



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: May 11, 2000 (*Revised 5/02/00*)

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: Planning Department

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

8:30 A.M. County Administrative Building

1. JT*	PLOT PLAN NO. 15834S1 - EA No. N/A - Engineer/Applicant: Warren & Nelson, L.L.C. - Second Supervisorial District - Jurupa Zoning District - Located north of the 60 Freeway, south of Nobel Court, east of De Forest Circle, and west of Etiwanda Avenue - 6.7 acres - M-M Zone - REQUEST: Proposal to relocate trash enclosure and propane tank, and add flammable storage container. - Schedule: N/A - APN: 156-360-025 - Related Cases: PP 15834, EA 37583 (1 st LDC)
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8:45 A.M.

2. JT* **PLOT PLAN NO. 16508 (FAST TRACK 2000-07)** - EA No. 37960 - Applicant: Nick Schumaker - Engineer/Rep.: Inland Planning Services - First Supervisorial District - Temescal Zoning District - Located west of Temescal Canyon Road, east of the 15 Freeway and north of Horsethief Canyon Road - 3.1 acres - M-SC Zone - **REQUEST:** Construct an 11,200 square foot manufacturing building for the application of wax coating to agricultural product containers - Schedule: N/A - APN: 391-070-030 - Related Cases: None (1st LDC)

9:00 A.M.

3. SL **CONDITIONAL USE PERMIT NO. 1437S3, AMENDED NO. 1** - Applicant: Dysart Properties - Engineer/Rep.: Harvey Marcell - Third Supervisorial District - Pass and Desert Zoning Area - Located south of Poppet Flats Road, west of Highway No. 243 - 338.97 Acres - A-1-10, A-1-20, R-A zones - **REQUEST:** Add 1,500 square feet of office space - Schedule: N/A - APN: 545-130-014, 007 - Related Cases: CUP1437, CUP1437S1, and CUP1437S2 (2nd LDC)

9:15 A.M.

4. SL* **PLOT PLAN NO. 16507** - EA No. N/A - Applicant: Jose Perez - Engineer/Rep.: Same - Second Supervisorial District - Rubidoux Zoning District - Located southeast of the corner of Mission Boulevard and Rubidoux Boulevard - 0.43 Acres - R-VC zone - **REQUEST:** Convert an existing 6000 square foot building to a meat and produce market and install parking and landscaping - Schedule: N/A - APNs: 181-052-014, 181-052-007 - Related Case: PP 16142 (1st LDC)

9:30 A.M.

5. KB* **PLOT PLAN NO. 16463** - EA No.37938 - Applicant: Air Touch Cellular - Third Supervisorial District - Cherry Valley Zoning District - South of Cherry Valley Boulevard, east of Nancy Avenue, north of Brookside Avenue, and west of Mountain View Avenue - .95 Acres - C-1/C-P and R-A-1 zones- **REQUEST:** Project proposes an AirTouch Cellular unmanned wireless communication facility consisting of an equipment shelter, and one 75 foot high monopole with twelve panel antennas and one 4 foot digital dish Schedule: N/A - APN: 405-210-00 - Related case: None (1st LDC)

10:00 A.M.

6. KG **SPECIFIC PLAN NO. 144A3/CHANGE OF ZONE NO. 6460/TRACT MAP NO. 29336** - EA No. 37697 - Applicant: Walter H. Hick Jr. - Engineer/Rep.: Alan Short - First Supervisorial District - East Corona Zoning District - Located at the southeast of the corner of Indiana Avenue and Lakepoint Drive - 1.92 acres - Proposed R-4 Zone - **REQUEST:** Divide 1.92 acres into 8 single-family lots - Schedule A - APN: 135-451-024 - Related Cases: SP 144, SP 144s1,SP 144a1, SP144A2 (2nd LDC)

10:15 A.M.

7. GP* **TENTATIVE TRACT MAP NO. 29495** - EA No. 37947 - Applicant: Ashby Financial Group - Engineer/Rep.: Adkan Engineers, Inc. - Third Supervisorial District - Romoland Zoning Area - Located east of Antelope Road and south of Watson Road - 87.0 acres - SP Zone - **REQUEST:** To subdivide property into 348 single family residential lots - Schedule A - APN: 329-100-003, 010, 329-110-001, 007, 010, 011, 329-120-023 - Related Case: Specific Plan No. 260 (1st LDC)

10:30 A.M.

