



## LAND DEVELOPMENT COMMITTEE (LDC)

### MEETING AGENDA

#### RIVERSIDE COUNTY PLANNING DEPARTMENT

**Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409**

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

**DATE: JANUARY 4, 2001**

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.

Cleared	On Hold
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<b><u>8:30 A.M. County Administrative Center</u></b>
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1. MF **CONDITIONAL USE PERMIT NO. 03325, AMENDED NO. 1** - EA No. 38111 - Applicant: Eruc Gosch - Engineer/Rep.: Frank Gorman - Third Supervisorial District - Sun City Zoning District - Located south of McCall and Cherry Hills Boulevards and east of Bradley Road - 4.41 acres - C-P-S zone - **REQUEST:** Conditional Use Permit No. 03325 is an application to construct an auto sales and service lot containing an office, parts storage and service bays approximating 8,000 square feet. There will be parking for 59 private vehicles and 11,850 square feet of landscaping - 1.1 acres - Schedule: N/A - APN: 334-040-037 - Concurrent Case: PM 29827 - Related Cases: PM29354, CZ6534, VAR00450, PP03155, PUP00219, PP15726, PP16043 PP16538, PP16712 (2nd LDC)

8:45A.M.

2. KU **PLOT PLAN NO. 16848** - EA No. 38164 - Applicant: Spool Pallets, Inc. - Engineer/Rep.: O'Malley Engineering Corp. - Rubidoux Zoning District - Second Supervisorial District - Located south of Highway 60, northeast of 31<sup>st</sup> Street - 1.38 acres - M-SC zone - **REQUEST:** This is a proposal to establish a pallet construction business - Schedule: N/A - APN: 178-262-001, 002 - Related Cases: PP14726, PP15940, PP16181 (1<sup>st</sup> LDC)

9:00A.M.

3. KU **PLOT PLAN NO. 16854** - EA No. 38166 - Applicant: Silvano Torres - Ray Lopez - Rubidoux Zoning District - Second Supervisorial District - Located northwest of Hall Avenue, northeast of 28<sup>th</sup> Street - 4.93 acres - M-SC zone - **REQUEST:** This is a proposal to establish a pallet construction business - Schedule: N/A - APN: 178-230-002 - Related Cases: PP14159, PAR00379, CV000109 (1<sup>st</sup> LDC)

9:15 A.M.

4. KB **PLOT PLAN NO. 13066R1** EA No. NA - Applicant: Guillermo Guadarrama - Engineer/Rep.: Same - Rubidoux Zoning District - Second Supervisorial District - Located south of Mission Boulevard, east of Opal Street - 4.51 acres - C-1/C-P zone - **REQUEST:** This is a proposal to revise a nursery and garden center - Schedule: N/A - APN: 182-032-007 - Related Case: PP113066 (1<sup>st</sup> LDC)

9:30 A.M.

5. JW **PLOT PLAN NO. 05995S1, AMENDED NO. 1** - EA No. N/A - Applicant: J&A Investments - Engineer/Rep.: Axxcess Architects - East Corona Zoning Area - Second Supervisorial District - Located south of Magnolia Avenue, west of Buchanan Street and east of Lincoln Street - 3.5 acres - M-SC zone - **REQUEST:** Addition of an office with handicap accessible restroom and replacement of access gates - Schedule: N/A - APN: 135-170-030 - Related Case: PP5995 (2<sup>nd</sup> LDC)

9:45 A.M.

6. CT **PLOT PLAN NO. 16847** - EA No. 38162 - Applicant: SPRINT PCS: Engineer/Rep.: David Leonard Associates - Lake Mathews Zoning District - First Supervisorial District - Located north of El Sobrante Road and east of La Sierra Avenue - 2.38 acres - SP zone - **REQUEST:** This is a proposal to construct a telecommunications site with a 65 foot monopole and a 250 square foot concrete slab for equipment cabinets - Schedule: N/A - APN: 270-190-006 - Related Case: PP16818, PP15109, SP00270 (1<sup>st</sup> LDC)

10:00 A.M.

7. CT **TENTATIVE TRACT MAP NO. 28092M1** - EA No.: N/A - Applicant: Barratt American, Inc. - Engineer/Rep. - Rancho California Zoning Area - Third Supervisorial District - Located south of Thompson Road, north of Benton Road, east of Leon Road - 25.6 acres - SP zone - **REQUEST:** Minor change to revise traffic study and traffic-related issues; Revise lots 31-34 and 74-79 and reduce total number of lots from 100 to 99 - Schedule: A - APN: 958-300-072 - Related Cases: SP00284, TR 28093, MC00081 (1<sup>st</sup> LDC)

10:15 A.M.

8. JQ **TENTATIVE TRACT MAP NO. 29335** EA No. 38157 - Applicant: Sycamore Creek Associates, Scott Woodward - Engineer/Rep.: Rick Engineering Company - Glen Ivy Zoning Area - First Supervisorial District - Located south of Temescal Canyon Road and southwest of Highway 15 - 123.6 acres - SP zone - **REQUEST:** This is a proposal to subdivide the site into 412 single family residential lots and 1 school lot - Schedule: A - APN: 290-014-006, 290-060-010, 023, 039, 290-110-013, 290-130-001, 010, 011 - Related Cases CZ05533, EIR00325, SP00256 (1<sup>st</sup> LDC)

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

9. PS **PRELIMINARY APPLICATION REVIEW NO. 00391** - EA N/A - Applicant: Gary Daugherty Architect - Lakeland Village Zoning District - First Supervisorial District - Located on the south westerly side of Grand Avenue, east of Union Avenue, and northerly of Santa Rosa Drive - 26.5 Gross Acres - General Residential (R-3) Zone - **REQUEST:** Pre-Application Review for a 437 unit retirement community - APN: 381-290-010, 020, 031, 033, 034, 035, 386-140-004, 014, 386-151-001, through 021, 386-154-001, 002, 003, 386-160-010, 386-160-011 (Related Case: N/A)(1st LDC)

2:00 P.M.

10. PS **CONDITIONAL USE PERMIT NO. 03330** - EA N/A - Applicant: Frank Zaita - Engineer/Rep.: Stanley Heaton, P.E. TEC, Inc. - Rancho California Zoning Area - First Supervisorial District - Located on the westerly side of Clinton Keith Road, southerly of Palomar Street, and northerly of Grand Avenue - 1.27 Net Acres - General Commercial (C-1/C-P) Zone - **REQUEST:** Establish an Automobile sales business at an existing facility. - APN: 369-420-052 (Related Case(s): N/A)(1st LDC)

2:15 P.M.

11. GS **CHANGE OF ZONE NO. 06569 , AMENDED NO. 1** - EA No. 38141 - Applicant: Excel Engineering - Engineer/Rep.: Excel Engineering - Rancho California Zoning Area - First Supervisorial District - The project site is located north of Tenaja Road between Calle Carriente and Calle Bandido - 30. 31 Acres - Residential Agricultural - 20 Acre Minimum (R-A-20) Zone - **REQUEST:** Change Zone from R-A-20 to R-A-10 - APN: 932250006, 007 and 002 Related Cases: LLA04303 (2<sup>nd</sup> LDC)

2:30 P.M.

12. GS **SECOND UNIT PERMIT NO. 00688** - EA N/A - Applicant: Jose Sisneros - Engineer/Rep.: Jose Sisneros - Lakeland Village District - First Supervisorial District - The project site is located on the eastern side of Grant Avenue, southerly of Case Street, and northerly of Lorimer Street - 1.4 Net Acres - Commercial (C-1/C-P), Residential (R-3) and Watershed (W-1) Zones - **REQUEST:** Proposed 858 s.f. detached structure as a second unit. - APN: 381-200-008 Related Case(s): None(1st LDC)

2:45 P.M.

13. GS **CHANGE OF ZONE NO. 06574** - EA No. 38145 - Applicant: Excel Engineering - Engineer/Rep.: Excel Engineering - Rancho California Zoning Area - First Supervisorial District - The project site is located on the northeast corner of Sycamore Mesa Road and Shady Creek, and south of Cypress Street - 37.4 acres - Residential Rural (R-R) Zone - **REQUEST:** Change zoning of two adjacent parcels with total of 37.4 acres into seven residential lots, each lot a 5 acre (gross) minimum. Schedule H - APN: 939-050-004 and 939-080-014 Related Case(s): PM29989, PM29808) (1st LDC)

3:00 P.M.

14. FJU **TENTATIVE TRACT MAP NO. 29847 AMENDED NO. 1** - EA No. 38027 - Applicant: CALNEAL inc. - Engineer/Rep.: DEI Professional Services - French Valley Zoning Area - Third Supervisorial District - Located westerly side of Pourroy Road, northerly of Thompson Road - 62.4 acres - SP Zone (SP 284) Zone - **REQUEST:** Schedule A tract map to subdivide 62.4 acres into 156 single family residential lots, one neighborhood park site lot, and one school site lot - APN: 467-250-018, 019 & 020 (Related Case(s): Specific Plan No. 284)(2nd LDC)

3:15 P.M.

15. FJU **PUBLIC USE PERMIT NO. 00771, SUBSTANTIAL CONFORMANCE NO. 4, AMENDED NO. 3** - Exempt from CEQA - Applicant: Jeffrey M. Dorman/Murrieta Calvary Chapel - Rancho California Zoning Area - Third Supervisorial District - Located easterly of Via Princesa, northerly of Murrieta Hot Springs Road - .5 acres portion of 45.7 acre site- R-R Zone - **REQUEST:** Amend PUP No. 771 Calvary Chapel Bible College site plan by changing gymnasium/multi-purpose building site from northerly portion of property due to discovery of geologic earthquake fault at previously approved location under PUP No. 771 to new location currently containing tennis courts immediately adjacent to north side of Murrieta Hot Springs Road; proposed 2-story gymnasium building has 23,057 square feet of floor area - APN: 913-150-012 (Related Case(s): Public Use Permit No. 771 )(4<sup>th</sup> LDC)

3:30 P.M.

16. FJU

**SPECIFIC PLAN NO. 00220, AMENDMENT NO. 5 AND CHANGE OF ZONE NO. 06576** - EA No. 38125 - Applicant: Van Daele - Engineer/Rep.: Turrini & Brink Planning Consultants - Rancho California Zoning Area - Third Supervisorial District - Located southerly of Murrieta Hot Springs Road, easterly of Margarita Road, northerly of Date Street extension - 41.9 acres - SP Zone - **REQUEST:** Project Description: **SP00220A5:** (1) Redesignate Planning Area 7 as Planning Areas 7-1 and 7-2, with a corresponding decrease in acreage of 9.6 acres to comprise areas of 1.4 acres and 0.5 acre, respectively; Planning Area 7-1 will accommodate 20 dwelling units, while Planning Area 7-2 will be assigned 4 dwelling units, for a total decrease of 177 units for Planning Area 7; The Specific Plan land use designation will remain High Density Residential with density range of 8 to 14 dwelling units per acre. (2) Planning Areas 12-1 and 12-2 will be deleted from the Specific Plan 220 Land Use Plan, and replaced with a new Planning Area 12 consisting of a 9.0-acre Medium High density residential area (5 to 8 dwelling units per acre); the new Planning Area 12 will accommodate up to 52 dwelling units at a density of 5.8 du/ac. (3) Planning Area 13 will remain as a middle school site and will increase in size from 15.0 acres to 22.5 acres; although the land use will remain unchanged, the location of the Planning Area has shifted to western corner of Date Street and Calle de Fortuna . (4) The 5.0-acre park in Planning Area 14 will be expanded and relocated to become an 8.5-acre park; the park's new location is between the middle school site (Planning Area 13) and Planning Areas 7-2 and 11. **CZ06576:** The proposal is to amend the implementing zoning ordinance text for Specific Plan No. 220; the change of zone would affect 34.9 acres of the 481.8-acre Warm Springs Specific Plan; the change of zone is being proposed to accurately reflect the SP220A5 proposed relocation and reconfiguration of the middle school site and adjacent park site, and to accurately reflect redesignating Planning Area 7 as Planning Areas 7-1 and 7-2, and redesignating Planning Areas 12-1 and 12-2 as Planning Area 12; the change of zone project site is currently owned by the Murrieta Valley Unified School District. - APN: 913-230-003, 913-230-017, 913-230-022, and 913-230-023 (Related Case(s): SP 220)(1st LDC)



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

**DATE: JANUARY 11, 2001**

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 Center**

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|-------|---|
| 1. SL | <b>PRE APPLICATION REVIEW NO. 00392</b> EA No. NA - Applicant: Worldwide Housing Corporation - Engineer/Rep.: Same - First Supervisorial District - East Corona Zoning Area - Located south of Magnolia Avenue northeast of Truman Street - 3.89 acres - R-3 zone - <b>REQUEST:</b> This is a proposal to construct a 183 apartment complex for seniors - Schedule: N/A - APN: 135-063-016 - Related Case: PP113066 |
|-------|---|

9:00 A.M.

