District - 24400 Rocky Point Road - Natural-Asset-160 Zone -REQUEST: Erect a 80' wireless telecommunications monopole and associated 10' x 14' 8" unmanned equipment shelter with retaining wall and 7' chain link fence - APN: 559-030-005 (Related Cases: PP13656, PP16102 and PP16116)

2:15 P.M.

11. DC* **PLOT PLAN NO. 16326** - EA Pending - AT&T Wireless Services - David Leonard Associates - Winchester Area - Third Supervisorial District - East of I-15 and South of Heaton Lane - 4.19 Acres - R-R Zone - REQUEST: Erect a 199.5' wireless telecommunications facility with an unmanned equipment shelter at an existing Pac-Tel site. - APN: 357-170-012 (Related Case: PP13284)

2:30 P.M.

12. DC* **CHANGE OF ZONE NO. 6496** - EA- 37845 - Redhawk Communities, Inc. - Hunsaker & Associates Irvine - Rancho California Area - First Supervisorial District - East of Via La Colorado and South of Camino San Dimas - 10.72 Acres - SP - Zone - REQUEST: Within Specific Plan 217, change the zone of 10.72 acres from School Site "C" to Medium Low-Density (2-5 DU/AC) - APN: 962-190-005 (Related Case(s): SP217, TR23067-4)

2:45 P.M.

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| 13. LM | PLOT PLAN NO. 16145 - EA 37793 - David C. Pulsipher - Markham and Associates - Rancho California Area -First Supervisorial District - North side of Murrieta Hot Springs Road and East of Whitewood Road - 2.130 net acres - Specific Plan Zone - REQUEST: A two story professional office building totaling 14,430 square feet in Phase 1 of 2 phases, including street improvements and on-site paving for the entire site on 2.13 net acres - APN: 913-160-012 (Related Case: N/A) (2 nd LDC) |
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3:00 P.M.

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| 14. FJU* | TENTATIVE TRACT MAP NO. 29601 - EA 37868 - U.S. Sunbelt Development Company - Hunsaker & Associates Irvine, Inc. - Nuevo Zoning Area - 3rd Supervisorial District - east and west sides of Foothill Avenue between Nuevo Road and Sunset Avenue - 66.1 gross acres - SP 251 Zone - REQUEST: Schedule "A" tract map to subdivide 66.1 acres into 184 single family residential lots (6,000 sq. ft. min. lot size), 1 mixed used/commercial lot, 1 open space lot, 1 neighborhood park lot, and 7 common area landscaped lots. - APN: 307-250-066, 070, 071 & 072, and 307-270-021 (Related Case(s): SP 251, TR26976, PM27905, GPA00236, CZ05549, EA36651 & EA35822) |
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LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 a.m. to 1:30 p.m. - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30 p.m. and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

JANUARY 27, 2000

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: The LDC agenda is now available on the Planning Department web site.

NOTE TO APPLICANT/REPRESENTATIVE: For the morning session, please wait in the 9th floor lobby until you are called in by staff. Thank you.

8:30 A.M. County Administrative Building in Riverside

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|--------|--|
| 1. MH* | TENTATIVE TRACT MAP NO. 29554 - EA 37840 - Highpointe Communities - Ludwig Engineering - Rancho California Zoning Area - First Supervisorial District - Easterly of Redhawk Parkway and El Chimisal Road; and southwesterly of the extension of Butterfield Road - 173.6 Gross Acres - Light Agriculture - 10 acre minimum lot size (A-1-10) Zone - Schedule A - REQUEST: The project site is a single family residential subdivision consisting of 463 lots, a 18.96 acre elementary school/park site, a 4.27 acre commercial site, and 28.21 acres of landscaped open space - APN: 952-240-001 (Related Cases: EA 37840, SP 313, GPA 475, CZ 6397, GPA 509, and EA 37768) |
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8:45 A.M.

2. JW **PLOT PLAN NO. 16219** - EA 37816 - Architects Jordan - El Cerrito Zoning Area - Second Supervisorial District - West of Knabe Road, northwest of Forest Boundary Road, east of Cleveland National Forest - 2 ½ Acres - R-A-2 ½ Zone - REQUEST: To construct (3) 2 story and (3) 1 story self storage units with a small office - APN: 282-100-009, -010, -011 (2ND LDC)

9:00 A.M.

3. KG* **TENTATIVE TRACT MAP NO. 28816R1/CHANGE OF ZONE NO. 6503** - EA 37871 - J. D. Pierce Company, Inc. - Lake Matthews Zoning District - First Supervisorial District - East of Indiana, south of Buchanan, along extension of Lake Pointe Drive - Schedule A - 370.6 Acres - R-5 and R-1 Zone and for Change of Zone R-1/R-5 to R-4 - REQUEST: 321 Single family residential dwelling units, retention basin, park site, sewer lift station, and (10) open-space lots = 334 total lots - APN: 140-050-014

9:15 A.M.

4. SL* **PLOT PLAN NO. 16344** - EA 37874 - Nextel Communications/Jonathan Lapin - Prado/Mira Loma Zoning Area - Second Supervisorial District - North of Limonite, south of Bellegrave, east of Interstate-15, and west of Wineville - 19 Acres - R-1, I-P, C-P-S Zone - REQUEST: Install a telecommunications facility (75 foot high monopole and a 220 square foot equipment storage shelter) on a 19 acre site - APN: 160-050-023

9:30 A.M.

5. JW* **PLOT PLAN NO. 16308** - EA N/A - Nextel Communications - Hemet/San Jacinto Zoning District - Fifth Supervisorial District - North of Gilman Springs, west of Jack Rabbit - 74.79 Net Acres - W-2-20 Zone - REQUEST: Installation of wireless telecommunications facility - APN: 423-100-001 - RELATED CASES: N/A

9:45 A.M.

6. MH* **ENVIRONMENTAL IMPACT REPORT NO. 414** (First Screen Check) - Scott Road South Residential Subdivision - Warmington Murrieta Scott Road LLC - Albert A. Webb & Associates - French Valley Zoning Area - Third Supervisorial District - Southerly of Scott Road, northerly of Keller Road, easterly of Menifee Road and westerly of Lindenberger Road - R-R Zone - REQUEST: Divide 198.48 acres into 649 lots for single family detached housing units with lots ranging in size from 7,200 to 30,500 square feet. The development also includes open space, detention basins, and a 5.06 acre park site - APN: 359-130-036, 359-130-052, & 359-140-021.

10:00 A.M.

7. MH* **ENVIRONMENTAL IMPACT REPORT NO. 415** (First Screen Check) - Scott Road North Residential Subdivision - Scott Road Associates, LLC - Albert A. Webb & Associates - French Valley Zoning Area - Third Supervisorial District - Three separate sites generally located northerly of Scott Road, southerly of Wickerd Road, easterly of Menifee Road, and westerly of El Centro Lane - REQUEST: Divide 119 acres into 423 lots for single family detached housing units with lots ranging in size from 7,200 to 16,000 square feet. The development also includes four detention basins, and a 5.0 acre park site - APN: 357-250-036, 357-250-037, 357-590-015, 397-580-002, 397-580-004, 466-220-023, 466-220-024, 466-220-025, 466-220-026, 466-220-011.

1:30 P.M. **South County Office in Murrieta**

8. FJU **SECOND UNIT PERMIT NO. 668, AMENDED NO. 1** - EA N/A - Sonya Haffner - Steve and Sonya Haffner - Lakeview Zoning Area - Third Supervisorial District - Westerly of Bell Avenue, northerly of 11th Street - 2.33 acres - R-A Zone - REQUEST: Install a 24'x60', 3 bedroom, 2 bath mobile home as a second dwelling unit on 2.33 acres - RELATED CASES: None. (2nd LDC)

1:45 P.M.

9. DC* **PUBLIC USE PERMIT NO. 806** - EA 37865 - SDS Wireless - DCI Pacific - Rancho California Zoning Area - Third Supervisorial District - South of Buck Road on the Rancho California Water District tank farm - 4 acres - Citrus-Vineyard (C/V) Zone - REQUEST: The proposal is to erect a 105' triangular lattice tower with 4 future co-located wireless carrier antennas and related microwave dishes. Construct a 11'-6" x 9'-6" equipment cabinet, with provisions for a 12' x 20' and 10' x 20' equipment shelters. The 60 x 60 foot site is to be surrounded by a 6' chain link and barbed wire fence. - APN:942-100-037 (Related Case: EA 37865)



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 a.m. to 1:30 p.m. - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30 p.m. and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

FEBRUARY 3, 2000

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: The LDC agenda is now available on the Planning Department web site.

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8:30 A.M. County Administrative Center in Riverside

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|--------|---|
| 1. JW* | PARCEL MAP NO. 29590 - EA 37876 - Philip J. & Katie S. Pilipi - Lake Mathews Zoning District - First Supervisorial District - Southwest corner of Via Barranca and Via Liago - Schedule H - 5.64 Acres - R-A-2 - REQUEST: To divide existing 5.64 acre parcel into two parcels, 2.65 acres & 2.99 acres gross in size. Parcel one occupied with existing single family resident and parcel, two occupied with previously graded building pad - APN: 287-290-027. |
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8:45 A.M.

2. SL* **PLOT PLAN NO. 05483R1** - EA N/A - Dom Betro (Family Service Association) - Mead Valley Zoning District - First Supervisorial District - East of Brown Street, south of Rider Street, and west of Clark Street - 5.4 Acres - A-1-1 Zone - REQUEST: Adding a nine-unit free standing portable standing building to the Mead Valley Community Center Complex - APN: 318-210-050 - Related Cases: PP 5483.

9:00 A.M.

3. JW* **PLOT PLAN NO. 15982S1** - EA N/A - Inland Cold Storage Inc. - Rubidoux Zoning Area - Second Supervisorial District - North east of Market Street, south of Fleetwood Drive, east of Via Cerro, and west of the Santa Ana River - 18.9 Acres - M-H Zone - REQUEST: Reconfigure parking spaces - Related Cases: PP 15982, EA 37685 - APN: 178-350-011.

9:15 A.M.

4. SL **PARCEL MAP NO. 28971, AMENDED NO. 2** - EA 37750 - Delton Dysart - Harvey Marcell and Associates - Beaumont/Banning Zoning District - Third Supervisorial District - South of I-10, north of Shirleon Drive, west of Sunset Avenue, and east of Highland Home Road - 219.4 Acres - A-1-10 Zone - REQUEST: To subdivide 219 acres into 8 lots with 20 remainder acres - APN: 537-120-022. (2nd LDC)

9:30 A.M.