8. GP* **PLOT PLAN NO. 16376** - EA No. N/A - Applicant: Pacific Century Homes - Engineer/Rep.: Inland Planning Services - Third Supervisorial District - Rancho California Zoning Area - Located south of Murrieta Hot Springs Road and east of Margarita Road. - 12.5 acres - R-R Zone - **REQUEST:** Construct a temporary sales office for the Old School House project - Related cases: TR 29796, TR 29797 and TR 29798 - Schedule: N/A - APN: 913-160-036 (1st LDC)

10:45 A.M.

9. GP* **PLOT PLAN NO. 16513 (FTA NO. 2000-06)** - EA No. 37962 - Applicant: Hub Enterprises - Engineer/Rep.: James W. Unland & Associates - Third Supervisorial District - Sun City Zoning District - Located south of Salt Creek Channel, north of Newport Road, west of 1-215 and east of Haun Road - 2.36 acres - SP zone - **REQUEST:** This is a proposal to construct a 2-story, 25,143 square foot professional office building to house Rancon Realty, Escrow and Title Company in the Sun City area. - Schedule N/A - APN: 334-520-004, 005, 045, 046 and 047 - Related Cases: SP 248 (1ST LDC)

11:00 A.M.

10. JQ* **SECOND UNIT PERMIT NO. 674** - EA No. N/A - Applicant: Jose Manuel & Alicia Flores - Engineer/Rep.: Victor P. Torres - Second Supervisorial District - Prado Mira Loma Zoning District - Located west of Mirro Court and north of Jurupa Road - .58 acres - R-A zone - **REQUEST:** To add a second dwelling unit to an existing single family residence - Schedule: N/A - APN: 161-200-065 - Related Cases: SP 125 (1st LDC)

11:15 A.M.

11. MH **TENTATIVE TRACT MAP NO. 29408, AMENDED NO. 1** - EA No. 37907 - Applicant: Scott Road Associates, LC - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - Winchester Zoning Area - East of I-215, southeast corner of Briggs Road and Wickerd Road - 40 acres - Rural Residential (R-R) Zone - **REQUEST:** General Plan Amendment No. 527 proposes to change the land use designation from Residential - 5 acre minimum to 2-4 Dwelling Units per Acre in the Sun City/Menifee Valley Community Plan. Change of Zone No. 6515 proposes to change the zone from Rural Residential (R-R) to One-Family Dwellings (R-1). Tentative Tract Map No. 29408 proposes to subdivide 40 gross acres into 153 residential lots with minimum lot size of 7200 square feet, 1 detention basin lot, and 1 lift station lot, - APN: 466-220-011, 466-220, 023, 024, 25, 26 (Related Cases(s): GPA No. 527, CZ No. 6515) (2nd LDC)

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

12. FJU **TENTATIVE TRACT MAP NO. 29331, AMENDED NO. 2** - EA No. 37827- Applicant: Peter Cohen - Engineer/Rep.: GW Engineering - Third Supervisorial District - Rancho California Zoning Area - Northerly of Winchester Creek Avenue, easterly of Bahama Way - 9.84 acres - SP Zone (SP220 Amended No. 1, Warm Springs). SP land use designation is Medium Density Residential (2-5 du's/acre) - **REQUEST:** Divide 9.84 acres into 39 single family residential lots (6,000 sq. ft. min. lot size) - Schedule "A" - APN: 913-220-007, 008, 009, 010, 011, 012, 013, and 014 (Related Cases (s): Specific Plan 220 Amended No. 1 (Warm Springs), EA 37827, & TR23582 (expired 7/18/97)(3rd LDC)

2:00 P.M.

13. LGM* **SECOND USE PERMIT NO. 673** - EA No. N/A - Applicant: Dale J. Zerr - First Supervisorial District - Lakeland Village Zoning District - North of Grand Avenue, east of Stonewood Way and south side of Samuel Drive - .46 net acres - Rural Residential (R-R) Zone - **REQUEST:** Second Unit Permit for proposed 1152 square foot mobile home - APN: 370-352-003 (Related Case: N/A) (1st LDC)

2:15 P.M.