2. SL **PLOT PLAN NO. 16849** - EA No. N/A - Applicant: Tony Jimenez - Engineer/Rep.: N/A - Third Supervisorial District - Aguanga Zoning Area - Located at 44260 White Mountain - 4.22 acres - R-R zone - **REQUEST:** Class 1 Dog Kennel - Schedule: N/A - APN: 583-260-057 - Related Cases: None (1st LDC)

9:15 A.M.

3. KB **CONDITIONAL USE PERMIT NO. 03316** - EA No. 38024 - Applicant: Jim Miller - Engineer/Rep.: Stan Heaton, Temecula Engineering Consultants - First Supervisorial District - Alberhill Zoning Area - Located east of Horsethief Canyon Road, west of Lake Street, south of Temescal Canyon Road - 5.59 acres - C-P-S zone - **REQUEST:** This request is to legalize an existing paintball park. - Schedule N/A - APN: 391-170-001 and 391-170-021 - Related Cases: PAR00058, (1st LDC)

9:30 A.M.

4. MH **CHANGE OF ZONE NO. 06578** - EA No. 38130 - Richard & Carolyn Husband - Engineer/Rep.: J/N Beeler and Associates - Third Supervisorial District - Rancho California Zoning Area - Located North of Calle Sereno, south of Linda Rosea Road - 5.63 acres - R-A-5 zone - **REQUEST:** Change the zone from R-A-5 to R-A-2 1/2 - Schedule: N/A - APN: 915-240-012 - Concurrent Case: PM29911 (1st LDC)

9:45 A.M.

5. JW **SPECIFIC PLAN NO. 00322, GENERAL PLAN AMENDMENT NO. 00535, CHANGE OF ZONE NO. 06537 - ENVIRONMENTAL IMPACT REPORT NO. 00426** - Applicant: BSA Properties - Engineer/Rep.: David Leonard Associates - Third Supervisorial District - Winchester Zoning Area - Located east of Beeler Road, west and east of Highway 79, south of the community of Winchester and north of Scott Road - 420 acres - R-R and A-D zones - **REQUEST:** To adopt a Specific Plan of Land Use proposing 589 single-family residential units on 128 acres, 100 acres of retail commercial uses, 102 acres of resort commercial uses, 84 acres of open space and a five acre park on 420.75 acres of land consisting of three distinct areas; amend the General Plan to (1) amend the Open Space and Conservation Map designations of the site from Areas Not Designated as Open Space and Mountainous Areas to Adopted Specific Plan No. 322 and (2) amend the Land Use Element by adding a description of Specific Plan No. 322 to the Perris Valley Land Use Planning Area Profile; and change the zone on the site from R-R and A-D to SP - Schedule N/A - APNs: 465-190-057, 058, 059, 060; 466-050-013; 466-360-020; and 466-150-010, 012, 017, 018, 019, and 020 - Related Cases: SP310, GPA451, CZ6359 (1st LDC)

10:15 A.M.

6. JQ **SPECIFIC PLAN NO. 00317, GENERAL PLAN AMENDMENT NO. 00486, CHANGE OF ZONE NO. 06441, ENVIRONMENTAL IMPACT REPORT NO. 00425** - EA No. 37619 - Applicant: Corona Hills Land Company, LLC - Engineer/Rep.: T&B Planning Consultants - First and Second Supervisorial Districts - Located west of I-15, south of Weirick Road, adjacent to Cleveland National Forest - 983.0 acres - Residential-Agricultural - 2 ½ Acre Minimum (R-A-2 ½) and 5 Acre Minimum (R-A-5) zones - **REQUEST:** Change zoning on the property to SP (Specific Plan) and construct 515 total units of medium (484) and mixed use residential (31) dwellings on 168.7 acres for a total over-all density of 3.05 dwelling units per acre. The project also includes an 18-hole golf course on 212.1 acres, 560.0 acres of open space, 15.2 acres of neighborhood commercial uses, and 27.0 acres of major project roadways. - APNs: 282-100-006, -009, and -010; 282-130-004; 282-150-001 and -002; 282-170-001, -004, and -005; 282-180-001 and -008; 282-210-054; 282-220-004 and -005; 282-310-001 through -003; 283-430-013 - Related Cases: N/A (2<sup>nd</sup> LDC)

10:30 A.M.

7. JQ **TENTATIVE TRACT MAP NO. 29725, AMENDED NO. 1** - EA No. 38015 - Applicant: Classic Pacific LLC - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Pedley Zoning District - Located north and south of Lakeside Drive, east of Van Buren Boulevard, north of Limonite Avenue - 22.89 acres - R-3, R-5, W-1 Zones - **REQUEST:** Subdivide the subject 22.89 acre property into 125 single family residential planned development units with a minimum lot size of 3,200 square feet - Schedule "A" - APNs: 166-160-044; 166-200-047 - Related Cases: SP 00123A5 (2<sup>nd</sup> LDC)

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

8. LM **PLOT PLAN NO. 9576, REVISED PERMIT NO. 1** - EA N/A - Applicant: Victor Sirkin - Engineer/Rep.: Robert Priefer - Third Supervisorial District - Idyllwild Zoning District - Located at 54245 Circle Drive, east of Highway 243, at the northwest corner of Village Center Drive and North Circle Drive - 1.24 net acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** Plot Plan No. 9576, Revised Permit No. 1 proposes construction of two additional commercial buildings totaling 12,822 square feet. The square footage for the existing commercial building is 1050. The new combined commercial and apartment structure will total 10,934 square feet consisting of 7,344 square feet for 8 commercial suites, two second story apartments totaling 2138 square feet, and two attached garages totaling 1,452 square feet. The 1,888 square foot second commercial building will include two suites that will contain a 944 square foot sit down restaurant and a 944 square foot commercial suite. The total proposed and existing square footage of structures amount to 13,872 square feet on 1.24 acre site. - APN: 563-292-001, 563-292-010 (Related Case(s): N/A)(1st LDC)

1:45 P.M.

9. PS	<b>PUBLIC USE PERMIT NO. 437, REVISED PERMIT NO. 2</b> - EA No. 38157 - Applicant: Lamda Engineering - First Supervisorial District - Lakeland Village Zoning District - Located on the south easterly side of Skylark Drive, north easterly of Grand Avenue, and north west of Brechtel Street - 15.88 Net Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Add multipurpose classrooms and administration building (52,658 square feet), with 412 parking spaces to existing church facility. - APN(S): 370-290-018, 370-280-014, 370-280-015 (Related Case(s): PUP 437)(1st LDC)
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*Last Posted January 4, 2001*



## LAND DEVELOPMENT COMMITTEE (LDC)

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#### RIVERSIDE COUNTY PLANNING DEPARTMENT

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**DATE: JANUARY 18, 2001**

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#### **8:30 A.M.**

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|-------|---|
| 1. JQ | <b>TENTATIVE TRACT MAP NO. 29597, AMENDED NO. 1</b> - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - Fifth Supervisorial District - University Zoning District - Located east of Mount Vernon Avenue and north of Pigeon Pass Road - 120.94 acres - A-1-2 ½ zone - <b>REQUEST:</b> Divide the subject property into 309 single family residential lots with a minimum lot size of 7,200 square feet - Schedule A - APNs: 255-170-010; 255-180-010, 012 & 014; 255-190-004 & 005 - Related/Concurrent Cases: SP00323, EIR00424, GPA00539, CZ06535, TR 29598, TR 29599, TR 29600, TR 29740, TR 29741 (2 <sup>nd</sup> LDC). |
|-------|---|

8:45 A.M.

2. JQ **TENTATIVE TRACT MAP NO. 29598, AMENDED NO. 1** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - Fifth Supervisorial District - University and Edgemont-Sunnymead Zoning Districts - Located at the terminus of Center Street and north of Pigeon Pass Road - 138.22 acres - A-1-2 ½ zone - **REQUEST:** Divide the subject property into 343 single family residential lots with a minimum lot size of 7,200 square feet - Schedule A - APNs: 255-180-012, 014, & 016; 255-190-005 & 007; 255-230-001; 255-240-008 & 009 - Related/Concurrent Cases: SP00323, EIR00424, GPA00539, CZ06535, TR 29597, TR 29599, TR 29600, TR 29740, TR 29741 (2<sup>nd</sup> LDC).

9:00 A.M.

3. JQ **TENTATIVE TRACT MAP NO. 29599, AMENDED NO. 1** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Located north of the intersection of Pigeon Pass Road and Highgrove Pass Road - 142.65 acres - A-1-2 ½ and R-A-10 zones - **REQUEST:** Divide the subject property into 236 single family residential lots with a minimum lot size of 10,000 square feet - Schedule A - APNs: 255-220-007; 255-230-001, 003 & 009; 255-240-008, 009 & 010 - Related/Concurrent Cases: SP00323, EIR00424, GPA00539, CZ06535, TR 29597, TR 29598, TR 29600, TR 29740, TR 29741 (2<sup>nd</sup> LDC).

9:15 A.M.

4. JQ **TENTATIVE TRACT MAP NO. 29600, AMENDED NO. 1** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - Fifth Supervisorial District - University and Edgemont-Sunnymead Zoning Districts - Located east of the intersection of Mount Vernon Avenue and Pigeon Pass Road - 188.84 acres - A-1-2 ½ and R-A-10 zones - **REQUEST:** Divide the subject property into 292 single family residential lots with a minimum lot size of 7,200 square feet, and a "special use" lot - Schedule A - APNs: 255-200-016 & 017; 255-210-010 & 011; 257-120-003; 257-180-009 - Related/Concurrent Cases: SP00323, EIR00424, GPA00539, CZ06535, TR 29597, TR 29598, TR 29599, TR 29740, TR 29741 (2<sup>nd</sup> LDC).

9:30 A.M.

5. JQ **TENTATIVE TRACT MAP NO. 29740, AMENDED NO. 1** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - Fifth Supervisorial District - University and Edgemont-Sunnymead Zoning Districts - Located west of the intersection of Pigeon Pass Road and Highgrove Pass Road - 97.75 acres - A-1-2 ½ zone - **REQUEST:** Divide the subject property into 270 single family residential lots with a minimum lot size of 7,200 square feet - Schedule A - APNs: 255-210-012; 255-230-001 & 011; 257-170-007; 257-180-008 - Related/Concurrent Cases: SP00323, EIR00424, GPA00539, CZ06535, TR 29597, TR 29598, TR 29599, TR 29600, TR 29741 (2<sup>nd</sup> LDC).

9:45 A.M.

6. JQ **TENTATIVE TRACT MAP NO. 29741, AMENDED NO. 1** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: PBSJ/Urban Environs - Fifth Supervisorial District - University Zoning District - Located south of the intersection of Mount Vernon Avenue and Pigeon Pass Road - 59.78 acres - A-1-2 ½ zone - **REQUEST:** Divide the subject property into 71 single family residential lots with a minimum lot size of 7,200 square feet, and 2 other lots - Schedule "A" - APNs: 255-200-002, 003, 009, 010, 011, 012, 013 & 014; 257-100-011 & 012 - Related/Concurrent Cases: SP00323, EIR00424, GPA00539, CZ06535, TR 29597, TR 29598, TR 29599, TR 29600, TR 29740 (2<sup>nd</sup> LDC).

10:00 A.M.

7. SL **TENTATIVE PARCEL MAP NO. 28972, AMENDED NO. 3** - EA No. 37920 - Applicant: Delton Dysart - Engineer/Rep.: Marcel & Associates - Third Supervisorial District - Beaumont-Banning Zoning District - Located South of Westward Avenue, north of Coyote Trail, and east of Turtle Dove Lane and Sunset Avenue - 161 acres - A-1-10 zone - **REQUEST:** Subdivide 161 acres into 8 parcels with a minimum size of 20 acres - Schedule: I - APNs: 537-200-002, 537-190-008 - Related Cases: None - 3<sup>rd</sup> LDC

10:15 A.M.

8. SL **PLOT PLAN NO. 16103, AMENDED NO. 3** - EA No. 37765 - Applicant: Terri Pebley - Engineer/Rep.: John Sexton - Third Supervisorial District - Homeland Zoning Area - The project is located on the north side of Highway No. 74, east of Sultans road and west of Leon Road - 4.71 Acres - SP zoning - **REQUEST:** Construct a mini-storage facility - APN: 457-350-002 - Related Cases: SP00260 - 4<sup>th</sup> LDC.