5. SL* **TENTATIVE TRACT MAP NO. 29533** - EA 37877 - Hylton Grabel Associates, LLC - Prado/Mira Loma Zoning District - Second Supervisorial District - South of Cloverdale Road, west of Sumner Road, north of Schleisman Road, and east of Harrison Road - A-2-10 Zone - Schedule H - REQUEST: To divide approximately 29.67 acres into 117 residential lots and 1 open space - APN: 134-060-007 and 008. (Related Cases: TR29148, CZ6430, & GPA481.

9:45 A.M.

6. JW* **PLOT PLAN NO. 16338** - EA N/A - Ron Vergilio - Alberhill Area - First Supervisorial District - On Temescal Canyon Road, north of 15 Freeway, west of Horsethief Canyon Road - 8.74 Acres - M-SC Zone - REQUEST: Legalize an existing modular trailer, lease, and sales - APN: 391-100-030.

1:30 P.M. South County Office in Murrieta

7. DC* **PRE-APPLICATION REVIEW NO. 00367**- Summit Energy Corp. - Fred Fiedler and Associates - Sun City District - Third Supervisorial District - Northeast corner of Newport Road and Haun Road - 1.07 acres - SP-Zone - REQUEST: Pre-application review for a 4,675 square foot mini market with a "Quick Service" restaurant, six (6) fueling islands covered by a 55'x68' steel canopy and install two (2) twenty-thousand (20,000) gallon underground storage tanks. - APN: 334-520-004 (Related Case: SP-248)

2:00 P.M.

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| 8. LM | PARCEL MAP NO. 24002 MINOR CHANGE NO. 1, AMENDMENT NO. 2- EA N/A - Markham and Associates - Rancho California Zoning Area - Third Supervisorial District - Westerly of Bruce Lane and easterly of Avenida Amarillo - 10 Acres - R-R Zone - REQUEST: Minor change on 10 acres from 4 lots to 2 lots (Schedule "H") - APN: 915-230-031 (2 nd LDC) |
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2:15 P.M.

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| 9. LM* | PLOT PLAN NO. 11317, SUBSTANTIAL CONFORMANCE NO. 1 - EA N/A - Jim Marsh Architect - Sun City District - Third Supervisorial District - North side of Murrieta Road and north of Rouse Road - General Commercial (C-1/C-P) Zone - REQUEST: Addition of 870 square feet of Office Space to an existing mortuary that comprises of a chapel, visiting rooms, casket display, and offices on a 2.57 net acre parcel. - APN: 331-040-043 (Related Case: PP11317) |
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Revised 1/24/00



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 a.m. to 1:30 p.m. - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30 p.m. and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

FEBRUARY 10, 2000 (Revised 1/01/00)

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: The LDC agenda is now available on the Planning Department web site.

NOTE TO APPLICANT/REPRESENTATIVE: For the morning session, please wait in the 9th floor lobby until you are called in by staff. Thank you.

8:30 A.M. County Administrative Building

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| 1. JT* | SECOND UNIT PERMIT NO. 669 - Thomas Martinez - Rancho California Zoning Area - Third Supervisorial District - North of Red Mountain Road, east of Sage Rad, and east of Valerio Drive - 5.04 Acres - R-R Zone - REQUEST: Install a 24' x 60' trailer as second unit. |
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8:45 A.M.

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| 2. KG | PLOT PLAN NO. 15698, AMENDED NO. 2 - EA N/A - Westpalm Development Corporation - KWC Engineers, Inc. - El Cerrito Zoning District - First Supervisorial District - Knabe Road, north of Claystone Avenue - 1.95 Acres - SP Zone - REQUEST: Office/day care/convenience store - APN: 283-110-044 - (Related Cases: SP00176, DA00001) (3 rd LDC) |
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9:00 A.M.

3. KG* **PLOT PLAN NO. 16350** - EA 37878 - Ron Vergilio - El Cerrito Zoning District - First Supervisorial District - North of Temescal Canyon Road, south of Arcadia Street, and west of Cornita Street - .327 Acres - C-1/C-P Zone - REQUEST: Proposed construction of a 3,000 s.f. metal building for electrical sales - APN: 279-052-001.

1:30 P.M. South County Office in Murrieta

5. LM **PLOT PLAN NO. 16062, AMENDED NO.2** - EA 37734 - Eugene J. and Sue A. DiLuigi - BRF, Inc - Rancho California Zoning Area - First Supervisorial District - South of Highway 79, East of Redhawk Parkway, North of Wolf Store Road and West of Butterfield Stage Road - Specific Plan (Business Park) Zone - REQUEST: Open storage for recreational vehicles and boats - APN: 960-020-009 (Related Case: N/A) (2nd LDC)



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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Afternoon Meetings 1:30 pm and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

FEBRUARY 17, 2000

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: The LDC agenda is now available on the Planning Department's web site: Planning Department

NOTE TO APPLICANT/REPRESENTATIVE: For the morning session, please wait in the 9th floor lobby until you are called in by staff. Thank you.

8:30 A.M. County Administrative Building

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| 1. JW* | GENERAL PLAN AMENDMENT NO. 520/CHANGE OF ZONE NO. 6506 - EA 37886 - George HarSecond Supervisorial District - South west corner of Cloverdale and Hamner - A-2-10 Zone - 15.96 Acres - REQUEST: General Plan Amendment to Jurupa Community Plan to change land use allocation from agriculture/development reserve to commercial, Change of Zone A-2-10 to C-1/C-P. |
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8:45 A.M.

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| 2. JW* | PLOT PLAN NO. 16362 - EA 37882 - Young He Kim - Rubidoux Zoning District - Second Supervisorial District - North of 30 th Street, east of Rubidoux Boulevard on the corner - .44 Acres - C-1/C-P Zone - REQUEST: New building addition for fast food restaurant - APN: 178-251-008 |
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9:00 A.M.

3. JW **CHANGE OF ZONE NO. 6507/ TENTATIVE TRACT MAP NO. 29315, AMENDMENT NO. 1** - EA 37797 - Hawarden Development Corporation - Lakeview Zoning District - Third Supervisorial District - South of Ramona Expressway, east of Pozos Road - 96.1 Acres - R-A-5 Zone - REQUEST: Divide 96.1 Acres into 327 lots; Change of Zone from R-A-5 to R-1 - Schedule "A" - APN: 308-160-005 (2nd LDC)

9:15 A.M.

4. JT* **PLOT PLAN NO. 16371** - EA 37896 - Steven Baker - Rubidoux Zoning District - Second Supervisorial District - North of Market Street, southeast of Avalon, west of Rubidoux Boulevard - 3.26 Acres - M-SC Zone - REQUEST: Office/warehousing/construction yard - Related Cases: N/A - APN: 175-160-018

9:30 A.M.

5. JQ **TRACT MAP NO. 29168, AMENDED NO. 1** - EA 37595 - MRF Groves - Urban Environs - University Zoning District - Fifth Supervisorial District - South of Main Street, west of Riverside Avenue, east of Mt. Vernon, north of Center Street - 9.5 Acres - A-1-4 Zone - REQUEST: Divide 20.1 acres into 31 residential lots (Schedule "B") - APN: 255-150-002 - (Related Cases: CZ06426, GPA00480) (2nd LDC)

9:45 A.M.

6. JW **PLOT PLAN NO. 16219** - EA 37816 - Architects Jordan - El Cerrito Zoning Area - Second Supervisorial District - West of Knabe Road, northwest of Forest Boundary Road, east of Cleveland National Forest - 2 ½ Acres - R-A-2 ½ Zone - REQUEST: To construct (3) 2 story and (3) 1 story self storage units with a small office - APN: 282-100-011, 282-100-010, 282-100-009 - (3rd LDC)

1:30 P.M. South County Office in Murrieta

7. FJU* **PUBLIC USE PERMIT NO. 779 REVISED PERMIT NO. 1** - EA37008 - World Harvest Church - Jim LaRue - Rancho California Area -First Supervisorial District - West side of Palomar Street, south of Robin Scott Street and north of Harwood Lane - 4.35 acres - R-R Zone - REQUEST: Amend PUP No. 779 (Church, multipurpose room, preschool, and youth center) Condition of Approval No. 20.PLANNING.4 (Expiration Date) to commence new 2-year time period in which to use PUP No. 779, which otherwise expired on January 21, 2000 - APN:369-210-045 (Related Case: PUP779)

1:45 P.M.

8. DC* **TENTATIVE TRACT NO. 29476** - EA 37895 - Markham& Associates - Rancho California Area - First Supervisorial District - Northside of Clinton Keith Road, West of proposed extension of David Lane - 39.63 Acres Gross - Rural-Residential (R-R) Zone - REQUEST: Tentative Tract Map No. 29476 proposes to subdivide 8.82 net acres into 28 single family residential lots designed to the R-1 standard - Schedule "A" - APN-362-170-005 and 362-180-006 (Related Case: None)

2:00 P.M.

9. LM* **TENTATIVE TRACT NO. 29609** - EA 37898 - Ford Land Company - David Leonard Associates - Antelope Valley Area - Third Supervisorial District - The project site is located east of I-215 on the westerly side of Palomar Road, and South Side of Holland Road - 10.0 gross acres - One-Family Dwellings (R-1) Zone - REQUEST: This project proposes to subdivide 10.00 gross acres into 36 lots with minimum lot size of 7200 square feet - Schedule "A" - APN: 357-140-013 (Related Case: N/A)

2:15 P.M.

10. LM **PLOT PLAN NO. 16145** - EA 37793 - David C. Pulsipher - Markham and Associates - Rancho California Area - First Supervisorial District - North side of Murrieta Hot Springs Road and East of Whitewood Road - 2.130 net acres - Specific Plan Zone - REQUEST: A two phase project including seven professional office buildings totaling 41,950 square feet for the site on 4.64 net acres - APN: 913-160-012 (Related Case: N/A) (3rd LDC)

[Comments/suggestions? E-mail to Joseph Sheeran - Webmaster](#)



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

FEBRUARY 24, 2000

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: The LDC agenda is now available on the Planning Department web site.