14. LGM* **PARCEL MAP NO. 28973** - EA No. 37957 - Applicant: HUB Enterprises - Engineer/Rep.: James W. Unland & Associates - Third Supervisorial District - Sun City Zoning District - East of I-215, between HUD Circle and Antelope Road - 25.78 gross acres - One-Family Dwellings (R-1), and One-Family Dwellings - 5 Acre Minimum (R-1-5) Zone - **REQUEST:** Subdivide 28.78 gross acres into 4 parcels with minimum lot size of 5 gross acres and one remainder parcel totaling 5.01 gross acres - Schedule "H" - APN: 334-050-019, 334-060-005, 334-060-027 (Related Case: N/A) (1st LDC)

2:30 P.M.

15. GR*

GENERAL PLAN AMENDMENT NO. 538 - EA No. 37889 - Applicant: Land Researchers Inc. - Engineer/Rep.: Webb and Associates - Third Supervisorial District - Sun City Zoning District - Located west of Murrieta Road, south of Rouse Road and north of Thornton Avenue - 74.97 gross acres - R-5 and R-4-SCD Zone - **REQUEST:** Amend Sun City/Menifee Valley Community Plan's Land Use Allocation Designation from Residential 2-3 Dwelling Units/Acre (5 with Senior Bonus) to Residential 2-5 Dwelling Units/Acre - APN's: 335-100-001 and 335-100-001 and 335-080-057 (Related Cases: TR28504 and CZ06483) (1st LDC)

Last Posted May 2, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: MAY 18, 2000 (Revised 5/4/00)

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: Planning Department

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8:30 A.M. County Administrative Building

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|-------|---|
| 1. JT | PLOT PLAN NO. 15210 - EA No. 37238 - Applicant: Dong Phung - Fifth Supervisorial District - Meadowbrook Zoning Area - Located along Greenwald Avenue, north of Scenic Crest Drive, southeast of Highway 74 - 3.95 acres - R-R Zone - REQUEST: Legalize an existing church and accessory building - Schedule: N/A - APN: 349-380-003 - Related Cases: EA 37238 (4th LDC) |
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8:45 A.M.

2. JW* **PLOT PLAN NO. 16512** - EA No. 37961 - Applicant: Robert E. & Virginia E. Carlisle - Engineer/Rep.: William E. Snell - Second Supervisorial District - Glen Avon Zoning District - Located south of Mission Blvd., north of Bellgrave Avenue and east of Hunter Street - 2.29 acres - C-1/C-P and M-SC Zones - **REQUEST:** Improve existing auto parts business, addition of an 880 sq. ft. showroom, new parking spaces and pavement, and addition of screened auto storage area - Schedule: N/A - APNs: 170-270-015 & 020 - Related Cases: CV990465 (1st LDC)

9:00 A.M.

3. SL* **PLOT PLAN NO. 16526 (FAST TRACK 2000-12)** - EA No. 37969 - Applicant: DeRevere & Associates - Engineer/Rep.: DeRevere & Associates - Second Supervisorial District - El Cerrito Zoning District - Located north of Cajalco Road, west of Temescal Canyon, east of Interstate-15, and south of La Gloria Street - 12.5 acres - M-M zone - **REQUEST:** To construct five industrial spec buildings on 5 lots. Two of the units will share a sidewall located on the property line between Parcel Nos. 4 and 5 of Parcel Map No. 29503. The buildings will range in size from 13,500 square feet to 66,700 square feet. Four of the units will have mezzanines for offices ranging in size from 2,000 to 6,000 square feet. There will be 89,000 square feet of landscaping and 408 parking spaces for private vehicles. - Schedule: N/A - APN: 279-230-058 - Related Cases: PM 29503, GPA 525, CZ 6513 (1st LDC)

9:15 A.M.

4. GP **TENTATIVE TRACT MAP NO. 29369** - EA No. 37707 - Applicant: Rancho California Country Club, LLC - Engineer/Rep.: The Keith Companies - First Supervisorial District - Rancho California Zoning Area - Located north of Sandia Creek Drive, south of De Luz Road, east of Carancho Road, west of Rancho California Road - 385 acres - SP Zone - **REQUEST:** Subdivide 385 acres into 764 residential lots, 37 open space lots and 2 park lots - Schedule A - APN: 935-370-005, -007, -009, -010, -015 thru -030. - Related Cases: Specific Plan No. 172 (6th LDC)

9:30 A.M.