**1:30 P.M.**

9. FJU **TENTATIVE TRACT MAP NO. 28297 MINOR CHANGE NO. 1 & TENTATIVE TRACT MAP NO. 28298 MINOR CHANGE NO. 1** - EA N/A - Engineer/Rep.: VSL Engineering - Third Supervisorial District - French Valley Zoning Area - Located easterly of Winchester Road (State Highway 79) and northerly of Algarve Avenue - 63.03 acres total - SP Zone (SP 284 Quinta Do Lago, Medium High Residential 5-6 du/acre, and Medium Residential 4-5 du/acre) - **REQUEST:** Change current tentative tract map boundaries, design layout, and reduce numbers of residential lots to avoid and minimize encroachment into adjacent watercourse (SP284 Planning Area No. 12B). **TR28297M1** is a Schedule "A" subdivision to divide 25.5 acres into 86 single family residential lots (5,000 sq. ft. minimum size) and 2 open space lots; original TR28297 map proposed 88 residential lots. **TR28298M1** is a Schedule "A" subdivision to divide 37.53 acres into 134 single family residential lots (6,000 sq. ft. minimum size), 3 open space lots and one 1.4-acre park site lot; original TR28298 map proposed 147 residential lots, 2 open space lots, and 1 park site lot. - APN: 457-250-031 & 457-250-034 (Related Case(s): TR28297, TR28298, SP284, and CZ5913)





## LAND DEVELOPMENT COMMITTEE (LDC)

### MEETING AGENDA

#### RIVERSIDE COUNTY PLANNING DEPARTMENT

**Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409**

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

**DATE: JANUARY 25, 2001 (Revised 1/16/01)**

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 Center**

- |       |   |
|-------|---|
| 1. JW | <b>PUBLIC USE PERMIT NO. 00822</b> - EA No. 38175 - Applicant: Sprint PCS - Engineer/Rep.: David Leonard Associates - First Supervisorial District - Cajalco Zoning District - Located south of Cajalco Road, west of Gavilan Road and east of Kirkpatrick Road - 1,200 sq. ft. lease area within a 3 acre lot - R-A-5 zone - <b>REQUEST:</b> To construct a 45-foot high telecommunications monopole with associated equipment shelter within a 1,200 sq. ft. lease area - Schedule: N/A - APN: 285-150-009 - Related Cases: N/A (1 <sup>st</sup> LDC) |
|-------|---|

8:45 A.M.

2. JW **PLOT PLAN NO. 05159, REVISED PERMIT NO. 1/VARIANCE NO. 01709** - EA No. 38173 - Applicant: JBA Aslan - Engineer/Rep.: Jellison Architects - Fifth Supervisorial District - Edgemont/Sunnymead Zoning District - Located south-west of Reche Canyon Road and north of the Moreno Valley City Limits - 2,956 sq. ft. lease area within a 37.5 acre lot - W-2-20 Zone - **REQUEST:** Replace an existing 55-foot high wireless communication tower facility with a 190-foot high tower that will include 18 microwave dish antennas, 2 cellular antenna levels, omni whip antennas and 3 FM Broadcast bays. The proposed variance would allow the structure to exceed the height standards outlined in Ordinance No. 348, Section 15.2.(a) - Schedule: N/A - APN: 259-250-015 - Related Cases: PP5159 (1<sup>st</sup> LDC)

9:00 A.M.

3. JW **TENTATIVE TRACT MAP NO. 29484, AMENDED NO. 3** - EA No. 37889 - Applicant: Sunny Days Properties, LLC - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - Rancho California Zoning Area - Located west of Briggs Road, east of Liberty Lane and north of Los Alamos Road - 90.61 acres - R-R zone - **REQUEST:** To subdivide 90.61 acres into 253 single family residential lots, 2 detention basin lots, 3 open space lots and 1 lift station lot - Schedule: A - APNs: 467-230-001, 027 and 028 - Related Cases: GPA 00521, CZ 06509 (4<sup>th</sup> LDC)

9:15 A.M.

4. KB **PLOT PLAN NO. 14823R3** - EA No. N/A - Applicant: C.R. England & Sons - Engineer/Rep.: GW Engineering - Second Supervisorial District - Prado/Mira Loma Zoning Area - Located North of Harrel Street, south of Riverside Drive, east of Wineville Road and west of Etiwanda Avenue - 23.44 acres - Zone M-H-5 - **REQUEST:** Revisions to existing plot plan include: driver vehicle parking has replaced the training center; training center/temporary sleeping quarters at southerly portion of site are eliminated; tractor parking around maintenance building and tractor trailer parking throughout the site has been modified; added are new/waste oil and antifreeze above ground containers at maintenance building, permit numbers for diesel fuel tanks, enclosed storage containers and green waste recycle bin at NW corner of the site - Schedule N/A - APN: 156-090-033 - Related Cases: PP 14823, PP 14823R1 (1<sup>st</sup> LDC)

9:30 A.M.

5. MF **PLOT PLAN NO. 11380R1/VARIANCE NO. 01710** - EA No. 38174 - Applicant: Mapei Corporation - Engineer/Rep.: Raffaele Greco - Second Supervisorial District - Glen Avon Zoning District - Located south of Galena Street, west of Brookhollow Circle - 8.23 acres - M-SC zone - **REQUEST:** This is an application to add 76,341 square feet to an existing 56,413 square foot building. The project will be built in two phases with phase I consisting of the reconditioning of the existing building and the addition of a 120 foot tower that will be. The variance is a request to exceed the 105 foot height limit of the M-SC zone. The second phase will consist of the 76, 341 square foot building addition. The project's use will be changed from a vacant recycling facility to a grout making plant - Schedule N/A - APN: 167-160-037, 038 - Related Case: PP11380 (1st LDC)

9:45 A.M.

6. KU **PLOT PLAN NO. 16867** - EA No. 38170 - Applicant: Marion Walls - Engineer/Rep.: Novak and Associates - First Supervisorial District - Cajalco Zoning District - Located south of Cajalco Road, west of Clark Street, and east of Gustin Road - 3.4 acres - R-A-1 zone - **REQUEST:** This is an application to build a Class II (11-25) Kennel. - Schedule: N/A - APN: 285-230-007-9 - Related Cases: COC 4414 (1st LDC)

10:00 A.M.

7. CT **SPECIFIC PLAN NO. 00213A4/CHANGE OF ZONE NO. 06580** - EA No. 38176 - Applicant: Pacific Century Homes - Engineer/Rep.: Same - Third Supervisorial District - Rancho California Zoning Area - Located north of Willow Avenue, south of Murrieta Hot Springs Road, east of Winchester Road (Highway 79), and west of Sky Canyon Road - 7.3 Acres - SP zone - **REQUEST:** Change zone from high density residential to commercial within Planning Area 24 of Specific Plan No. 213 - Schedule: N/A - APN: 920-120-006 - Related Cases: N/A (1<sup>st</sup> LDC)

10:15 A.M.

8. CT **PLOT PLAN NO. 16875, FTA 2000-37** - EA N/A - Applicant: Ridge Properties, LLC - First Supervisorial District - Glen Ivy Zoning Area - Located northeasterly of Temescal Canyon Road and Interstate 15, southeasterly of Weirick Road - 3.96 acres - SP zone - **REQUEST:** To construct a 63,502 square foot office, warehouse/ distribution building - Schedule: N/ A - APN: 283-110-059 - Related Case: N/A (1<sup>st</sup> LDC)

10:30 P.M.

9. JQ **TENTATIVE TRACT MAP NO. 29335** - EA No. 38157 - Applicant: Sycamore Creek Associates, Scott Woodward - Engineer/Rep.: Rick Engineering Company - First Supervisorial District - Glen Ivy Zoning Area - Located south of Temescal Canyon Road and southwest of Highway 15 - 123.6 acres - SP zone - **REQUEST:** This is a proposal to subdivide the site into 412 single family residential lots and 1 school lot - Schedule: A - APN: 290-014-006, 290-060-010, 023, 039, 290-110-013, 290-130-001, 010, 011 - Related Cases: CZ05533, EIR00325, SP00256 (1<sup>st</sup> LDC)

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

10. LGM **PRELIMINARY APPLICATION REVIEW NO. 00395** - EA N/A - Applicant: Stan Schupp & Associates - First Supervisorial District - Rancho California Zoning Area - Located west of I-15, northeast corner of Paseo Chaparro and Via Calle, and southerly of Bear Creek Golf Course and Country Club - 81.50 Acres - Residential Agricultural-10 Acre Minimum (R-A-10) and Residential Agricultural 20 Acre Minimum (R-A-20) Zone - **REQUEST:** Pre-application review to subdivide 81.50 acres into 8 residential lots with minimum lots size of 10.00 gross acres.-Schedule "D" Map - APN: 930-020-001, 930-002-002 (Related Cases: TR23437,CZ5205) (1<sup>st</sup> LDC)

**2:00 P.M.**

11. GS **PLOT PLAN NO. 16868** - EA No. 38171 - Applicant: Carol Stahl - Engineer/Rep.: Carol Stahl - First Supervisorial District - Rancho California Zoning Area - Located at 19405 Grand Avenue - 2.55 net acres Acres - Rural Residential (R-R) Zone - **REQUEST:** Open sales lot for Garden and Home Decorations. - APN: 370-190-048 through 050 Related Case(s): N/A (1<sup>st</sup> LDC)

**2:15 P.M.**

12. GS **SECOND UNIT PERMIT NO. 00688, AMENDED NO. 1** - EA N/A - Applicant: Jose Sisneros - Engineer/Rep.: Jose Sisneros - First Supervisorial District - Lakeland Village Zoning District - Located on the east side of Grant Avenue, southerly of Case Street, and northerly of Lorimer Street - 1.4 Net Acres - Commercial (C-1/C-P), Residential (R-3) and Watercourse, Watershed and Conservation Areas (W-1) Zone - **REQUEST:** Proposed 858 s.f. detached structure as a second unit - APN: 381-200-008 Related Case(s): N/A (2<sup>nd</sup> LDC)

**2:30 P.M.**

13. FJU	<b>TENTATIVE TRACT MAP NO. 29114</b> - EA No. 38172 - Applicant: The Batavia Land Company - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - French Valley Zoning Area - Located easterly of Winchester Road (State Highway 79), northerly of Algarve Avenue - 92.78 gross acres - SP (SP 284) Zone - <b>REQUEST:</b> Schedule "A" subdivision to divide 92.78 acres into 289 single family residential lots (7,200 sq. ft. min lot size) and 8 open space lots - APN: 467-240-027 (Related Case(s): SP284)(1st LDC)
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2:45 P.M.

14. GS	<b>PARCEL MAP NO. 29989, AMENDED NO. 1</b> - EA No. 38145 - Applicant: Excel Engineering - Engineer/Rep.: Excel Engineering - First Supervisorial District - Rancho California Zoning Area - Located on the northeast corner of Sycamore Mesa Road and Shady Creek - 20.13 acres - Residential Rural (R-R) Zone - <b>REQUEST:</b> Divide 20.13 acres into four residential lots, each approximately 5 acres - APN: 939-050-004(Related Case): PM 29808(2nd LDC)
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Last Posted January 16, 2001



## LAND DEVELOPMENT COMMITTEE (LDC)

### MEETING AGENDA

#### RIVERSIDE COUNTY PLANNING DEPARTMENT

**Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409**

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

**DATE: FEBRUARY 1, 2001**

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.**

- |       |   |
|-------|---|
| 1. MF | <b>PRE-APPLICATION REVIEW NO. 00393</b> - EA No. N/A - Applicant: Glorious Land Company, LLC - Engineer/Rep.: Same - Chuckwalla Zoning District - Fourth Supervisorial District - Located east of Coachella, west of Chiraco Summit, north of Box Canyon Road and south of Monument Mountain - 6461 acres - N-A, W-2-10 zones - <b>REQUEST:</b> Pre-application review of a planned community ("Paradise Valley") that will divide the subject property into 8,950 residential lots - Schedule: N/A - APN: to be determined - Related Case: PAR 00394 |
|-------|---|