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8:30 A.M. County Administrative Building

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| 1. KG* | TRACT MAP 27891, MINOR CHANGE NO. 1 - EA N/A - Riverside Gateway Center LLC - University Zoning District - Fifth Supervisorial District - Northeasterly of State Highway 60, along both sides of Poarch Road - Schedule A - 61.35 gross acres - SP zone - REQUEST - Delete conditions 5.2 and 6.1 on TR27891. APNs - 256-040-002, -040, 258-200-005, 258-210-010. Concurrent caseS: Specific Plan No. 250, Substantial Conformance No. 1. Related Cases: Tract Map 27891, Specific Plan 250 |
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8:45 A.M.

2. KG* **SPECIFIC PLAN NO. 250, SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Riverside Gateway Center LLC - University Zoning District - Fifth Supervisorial District - Northeasterly of State Highway 60, along both sides of Poarch Road - Schedule A - 61.35 gross acres - SP zone - REQUEST - alter condition 19 to determine new threshold as to when parks are to be built. APNs - 256-040-002, - 040, 258-200-005, 258-210-010. Concurrent case: TR27891M1. Related Cases: Tract Map 27891, Specific Plan 250

9:00 A.M.

3. SL **PLOT PLAN NO. 9062R2, AMENDED NO. 1** - EA 37718 - Glen Ivy Hot Springs - Glen Ivy Zoning Area - First Supervisorial District - The project site is located on the northside of Glen Ivy Road, west of Temescal Canyon Road - 17.28 Acres - C-1/C-P Zone - REQUEST: Add a food service building, treatment center, fitness center, spa, two pools, mud grotto, pavillion, entrance building, inn, fountain, administration building, clock tower, inhalation room, flood control berm, food kiosk, Asian river and mineral water features to an existing tourist resort - APN: 290-040-049 - Related Cases: PP 09062

9:15 A.M.

4. KG **TRACT MAP NO. 29490** - EA37812 - Young Homes - Albert A. Webb & Associates - Glen Avon District - Second Supervisorial District - The project site is located on the west side of Pedley Road, between Mission Blvd. And 45th Street - 19.6 Gross Acres - One Family Dwellings (R-1) Zone - REQUEST: Proposes to divide 19.6 acres into 83 residential lots and one open space lot, and change the zone from R-1 to R-4-6500 - Schedule "A" - APN: 169-170-001, and 016 (Related Case: CZ 6489) (2nd LDC)

9:30 A.M.

5. MD*(HI) **CHANGE OF ZONE NO. 6508/CONDITIONAL USE PERMIT NO. 3303** - EA 37888 - David Madrigal - J.E. Jungren, PH.D, P.E. - Lake Mathews Zoning Area - First Supervisorial District - North of Cajalco Road, south of Rider Road, east of Gustin Road, and west of Gale Road - 7.34 Acres - R-R Zone - REQUEST: Zone change from R-R (Rural-Residential) to A-1 (Light Agriculture) and Conditional Use Permit to allow a rodeo arena, stage, and bleachers on private property - APN: 285-190-011.

9:45 A.M.

6. MD*(HI) **GENERAL PLAN AMENDMENT NO. 521/CHANGE OF ZONE NO. 6509/
TENTATIVE TRACT MAP NO. 29484** - EA 37889 - Sunny Days Properties, LLC
- Daryoush Dayan - Albert A. Webb & Associates - Rancho California Zoning
Area - Third Supervisorial District - East of Liberty Lane to Briggs Road, north of
Los Alamos, south of Raven Court - 90.61 Acres - R-R Zone - REQUEST:
Amend the General Plan/South West Area Plan to decrease minimum lot size
requirement from 2 ½ acres to 7,200 square feet; Change current zoning from R-
R to R-1 to permit Single Family Residential development; and divide 90.61 acres
into 282 Single Family Residential lots (minimum 7,200 square feet), 2 detention
basin lots, 2 open space lots, and 1 lift station -Schedule A - APN: 467-230-028

1:30 P.M. South County Office in Murrieta

7. LM **PAR NO. 363** - EA N/A - Universal Edison Enterprises, LLC - G.V.W.
Engineering, Inc. - Sun City Zoning District - Third Supervisorial District -
Southwest corner of Ridgemoor Road and Murrieta Road - 13.60 gross acres -
Single Family Dwellings (R-1) Zone - REQUEST: Preliminary review to subdivide
13.6 acres into 53 residential lots with minimum lots size of 7,200 square feet -
APN: 339-200-004, 339-200-072 (Related Case: N/A) (2nd LDC)

2:00 P.M.

8. FJU* **SPECIFIC PLAN NO. 106 AMENDMENT NO. 9 & CHANGE OF ZONE NO.
6510** - EA 37896 - Markham & Associates - Rancho California Zoning Area -
Third Supervisorial District - Westerly of Winchester Road (State Highway 79,)
southerly of Baxter Road, and easterly of Leon Road - 120 acres - I-P and R-5
Zone - REQUEST: Amend Dutch Village Specific Plan Land Use Map from
Industrial to Residential Medium Density on 120 acres & Change of Zone from I-P
(Industrial Park) to R-1 (Single Family Residential, 7,200 sq. ft. min. lot size) -
APN: 467-240-012, 467-240-017, 467-240-018, 467-250-005, (Related Cases:
SP106)



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

MARCH 2, 2000 (Revised 2/18/00)

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: The LDC agenda is now available on the Planning Department web site.

NOTE TO APPLICANT/REPRESENTATIVE: For the morning session, please wait in the 9th floor lobby until you are called in by staff. Thank you.

8:30 A.M. County Administrative Building

- | | |
|--------|---|
| 1. JW* | GENERAL PLAN AMENDMENT NO. 519/CHANGE OF ZONE NO. 6505/ TENTATIVE TRACT MAP NO. 29542 - EA 37885 - Netwest Properties - Prado/Mira Loma Zoning District - Second Supervisorial District - North of Citrus, south of Schleisman Road, east of Sumner, and west of Cleveland - Schedule A - 39.92 Acres - A-2-5 zone - REQUEST - General Plan Amendment to Jurupa Community Plan to change land use designation from agricultural/development reserve to 2B; to change the zone from A-2-5 to R-4; subdivision of 39.92 acres into 157 single family lots - APN: 134-240-016 |
|--------|---|

8:45 A.M.

2. JW **SECOND UNIT PERMIT NO. 667** - Jerry Dennington - Edgemont/Sunnymead Zoning District - Fifth Supervisorial District - South of Keissel Road, East of Reche Canyon Road - 10.26 acres - R-A-5 Zone - REQUEST: Install a 1,701 sq. ft. mobile home for second residence - APN: 471-070-014 (2nd LDC)

9:00 A.M.

3. JW* **CONDITIONAL USE PERMIT NO. 3085S1** - Paragon Building Products, Inc. - Alberhill Zoning Area - First Supervisorial District - North of Interstate 15 at the terminus of Concordia Ranch Road - 18.73 acres - N-A, M-SC & I-P Zones - REQUEST: Addition of Fire Access Lanes and reconfiguration of handicap parking. Exempt from CEQA - APN: 391-200-016

9:15 A.M.

4. JW* **FAST TRACK PLOT PLAN NO. 16379 (FTA 98-31)** - EA 37897 - Prologis California LLC - Prado/Mira Loma Zoning Area - Second Supervisorial District - Harrell Street, west of Etiwanda Avenue, east of Wineville Road - 10.7 Acres Net - M-SC-5 Zone - REQUEST: To construct a 236,708 sq. ft. industrial warehouse/distribution building with concrete tilt-up type construction - APN: 156-080-019, 156-090-008, 156-090-009 & 156-090-010.

9:30 A.M.

5. JW **PLOT PLAN NO. 16221** - EA 37818 - Sprint PCS - SBA Consulting Services Inc. - San Gorgonio Pass Zoning District - Fifth Supervisorial District - 6.960 Net Acres - Controlled Development Area (W-2) Zone - Located on the east side of Redlands Boulevard, between San Timoteo Road and Manzanita Road - REQUEST: Install a 105 foot high monopole with an antenna array consisting of 12 panel antennas, and up to 6 ground-level equipment cabinets for a wireless telecommunications facility - APN: 473-070-014 (Related Cases: None) (2nd LDC)

9:45 A.M.

6. SL* **PRE-APPLICATION REVIEW NO. 368** - EA N/A - John Rullo - Sedco/Wildomar Zoning Area - First Supervisorial District - North of Bundy Canyon Road, east of Canyon Ranch Road, west of Raciti Road, south of Story Road - 80 Acres - R-R Zone - REQUEST: Amend the General Plan Designation of the subject site from SWAP 5 AC MIN to SWAP 1-2 DU/AC, change the zone from R-R to R-1-10,000, and subdivide the property into 105 lots with a minimum size of 10,000 square feet - Schedule A - APN: 366-320-001 - Related Case: N/A

10:15 A.M.

7. JW **PLOT PLAN NO. 15982S1** - EA N/A - Inland Cold Storage Inc. - Rubidoux Zoning Area - Second Supervisorial District - North east of Market Street, south of Fleetwood Drive, east of Via Cerro, and west of the Santa Ana River - 18.9 Acres - M-H Zone - REQUEST: Reconfigure parking spaces - Related Cases: PP 15982, EA 37685 - APN: 178-350-011. (2nd LDC)

10:30 A.M.

8. SL* **CHANGE OF ZONE NO. 6508/CONDITIONAL USE PERMIT NO. 3303** - EA 37888 - David Madrigal & J.E. Jungren - Cajalco Zoning District - First Supervisorial District - South of Calajco Road, west of Smith Road, and east of Gavilan Road - Zoning R-A-1 - REQUEST: Change the zone from R-A-1 to A-1 and a Conditional Use Permit to allow a rodeo arena and associated facilities - APN: 285-200-006, -002, 285-190-003.

10:45 A.M.