5. GP* **TENTATIVE TRACT MAP NO. 29789** - EA No. 37963 - Applicant: John Peters & Associates - Engineer/Rep.: John Peters & Associates - Third Supervisorial District - Rancho California Zoning Area - Located north of Thompson Road, east of Pourroy and south of Yates Road - 10.05 acres - SP Zone - **REQUEST:** Subdivide 10.05 acres into 34 single family residential lots with a minimum lot size of 7,200 square feet. - Schedule A - APN: 467-380-005 - Related Cases: SP 286 (1st LDC)

9:45 A.M.

6. JQ* **TENTATIVE TRACT MAP NO. 29646** - EA No. 37959 - Applicant: B&C Land - Boulder Springs, LLC - Engineer/Rep.: K&A Engineering - First Supervisorial District - Mead Valley Zoning District - Located near the northeast corner of Wood Road and Cajalco Road - 70.06 acres - R-A-20,000 Zone - **REQUEST:** Subdivide the subject 70.06 acre property into 119 single family residential lots with a minimum lot size of 20,000 square feet - Schedule B - APNs: 321-130-014 - Related Cases: SP00229 (1st LDC)

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

7. LM **TENTATIVE TRACT NO. 29098, AMENDMENT NO. 3** - EA No. 37747 - Applicant: J & A Investment - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - Rancho California Zoning Area - Northeast corner of Leon Road and Keller Road - 81.38 gross acres - Rural Residential (R-R) Zone - **REQUEST:** Subdivision of 81.38 gross acres into 221 residential lots (minimum lot size of 7,200) , 4 open space lots and 2 detention basins- Schedule "A" - APN: 467-057-001 (Concurrent Case(s) GPA 503 and CZ 6473), (Related Case N/A) (4th LDC)

Last Posted May 4, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DATE: JUNE 1, 2000 (Revised 5/25/00)

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: Planning Department

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8:30 A.M. County Administrative Building

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|--------|---|
| 1. SL* | CHANGE OF ZONE NO. 6532, CONDITIONAL USE PERMIT NO. 3313 - EA No. 37980 - Applicant: Corona Clay Company - Engineer/Rep.: Thatcher Engineering - Glen Ivy Zoning Area - First Supervisorial District - Located north of Clay Canyon Road, west of Park Canyon Road, and east of Temescal Canyon Road - 15.97 acres - M-R zone - REQUEST: Change the project site's zone from M-R to M-M and legalize an existing mill/wood-grinding operation and motorcycle test-track - Schedule: N/A - APN: 283-190-040 - Related cases: SMP 165, SMP 197 and PP 16044 (1st LDC) |
|--------|---|

8:45 A.M.

2. JW **TENTATIVE TRACT MAP NO. 29542, AMENDED NO. 1** - EA No. 37883 - Applicant: New West Properties - Engineer/Rep.: Crouse/Beers & Associates; Trip Hord Associates - Prado/Mira Loma Zoning District - Second Supervisorial District - Located east of Sumner Avenue and north of Citrus Street - 35 acres - A-2-5 zone - **REQUEST:** To subdivide the parcel into 147 single-family residential lots with an average parcel size of 10,371square feet - Schedule A - APN: 134-240-016 - Concurrent Cases: General Plan Amendment N0. 519/Change of Zone No. 6505 - Related Case: N/A (2nd LDC)

9:00 A.M.

3. SL **TENTATIVE TRACT MAP NO. 28851, AMENDED NO. 1** - EA No.: 37815 - Applicant: Walton Development - Engineer/Rep.: Everett Hughes - Rubidoux Zoning District - Second Supervisorial District - North of Granite Hill Drive, between Valley Way and Pyrite Street - 30.39 Acres - R-2 zone - **REQUEST:** Subdivide the subject property into 11 lots and construct 198 condominium units - Schedule A - APNs: 178-050-009, 010, 011, 033 - Related case: CV983048, GPA367, CZ6149, CUP 3162 (2nd LDC)

9:15 A.M.

4. JW **CONDITIONAL USE PERMIT NO. 3300, AMENDED NO. 1** - EA No. 37834 - Applicant: Hancock Properties LLC - Engineer/Rep.: Markham & Associates - Romoland Zoning Area Third - Supervisorial District - Located west of Antelope Road, east of Dawson Road and south of Highway 74 - 20.04 acres - SP zone - **REQUEST:** To construct a heavy equipment storage yard - Schedule: N/A - APN: 331-150-032 - Related Cases: SP 260, TUP 174 (2nd LDC)

9:30 A.M.