#### **9:00 A.M.**

2. MF	<b>PRE-APPLICATION REVIEW NO. 00394</b> - EA No. N/A - Applicant: Glorious Land Company, LLC - Engineer/Rep.: Same - Chuckwalla Zoning District - Fourth Supervisorial District - Located east of Coachella, west of Chiraco Summit, north of Box Canyon Road and south of Monument Mountain - 36 acres - N-A zone - <b>REQUEST:</b> Pre-application review for a general plan amendment for a visitor center for "Paradise Valley" - Schedule: N/A - APN: to be determined - Related Case: PAR 00393
9:15 A.M.	
3. SL	<b>PLOT PLAN NO. 16877</b> - EA No. 38179 - Applicant: Sprint PCS - Engineer/Rep.: Trip Hord Associates - Mead Valley Zoning District - First Supervisorial District - Located at the northwest corner of Clark Street and Elmwood Road, south of Cajalco Road - 2.08 acres - A-1-1 zone - <b>REQUEST:</b> Install a 105 foot high cell phone tower within a 2,000 square foot lease area. Five radio equipment cabinets are proposed at the base of the tower - Schedule: N/A - APN: 318-140-022 - Related Cases: N/A (1st LDC)
9:30 A.M.	
4. SL	<b>PLOT PLAN NO. 16876</b> - EA No. 38178 - Applicant: Sprint PCS - Engineer/Rep.: Trip Hord Associates - Pedley Zoning District - Second Supervisorial District - Located at 10056 60 <sup>th</sup> Street, East of Bain Street and north of Limonite Avenue - Total Acreage: 6 acres - A-1-4 zone - <b>REQUEST:</b> Install an approximately 80 foot high cell phone tower with associated antennas, within a 1,500 square foot lease area. Five radio equipment cabinets are proposed at the base of the tower, within the lease area - Schedule: N/A - APN: 162-200-003 - Related Cases: N/A (1st LDC)
9:45 A.M.	
5. SL	<b>TENTATIVE TRACT MAP NO. 29426, AMENDED NO. 2</b> - EA No. 37759 - Applicant: Esther Penner & Lloyd Cope - Engineer/Rep.: Gabel, Cook, & Becklund - Sedco/Wildomar Zoning Area - First Supervisorial District - Located south of Bundy canyon Road, east of Tulip Lane - 29.08 acres - R-R zone - <b>REQUEST:</b> Subdivide 29.08 acres into 80 residential lots and one open space lot - Schedule: A - APN: 367-250-007 - Related Case: CZ 06477 (2nd LDC)
10:00 A.M.	
6. SL	<b>PLOT PLAN 16559, AMENDED NO. 1</b> - EA No. 37990 - Applicant: Mathew Tyler Ice - Engineer/Rep.: Daniel Lawyer - Rubidoux Zoning District - Second Supervisorial District - Located North of 26th Street, east of Rubidoux Boulevard, south of 24th Street, west of Santa Ana River of Alexander Street - .54 acres - M-SC (Manufacturing-Service Commercial) Zone - <b>REQUEST:</b> Office and storage building for masonry contractor - APN: 266-140-016 - Related Cases: None (2nd LDC)

10:15 A.M.

7. SL **PLOT PLAN 15977, SUBSTANTIAL CONFORMANCE NO. 1** - EA No. N/A - Applicant: Regency /Cornerstone Inv. Llc - Engineer/Rep.: KCT Consultants - Prado/Mira Loma Zoning District - Second Supervisorial District - Located south of Mission Boulevard, between the Interstate-15 Freeway and Miliken Avenue - 4.27 Acres - M-M zone - REQUEST: Substantial conformance application to adjust lot line and reconfigure parking - APN: 156-020-038 - Related Cases: Plot Plan 15972 thru Plot Plan 15976, Plot Plan 15978, CZ4653 - (1st LDC)

10:30 A.M.

8. SL **PLOT PLAN 15978, SUBSTANTIAL CONFORMANCE NO. 1** - EA No.: N/A - Applicant: Regency /Cornerstone Inv. LLC - Engineer/Rep.: KCT Consultants - Prado/Mira Loma Zoning District - Second Supervisorial District - Located south of Mission Boulevard, between the Interstate-15 Freeway and Miliken Avenue - 3.03 Acres - M-M zone - REQUEST: Substantial conformance application to adjust lot line, building sq. ft. and parking - APN: 156-020-041 - Related Cases: Plot Plan 15972 thru Plot Plan 15976, Plot Plan 15977, CZ4653 - (1st LDC)

10:45 A.M.

9. JNW **CONDITIONAL USE PERMIT NO. 03322, AMENDED NO. 1** - EA No. 38085 - Applicant: Luther's Truck & Equipment - Engineer/Rep.: The Prizm Group - Cherry Valley Zoning District - Third Supervisorial District - Located south of Cherry Valley Boulevard, and west of Roberts Avenue - 4.74 acres - C-P-S Zone - **REQUEST:** To operate truck and equipment maintenance garage with 5 bays and an associated office - Schedule N/A - APN: 407-230-030 - Related Cases: N/A (2<sup>nd</sup> LDC)

11:00 A.M.

10. KU **PLOT PLAN NO. 16881** - EA No. 38181 - Applicant: Roger Coons - Engineer/Rep.: Roger Coons - Glen Avon Zoning Area - Second Supervisorial District - Located The site is located just south of Jurupa Road, east of Van Buren Blvd and west of Pedley Road - 1.01 acres - M-SC Zone - **REQUEST:** This is an application to construct a contractor office and storage yard. - Schedule N/A - APN: 169-280-012-9 - Related Cases: N/A (1st LDC)

**1:30 P.M.**

11. LGM **CHANGE OF ZONE NO. 6575/CONDITIONAL USE PERMIT NO. 03329** - EA No. 38163 - Applicant: Albert Davis - Engineer/Rep.: B.J. Glaser - Sun City Zoning District - Third Supervisorial District - South of McCall Boulevard, westside of Valley Boulevard and the terminus of Roanoke Road - 12.54 Acres - One-Family Dwelling (R-1) Zone - **REQUEST:** Change of Zone No. 6575 request a change of zone from One-Family Dwelling (R-1) to Multiple Family Dwellings (R-2). Conditional Use Permit No. 3329 proposes a two story assisted living retirement facility consisting of 131 units totaling 62, 723 square feet and 43,564 square feet of common areas that includes halls, dining, activity areas, and 170 parking spaces. - APN: 339-030-015, 339-030-016 (Related Case(s): N/A)(1st LDC)

1:45 P.M.

12. PS **TENTATIVE TRACT MAP NO. 30032** - EA No. 38180 - Applicant: Jerry Conant - Engineer/Rep.: Raab Engineering Inc. - Lakeview Zoning Area - Third Supervisorial District - Located on the west side of 11th Street, south of 11th Street, north of MacArthur Drive, and east of Norman Road - 7.45 Gross Acres - Residential Agricultural (R-A) Zone - **REQUEST:** Subdivision of two (2) parcels (7.45 Acres Gross total), into thirteen (13) single family lots with a ½ Acre Minimum lot size (Schedule "B," Tract Map) - APN: 427-280-004, 001 (Related Case(s):N/A(1st LDC)

2:00 P.M.

13. GS **PUBLIC USE PERMIT NO. 00593, SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Applicant: CAFH Order of Wildomar, Inc. - Engineer/Rep.: CAFH Order of Wildomar, Inc. - Rancho California Zoning Area - First Supervisorial District - Located south of Central, north of Clinton Keith and west of I-15 - 7.28 net Acres - Rural Residential (R-R) Zone - **REQUEST:** Addition of 219 square feet of office space and reception room, and 57 square foot entrance porch to an existing school building. - APN: 369-520-025 Related Case: PUP00593 (1st LDC)

2:15 P.M.

14. FJU **TENTATIVE TRACT MAP NO. 29789 AMENDED NO. 1** - EA No. 37963 - Applicant: John Peters & Associates - Rancho California Zoning Area - Third Supervisorial District - Located northeast corner of Thompson Road and Pourroy Road - 10.05 Acres - SP (SP 284) Zone - **REQUEST:** Schedule "A" Subdivision to divide 10.05 acres into 34 single family residential lots (7,200 sq. ft. min. lot size); two lots will be used as temporary storm water detention basins - APN: 467-380-005 (Related Case(s): SP 286) (2nd LDC)

2:30 P.M.

15. KG **SPECIFIC PLAN NO. 00281, AMENDMENT NO. 5** - EA No. ?????? - Applicant: Del Webb California Corporation - Engineer/Rep.: Del Webb California Corporation - Chuckawalla Zoning Area - Fourth Supervisorial District - Located north of I-10, S of Frances Way, east of Washington Street, west of Adams Street - 5.05 acres - SP Zone - **REQUEST:** Add 5.05 acres to SP281, realign PA's 18, 28, 29, and 33 - Schedule N/A (private streets) - APNs: 747460031, 014, 013, 005-009 - Related Cases: SP 281, 281A1, 281A2, 281A3, 281A4, 231 - Concurrent Cases: CZ 6579 - (1<sup>st</sup> LDC)

2:45 P.M.

16. KG **SPECIFIC PLAN 00231, AMENDMENT NO. 1** - EA No. 38191 - Applicant: Del Webb California Corporation - Engineer/Rep.: Del Webb California Corporation - Chuckawalla Zoning Area - Fourth Supervisorial District - Located north of I-10, south of Frances Way, east of Washington Street, and west of Adams Street - 5.05 acres - SP Zone - **REQUEST:** Delete 5.05 acres from SP - Schedule N/A (private streets) - APNs: 747460031, 014, 013, 005-009 - Related Cases: SP 231 - Concurrent Cases: GPA 562, SP281A5, CZ 6579 - (1<sup>st</sup> LDC)

3:00 P.M.

17. KG **GENERAL PLAN AMENDMENT NO. 00562** - EA No. 38191 - Applicant: Del Webb California Corporation - Engineer/Rep.: Del Webb California Corporation - Chuckawalla Zoning Area - Fourth Supervisorial District - Located north of I-10, south of Frances Way, east of Washington Street, and west of Adams Street - 5.05 acres - SP Zone - **REQUEST:** Change designation of 5.05 acres within the Western Coachella Valley Community Plan from Specific Plan 231 to Specific Plan 281 - Schedule N/A (private streets) - APNs: 747460031, 014, 013, 005-009 - Related Cases: SP 281, 281A1, 281A2, 281A3, 281A4, 231 - Concurrent Cases: CZ 6579 - (1<sup>st</sup> LDC)

3:15 P.M.

18. KG **CHANGE OF ZONE NO. 06579** - EA No. ?????? - Applicant: Del Webb California Corporation - Engineer/Rep.: Del Webb California Corporation - Chuckawalla Zoning Area - Fourth Supervisorial District - Located north of I-10, south of Frances Way, east of Washington Street, and west of Adams Street - 5.05 acres - SP Zone - **REQUEST:** Designate 5.05 acres from SP231 to SP281 - Schedule N/A (private streets) - APNs: 747460031, 014, 013, 005-009 - Related Cases: SP 281, 281A1, 281A2, 281A3, 281A4, 231 - Concurrent Cases: SP281A5 - (1<sup>st</sup> LDC)



## LAND DEVELOPMENT COMMITTEE (LDC)

### MEETING AGENDA

#### RIVERSIDE COUNTY PLANNING DEPARTMENT

**Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409**

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

**DATE: February 8, 2001**

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 Center**

- |       |   |
|-------|---|
| 1. JF | <b>PLOT PLAN NO. 10780 SUBSTANTIAL CONFORMANCE NO. 8</b> - Applicant: Chelsea GCA Realty Partnership - Engineer: KCT Consultants - Pass & Desert Zoning Area - Third Supervisorial District - Desert Hills Premium Outlets, north of I-10, south of Martin Road, west of Millard Pass Road - 39.46 acres C-P-S Zone - <b>REQUEST:</b> Convert existing Storage Space to Retail Space - Schedule: N/A - APN: 519-110-040 - Related Cases: PP10780, PP10780S1, PP10780S2, PP10780S3, PP10780S4, PP10780S5, PP10780S6, PP10780S7 (1 <sup>st</sup> LDC) |
|-------|---|

8:45 A.M.

2. JF **PLOT PLAN NO. 11972 SUBSTANTIAL CONFORMANCE NO. 4** - Applicant: Chelsea GCA Realty Partnership - Engineer: KCT Consultants - Pass & Desert Zoning Area - Third Supervisorial District - Desert Hills Premium Outlets, north of I-10, south of Martin Road, west of Millard Pass Road - 35.87 acres C-P-S Zone - **REQUEST:** Convert existing Storage Space to Retail Space - Schedule: N/A - APN: 519-110-040 - Related Cases: PP11972, PP11972S1, PP11972S2 (1<sup>st</sup> LDC)

9:00 A.M.

3. KU **PLOT PLAN NO. 16888** - EA No. N/A - Applicant: A & E West, LLC - Engineer/Rep.: same - Good Hope Zoning Area - Fifth Supervisorial District - Located The site is located just north of Mapes Road, south of Mountain Avenue, east of Highway 74 and west of Marie Street - 1.3 acres - R-R Zone - **REQUEST:** This is an application to expand an existing church - Schedule N/A - APN: 342-210-035 - Related Cases: GARBAG052 (1st LDC)

9:15 A.M.