9. SL* **GENERAL PLAN AMENDMENT NO. 526/CHANGE OF ZONE NO. 6513/PARCEL MAP NO. 29503 (FTA 99-33)** - EA 37904 - David Murdock - El Cerrito Zoning District - Second Supervisorial District - South of El Cerrito Road, north of Calajco Road, east of Interstate-15 Freeway, and west of Temescal Canyon Road - 191.6 Acres - Schedule E - REQUEST: Change the General Plan designation from Temescal/El Cerrito Community Plan from M (Mining) and Residential ½ Acre Minimum to Temescal/El Cerrito Community Plan I (Industrial) and C (Commercial); Change the zone from M-R-A (Mineral Resources and Related Manufacturing) and R-A-20,000 Residential Agricultural, 20,000 Square Foot Minimum) to M-M (Medium Manufacturing) and C-P-S (Scenic Highway Commercial) - APN: 279-121-001 thru -006, 279-122-001 thru -004, 279-123-001 thru -003, 279-134-001 thru -004, 278-140-001, -002, 279-180-001, 279-230-058 - Related Cases: None

1:30 P.M. South County Office in Murrieta

10. FJU **PLOT PLAN NO. 15595, AMENDED NO. 2-EA37444** - St. John Missionary Baptist Church - King's Design Drafting - Mead Valley Zoning District - First Supervisorial District - Located on the northerly side of Markham Street and easterly of Barton Street - 7.57 acres - Rural Residential - ½ Acre Minimum (R-R-1/2) Zone - REQUEST: Expand an existing church and caretaker's residence by constructing a 2,030 square foot auditorium addition and a parking lot. - APN: 315-020-032 (Related Cases: none)(3rd LDC)

2:00 P.M.

11. DC* **PLOT PLAN NO. 13535S1** - EA N/A - Alhatti Corporation - Jim Marsh, Architect - Pass & Desert Zoning District - Third Supervisorial District - 23551 Highway 243, Idyllwild, south of 10 Freeway, north of Highway 74, off Highway 243 - 11.6 acres - W-2-10 Zone - REQUEST: Relocate a 40' x 60' storage building approved under PP13535R4 - APN:556-310-006 (Related Cases: PP13535R1/R2/R3/R4)



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - [County Administrative Building](#), 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - [South County Office in Murrieta](#), 39493 Los Alamos Road, Murrieta, CA, 92563

MARCH 9, 2000

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: The LDC agenda is now available on the [Planning Department](#) web site.

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8:30 A.M. [County Administrative Building](#)

1. JW* **PARCEL MAP NO. 29537** - EA 37900 - The Bos Family Limited Partnership, et al - Prado/Mira Loma Zoning Area - Second Supervisorial District - REQUEST: To divide an existing 125.4 acre parcel into five parcels all greater than or equal to 20.0 acres gross in area - Schedule I - 125.4 Acres - A-2-10 - APN: 160-040-001 & -007.

8:45 A.M.

2. JW **PLOT PLAN NO. 16301** - EA 37857 - Ron Bergilio - Alberhill Zoning Area - First Supervisorial District - Southwest of Temescal Canyon Road, northeast of Interstate 15 - 1.65 Acres - M-SC Zoning - REQUEST: Operate a heavy equipment rental yard, construct 2 offices, 1 paint booth, 1 covered storage building and 1 wash truck - APN: 391-480-003 - Related Cases: N/A - (2nd LDC)

9:00 A.M.

3. JW* **PLOT PLAN NO. 10693, REVISED NO. 1** - EA 37906 - Quikrete Companies - El Cerrito Zoning Area - Second Supervisorial District - West of Temescal Canyon Road, east of Interstate 15, south of Cajalco Road - 9.99 Gross Acres - MH Zoning - REQUEST: Addition of 4 warehouse buildings, a shop and an office totaling 19,915 sq. ft. - APN: 279-240-016 - Related Cases: PP 10693, PP 10693S1

9:15 A.M.

4. JW* **GENERAL PLAN AMENDMENT NO. 523/CHANGE OF ZONE NO. 6512/TENTATIVE TRACT MAP NO. 29644** - EA 37903 - Tava Development Co. - Glen Ivy Zoning District - First Supervisorial District - West of Knabe Road, west of Jameson Road - 132.78 Gross Acres - R-R Zoning - REQUEST: Amend the Temescal - El Cerrito Community Plan from Brown Canyon Specific Plan required 3.5 Du/Ac to Residential 3.5 Du/Ac / Change of zone from R-R to R-1 & R-4 / Subdivision of 132.78 acres into 308 single family lots, 1 park space, 4 open space lots and 1 debris basin lot - Schedule A - APN: 282-220-007, -008, & 282-280-001, -002 - Related Cases: N/A

9:30 A.M.

5. JQ **TENTATIVE TRACT MAP NO. 29320, AMENDED NO. 2** - EA 37688 - Sycamore Creek Associates - Temescal Zoning Area - First Supervisorial District - Southwest of Temescal Canyon Road & I-15 Freeway - 150.7 Acres - SP Zoning - REQUEST: Subdivide 150 acres into 540 single residential lots with park and landscaping lots - Schedule A - APN: 290-060-010, -023, -039; 290-080-004, -008, -010, -011; 290-110-013; 290-130-001, -010, -011, -016, -019 - Related Cases: CZ 5533, SP 256 - (3rd LDC)

9:45 A.M.

6. SL **PARCEL MAP NO. 29380** - EA 37702 - Oak Valley Partners - Cherry Valley Zoning Area - Third Supervisorial District - Southwest corner of Hannon Road and Brookside Avenue - 5.15 Acres - R-A-1 Zone - REQUEST: Five residential lots on 5.15 acres - Schedule H - APN: 406-230-020 - (2nd LDC)

1:30 P.M. [South County Office in Murrieta](#)

7. FJU* **GENERAL PLAN AMENDMENT NO. 522, CHANGE OF ZONE NO. 6511, TENTATIVE TRACT MAP NO. 29607** - EA 37901 - Highpointe Communities - Ludwig Engineering - Rancho California Zoning Area -First Supervisorial District - Southerly of Clinton Keith Road, 2 miles easterly of Interstate 15 Freeway, easterly of Jana Lane and westerly of Spinning Wheel Drive - 94.1 acres - R-R (Rural Residential) Zone - REQUEST: Amend Southwest Area Plan Land Use Map from Restricted Light Industrial to Residential 2-4 du/ac; Change the Zoning on 94.1 acres from R-R to R-1; Schedule "A" tract map to divide 58.78 acres into 187 residential lots (7,200 sq. ft. min) and 3 open space lots. - APN: 369-260-003, 005, & 006 (Related Case: N/A)

1:45 P.M.

8. FJU* **GENERAL PLAN AMENDMENT NO. 453, CHANGE OF ZONE NO. 5745, TENTATIVE TRACT MAP NO. 25122 AMENDMENT NO. 4 - EA 34891 - Vladimir Sukhov - Markham & Associates - Rancho California Zoning Area - First Supervisorial District - Southerly of Palomar Street, easterly of McVicar Street, and northerly of Grand Avenue - 56.17 acres - R-R (Rural Residential) Zone - REQUEST: Amend SWAP Land Use Map from Commercial to Residential 2-4 du/ac on 5.43 acres, Change of Zone from R-R (Rural Residential) to R-1 (7,200 sq. ft. min. lot size) on 56.17 acres, & Schedule "A" map to divide 39.92 acres into 107 residential lots & 2 open space lots - APN: 369-180-010, 061, 063, 070, 076, 077, and 079. (Related Cases: N/A)**



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - [County Administrative Building](#), 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - [South County Office in Murrieta](#), 39493 Los Alamos Road, Murrieta, CA, 92563

MARCH 16, 2000 (Revised 3/6/00)

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8:30 A.M. [County Administrative Building](#)

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|-------|---|
| 1. KG | CONDITIONAL USE PERMIT NO. 3293, AMENDED NO. 1 - EA 37738 - Angelo Karpoulis - Inland Planning Services - Romoland Zoning District - Third Supervisorial District - Southeast corner of Trumble Road and Ethanac Road - .770 Net Acres - Rural-Residential (R-R) Zone - REQUEST: Install a drive-thru restaurant - APN: 331-110-001 - Related Cases: N/A - (2 nd LDC) |
|-------|---|

8:45 A.M.

2. JW PLOT PLAN NO. 16308, **AMENDED NO. 1** - EA 37899 - Nextel Communications, Inc. - Hemet / San Jacinto Zoning District - Fifth Supervisorial District- North of Gilman Springs Road, West of Jack Rabbit - 1,200 sq. ft. lease area within 74.79 acre lot - W-2-20 Zoning - REQUEST: Installation of 40' wireless telecommunications facility "monopalm" - APN: 423-100-001 - Related Cases: N/A - (2nd LDC)

9:00 A.M.

3. JW **PLOT PLAN NO. 16100, AMENDED NO. 1** - EA 37764 - Nextel Communications, Inc. - Murrieta Hot Springs Zoning District - Third Supervisorial District - East of Sky Canyon Drive, north of Technology Drive, east of Winchester Road - 1,150 sq. ft. lease area within 51.8 acre lot - SP Zoning -REQUEST: Installation of 75' wireless telecommunications monopole with associated equipment shelter - APN: 957-320-010 - Related Cases: N/A - (2nd LDC)

1:30 P.M. [South County Office in Murrieta](#)

4. GR* **PRE-APPLICATION REVIEW NO. 370** - PBS&J, Terry Watson - Nuevo Zoning Area - Third Supervisorial District - North of Central Avenue and west of Rosary Avenue - 20 Acres Gross - Residential Agriculture (R-A) - REQUEST: Pre-Application Review of Tentative Tract 29534 proposing to subdivide 20 gross acres into 34 residential lots, 20,000 square foot minimum lot size - Schedule "B" - APN: 309-110-008 and 309-120-009.

2:00 P.M.

5. FJU **TENTATIVE TRACT MAP NO. 29331, AMENDED NO. 1** - EA 37827 - Peter Cohen - GW Engineering - Rancho California Zoning Area - Third Supervisorial District - Northerly of Winchester Creek Avenue, easterly of Bahama Way - 9.84 acres - SP Zone (SP220 Amended No. 1, Warm Springs). SP land use designation is Medium Density Residential (2-5 DU's/Acres) - REQUEST: Divide 9.84 acres into 39 single family residential lots (6,000 sq. ft. min. lot size) - Schedule "A" - APN: 913-220-007, 008, 009, 010, 011, 012, 013, 014 (Related Cases: Specific Plan 220 Amendment No. 1 (Warm Springs), TR23582 (expired 7/18/97). (2ND LDC)

2:15 P.M.

6. LGM* **PLOT PLAN NO. 16407** - EA 37911 - Pac Bell Wireless - B.P. Hanrath - Rancho California Zoning Area - First Supervisorial District - 34695 El Mirado Corte, located on the southwest Corner of El Mirado Corte and Anza Road - 14.64 - Residential-Agricultural-10 Acre Minimum Zone - REQUEST: Unmanned wireless communication facility consisting of 105 foot lattice tower of three antennas, two low amplifiers, two foot microwave dishes, and a 5' x 10' equipment area. - APN: 952-250-004 (Related Case: N/A)

2:30 P.M.