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

9:45 A.M.

6. JW **TENTATIVE TRACT MAP NO. 29315, AMENDED MAP NO. 3/ CHANGE OF ZONE NO. 6507, AMENDED NO. 2** - EA No. 37797 - Applicant: Hawarden Development Corp. - Engineer/Rep.: Adkan Engineers - Perris Reservoir Zoning District - Third Supervisorial District - Located south of the Ramona Expressway, East of Pozos Road - 96.1 acres - R-A-5 zone - **REQUEST:** To subdivide 96.1 acres into 319 single-family residential lots, 1 park site and one open space lot, Change the current zoning from R-A-5 to R-1 and R-5 - Schedule "A" - APN: 308-140-005, 308-160-003, 004, 005, 006, 007, 008 and 009 - Related Case: N/A (4th LDC)

10:00 A.M.

7. JT **PLOT PLAN NO. 15210** - EA No. 37238 - Applicant: Dong Phung - Meadowbrook Zoning Area - Fifth Supervisorial District - Located along Greenwald Avenue, north of Scenic Crest Drive, southeast of Highway 74 - 3.95 acres - R-R Zone - **REQUEST:** Legalize an existing church and accessory building - Schedule: N/A - APN: 349-380-003 - Related Case: N/A (4th LDC)

10:00 A.M.

8. GP **SPECIFIC PLAN NO. 172S1/TENTATIVE TRACT MAP NO. 29369, AMENDED NO. 5** - EA No. N/A - Applicant: Rancho California Country Club, LLC - Engineer/Rep.: The Keith Companies - Rancho California Zoning Area - First Supervisorial District - Located north of Sandia Creek Drive, south of De Luz Road, east of Carancho Road and west of Rancho California Road - 385 acres - SP Zone - **REQUEST:** To subdivide 385 acres into 761 single family residential lots and increase the minimum lot size in the SP to 7,200 square feet and expand the golf course from 173.4 acres to 188 acres - Schedule A - APN: 935-370-007, 009, 010, 012, 013, 029, 030 - Related Cases: TR 28659 and 28967, DA 2A1, 2A2 and 2A3, CV 990168 (6th LDC)

10:15 A.M.

9. GP **TENTATIVE TRACT MAP NO. 29120, AMENDED NO. 3** - EA No. 37572 - Applicant: Warm Springs Investment - Engineer/Rep.: VSL Engineering - Rancho California Zoning Area - Third Supervisorial District - Located easterly of Monte Carlo Drive and northerly of Torrey Pines Road. - 10.3 acres - SP zone - **REQUEST:** Subdivide 10.3 acres into 44 single family residential lots and 3 open space lots. - Schedule A - APN: 913-260-036, 913-280-015 and 913-230-022 - Related Cases: SP 220 (- LDC)

10:30 A.M.

10. KG **TENTATIVE TRACT MAP NO. 29416, AMENDED NO. 1**, EA No. 37788 - Applicant: Shea Homes for Active Adults - Engineer/Rep.: The Keith Companies - Temescal Zoning Area - First Supervisorial District - Located west of Warm Springs Drive along Knabe Road - 817.51 acres - SP zone - **REQUEST:** Divide 817.51 acres into 465 single-family lots, 1 golf course lot, 1 golf course clubhouse lot, 10 larger parcels, and 12 open space lots - Schedule A - APNs: 282-220-010, 283-140-014, -020, 021, 283-180-010, -011, -012, -013, -014, -018, 283-190-002, -004, -009, -015, -017, -018, -020, -026, -033, -034, -035, -042, -045, -046, 290-030-029, -030, -032, -033, -034, -035, 290-040-028, -040, -045, 290-090-001, 290-090-001, 290-290-006 - Related Cases: SP 221A1, PP16044 - (2nd LDC)

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

11. LM **CONDITIONAL USE PERMIT NO. 3295, AMENDMENT NO. 3** - EA No. 37772 - Applicant: French Valley 35 - Engineer/Rep.: Inland Planning Services - Rancho California Zoning Area - Third Supervisorial District - Northwest Corner of Benton Road and Leon Road - 6.88 gross acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** 349-space uncovered R.V. Parking and boat storage on 6.88 gross acres - APN: 958-230-020 (Related case: N/A)(3rd LDC)

1:45 P.M.