4. JW **SPECIFIC PLAN NO. 00127W, SUBSTANTIAL CONFORMANCE NO. 1, GENERAL PLAN AMENDMENT NO. 00554, CHANGE OF ZONE NO. 06566, TENTATIVE TRACT MAP NO. 29712, AMENDED NO. 1** - EA No. 38135 - Applicant: Nicholas J. Coussoulis - Engineer/Rep.: Joseph E. Bonadiman & Assoc., Inc. - Cajalco Zoning District - First Supervisorial District - Located south of Scottsdale Road, east of Harley John Road and north of Cajalco Road - 10.19 acres gross - R-A-1 & R-A-2½ Zones - **REQUEST:** Substantial Conformance to Specific Plan No. 127W to remove a .43 acre parcel from the Specific Plan, change the Lake Mathews Community Plan land use designation on the site from Rural 2½ acre and SP127W to Rural 1 acre, change the zone on the site from R-A-2½ to R-A-1, and subdivide 10.19 acres into nine (9) single family residential lots each approximately one acre or greater in area. - Schedule "B" - APN: 285-370-001 & 011 - Related Cases: PAR373, SP127W (2nd LDC)

9:30 A.M.

5. MP **PARCEL MAP NO. 30017** - EA No. 38182 - Applicant: O. B. Johnson, Temecula Valley Developers, Pulte Home Corp., Engineer/Rep.: Engineering Ventures, Inc. - Rancho California Zoning Area - Third Supervisorial District - Located on the northeast corner of Technology Drive and Winchester Road (Highway 79) - 19.9 acres - SP Zone - **REQUEST:** Divide 19.9 acres into 3 commercial parcels - Schedule E - APN: 57-330-001 and 957-330-013 - Related Cases: SP 213, SP 213A3, CUP 3323, PM 29954, EA 38093

9:45 A.M.

6. MH **GENERAL PLAN AMENDMENT NO. 00561, CHANGE OF ZONE NO. 06582, TENTATIVE TRACT MAP NO. 29997** - EA No. 38188 - Applicant: McCune and Associates Incorporated - Engineer/Rep.: Albert A. Webb Associates - Prado-Mira Loma Zoning District - Second Supervisorial District - Located south of Chandler Street, east of Hellman Avenue, north of the Santa Ana River, and west of Archibald Avenue - 40 Acres - Heavy Agriculture - 10 Acre Minimum Lot Size (A-2-10) Zone - **REQUEST:** Tentative Tract Map No. 29997 (TR 29997) is a proposal to divide 40 acre site into 124 residential lots, one commercial lot, and one open space lot. Change of Zone No. 6582 (CZ 6582) is a proposal to change the zoning on the site from Heavy Agriculture with a 10 acre minimum lot size (A-2-10) to Planned Residential (R-4) and General Commercial (C-1 and C-P). General Plan Amendment No. 561 is a proposal to change the Jurupa Community Land Use designation on the site from Agriculture/Development Reserve to Residential 2B (2 to 5 dwelling units per acre) and Commercial. - Schedule A - APN: 130-020-001 Related Case: N/A (1<sup>st</sup> LDC)

10:00 A.M.

7. MF **CONDITIONAL USE PERMIT NO. 03332** - EA No. 38190 - Applicant: Third Gear Pinned - Engineer/Rep.: Miller Consulting - Beaumont-Banning Zoning District - Third Supervisorial District - Located east of Lamb Canyon Road, south of Laird Road and California Avenue - 22.7 acres - W-2 zone - **REQUEST:** This is an application to construct a motocross park. There are 124 proposed parking spaces in a dirt parking area. There are no proposed permanent structures - Schedule: N/A - APN: 421-100-020 - Related Cases: CV001800 (1<sup>st</sup> LDC)

10:15 A.M.

8. SL **PLOT PLAN NO. 16782 AMENDMENT NO. 1** - EA No. 38119 - Applicant: Jurupa Partners - Engineer/Rep.: N/A - Glen Avon Zoning District - Second Supervisorial District - Located south of Jurupa Road, west of Pedley Road, and east of Van Buren Boulevard - 1.05 acres - M-SC zone - **REQUEST:** Convert two existing residential structures to business use (office and storage). Ten parking spaces are proposed. - Schedule: N/A - APN: 169-280-014 - Related Cases: None (2<sup>nd</sup> LDC)

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

9. FJU **TENTATIVE PARCEL MAP NO. 29509** - Applicant: A. Saba and Shirley Saba - Engineer/Rep.: Markham & Associates - Rancho California Zoning Area - Third Supervisorial District - Located southerly of Benton Road, westerly of Leon Road, northerly of Auld Road - 37.12 acres - SP zone - **REQUEST:** Schedule "E" subdivision to divide 37.12 acres into 27 industrial parcels - APN: 958-240-026 (Related Case(s): SP284)(1<sup>st</sup> LDC)

1:45 P.M.

10. GS	<p><b>CHANGE OF ZONE NO. 06581</b> - EA No. 38187 - Applicant: Markham Development Group - Engineer/Rep.: Markham Development Group - Rancho California Zoning Area - First Supervisorial District - Located on the northwest corner of Prielipp and Java Lane - 9.21 net acres Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Change of zoning to Manufacturing-Service Commercial (M-SC) from Rural Residential (R-R) - APN: 369-820-007 Related Case: N/A)(1st LDC)</p>
2:00 P.M.	
11.	<p><b>PLOT PLAN NO. 16891</b> - EA No. 38185 - Applicant: REI Management - Engineer/Rep.: Hunsaker &amp; Associates - Rancho California Zoning Area - Third Supervisorial District - Located on the westerly side of Rancho California Road, easterly of Los Nogales Road, and northerly of Anza Road - 83.880 Net Acres - Citrus Vineyard - 20 Acre Minimum (C/V-20) Zone - <b>REQUEST:</b> 5,408 square foot winery including barrel, preparation, and tasting rooms, one (1) storage room, 40 parking spaces, and 2 bus spaces are also proposed - APN: 942-230-001 (Related Case(s): N/A)(1st LDC)</p>
2:15 P.M.	
12.	<p><b>TENTATIVE TRACT MAP NO. 30052, CHANGE OF ZONE NO. 06583</b> - EA No. 38189 - Applicant: Colorado Pacific Communities - Engineer/Rep.: Trans-Pacific Consultants, Inc - Rancho California Zoning Area - Third Supervisorial District - Located on the westerly side of Butterfield Stage Road, south of Temecula Creek Road, and easterly of Anza Road - 46 Gross Acres - Rural Residential (R-R) Zone - <b>REQUEST:</b> Change of zone from Rural Residential (R-R) to One-Family Dwellings (R-1), Subdivide 46 Gross Acres into 122 residential lots with a 7,200 square foot minimum lot size, and One (1) open space lot -Schedule A - APN: 952-210-004, 003, 007, 008, 012, 011, 952-220-003 (Related Case(s): N/A)(1st LDC)</p>

*Last Posted January 29, 2001*



**LAND DEVELOPMENT COMMITTEE (LDC)**

**MEETING AGENDA**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409**

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

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department-s or agency-s conditions in the Sierra system with a status of ARecommended. 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.

Cleared	On Hold

8:30 A.M.

1. MH **PARCEL MAP NO. 29922B** EA No. 38192 B Applicant: Abdul R. Salbi - Third Supervisorial District B Nuevo Zoning District B Located on the north side of 13<sup>th</sup> Street and Gibson Avenue, south of Apricot Avenue B 19.09 acres B RA zone B **REQUEST:** This is an application to divide 19.09 acres into 4 residential lots B Schedule AH@B APN: 427-240-006 B Related Cases: N/A (1<sup>st</sup> LDC)

8:45 A.M.

2. KU **PLOT PLAN NO. 10130, SUBSTANTIAL CONFORMANCE NO. 4** EA No. N/A Applicant: Idyllwild Arts Foundation Engineer/Rep.: Inland Permit Consultants Third Supervisorial District Hemet/San Jacinto Zoning Area Located just west of Apela Drive, north of Temecula Street 80.48 acres W 2, W 1 Zone **REQUEST:** This is an application to construct Building No. 77 which will be a 2,200 square foot Motion Picture Studio to the Master Plan Schedule APN: 557 120 001 Related Cases: PP10130, PP10130S1, PP10130S2, PP13369, PP14891, EA 31994, PAR00082 (1<sup>st</sup> LDC)

9:00 A.M.

3. KU **PLOT PLAN NO. 02691, REVISED NO. 1** EA No. 38199 Applicant: Terry Stringfield Engineer/Rep.: Jeff Stringfield First Supervisorial District Woodcrest Zoning Area Located just south of Van Buren Blvd, west of Gila Way north of Alhanbra and Colt Street 1.46 acres M SC Zone **REQUEST:** This is an application to revise Plot Plan 2691 for Auto Sales Schedule N/A APN: 265 270 046 Related Cases: Plot Plan No. 2691, CV002665 (1st LDC)

9:15 A.M.


4. CT **PARCEL MAP NO. 29950** EA No: 38144 Applicant: Rafael Santiago First Supervisorial District Pedley Zoning District Located north of 60th Street, west of Steve Avenue 4.5 acres R A 20,000 zone **REQUEST:** Subdivide parcel into four single family residential lots with minimum lot size of 1.12 acres Schedule: H APN: 162 170 012 Related Cases: N/A (2<sup>nd</sup> LDC)

9:30 A.M.


5. SL **CONDITIONAL USE PERMIT NO. 03333** EA No. 38193 Applicant: Acrey Fence Company Engineer/Rep.: Trip Hord Associates First Supervisorial District Woodcrest Zoning District Located north of Van Buren Boulevard, west of Wood Road and east of Prairie Way 2 acres C P S zone **REQUEST:** Legalize an existing building materials sales yard and related fabrication activities. 10 Parking spaces and 1,500 square feet of landscaping are proposed APN: 265 290 021, 265 290 047, 048, 049, 050 Related Cases: None (1st LDC)

9:45 A.M.


6. JW **TENTATIVE TRACT MAP NO. 29315, AMENDED MAP NO. 5** 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 Schedule "A" APN: 308 140 005, 308 160 003, 004, 005, 006, 007, 008 and 009 Related Cases: Change of Zone No. 6507

10:00 A.M.


7. JW **PUBLIC USE PERMIT NO. 00821, AMENDED NO. 1** EA No. 38161 Applicant: Sprint PCS Engineer/Rep.: David Leonard Associates First Supervisorial District Cajalco Zoning District Located south of Cajalco Road, east of Lake Mathews Drive and north of Lakeridge Drive 1,250 sq. ft. lease area within a 3.9 acre lot R A 2 2 zone **REQUEST:** To construct a 75 foot high telecommunications monopole built to resemble a pine tree with associated equipment Schedule N/A APN: 286 150 007 Related Cases: N/A (1st LDC)

10:15 A.M.


8. KB **Plot Plan No. 09075, Revision No. 2** EA No. 38196 Applicant: Vincent Hall Engineer/Rep.: Vincent Hall Third Supervisorial District Cherry Valley Zoning Area Located at the northwest corner of Dutton Street and Bellflower Avenue 3.53 acres R 2 Zone (Multiple Family Dwellings) **REQUEST:** This request is to repair an approximately 7000 sf existing congregate care facility, modify an approximately 1200 sf existing screened porch area into living area and construction an approximately 1200 sq. ft. Schedule N/A APN: 402 060 019 Related Cases: E.A. 38196, PP09075, PP09075R1, PP09075S1, (1st LDC)

**1:30 P.M.**

9. PS **TENTATIVE PARCEL MAP NO. 29352, AMENDMENT NO.1** - EA No. 37752 – Applicant: David Evans and Associates, Inc. – Third Supervisorial District - Rancho California Zoning Area – Located east of Butterfield Stage Road, north of Vista Del Monte Road, south of Murrieta Hot Springs Road extension and west of Anza Road - 632.23 acres - A-1-10 Zone - **REQUEST:** To divide 632.2 acres into 4 parcels of 201, 44.88, 162.86 and 223.41 acres (Schedule "I") - APN: 958-260-001 and 958-200-002 (Related Case(s): N/A)(2nd LDC)

1:45 P.M.

10. PS **SECOND UNIT PERMIT NO. 00689** - EA N/A – Applicant: Richard L. Beckett – Third Supervisorial District - Rancho California Zoning Area - Located on the westerly side of De Portola Road, south of Newby Road - 4.7 Net Acres - Rural Residential (R R) Zone - **REQUEST:** 1197 square foot residential second unit - APN: 470 400 026 (Related Case(s): N/A) (1<sup>st</sup> LDC)

2:00 P.M.