7. LGM* **GENERAL PLAN AMENDMENT NO. 527, CHANGE OF ZONE NO. 6515, TENTATIVE TRACT MAP NO. 29408** - EA 37907 - Scott Road Associates LLC - Albert A. Webb Associates - Winchester Zoning Area - Third Supervisorial District - East of I-215, southeast corner of Briggs Road and Wickard Road - 40 acres - Rural Residential (R-R) Zone - REQUEST: General Plan Amendment No. 527 proposes to change the land use designation from Residential-5 Acre Minimum to Residential 2-4 Dwelling Units per Acre in the Sun City/Menifee Valley Community Plan. Change of Zone No. 6515 proposes to change the zone from Rural Residential (R-R) to One-Family Dwellings (R-1). Tentative Tract Map No. 29408 proposes to subdivide 40 gross acres into 153 residential lots with minimum lot size of 7200 square feet, 1 detention basin lot, and 1 lift station lot - APN: 466-220-011, 466-220-023, 24,25,26 (Related Cases: N/A)

2:45 P.M.

8. LGM **TENTATIVE TRACT MAP NO. 28416** - EA37610- Bennett California Land - Albert A. Webb Assoc. - Sedco-Wildomar Zoning Area - First Supervisorial District - South and north side of Bundy Canyon Road, between Farm Road and Sunset Avenue - 160.1 Gross Acres - R-T, Commercial Zone - REQUEST: Subdivide 160.1 Gross Acres into 250 residential lots, 9 open space lots, 1 commercial lot, 7 detention basins, - APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, 024, APN: 362-080-008, 009, 012, APN: 362-090-009, 015 (Related Cases: CZ No. 6437, SP No. 116, Amended No.3, PAR146) (3rd LDC)

Last Revised March 6, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - [County Administrative Building](#), 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - [South County Office in Murrieta](#), 39493 Los Alamos Road, Murrieta, CA, 92563

MARCH 23, 2000 (Revised 3/16/00)

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: The LDC agenda is now available on the Planning Department's web site: [Planning Department](#)

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8:30 A.M. County Administrative Building

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|--------|---|
| 1. JT* | PLOT PLAN NO. 16385 - EA 37902 - Robert A. Slaughter - El Cerrito Zoning Area - Second Supervisorial District - Located on Temescal Canyon Road, north of Cajalco Road, south of La Gloria Street, west of Lake Mathews Drive - 32.58 Acres - M-SC Zoning - REQUEST: Legalize trucking business - APN: 279-230-046 thru 053 - Related Cases: N/A |
|--------|---|

8:45 A.M.

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|-------|---|
| 2. JW | PARCEL MAP NO. 29565 - EA 37858 - Darryl & Judith Martin - Prado/Mira Loma Zoning District - Second Supervisorial District - Located north of 66 th Street, east of Charles Avenue, west of Lorena Avenue - 1.12 Gross Acres - A-1 Zoning - REQUEST: Subdivision of 1.12 gross acres into two parcel - Schedule H - APN: 157-160-007 - Related Cases: N/A - (2 nd LDC) |
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9:00 A.M.

3. KG* **SPECIFIC PLAN NO. 144, SUBSTANTIAL CONFORMANCE NO. 1** - EA 37871 - J.D. Pierce Co. - Lake Mathews Zoning District - First Supervisorial District - Located south of Lakepointe Drive, east of Indiana Avenue - 370.2 Acres - R-1/R-5/R-4 Zoning - REQUEST: Change designations in SP144 to conform to TR28816R1 - APN: 140-050-014 - Concurrent Cases: TR28816R1, CZ6503, EA 37871 - Related Cases: SP144, TR28816, SP144A1.

9:15 A.M.

4. SL* **PARCEL MAP NO. 28972** - EA 37920 - Delton Dysart - Beaumont-Banning Zoning District - Third Supervisorial District - South of Westward Avenue, north of Coyote Trail and east of Turtle Dove Land and Sunset Avenue - Schedule I - REQUEST: Subdivide 161 acres into 8 parcels with a minimum size of 20 acres - APN: 537-200-002, 537-190-008 - Related Cases: N/A

9:30 A.M.

5. KG* **PLOT PLAN NO. 16440** - EA 37714 - Pacific Century Homes - Rancho California Zoning District - Third Supervisorial District - South of Murrieta Hot Springs Road, westerly of Margarita Road - 29.47 Acres - SP Zoning - REQUEST: Develop 229 condominium units in accordance with Tract Map 29398 - Concurrent Cases: SP 103S2, CZ 6466, TR 29396, TR 29397, TR 29398 - Related Cases: N/A (2nd LDC)

9:45 A.M.

6. KG **TENTATIVE TRACT MAP NO. 29396** - EA 37714 - Pacific Century Homes Inc. - Inland Planning Services - Rancho California Zoning Area - Third Supervisorial District - South of Murrieta Hot Springs Road, east of Margarita Road - Rural-Residential (R-R) Zone - REQUEST: Divide 18.82 acres into 154 residential lots with 1 recreational lot - Schedule A - APN: 913-160-008 and 913-160-036 - Related Cases: Sp 103S2, CZ 6466, TR 29397, and TR 29398 (2nd LDC)

10:00 A.M.

7. SL **TENTATIVE TRACT MAP NO. 29533, AMENDED NO. 1** - EA 37877 - Hylton Grabiell Associates, LLC - Prado/Mira Loma Zoning District - Second Supervisorial District - South of Cloverdale Road, west of Sumner Road, north of Schleisman Road, and east of Harrison Road - 29.67 Acres - A-2-10 Zone - REQUEST: To divide approximately 29.67 acres into 117 residential lots and 1 open space - Schedule A - Related Cases: TR 29148, CZ 6430, and GPA 481 - APN: 134-060-008 and 007 (2nd LDC)

10:15 A.M.

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| 8. KG* | SPECIFIC PLAN NO. 220, AMENDMENT NO. 4 - Jeff Compton and Associates - Rancho California Zoning Area - Third Supervisorial District - Located north of Interstate 15, west of State Route 79, east of Interstate 215 - 26 Acres - SP Zoning - REQUEST: Change designations in Planning Areas 21 and 22 to allow for mixed-use and commercial development, and to create Planning Areas 20-1 and 20-2 to allow for retail commercial development - Related Cases: SP 220, SP 220A1, SP 220A2, SP 220A3 - Concurrent Cases: CZ 6491 |
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10:30 A.M.

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| 8. SL | PLOT PLAN NO. 15814 - EA 37562 - David R. Smith - Temescal Canyon Enterprises - El Cerrito Zoning District - First Supervisorial District - East side of Temescal Canyon Road, south of Foster Road - 2.23 Acres - M-SC Zone - REQUEST: Three metal buildings for storage and crane business - APN: 282-140-021 (3 rd LDC) |
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Last Posted March 16, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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Afternoon Meetings 1:30pm and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

MARCH 30, 2000

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: The LDC agenda is now available on the Planning Department's web site: Planning Department

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|---|--|
| 8:30 A.M. County Administrative Building | |
| 1. JW* | PARCEL MAP NO. 29699 - EA 37922 - Trimark Pacific Homes, L.P./Trimark Pacific-Corona Farms, LLC - Prado/Mira Loma Zoning District - Second Supervisorial District - Located east of Archibald Avenue, west of Harrison Avenue, north of Chandler Street - 22.5 Gross Acres - SP Zoning - REQUEST: Subdivide parcel into two parcels for a Park and School site within Specific Plan No. 300 - Schedule A - APN: 134-220-017 - Related Cases: PM 28278, SP 300 |
| 8:45 A.M. | |

2. JW **GENERAL PLAN AMENDMENT NO. 520/CHANGE OF ZONE NO. 6506** - EA 37886 - George Harada c/o McCune & Associates - Prado/Mira Loma Zoning District - Second Supervisorial District - Located on the south west corner of Cloverdale and Hamner intersection - 15.17 Gross Acres - A-2-10 Zoning - REQUEST: General Plan Amendment to the Jurupa Community Plan to change the land use designation from Argiculture/Development Reserve to Commercial; and to change the zone of the site from A-2-10 to C-1/C-P - APN: 134-090-011 (2nd LDC)

9:00 A.M.

3. KB* **SECOND UNIT PERMIT NO. 672** - Raymond Joe Montgomery - Rancho California Zoning Area - Third Supervisorial District - South of Cactus Valley Road, east of Winchester Road, and west of Sage Road - 36.68 Acres - R-R Zone - REQUEST: Project proposes an additional mobile home on the property - APN: 470-100-011 - Related Cases: N/A

9:15 A.M.

4. MD-HI **PLOT PLAN NO. 16262/VARIANCE NO. 1681, AMENDED NO. 1** - EA 37838 - Cox PCS Assets LLC (Sprint) - SDS, Inc. Suzanne Gati - Bautista Zoning Area - Third Supervisorial District - Southerly of Idyllwild Highway 74 and east of Rouse Hill Truck Trail - 154.21 Acres - N-A-160 Zone - REQUEST: Construct a 150' monopole/antenna and 7 associated equipment storage cabinets with a variance to exceed the 20' height limit of the N-A-160 Zone - APN: 557-040-003 (2nd LDC)

9:30 A.M.

5. MD-HI **PLOT PLAN NO. 16263/VARIANCE NO. 1682, AMENDED NO. 1** - EA 37839 - Cox PCS Assets LLC (Sprint) - SDS, Inc. Suzanne Gati - Bautista Zoning Area - Third Supervisorial District - Southerly of Idyllwild Highway 74 across from Old Contro Road - 1.00 Acres - N-A-160 Zone - REQUEST: Construct a 105' monopole/antenna and 7 associated equipment storage cabinets with a variance to exceed the 20' height limit of the N-A-160 Zone - APN: 557-030-033 (2nd LDC)

1:30 P.M. South County Office in Murrieta

6. LM **TENTATIVE TRACT NO. 29609** - EA 37898 - Ford Land Company - David Leonard Associates - Antelope Valley Zoning Area - Third Supervisorial District - East of I - 215, westerly side of Palomar Road, and south side of Holland Road - 10.00 gross acres - One Family Dwellings (R-1) Zone - REQUEST: Subdivide 10.00 gross acres into 36 lots with a minimum lot size of 7,200 square feet - Schedule "A" - APN: 357-140-013 - Related Case(s): N/A - (2nd LDC)

1:45 P.M.

7. LM* **GENERAL PLAN AMENDMENT NO. 529/ CHANGE OF ZONE NO. 6517/ TENTATIVE TRACT NO. 29473** - EA 37918 - Thomas M. Denha - Markham Associates - Rancho California Zoning Area - First Supervisorial District - South of Highway 79, east side of El Chimisal Road, north and south of Anza Road - 84.34 gross acres - R-A-1, R-A-2½, and R-A-10 - REQUEST: Subdivide 84.34 gross acres into 243 single family lots with minimum lot size of 7,200 square feet, 3 open space lots, 1 detention basin and channel lot and one channel lot. Change the land use designation in Southwest Area Community Plan from Residential 0.4 dwelling units per acre to Residential 2-4 Dwelling Units per acre. Change the zone from R-A-1, R-A-2 ½ and R-A-10 to R-A-2 ½ and R-1. - Schedule "A" - APN: 952-250-008, 012, 044, 045, and 046 - Related Case(s): CZ 6259 and TR25050

2:00 P.M.

8. GR **CHANGE OF ZONE NO. 6471, TENTATIVE PARCEL MAP NO. 29232, AMENDED NO. 1** - EA 37737 - John H. and Jenise M. Luttgens; LCF Surveying - Rancho California Zoning Area - Third Supervisorial District - Southeast corner of Vino Way and Calle Cabernet - 20.06 acres - C/V - 20 zone (Citrus/Vineyard, 20 acre minimum parcel size) - REQUEST: Change of Zone from C/V - 20 to R-A-5 (Residential Agriculture, 5-acre minimum parcel size). Subdivide 20.06 acres into 4 single-family residential lots (5-acre min. size) - Schedule "H" - APN: 943-200-025. (2nd LDC)

2:15 P.M.

9. GR* **PUBLIC USE PERMIT NO. 530, REVISED PERMIT NO. 2** - EA 37912 Thessalonika Family Services - Sillman/Wyman Inc. - Rancho California Zoning Area - Third Supervisorial District- Northeast corner of Mesa Rd. and Glenoaks Rd. - 12.5 gross acres - Residential Agriculture - 2 ½ acre minimum zone (R-A-2 ½)- REQUEST: Renew Public Use Permit No. 530, an existing 24 bed facility for abused and neglected children consisting of six dwellings and an administration building - APN: 924-260-011, 012, 013, 014, and 015 - Related Case(s): Public Use Permit Nos. 530 and 530R1.

2:30 P.M.

10. GR **TENTATIVE TRACT MAP 29511, AMENDED NO. 1** - EA 37809 -
Keusder Enterprises, Inc. - Canty Engineering Group - Rancho California Zoning Area - First Supervisorial District - Northwest corner of Grand Avenue and Chadlyn Court - 6.35 - R-R (Rural Residential) Zone - REQUEST: Divide 6.35 acres into 10 single family residential lots (20,000 sq. ft. min. lot size) - Schedule "B" - APN: 368-272-010, 011, 012, & 014 - Related Cases(s): N/A - (2nd LDC)

2:45 P.M.

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| 11. GR* | PUBLIC USE PERMIT NO. 807, VARIANCE NO. 1687 - EA 37914 - Cox PCS Assets - Eric Campagna - San Jacinto Mountain Zoning Area - Third Supervisorial District - Western terminus of Double View Drive, south of Highway 243 - 1.69 acres - One Family Dwellings (Mountain Resort) 2 ½ Acre Minimum (R-1-A-2 ½) - REQUEST: The project proposes to erect a 102' 2" monopole wireless tele-communications tower. APN: 557-150-001 |
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3:00 P.M.

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| 12. FJU* | CONDITIONAL USE PERMIT NO. 3278, SUBSTANTIAL CONFORMANCE NO. 1 - Exempt from CEQA - Robert McAndrew - Rancho California Zoning Area - First Supervisorial District - Southerly of State Highway 79 at southwest corner of Redhawk Parkway and Via Rio Temecula Road - 2.73 acres - SP Zone - In Specific Plan No. 217, Redhawk, Planning Area Commercial "B"- REQUEST: (a) Delete 1,800 sq. ft. second-story mezzanine in Building A (Firestone auto service) to reduce building height and resulting in revised floor plan which will add storage area, and revised restroom and service bay configurations, and minor modifications to exterior elevations of Building A; Note: the building footprint, exterior building materials, and uses remain the same. (b) revise hip roof trusses to allow for lower masonry wall height, which will result in minor changes to exterior elevations for Building B (Ramona Tire); note: the building footprint, exterior building materials, and uses remain the same as approved; (c) the following minor changes to project site plan: change driveway entrance location to 16' to the west to comply with Riverside County Transportation Department requirement to line up with existing drive directly across the street (Via Rio Temecula Road), reduce the number of parking spaces provided from 51 to 50 due to elimination of 1,800 sq. ft. mezzanine and revised service bay configuration, and minor revision to landscaped areas resulting from relocated driveway - APN: 961-080-018 (Related Cases: Specific Plan No. 217, Conditional Use Permit No. 3278, Parcel Map No. 29159, PP16177, PP16178and EA 37543). |
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LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

APRIL 6, 2000, (Revised 3/30/00)

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: The LDC agenda is now available on the Planning Department's web site: Planning Department

NOTE TO APPLICANT/REPRESENTATIVE: For the morning session, please wait in the 9th floor lobby until you are called in by staff. Thank you.

8:30 A.M. County Administrative Building

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| 1. JT | SECOND UNIT PERMIT NO. 669 - Thomas Martinez - Rancho California Zoning Area - Third Supervisorial District - North of Red Mountain Road, east of Sage Road, and west of Valerio Drive - 5.04 Acres - R-R Zone - REQUEST: Install 24' x 60' trailer as second unit (2 nd LDC) |
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8:45 A.M.

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| 2. JT* | PLOT PLAN NO. 2266, REVISED PERMIT NO. 1 - EA 37925 - Pacific Bell - Glen Avon Zoning Area - Second Supervisorial District - Located on Pedley Road, north of Jurupa Road, south of Thorobred Lane, west of Agate Street - 1.55 Acres - C-1/C-P Zoning - REQUEST: Revision of PP22661 to add 4,153 square feet to existing Pac Bell building - APN: 169-260-004 - Related Cases: PP 2266, PP 1541, PP 4821 |
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9:00 A.M.

3. JT **PLOT PLAN NO. 15210, AMENDED NO. 2** - EA 37238 - Hung Can Ngo - Meadowbrook Zoning Area - Fifth Supervisorial District - Located at 28530 Greenwald Avenue, north of Scenic Crest Drive, southeast of Highway 74 - 3.95 Acres - R-R Zoning - REQUEST: Legalize existing church and accessory structures - APN: 349-380-003 - Related Cases: N/A (3rd LDC)

9:15 A.M.

4. SL* **CONDITIONAL USE PERMIT NO. 3312** - EA 37935 - Neoteric Environmental Tech. - Romoland Zoning Area - Third Supervisorial District - South of State Highway 74, west of Sherman Road, and north of Illinois Avenue - REQUEST: Construct four buildings for the manufacture of air pollution control equipment and carbon regeneration. Associated parking and landscaping are also proposed - APN: 328-240-032 - Related Cases: N/A

1:30 P.M. South County Office in Murrieta

5. LGM **TENTATIVE TRACT NO. 29098, AMENDED NO. 2** - EA 37747 - J & A Investment - Albert A. Webb Associates - Rancho California Zoning Area - Third Supervisorial District - Northeast corner of Leon Road and Keller Road -81.38 Gross Acres - Rural Residential (R-R) Zone - REQUEST: "Schedule A" - Subdivision of 81.38 acres into 226 residential lots (minimum lot size of 7,200), 4 open space lots and 2 detention basins - APN:467-057-001 (Concurrent Case(s): GPA 503 and CZ 6473), Related Case(s) (N/A) (3rd LDC)

1:45 P.M.

6. LGM* **CONDITIONAL USE PERMIT NO. 3308** - EA 37921 - Bear Creek Petroleum Partner LLC - Barghausen Consulting Engineers, Inc. - Rancho California Zoning Area - First Supervisorial District - Clinton Keith Road & I-215 - 1.10 acres - Scenic Highway Commercial (C-P-S) Zone - REQUEST: Proposed construction of a Gas Station, Food Mart with the sale of beer and wine for off site consumption, and Car Wash - APN:362-770-028 (Related Case: N/A)

2:00 P.M.

7. LGM* **SECOND UNIT PERMIT NO. 671** - EA N/A - Sean P. Salmon, Esq.- Southland Engineering - Nuevo Zoning Area - Third Supervisorial District - East of Menifee, north of Mountain Avenue, northwest corner of Gunther Road and Tango Bar Circle - 5.03 acres - Residential Agricultural - 1 Acre Minimum (R-A-1) Zone - REQUEST: Second Unit Permit for existing mobile home - APN:309-190-024 (Related Case: N/A)

2:15 P.M.

8. GR **TENTATIVE TRACT MAP NO. 29636** - EA 37915 - Carter H. Omens - Avalon Consultants - Antelope Valley Zoning Area - Third Supervisorial District - South of Craig Avenue, west of Murrieta Road, east of Byers Street - Residential Agriculture - 1 acre minimum (R-A-1) Zone - Schedule "B" Subdivision of 76.87 acres into 76 residential lots - APN:358-230-001 (Related Cases N/A)

2:30 P.M.

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| 9. FJU* | PUBLIC USE PERMIT NO. 771, SUBSTANTIAL CONFORMANCE NO. 4 - Exempt from CEQA - Jeffrey M. Darman/Murrieta Calvary Chapel - Rancho California Zoning Area -Third Supervisorial District - Easterly of Via Princessa, northerly of Murrieta Hot Springs Road-.5 acres portion of 45.7 acre site-R-R Zone - REQUEST: Amend PUP No. 771; Amend Calvary Chapel Bible College site plan by relocating sanctuary from northerly portion of property near lake due to discovery of geologic earthquake fault presence at existing location - APN: 913-150-012 (Related Case: Public Use Permit No. 771) |
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2:45 P.M.