11. GS **TENTATIVE PARCEL MAP NO. 30053** - EA No. 38194 – Applicant: Mike Vladic – Engineer/Rep.: Land Space Engineering – Third Supervisorial District - Rancho California Zoning District - Located east of De Portola Road, south of Parado Del Sol - 10.93 Net Acres - Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - **REQUEST:** Schedule H subdivision of 10.93 acres into 3 parcels (2 ½ Acre Minimum) - APN: 205-512-003 Related Case: N/A (1st LDC)




**LAND DEVELOPMENT COMMITTEE**

**MEETING AGENDA**

**RIVERSIDECOUNTY PLANNING DEPARTMENT**

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

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

**DATE: February 22, 2001**

**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.

1. JW

**Public Use Permit No. 00824** EA No. 38203 Applicant: Sprint PCS  
 Engineer/Rep.: David Leonard Associates First Supervisorial District Mead Valley Zoning District Located west of Cable Lane, south of Markham Street and east of Wood Road 700 sq. ft. lease area within a .98-acre parcel R A 1 zone **REQUEST:** To construct a 65 foot high telecommunications monopole with associated ground equipment. The site will also include the construction of a six foot high retaining wall Schedule N/A APN: 321 320 016 Related Cases: N/A (1<sup>st</sup> LDC)

8:45 A.M.

2. JW

**Plot Plan No. 16818, Amended No. 1** EA No. 38146 Applicant: Spectra Site  
 Engineer/Rep.: S.J.S. Consulting Group First Supervisorial District Lake Mathews Zoning District Located north of El Sobrante Road and east of La Sierra Avenue 4,578 sq. ft. lease area within a 2.4 acre lot W 2 Zone **REQUEST:** To construct a 105 ft high telecommunications monopole with space for four (4) future carriers. The site will include four (4) concrete pads for future equipment Schedule N/A APN: 270 190 006 Related Cases: N/A (1<sup>st</sup> LDC)

9:00 A.M.

Cleared	On Hold

<p>3. MH</p> <p>9:30 A.M.</p>	<p><b>Pre-application Review No. 00396</b> EA N/A – Applicant: Luis Magana          Second Supervisorial District Rubidoux Zoning District The project site is located at the northwest corner of the intersection between 28th Street and Hall Avenue. The street address of the site is 5413 28th Street. The site is generally located east of Rubidoux Boulevard, north of Highway 60 and south of Market Street 0.53 Acres Manufacturing-Service Commercial (M-SC) Zone  <b>REQUEST:</b> The proposed project is a 615 square foot sales office for wooden pallets with on-site storage of pallets on a 0.53 acre parcel APN: 178-230-004 (Related Case(s): None) (1<sup>st</sup> LDC)</p>		
<p>4. SL</p> <p>9:45 A.M.</p>	<p><b>TENTATIVE PARCEL MAP NO. 28972, AMENDED NO. 4</b> EA No. 28972          Applicant: Delton Dysart Engineer/Rep.: Marcel &amp; Associates Third Supervisorial District Beaumont Banning Zoning District Located South of Westward Avenue, north of Coyote Trail, and east of Turtle Dove Lane and Sunset Avenue 161 acres A 1 10 zone <b>REQUEST:</b> Subdivide 161 acres into 8 parcels with a minimum size of 20 acres Schedule: I APNs: 537 200 002, 537190 008 Related Cases: None – (3<sup>rd</sup> LDC)</p>		
<p>5. EC</p> <p>10:00 A.M.</p>	<p><b>Plot Plan No. 16911</b> – EA N/A - Applicant: Mediacom - Engineer/Rep.: Ron Vergilio Designs - Third Supervisorial District – Sun City Zoning District - Located north of Newport Road south of Rigemoor Road and west of Valley Boulevard - 1 .0 Acre of lease area within a 42.0 acre parcel - W-2 Zone - <b>REQUEST:</b> To construct a 2,030 square foot communication facility on a 1.0 acre lease site - Schedule N/A - APN: 339-200-018-0 - Related Cases: N/A (1<sup>ST</sup> LDC)</p>		
<p>6. MP</p> <p>1:30 P.M.</p>	<p><b>PARCEL MAP NO. 30017</b> - EA No. 38182 - Applicant: O. B. Johnson – Engineer/Rep.: Temecula Valley Developers, Pulte Home Corp., Engineering Ventures, Inc. - Third Supervisorial District - Rancho California Zoning Area - Located on the northeast corner of Technology Drive and Winchester Road (Highway 79) - 19.9acres - SP Zone -<b>REQUEST:</b> Divide 19.9 acres into 3 commercial parcels- Schedule E - APN: 57-330-001 and 957-330-013 - Related Cases: SP 213, SP 213A3, CUP 3323, PM 29954, EA 38093 (2<sup>nd</sup> LDC)</p>		
<p>7. LGM</p> <p>1:45 P.M.</p>	<p><b>TENTATIVE PARCEL MAP NO. 28266, AMENDED NO. 2</b> - EA No. 37958 – Applicant: The Grimes Company – Engineer/Rep.: Landmark Surveys - Third Supervisorial District - Rancho California Zoning Area – Located south of Tenaja Road, northerly of Rancho California Road and westerly of Avenida La Cresta - 42.09 net acres - Residential Agricultural-10 Acre Minimum (R-A-10) Zone - <b>REQUEST:</b> The project proposes to subdivide 34.54 acres into four five acre minimum parcels with minimum parcel size of 5.02 acres and one 7.20 acre remainder parcel, Schedule "H" Map - APN: 931-380-001 (Related Case (s): CZ No. 6528) (3<sup>rd</sup> LDC)</p>		
<p>8. LGM</p>	<p><b>CONDITIONAL USE PERMIT NO. 03295, AMENDED NO. 4</b> - EA No. 37772 – Applicant: French Valley “35” – Engineer/Rep.: Inland Planning Services - Third Supervisorial District - Rancho California Zoning Area – Located on the northwest corner of Benton Road and Leon Road - 23.70 gross acres - Scenic Highway Commercial (C-P-S) Zone - <b>REQUEST:</b> 349 temporary RV and boat storage spaces and caretaker residence on the southeastern 5.50 acre portion of a 23.70 acre parcel - APN: 958- 230-020 (Related Case(s): PM 27765, TUP 173, and TUP 175)(5<sup>th</sup> LDC)</p>		

2:00 P.M.

9. LGM

**TENTATIVE TRACT MAP NO. 30063** - EA No. 38200 – Applicant: Fairway Homes – Engineer/Rep.: CSL Engineering - Third Supervisorial District - Sun City Zoning District – Located east of I-215, south of McCall, and northeast corner of Bavaria Drive and Tate Road - 15 gross acres - One Family Dwellings (R-1) Zone - **REQUEST:** Proposed subdivision of 15 acres into 62 residential lots with minimum lot size of 7,200 square feet. Schedule “A” Map - APN: 334-060-005, 334-060-036 (Related Case: Tract No. 28219)(1st LDC)


*Last Posted February 13, 2001*



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409

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

**DATE: March 1, 2001**

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.

1. JW

**Plot Plan No. 16922** EA No. 38202 Applicant: Sprint PCS Engineer/Rep.: David Leonard Associates Lakeview Zoning Area Third Supervisorial District Located east of Hansen Avenue, south of Ramona Avenue and north of Yucca Avenue 1,500 sq. ft. lease area within a 6.2 acre parcel M SC Zone **REQUEST:** To construct a 123' 2" high telecommunications monopole with associated ground equipment Schedule N/A APN: 426 140 023 Related Cases: N/A

8:45 A.M.

2. JW

**Pre Application Review No. 00397** EA No. N/A Applicant: Esgate Engineering Engineer/Rep.: Esgate Engineering Antelope Valley/Winchester Zoning Area Third Supervisorial District Located north of Garbani Road, south of Newport Road and east of Antelope Road 80.01 acres R A 1 and R 1 Zones **REQUEST:** Subdivide 80.01 acres into 205 single family residential lots with a minimum lot size of 7,200 sq. ft. and an average lot size of 16,089 sq. ft. Schedule N/A APN: 372 050 017 Related Cases: N/A

9:15 A.M.

Cleared	On Hold



**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDECOUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: MARCH 8, 2001**

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.

1. KU **PRE-APPLICATION REVIEW NO. 00398** EA N/A Applicant: Juan Carlos Orozco Engineer/Rep.: Ray Lopez Rubidoux Zoning Area Second Supervisorial District Located just south of 28th Street, west of Hall Avenue and north of the 60 freeway 2.04 acres R 3 Zone **REQUEST:** This is a pre application review for a General Plan Amendment from Jurupa Community Plan 2A (Urban Residential Polices 5 8 dwelling units per acre) to M or I (Manufacturing or Industrial). Also change the zone from R 3 to M SC and a Plot Plan for Pallet Manufacture and Storage Schedule N/A APN: 178 271 001 Related Cases: CV000403, PM26394, PP12153, PP13996, CZ6565, CZ6572, EA38155 (1st LDC)

9:00 A.M.

2. JW **Plot Plan No. 16208, Amended No. 2** EA No. 37813 Applicant: J & J Enterprises Engineer/Rep.: Trip Hord Associates Homeland Zoning Area Third Supervisorial District Located east of San Jacinto Road and southwest of Russell Road and AT&SF Railroad 17.17 gross acres SP Zone **REQUEST:** This is a proposal to operate a contractor's storage yard that will include a caretaker's unit, a 20,000 sq. ft. storage building, and approximately 14.3 acres of open storage Schedule N/A APN: 331 190 010, 011, 014, 035 Related Cases: SP 260.

9:15 A.M.

3. SL **ENVIRONMENTAL IMPACT REPORT NO. 00428, SCREEN CHECK NO. 1** Applicant: Newcastle Realty Partners, Inc. Eng/Rep.: Albert A. Webb Associates Prado Mira Loma Zoning District Second Supervisorial District Located at the northwest corner of Bellgrave Avenue and the Interstate 15 Freeway 106.4 Acres A 2 10 and I P zones **REQUEST:** Review of EIR No. 428, Screen Check No. 1 (EIR for Change of Zone No. 6538, Tentative Parcel Map No. 29796, Plot Plan No. 16589 AG837, AG383) APN: 160 020 010, 009, 008 Related Cases: Change of Zone No. 6538, Tentative Parcel Map No. 29796, Plot Plan No. 16589 AG837, AG383, EA38004 (1st LDC)

Cleared	On Hold





LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409

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

**DATE: March 15, 2001**

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.

1. JW **PLOT PLAN NO. 16951** EA No. 38217 Applicant: Verizon Wireless  
 Engineer/Rep.: O2 Wireless Solutions Pedley Zoning District Second  
 Supervisorial District Located south of 60th Street, west of Appaloosa Avenue  
 and east of Bain Street 600 sq. ft. lease area within a 4.49 acre parcel W 2 5  
 Zone **REQUEST:** To construct a 67 foot high telecommunications monopole  
 using slim line type antennas and a standard equipment shelter to house  
 electrical equipment Schedule N/A APN: 162 200 023 Related Cases: N/A  
 (1<sup>st</sup> LDC)

8:45 A.M.

2. JW **Plot Plan No. 16937, Change of Zone No. 06588, Parcel Map No. 29537,  
 Amended No. 1** EA No. 37900 Applicant: Bos Family Limited Partnership  
 Engineer/Rep.: Albert A. Webb Associates – Prado/Mira Loma Zoning District  
 Second Supervisorial District Located west of Wineville Road, east of  
 Interstate 15 and north east and south east of the future Cantu Galleano Ranch  
 Road & I 15 interchange 125.40 acres gross A 2 10 Zone **REQUEST:** To  
 construct five industrial/warehouse buildings in five phases with a total of  
 5,462,424 sq. ft. of building area, to change the zone on the site from A 2 10 to  
 I P, and to subdivide 125.4 acres into five industrial parcels Schedule "E"  
 APN: 160 040 001, 007 Related Cases: AG00850

9:00 A.M.