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| 10. GR* | PARCEL MAP NO. 29498 - EA 37927 - Blanche Bustin - Avalon Consultants - Rancho California Zoning Area - Third Supervisorial District - South of Madera De Playa Dr, west of Calle De Las Pecas - 19.7 acres gross - Rural Residential (R - R) Zone - REQUEST: Subdivide 19.7 acres gross into four 2.5 acre parcels with one remainder parcel - APN: 951-040-014 (Related Cases: N/A) |
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Last Posted April 3, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

APRIL 13, 2000

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: The LDC agenda is now available on the Planning Department's web site: Planning Department

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8:30 A.M. County Administrative Building

1. SL **GENERAL PLAN AMENDMENT NO. 532, CHANGE OF ZONE NO. 6521, TENTATIVE TRACT MAP NO. 29206** - EA No. 37933 - Applicant: Cardey Family Trust - Engineer/Rep.: Canty Engineering Group - First Supervisorial District - Gavilan Hills Zoning District - Located at the southeast corner of El Mineral Road and Olive Street - 79.69 acres - R-A-5 Zone - **REQUEST:** Change the General Plan designation from 5 Acre Minimum to ½ Acre Minimum; Change the zone from R-A-5 to R-A-2 ½; and subdivide 79.69 acres into 30 single family residential lots - Schedule "C" - APNs: 289-250-008, 009 - Related Cases: None (1st LDC)

8:45 A.M.

2. JW **TENTATIVE TRACT MAP NO. 29315, AMENDED MAP NO. 2 / CHANGE OF ZONE NO. 6507** - EA No. 37797 - Applicant: Hawarden Development Corp. - Engineer/Rep.: Adkan Engineers - Third Supervisorial District - Perris Reservoir Zoning District - Located south of the Ramona Expressway, east of Pozos Road - 96.1 gross acres - Existing Zoning: R-A-5 - **REQUEST:** To subdivide 96.1 acres into 319 single-family residential lots, 1 park site/open space lot and 1 open space lot / Change the current zoning from R-A-5 to R-1 - Schedule "A" - APN: 308-140-005, 308-160-003, 004, 005, 006, 007, 008 and 009 - Related Cases: N/A (3rd LDC)

9:00 A.M.

3. JW* **CONDITIONAL USE PERMIT NO. 3311** - EA No. 37382 - Applicant: Thrifty Payless, Inc. - Engineer/Rep.: N/A - Second Supervisorial District - Pedley Zoning District - Northwest corner of Limonite Avenue and El Palomino Avenue - 2.27 acres - Existing Zoning: C-1/C-P - **REQUEST:** To add alcohol sales to an existing Rite-Aid Pharmacy - APN: 166-620-029 - Related Cases: Plot Plan No. 15486, Specific Plan No. 123 (1st LDC)

9:15 A.M.

4. JT* **CONDITIONAL USE PERMIT 3310** - EA No. 37931 - Applicant: Pioneer Real Properties - Engineer/Rep.: Mark Kadlec Inc. - Second Supervisorial District - Pedley Zoning District - Located along Limonite, west of Van Buren, east of Bain St, and south of 60th St in Pedley. - 5.02 acres - C-P-S Zone - **REQUEST:** To construct a boat and trailer storage facility - Schedule N/A - APN: 165-130-021- Related Cases: N/A (1st LDC)

1:30 P.M. South County Office in Murrieta

6. GR **PARCEL MAP NO. 29141, AMENDMENT NO. 3** - EA No. 37578 -Robert A. Engel - Hemet-San Jacinto Zoning District - Third Supervisorial District - Easterly side of Palm Avenue, southerly of Diamond Valley Road, westerly of Coraleer - 20 Acres - A-1-10 Zone - REQUEST: Subdivide 20 acres into 2 residential lots, 10-acre minimum-APN: 469-020-008 (2nd LDC)

1:45 P.M.

7. GR* **VARIANCE NO. 1688** - EA N/A - AT & T Wireless Services - David Leonard Associates - Winchester Zoning Area - Third Supervisorial District - East of I-15 and South of Heaton Lane - 4.19 Acres - Light Agricultural - 5 Acre Minimum (A-1-5) Zone - REQUEST: Variance for installation of 199 foot high telecommunications receiving and transmitting tower at an existing Pac-Tel site - APN: 357-170-012 (Related Case(s): PP16326, PP13284)

2:00 P.M.

8. LM* **PLOT PLAN 16453** - EA No. 37934 - Pac Bell Wireless - O'Neal Communications Group, Inc - Hemet-San Jacinto District - Third Supervisorial District - Approximately 1/3 of a mile south of Gilman Springs Road and west of Sanderson Avenue - 200 square foot portion of a 20.61 acre parcel - Heavy Agriculture -10 Acre Minimum (A-2-10) Zone-REQUEST: Installation of a 105 foot monopole that will have a maximum of 9 panel antennas arranged in three sectors, and one microwave dish with an approximate diameter of 4 feet and mounted 10 feet below the antenna panels, and at the base; and a 50 square foot equipment area, located within a 200 square foot leased area enclosed by a 6 foot high fence - APN: 430-960-025 (Related Case: N/A)

Last Posted April 3, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

APRIL 20, 2000

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: The LDC agenda is now available on the Planning Department's web site: Planning Department

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8:30 A.M County Administrative Center.

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| 1. JQ | PRE-APPLICATION REVIEW NO. 00371 - Applicant: William Lyon Homes, Inc. - Engineer/Rep.: MDS Consulting - First Supervisorial District - Woodcrest Zoning District - North of Intersection of Markham & Washington Streets - 384.8 acres - R-A-1, R-A-1 1/2, and W-2 Zones - REQUEST: Division of 384.8 acres into 270 single family lots of 1 & 1 1/2 acre minimum lot size - Schedule "B" - APNs: 273 300 005, -026 through -029; 273 310 004; 273 320 003, -004, -021 through -031 - Related Cases: None |
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9:00 A.M.

2. JW **PLOT PLAN NO. 16301, AMENDED NO. 2** - EA No. 37857 - Engineer/Rep.: Ron Vergilio - First Supervisorial District - Alberhill Zoning Area - Located on the southwest side of Lester Circle, southwest of Temescal Canyon Road and northeast of Interstate 15 - 3.83 acres - M-SC zone - **REQUEST:** Operate a heavy equipment rental yard with 2 offices, 1 paint booth, 1 covered storage building, and open equipment storage - APN: 391-480-003, 004 - Related Cases: None (3rd LDC)

9:15 A.M.

3. JW **PLOT PLAN NO. 16379 (FTA - 98-31), AMENDED NO. 1** - EA No. 37897 - Applicant: Prologis California LLC - Engineer/Rep.: RKZ, Inc. - Second Supervisorial District - Prado Mira Loma Zoning District - Located north of Harrel Street, west of Wineville Road and east of Etiwanda Avenue - 10.7 net acres - M-SC-5 zone - **REQUEST:** Construct a 236,708 sq. ft. industrial warehouse/distribution building - APN: 156-080-019, 156-090-008, 009, 010 - Related Cases: N/A (2nd LDC)

9:30 A.M.

4. JT* **PUBLIC USE PERMIT NO. 163R1**- EA No. 37945 - Applicant: Immanuel Baptist Temple - Engineer/Rep.: Immanuel Baptist Temple - Fifth Supervisorial District - University Zoning District - Located north of Center Street, South of Main Street, East of Sanrive Street, West of Michigan Avenue - 2.96 acres - R-1 Zone - **REQUEST:** Construct a new sanctuary and gym to existing church and school - Schedule N/A - APN: 255-031-017 - Related Cases: PUP 163, EA 36760, EA 37945 (1st LDC)

9:45 A.M.

5. SL **PUBLIC USE PERMIT NO. 622S2, AMENDED NO. 2** - EA No.: N/A - Applicant: Vine life Christian Fellowship - Engineer/Rep.: Dennis Armstrong - First Supervisorial District - Woodcrest Zoning District - Located at the northwest corner of Van Buren Boulevard and Porter Ave. - 2.4 acres - R-A Zone - **REQUEST:** Add 2.4 acres of parking lot area to existing facility - APN: 274-070-007 - Related Cases: PUP622, PUP622R1, and PUP622S1 (3rd LDC)

10:00 A.M.

6. KG **PLOT PLAN NO. 15698** - EA No. N/A - Applicant: Westpalm Dev. Corp. - Engineer/Rep.: KWC Engineers, Inc. - First Supervisorial District - El Cerrito Zoning District - Located between I-15 and Knabe Road - 1.95 acres - SP zone - **REQUEST:** Construct a 11,200 s.f. shell commercial building - Schedule N/A - APN: 283-110-004 - Related Cases: TR22335, TR22338, TR27991 (4th LDC)

10:15 A.M.

7. KG **CONDITIONAL USE PERMIT NO. 3293** - EA No. 37738 - Applicant: Angelo Karpoulis - Engineer/Rep.: Inland Planning Services - Third Supervisorial District - Romoland Zoning Area - Located southeast of the intersection of Ethanac and Trumble Roads - .77 acres - R-R zone - **REQUEST:** Construct a drive-thru restaurant - Schedule N/A - APN: 331-110-001 - Related Cases: None (3rd LDC)

10:30 A.M.

8. KG **SPECIFIC PLAN NO. 312/ENVIRONMENTAL IMPACT REPORT NO. 411** - EA No. 37469 - Applicant: Tualota Hills Associates, LLC - Engineer/Rep.: T&B Planning Associates - Third Supervisorial District - French Valley Zoning Area - Located west of Leon, east of Briggs, and south of Keller Roads - 607.8 acres - R-R and A-1-10 zones - **REQUEST:** Specific Plan of Land Use including 461.5 acres of residential, 1.7 acres of commercial, 20.0 acres of schools, 70 acres of parks/open space, and 41.3 acres of roads - Schedule N/A - APNs: 467-130-015, 018, 019, 020, 033, 034, 467-140-017 through 022, 024, 025, 467-220-039 through 052, 467-230-019, 020, 022 through 026 - Concurrent Cases: CZ 6383, GPA 472 (3RD LDC)

10:45 A.M.

9. MAF* **TENTATIVE TRACT MAP NO. 29774** - EA No. ? - Applicant/ Representative: Allard Engineering - Third Supervisorial District - Antelope Valley Zoning Area - Located northeast corner of Tupelo and Palomar Roads - 26 acres - R-1 zone - **REQUEST:** To subdivide 26 acres into 95 single family residential lots - Schedule A - APN: 357-150-012 - 015, 021 - 023 - Related Cases: Tentative Tract Map No. 26163 (1st LDC)

11:00 A.M.