Cleared	On Hold

<p>3. KU</p> <p>9:15 A.M.</p>	<p><b>Plot Plan No. 16953, Variance No. 01713</b> EA No. 38219 Applicant: California Regional Engineers Engineer/Rep.: California Regional Engineers Rancho California Zoning Area First Supervisorial District Located just south of Clinton Keith Road, east of Elizabeth Lane, west of Jana Lane, and north of Phillip 9.79 acres R-R Zone <b>REQUEST:</b> This is an application to build a self storage facility. The variance is an application to encroach into the rear yard setback 5 feet and to have a side yard setback of 0 feet. Schedule N/A APN: 369 230 081 Related Cases: CZ 6525, (1st LDC)</p>	
<p>4. KU</p> <p>9:30 A.M.</p>	<p><b>Plot Plan No. 16881</b> EA No. 38181 Applicant: Roger Coons Engineer/Rep.: Roger Coons Glen Avon Zoning Area Second Supervisorial District Located just south of Jurupa Road, east of Van Buren Blvd and west of Pedley Road 1.01 acres M SC Zone <b>REQUEST:</b> This is an application to construct a contractor office and storage yard. Schedule N/A APN: 169 280 012 9 Related Cases: N/A (2nd LDC)</p>	
<p>5. EC</p> <p>9:45 A.M.</p>	<p><b>PLOT PLAN NO. 16952</b> EA No. 38218 Applicant: George Economy Engineer/Rep.: Professional Technology Group University Zoning District Fifth Supervisorial District Located on the north west corner of Center Street &amp; Highland Avenue, south of Church street 0.25 acres C 1/C P zone <b>REQUEST:</b> Addition of a 2,091 to a existing 2465 retail building. Nine parking spaces are proposed APN: 247 053 004 Related Cases: None (1st LDC)</p>	
<p>6. EC</p> <p>10:00 A.M.</p>	<p><b>PLOT PLAN NO. 16949</b> EA No. 38216 Applicant: Gary Miller Architect &amp; Associates, Inc. Hemet /San Jacinto Zoning District - Third Supervisorial District Located southerly of highway 371, and on the westerly side of Contreras Road Total Acreage 3.53 acres A 1 2 ½ zone <b>REQUEST:</b> The construction of a new church facility in two phases. Phase 1 is 6,422 square feet, and phase 2 is 11,922 square feet. Additionally, 273 parking spaces and 48,901 square feet of landscaping is proposed. APN: 576 080 018 Related Cases: CZ 6396, PM 28724 (1st LDC)</p>	
<p>7. MH</p> <p>10:15 A.M.</p>	<p><b>Plot Plan No. 16932</b> - EA No. 38207 – Applicant: Arlington Sheet Metal Corporation – Engineer/Rep.: Pharaoh Design Inc. - North Perris Zoning Area - First Supervisorial District - Located south of the Cajalco Express Way, north of Cajalco Road, and west of Harvill Avenue - 4.28 acres (net) - Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P) Zone - <b>REQUEST:</b> The project consists of a 12,000 square foot pre-manufactured steel building with 1,620 square feet of office area, 936 square foot mezzanine, sheet metal shop fabrication area, and storage area for the manufacture of sheet metal products. This project has been granted Fast Tract Status (FTA No. 2000-38) due to its location in a distressed county facility district (CDF). - APN: 317-110-003 (Related Case(s): None) (1st LDC)</p>	
<p>8. SL</p> <p>1:30 P.M.</p>	<p><b>TENTATIVE TRACT MAP NO. 29762, AMENDED NO. 1</b> EA No. 38117 Applicant: JCC Homes Engineer/Rep.: Inland Planning Services Cherry Valley Zoning District Third Supervisorial District Located south of County Line Road and east of Basil Lane 39.23 acres <b>REQUEST:</b> Subdivide 39.2 acres into 9 single family residential lots Schedule: B APN: 407 330 074 Related Cases: None (2nd LDC)</p>	

9. PS **TENTATIVE TRACT MAP NO. 30032, AMENDED NO. 1** – EA 38180 – Applicant: Jerry Conant – Engineer/Rep.: Raab Engineering Inc. – Lakeview Zoning Area – Third Supervisorial District – Located on the westerly side of 11<sup>th</sup> Street, south of 11<sup>th</sup> Street, and north of MacArthur Drive, east of Norman Road – 7.45 Gross Acres – Residential Agricultural (R-A) Zone – **REQUEST:** Subdivision of two (2) parcels (7.45 acres gross), into thirteen (13) single family lots with a half acre (1/2) minimum lot size – APN: 427-280-004, 001 (Related Cases(s): TR24755 (2<sup>nd</sup> LDC)

1:45 P.M.

10. GS **SECOND UNIT PERMIT NO. 00691** – EA N/A – Applicant: Daniel Franklin – Engineer/Rep.: Ward Franklin – Rancho California Zoning Area – Third Supervisorial District – Located north of Murrieta Hot Springs, south of Clinton Keith, east of Interstate 215, and west of Winchester Road – 3.85 net acres – Residential Agriculture – 5 acre minimum zone – **REQUEST:** Proposed 1,800 sq. ft. detached structure as a second unit – APN: 956-030-001 – Related Cases (s): None (1<sup>st</sup> LDC)


*Last Posted March 6, 2001*



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409

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

**DATE: March 22, 2001 (Revised 3/19/01)**

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.

1. JW

**PLOT PLAN NO. 16906/ Variance No. 01712** EA No. N/A Applicant: Winchester Associates, Inc. Engineer/Rep.: Winchester Associates, Inc. Mead Valley Zoning District First Supervisorial District Located south of Cajalco Expressway, west of Interstate 215 and east of Harvill Avenue 3.15 acres M SC Zone **REQUEST:** This is a variance request to construct a 75 foot high freestanding sign, which would represent a 30 foot increase in height than the height allowed by Ordinance No. 348 (45 feet). Furthermore, the proposed sign area is 225 square feet, which represents a 75 square foot increase in sign area than allowed by Ordinance No. 348 (150 sq. ft.) Schedule N/A APN: 317 110 028, 031, 032 Related Cases: CUP3320, PP16906 (1<sup>st</sup> LDC)

8:45 A.M.

2. JW

**General Plan Amendment 00567** EA No. N/A – Applicant/Owner: Philip J. and Katie Pilipi – Lake Mathews Zoning Area – First Supervisorial District Located on the southwest corner of Via Barranca and Via Lago 5.64 acres Zoning: R A 2 **REQUEST:** Amend General Plan to remove the site's "SP Required" designation under the Lake Mathews Community Plan. Site's existing zoning (R A 2) will not change. GPA is necessary for processing of parcel map for site (PM 29590) Schedule: N/A APN: 287 290 027 Related Cases: PM 29590, EA 37876, SUP 675 – (1<sup>st</sup> LDC)

9:00 A.M.

Cleared	On Hold

<p>3. MH</p> <p>9:15 A.M.</p>	<p><b>Tentative Tract No. 29259 (Amended No. 2)</b> EA No. 37620 – Applicant: Scott Road Associates, LLC – Engineer/Rep.: Albert A. Webb Associates  Winchester Zoning Area Third Supervisorial District Located east of the alignment of Heather Lane, west of Briggs Road, south of Wickerd Road and north of Scott Road 59.60 acres (gross) Light Agriculture - 2 1/2 Acre Minimum Lot Size (A-1-2 1/2) Zone <b>REQUEST:</b> The proposed project would divide 59.60 gross acres into 153 residential lots with a minimum lot size of 10,000 square feet, one detention basin, and a park site. APN: 372-200-015, 372-190-002, and 372-190-004 (Related Case(s): General Plan Amendment No. 487 Change of Zone No. 6443, EIR No. 415) (2<sup>nd</sup> LDC)</p>	
<p>4. KU</p> <p>9:30 A.M.</p>	<p><b>Tentative Parcel Map No. 29891</b> EA No. 38228 Applicant: Jesus Urresti Engineer/Rep.: Lockwood Engineering Company Glen Avon Zoning Area Second Supervisorial District Located just north of 51st Street, south of Jurupa Road, east of "J" Street, and west of Hill Place 3.09 acres A 1 Zone <b>REQUEST:</b> This is an application to subdivide 3.09 acres into three one acre lots Schedule H APN: 167 222 010 Related Cases: (1st, LDC)</p>	
<p>5. KU</p> <p>9:45 A.M.</p>	<p><b>Second Unit Permit No. 00692</b> EA No. N/A Applicant: Danny and Diana Webster Engineer/Rep.: N/A – Cherry Valley Zoning Area - Third Supervisorial District Located just north of Vineland, south of Orchard, east of Taylor, and west of Beaumont Avenue 1.83 acres A 1 1 Zone <b>REQUEST:</b> This is an application to construct a second unit on to a residential lot. The current primary unit will be converted to the second unit Schedule N/A APN: 405 050 007 Related Cases: PM 26633, (1<sup>st</sup> LDC)</p>	
<p>6. KB</p> <p>10:00 A.M.</p>	<p><b>Plot Plan No. 16954</b> EA No. 38222 Applicant: James Draper Engineer/Rep.: Lake shore Engineering Glen Avon Zoning District Second Supervisorial District Located North of Mission Boulevard, south of the 60 Freeway, east of Country Village Road and west of Pedley Road .97 acre (net) R 3 (General Residential) Zone <b>REQUEST:</b> This request is to construct two (2) 2 story duplexes with attached two (2) car garage for each unit (a total of 8 units 2,193 square feet each) Schedule N/A APN: 169 060 016 Related Cases: None (1st LDC)</p>	
<p>7. SL</p> <p>10:15 A.M.</p>	<p><b>CONDITIONAL USE PERMIT NO. 03334</b> EA No. 38224 Applicant: Idyllwild Pines Camp and Conference Center Representative: Paul Schlenz Idyllwild Zoning District Third Supervisorial District Located west of South Circle Drive (State Highway No. 243), east of Delano Drive, and south of Pine Crest Avenue Approximately 47 acres W 2, W 1, R 3 A, and R 1 A zones <b>REQUEST:</b> CUP application to legalize the existing Idyllwild Pines Camp and Conference Center APNs: 561 032 001, 561-032-002, 561 020 027, 561 020 025, 561 020 006, 561 020 002, 561 031 001, 565 080–051 Related Cases: None (1st LDC)</p>	





LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Morning Meetings from 8:30 am to 1:30 pm - County Administrative Center 4080 Lemon St., 9<sup>th</sup>Floor, Riverside, CA 92502-1409

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

**DATE: March 29, 2001**

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.

1. JW

**Plot Plan No. 15239, Revised Permit No. 1** EA N/A Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Rancho California Zoning Area Third Supervisorial District Located west of Briggs Road and north of Murrieta Hot Springs Road 532 sq. ft. lease area within a 40 acre parcel A 1 10 Zone **REQUEST:** To add Verizon wireless telecommunication antennas to an existing 67 foot high Sprint monopole and construct a new equipment shelter with a 523 sq. ft. lease area located directly south of the existing Sprint lease area Schedule N/A APN: 958 230 013 Related Cases: PP15239 (1<sup>st</sup> LDC)

8:45 A.M.

2. JW

**Public Use Permit No. 00830** EA No. 38237 Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Edgemont/Sunnymead Zoning District Fifth Supervisorial District Located north east of Reche Canyon Road and south of Scott Street 1,250 sq. ft. lease area within a 3.17 acre parcel R A 5 Zone **REQUEST:** To construct a 70 foot high telecommunications monopole along with an associated equipment shelter within a 1,250 sq. ft. lease area Schedule N/A APN: 259 090 004 Related Cases: N/A (1<sup>st</sup> LDC)

9:00 A.M.

Cleared	On Hold

<p>3. SL</p> <p>9:15 A.M.</p>	<p><b>PUBLIC USE PERMIT NO. 00831</b> EA No. 38241 Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Lake Mathews Zoning District First Supervisorial District Located on the south side of Victoria Avenue, west of La Sierra Avenue and east of Lyon Avenue 600 square foot lease area, within a 6.4 acre property R A 20,000 zone <b>REQUEST:</b> Install a 75 foot high cell phone tower, disguised a palm tree. Electronic equipment cabinets will be located near the base of the tower, on a concrete pad APN: 136 040 008 Related Cases: None (1st LDC)</p>	
<p>4. JW</p> <p>9:45 A.M.</p>	<p><b>Pre Application Review No. 00397</b> EA N/A Applicant: Esgate Engineering Engineer/Rep.: Esgate Engineering Antelope Valley/Winchester Zoning Area Third Supervisorial District Located north of Garbani Road, south of Newport Road and east of Antelope Road 80.01 acres R A 1 and R 1 Zones <b>REQUEST:</b> Subdivide 80.01 acres into 205 single family residential lots with a minimum lot size of 7,200 sq. ft. and an average lot size of 16,089 sq. ft. Schedule N/A APN: 372 050 017 Related Cases: N/A (1<sup>st</sup> LDC)</p>	
<p>5. KU</p> <p>10:00 A.M.</p>	<p><b>Plot Plan No. 16978 FTA (2001 01), Tentative Parcel Map No. 30133</b> EA No. 38239 Applicant: Victory Development, LLC Engineer/Rep.: Adkan Engineers North Perris Zoning Area First Supervisorial District Located just north of Placentia, south of Walnut Street, east of Patterson Avenue, and west of Harvill Avenue 10.71 acres M SC Zone <b>REQUEST:</b> This is an application to subdivide 10.9 gross acres into three industrial parcels. There is also a proposal to construct two industrial buildings one 50,000 square feet and the other shall be 35,000 square feet Schedule E APN: 317 240 012 Related Cases: SP 00100, PM26772 (1st LDC)</p>	
<p>6. KU</p> <p>10:15 A.M.</p>	<p><b>PLOT PLAN NO. 09580 SUBSTANTIAL CONFORMANCE NO. 1</b> EA N/A Applicant: Kim A. Beach Engineer/Rep.: Kim A. Beach Valle Vista Zoning District Third Supervisorial District Located just north of Florida Avenue and west of Lincoln Avenue 1.56 acres C P S Zone <b>REQUEST:</b> This is an application to relocate the approved building to include the parcel recently merged and to add 770 square feet to the approved PP 9580R1 Schedule APN: 548 070 024 Related Cases: PLOT PLAN 9580 REVISED NO. 1, PLOT PLAN 9580, CPM 1199 (1st LDC)</p>	
<p>7. CT</p> <p>10:30 A.M.</p>	<p><b>Plot Plan NO. 16912</b> EA No. 38197 – Applicant: Darling Pacific Builders Rancho California Zoning Area – Third Supervisorial District Located north of Technology Drive, east of Innovation Court Acreage: 2.24 Zoning: SP <b>REQUEST:</b> Development of a one building business park to contain 11 units. Schedule: N/A APN: 957 330 017 Related Cases: N/A (1<sup>st</sup> LDC)</p>	
<p>8. JQ</p>	<p><b>TENTATIVE TRACT MAP NO. 29725, AMENDED NO. 2</b> EA No. 38015 Applicant: Classic Pacific LLC Engineer/Rep.: Albert A. Webb Associates Pedley Zoning District Second Supervisorial District Located north and south of Lakeside Drive, east of Van Buren Boulevard, north of Limonite Avenue 22.89 acres R 3, R 5, W 1 Zones <b>REQUEST:</b> Subdivide the subject 22.89 acre property into 125 single family residential planned development units with a minimum lot size of 3,200 square feet Schedule "A" APNs: 166 160 044; 166 200 047 Related Cases: SP 123 A5 (3<sup>rd</sup> LDC)</p>	



14. LGM

**TRACT MAP NO. 25530, MINOR CHANGE NO. 1** - EA N/A – Applicant: Citation Homes/Tava Development – Engineer/Rep.: K & A Engineering, Inc. - Romoland Zoning Area - Third Supervisorial District – Located west of I-215, east of Murrieta Road, at the southeast corner of Hull Street and McLaughlin Road - 24.48 Acres - One-Family Dwelling (R-1) Zone - **REQUEST:** Minor Change No. 1 to Tentative Tract Map No. 25530 proposes to reduce number of lots from 99 to 76 lots. The proposed 76-lot subdivision will consist of 74 residential lots with minimum lot size of 7200 square feet, 3.38 acre open space/park lot, and 0.66 acre detention basin parcel-Schedule “A” map. - APN: 331-050-001, 002,003, 004, 005 (Related Case(s): Tract Map No. 25530)(1st LDC)

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**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Morning: 4080 Lemon Street, 9th Floor, CAC  
Riverside, CA 92502-1409  
Afternoon: 39493 Los Alamos Road  
Murrieta, CA 92563**

**DATE: April 12, 2001 (Revised 4/3/01)**

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.

1. JW **Plot Plan No. 16991** EA No. 38249 Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Lake Mathews Zoning District First Supervisorial District Located north of Winters Lane and west of Mockingbird Canyon Road 600 sq. ft. lease area within a 5 acre parcel A 2 10 Zone **REQUEST:** To construct a 100 ft. telecommunications monopole with an associated telecommunications equipment shelter Schedule N/A APN: 273 280 029 Related Cases: N/A (1<sup>st</sup> LDC)

8:45 A.M.

Cleared	On Hold

<p>2. SL</p> <p>9:00 A.M.</p>	<p><b>PLOT PLAN NO. 16994</b> EA No. 38252 Applicant: Verizon Wireless Engineer/Rep.: O2 Wireless Solutions Woodcrest Zoning District First Supervisorial District Located west of Washington Street and south of Bellino Way 600 square foot lease area, within a two acre property A 1 1 zone  <b>REQUEST:</b> Construct a 75 foot high cell phone tower, disguised as a palm tree. An approximately 230 square foot equipment cabinet is proposed at the base of the tower. The lease area will be enclosed by a 6-foot high chain link fence. APN: 245 120 007 Related Cases: None (1st LDC)</p>		
<p>3. SL</p> <p>9:15 A.M.</p>	<p><b>VARIANCE NO. 01716</b> EA No.: N/A Applicant: Industrial Development International Engineer/Rep.:RGA, Office of Architectural Design Prado/Mira Loma Zoning District Second Supervisorial District Located east of Hamner Avenue and south of Riverside Drive Approximately 38 acres I P zone  <b>REQUEST:</b> Variance to reduce the amount of landscaping required by Ordinance No. 348 on the subject site from 15 percent to 9.4 percent APN: 156 040 066 Related Cases: PP15861R1 1st LDC.</p>		
<p>4. KB</p> <p>9:30 A.M.</p>	<p><b>SECOND UNIT PERMIT NO. 00694</b> EA No. N/A Applicant: Ted &amp; Heidii Stephenson Engineer/Rep.: E. R. Kindred Construction Co. El Cerrito Zoning Area Second Supervisorial District Located north of Baker Avenue, south of Canyon Road, east Klynest and west of I 15 1.07 acres (net) Zone R A 20,000 <b>REQUEST:</b> Expand an existing guest house by adding a kitchen and room addition for a total of 1,230 square feet Schedule N/A APN: 279 170 012 Related Cases: N/A (1st LDC)</p>		
<p>5. KB</p> <p>9:45 A.M.</p>	<p><b>SECOND UNIT PERMIT NO. 00695</b> EA No. N/A Applicant: Max Marquez Engineer/Rep.: N/A Pass and Desert Zoning District Third Supervisorial District Located north of Vineland, south of Orchard, east of Avenida Miravilla and west of Noble Street 1.23 acres (net) Zone R 2, W 2 <b>REQUEST:</b> To construct an approximately 1,200 square foot stick build second unit on property. Schedule N/A APN: 403 252 018 Related Cases: N/A (1st LDC)</p>		

<p>6. KU</p> <p>10:00 A.M.</p>	<p><b>Plot Plan No. 14480, Substantial Conformance No. 1</b> EA No. N/A Applicant: Lunz Prebor Fowler Architects Engineer/Rep.: Albert A Webb Associates Prado Mira Loma Zoning Area Second Supervisorial District Located south of Riverside Avenue, west of Etiwanda Avenue, north of Bellegrave Avenue and east of I 15 7.93 acres M SC Zone <b>REQUEST:</b> This is an application to add 4,200 square feet for offices to an existing building site Schedule APN: 156 040 032 Related Cases: PP14480, (1st LDC)</p>		
<p>7. EC</p> <p><b>1:30 P.M.</b></p>	<p><b>PLOT PLAN NO. 17004, CHANGE OF ZONE 06597</b> - EA No. 38264 – Applicant: Louie's Nursery - Engineer/Rep.: Trip Hord Associates - Woodcrest Zoning Area - First Supervisorial District - Located north Van Buren Boulevard, south of Sage Avenue, east of Porter Avenue, west of Gamble Avenue - 2.34 acres - R-A Zone - <b>REQUEST:</b> This is an application to establish and relocate a retail nursery operation. The change of zone request, is to change the official zoning district from R-A to C-R in order to permit the development – APN: 274-101-001 - Related Cases: N/A (1<sup>st</sup> LDC)</p>		
<p>8. LGM</p>	<p><b>PRELIMINARY APPLICATION REVIEW NO. 00401</b> - EA N/A – Applicant: Herron + Rumansoff Architect – Engineer/Rep.: Herron + Rumansoff - Little Lake Zoning District - Third Supervisorial District – Located south of Florida Avenue, and southwest corner of Mayberry Avenue and Lake Street - 15.51 Acres - One Family Dwellings-15000 Square Foot Minimum and One-Family Dwellings-20000 Square Minimum Zone - <b>REQUEST:</b> Pre-application Review for a Change of Zone from One-Family Dwellings-15000 Square Foot Minimum (R-1-15000) and One-Family-20000 square foot Minimum (R-1-2000) to General Residential (R-3) and a multiple phase, congregate care residential facilities project. Phase 1 comprises one building consisting of 12,000 square feet allocated for 20 living units at 600 square feet each, 4,419 square feet of common area, 2,704 square feet of laundry room/lounge areas/ hallways, and 1,200 square feet of manager’s apartment for a total square footage of 20,323 square feet. Future phases include buildings #2, #3, #4, &amp; #5, which each building including 12,000 square feet allocated for 20 living units at 600 square feet each, 1,727 square feet for common area, and 2,704 square feet consisting of laundry room/lounge areas\hallways. The total square footage of Buildings #2, #3, #4, &amp; #5 is 65,724 square feet and</p>		

the total square footage for the project is 86,047 square feet. -  
APN: 552-080-017 and 552-080-018 (Related Case(s): N/A)(1st LDC)

2:00 P.M.

9. LGM

**PRELIMINARY APPLICATION REVIEW NO. 00400** - EA N/A –  
Applicant: Millenium Properties of the West - Antelope Valley Zoning Area - Third Supervisorial District – Located west of I-215, eastside of Murrieta Road, between Craig Avenue and Garbani Road - 117.27 Acres - Residential Agricultural-1 Acre Minimum (R-A-1) Zone - **REQUEST:** Preliminary Application Review for a General Plan Amendment to amend the Sun City/ Menifee Valley Community Plan by amending the Community Plan Land Use Allocation map’s designation from Residential 1-Acre Minimum (1-AC Min) to Residential 2-4 DU/AC (2-4 DU/AC), for a Change of Zone proposing to change the zoning classification on the site from Residential Agricultural-1 Acre Minimum (R-A-1) to One-Family Dwellings (R-1), for a tentative tract map proposing to subdivide 117.27 gross acres into 665 residential lots with a minimum lot size of 7200 square feet and 2 drainage lots - APN: 360-180-001,002,003,004,005,006,007, 357-840-001,002 (Related Case(s): N/A)(1st LDC)

2:30 P.M.

10. PS

**TENTATIVE TRACT MAP NO. 30052 AMENDED NO. 1** - EA No. 38189 – Applicant: Colorado Pacific Communities – Engineer/Rep.: Trans Pacific Consultants, Inc - Rancho California Zoning Area - Third Supervisorial District - Located on the westerly side of Butterfield Stage Road, south of Temecula Creek Road, and easterly of Anza Road - 46 Gross Acres - Rural Residential (R R) Zone - **REQUEST:** Change of zone from Rural Residential (R R) to One Family Dwellings (R 1), Subdivide 46 Gross Acres into 122 residential lots with a 7,200 square foot minimum lot size, and One (1) open space lot (Schedule "A") - APN: 952 210 004, 003, 007, 008, 012, 011, 952 220 003 (Related Case(s): N/A)(2nd LDC)



4. EC **TENTATIVE TRACT MAP 30114** - EA No. 38265 - Applicant: John Peters & Associates - Engineer/Rep.: John Peters & Associates - Rancho California Zoning Area - First Supervisorial District - Located north Grand Avenue, south Palomar Street, west Central Street, east Corydon Street - 25.13 acres - R-R Zone - **REQUEST:** This is an application to subdivide 23 acres into 40 parcels of 20,000 square foot lot sizes – Schedule: B - APN: 368-060-008, 368-100-042-4 Related Cases: N/A (1st LDC)

9:30 A.M.

5. EC **SECOND UNIT PERMIT 00696** – EA No. N/A - Applicant: Arnaldo Ramirez - Engineer/Rep.: Manuvel Cortez – Glen Avon Zoning Area - Second Supervisorial District - Located north of Woodbridge Lane, south of Jurupa Road, east of Rutile Street, west of Steve Avenue - 1.430 acres - A-1 Zone - **REQUEST:** This is an application to build a new single family residence, with a 2 car garage and a patio cover - APN: 167-032-010 - Related Cases N/A

9:45 A.M.

6. SL **GENERAL PLAN AMENDMENT NO. 00571, CHANGE OF ZONE NO. 06596, TENTATIVE TRACT MAP NO. 30001** EA No. 38263 Applicant: Land Development Division, LLC Engineer/Rep: Trip Hord Associates Sun City Zoning District Third Supervisorial District 56 acres Located south of McCall Boulevard, west of Palomar Road, and east of the Interstate 215 Freeway A 1 10 zone **REQUEST:** General Plan Amendment proposes to change the site’s General Plan Designation from Sun City Menifee Valley Community Plan 2 4 DU/AC, 2 3DU/AC (SPA 1), OC S (SPA 1), and MTN to 2 4 DU/AC, Change of Zone proposes to change the site’s zoning from A 1 10 to R 1, Tract Map proposes to subdivide the 56 acre site into 176 residential lots, with a minimum lot size of 7,200 square feet, and two detention basin lots Schedule: A APN: 333 080 007 Related Cases: None (1<sup>st</sup> LDC)