10. MD-HI **TENTATIVE TRACT MAP NO. 29247/CHANGE OF ZONE NO. 6453** - EA No. 37651 - Applicant: Hemet Associates - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - A-2-10 Zoning Hemet/San Jacinto Zoning Area - The project is located on the Southwest corner of Cactus Valley Road and Sante Fe Street. - 109.84 Acres - A-2-10 and R-5 Zone - **REQUEST:** Tract Map 29247 proposes to subdivide 109.83 acres into 91 lots minimum 20,000 square feet and 1 open space lot and a Change of Zone from A-2-10 and R-5 to R-1 - 20,000 Square feet. - Schedule "B" - APN: 469-220-008,008,009,010,011,017, and 019 - Related Cases: N/A (2nd LDC)

1:30 P.M. South County Office in Murrieta

11.FJU* **CHANGE OF ZONE NO. 6522**, (in Specific Plan No. 223 Vail Ranch) - EA No. 37336 - Applicant: William Lyon Homes - Rancho California Zoning Area - First Supervisorial District - Southerly of State Highway 79 and Temecula Creek on north side of Overland Drive easterly of Redhawk Parkway - 25.5 acres - SP Zone - In Specific Plan No. 223, Vail Ranch - REQUEST: Amend zoning ordinance text of Ordinance No. 348.2929 by creating a new zoning ordinance that would allow a minimum 10' front yard setback, whereas existing ordinance requires a 20' front yard setback, and allow garages to have a setback of 18' from face of curb to roll-up garage door, instead of 20' as required by Section 3.8.K of Ordinance No. 460, in Planning Area 1 of Specific Plan No. 223 to create zoning ordinance development standards that are consistent with front yard and garage setbacks approved March 9, 1999 for related Condominium Tract Map No. 28832 - APN:960-320-009 (Related Cases: SP223, TR28832, PP 16058, PP16361, PAR00315, PP11965, PP14468, PP15959, and PP16020) (1st LDC)

1:45 P.M.

12. LM* **GENERAL PLAN AMENDMENT NO. 533/CHANGE OF ZONE NO. 6523/TENTATIVE TRACT MAP NO. 29409** - EA No. 37937-Applicant: Menifee Road Associates LLC - Engineer/Rep: Albert A. Webb Associates - Winchester Zoning Area - Third Supervisorial District - East of I-215, north of Scott Road, east side of Menifee Road and south side of Loretta Avenue - 19.62 acres - Light Agricultural - 2 ½ Acre Minimum (A-1-2 ½) Zone - REQUEST: Change the land use designation of 19.62 acres in the Sun City/Menifee Community from Residential 2-1/2 Acre Minimum to Residential 2-4 Dwelling Units per Acre, change zone of 19.62 acres from Light Agriculture -2-1/2 Acre Minimum (A-1-2 ½) to One Family Dwellings (R-1), and Schedule "A" subdivision of 19.62 gross acres into 74 residential lots with minimum lot size of 7,200 square feet and 2 detention basin lots - APN: 357-570-001, 357-570-002 (Related Case N/A) (1st LDC)

2:00 P.M.

13. GR* **SECOND UNIT PERMIT NO. 670** - EA N/A - Applicant: Greg and Joy Bruce - Rancho California Zoning Area - Third Supervisorial District - North of South Sidney Circle, west of Judith Street - 5.01 acres gross - Rural Residential (R-R) Zone - REQUEST: Second Unit Permit for double-wide mobile home (24' x 60')- APN: 467-190-022 (Related Case: N/A) (1st LDC)

2:15 P.M.

14. GR* **PARCEL MAP NO. 29512** - EA No. 37930 - Applicant: Noble Development - Engineer/Rep: Hernandez, Croon & Associates - Rancho California Zoning Area - Third Supervisorial District - South of Via Carmelo, east of Green Oaks Drive - 21.72 Acres-Residential Agriculture, 5 Acre Minimum (R-A-5) Zone - REQUEST: Subdivide 22.27 acres into four 5 acre minimum parcels - APN: 915-550-007 (Related Case N/A)

Last Posted April 6, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Meeting Locations: Morning Meetings from 8:30 am to 1:30 pm - County Administrative Building, 4080 Lemon St., 9th Floor, Riverside, CA 92502-1409

Afternoon Meetings 1:30pm and later - South County Office in Murrieta, 39493 Los Alamos Road, Murrieta, CA, 92563

DATE: APRIL 27, 2000

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: The LDC agenda is now available on the Planning Department's web site: Planning Department

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8:30 A.M. County Administrative Building

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| 1. SL | CHANGE OF ZONE NO. 6361, CONDITIONAL USE PERMIT NO. 3265, AMENDED NO. 1 - EA NO. 37368 - Applicant: Corona Clay Company - Engineer/Rep.: Thatcher Engineering - Temescal Zoning District - First Supervisorial District - Located on Dawson Canyon Road, east of Temescal Canyon Road - 33.92 Acres - REQUEST: Change zone from M-R to M-M, CUP for an off road motorcycle test track and cooley crusher mechanical operation - APN: 283-190-022 - RELATED CASES: SMP192, PAR029 (2nd LDC) |
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8:45 A.M.

2. KB* **PLOT PLAN NO. 16486** - EA NO. 37948 - Applicant: Olive Branch Community Church - Engineer/Rep.: Timeless Architecture, Inc. - Second Supervisorial District - El Cerrito Zoning District - North of El Cerrito Road, south of Ruddell Road, east of I-15, west of Ontario Avenue - 4.41 acres - C-1/C-P Zone - **REQUEST:** Construction of one two-story 20,895 square foot multi-purpose building to serve as the Olive Branch Community Church - APNs: 277-132-002 - Related Cases: CV991725 (1st LDC)

9:00 A.M.

3. KG **TENTATIVE TRACT MAP NO. 29396** - EA No. 37714 - Applicant: Pacific Century Homes - Engineer/Rep.: Inland Planning Services - Third Supervisorial District - Rancho California Zoning Area - Located east of Margarita Road, south of Murrieta Hot Springs Road - 19.73 acres - Proposed SP Zone - **REQUEST:** Divide 19.73 acres into 134 single-family lots, 1 open space lot, and 1 "recreation complex" lot - Schedule N/A (private streets) - APNs: 913-160-008, -036 - Related Cases: SP 103, SP 103A3 - Related Cases: SP 103S2, CZ 6466, TR 29397, TR29398, LLA 04124 (5th LDC)

1:30 P.M. South County Office in Murrieta

4. FJU **CONDITIONAL USE PERMIT NO. 3278, SUBSTANTIAL CONFORMANCE NO. 1 (AMENDED NO. 1 EXHIBIT A AND AMENDED NO. 1 EXHIBIT G)** - Exempt from CEQA - Applicant: Robert McAndrew - Rancho California Zoning Area - First Supervisorial District - Southerly of State Highway 79 at southwest corner of Redhawk Parkway and Via Rio Temecula Road - 2.73 acres - SP Zone - In Specific Plan No. 217, Redhawk - **REQUEST:** (a) Delete 1,800 sq. ft. second-story mezzanine in Building A (Firestone auto service) to reduce building height and resulting in revised floor plan which will add storage area, and revised restroom and service bay configurations, and minor modifications to exterior elevations of Building A; note: the building footprint, exterior building materials, and uses remain the same. (b) revise hip roof trusses to allow for lower masonry wall height, which will result in minor changes to exterior elevations for Building B (Ramona Tire); note: the building footprint, exterior building materials, and uses remain the same as approved; (c) the following minor changes to project site plan: change driveway entrance location to 16' to the west to comply with Riverside County Transportation Department requirement to line up with existing drive directly across the street (Via Rio Temecula Road), reduce the number of parking spaces provided from 51 to 50 light of elimination of 1,800 sq. ft. mezzanine and revised service bay configuration, and minor revision to landscaped areas resulting from relocated driveway - APN: 961-080-018 (Related Cases: SP 217, CUP 3278, PM 29159, PP16177, PP16178 and EA 37543). (2nd LDC)

1:45 P.M.

5. LM* **TENTATIVE PARCEL MAP NO. 29705, CHANGE OF ZONE NO. 6524** - EA NO. 37942 - Applicant: Robert Perdue - Engineer/Rep.: Avalon Consultants - Rancho California Zoning Area - First Supervisorial District - South side of Avenida Escala and west of Hacienda Drive - 20.27 gross acres - Residential Agricultural-20 Acre Minimum Zone (R-A-20) - **REQUEST:** Change of Zone from Residential Agricultural-20 Acre Minimum (R-A-20) to Residential Agricultural-5 Acre Minimum (R-A-5), Schedule "A" subdivision of 20.27 gross acres into 4 parcels with minimum lot size of 5.00 gross acres - APN: 932-280-006 (Related Case(s): N/A) (1st LDC)

2:00 P.M.

6. GR* **CONDITIONAL USE PERMIT NO. 2876 REVISED NO. 1** - EA N/A - Applicant: Vincent Graves - Lakeland Village Zoning District - First Supervisorial District - North corner at intersection of Grand Avenue and Verda Place - .74 acres - Rural Residential (R-R) Zone - **REQUEST:** Renew Conditional Use Permit No. 2876 - APN: 371-160-030 (Related Case(s): CUP No. 2876) (1st LDC)

2:15 P.M.

7. GR **TENTATIVE TRACT MAP NO. 29074 AMENDED NO. 3** - EA NO. 37553 - Applicant: K. Hovnanian Companies of California - Engineer/Rep: Allard Engineering - Antelope Valley Zoning Area - Third Supervisorial District - North of Garboni Rd., east of Palomar and south of Tupelo Rd. - 40 Acres - R-R Zone - **REQUEST:** Schedule A , Subdivision of 40 acres into 158 residential lots (7,200 sq. ft. min.) - APN: 357-150-016 (Related Case: CZ06318) (3rd LDC)

2:30 P.M.

8. GR* **CHANGE OF ZONE NO. 6525** - EA NO. 37943 - Applicant: Markham & Associates - Rancho California Zoning Area - Third Supervisorial District - Located south of Clinton Keith Road, east of Elizabeth Avenue - 10.21 acres gross - Rural Residential (R-R) Zone - **REQUEST:** Change of Zone from Rural Residential (R-R) to Manufacturing - Service Commercial (M-SC) - APN: 369-230-081 (Related Case(s): N/A) (1st LDC)

Last Posted April 20, 2000