12. FJU **TENTATIVE PARCEL MAP NO. 29159, AMENDMENT NO. 2** - EA No. 37543 - Applicant: Digby Family Trust - Engineer/Rep.: A.J. Frick - Rancho California Zoning Area - First Supervisorial District - West of Redhawk Parkway, south of Via Rio Temecula Road, and north of Temecula Creek Channel - 2.73 Gross Acres - SP217 (Commercial B) Zone - **REQUEST:** Divide 2.73 acres into 2 commercial lots within the Redhawk Specific Plan - Schedule "E" - APN:961-080-018 (Related Cases: CUP3278 & CUP 3278S1) (3rd LDC)

Last Posted May 25, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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DATE: JUNE 8, 2000

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8:30 A.M. County Administrative Building

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|---------|--|
| 1. JNW* | PRE-APPLICATION REVIEW NO. 375 - Applicant: Shaw Industrial Property Services - Eng/Rep: KCT Consultants, Inc. - Second Supervisorial District - Prado/Mira Loma Zoning District - Located west of San Sevaine Flood Control Channel, east of Dulles Drive and south of Philadelphia Avenue - 39.8 acres - M-M-3 Zone - REQUEST: Subdivide property into 12 industrial parcels with an average parcel size of 3.32 acres - Schedule E - APN: 156-360-035 & 036 - Related Case: N/A (1 st LDC) |
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9:00 A.M.

2. JW **GENERAL PLAN AMENDMENT NO. 523, AMENDED NO. 1, CHANGE OF ZONE NO. 6512, AMENDED NO. 1, TENTATIVE TRACT MAP NO. 29644, AMENDED NO. 1** - EA No. 37903 - Applicant: TAVA Development Co. - Eng/Rep: Albert A. Webb Associates - First Supervisorial District - Glen Ivy Zoning Area - Located west of Knabe Road and west of Jameson Road - 447.46 acres - R-R Zone - **REQUEST:** Amend the Temescal - El Cerrito Community Plan from Brown Canyon Specific Plan Required 3.5 DU/Acre to Residential 3.5 DU/Acre, Change of zone from R-R to R-1 and R-5, subdivide eastern 132.78 acres into 308 single-family residential lots with a minimum lot size of 7,200 sq. ft., 1 park site, 10 open space lots, and 1 debris basin lot, and to leave the western 314.68 acre lot as open space - Schedule A - APNs: 282-220-007, 282-220-008, 282-280-001, 282-280-002 - Related Case: N/A (2nd LDC)

9:15 A.M.

3. SL **CONDITIONAL USE PERMIT NO. 3162, AMENDED NO. 4** - EA No. 36334 - Applicant: Rios Family Trust - Eng/Rep: OJI Environmental Services - Second Supervisorial District - Rubidoux Zoning District - Located east of Market Street and south of Fleetwood Street - 22.51 acres - SP Zone - **REQUEST:** To establish a recycling facility - W-1 and M-SC zones - Schedule: N/A - APNs: 178-050-009, 010, 011, 033 - Related case: GPA367, CZ6149 - (5th LDC)

9:30 A.M.

4. SL* **PARCEL MAP NO. 29716, CONDITIONAL USE PERMIT NO. 3315 (FTA No. 2000-09)** - EA No. 37991 - Applicant: SBC, Inc. - Eng/Rep: Albert A. Webb Associates - First Supervisorial District - North Perris Zoning Area - Located east of Harvill Avenue, north of Cajalco Exwy, and south of Messenia Lane - 4.45 Acres - M-SC zone - **REQUEST:** Subdivide the site into 4 lots and construct four commercial service buildings to include a gas station and convenience store, two fast food restaurants, and one "sit down" restaurant with associated parking and landscaping. Excluding the gas station canopy, the buildings will total 15,100 square feet - Schedule E - APN: 317-110-027 - Related case: N/A (1st LDC)

9:45 A.M.

5. KU* **PLOT PLAN NO. 14757S1** - EA No. N/A - Applicant: RSI Home Products dba General Marble - Second Supervisorial District - Prado-Mira Loma Zoning District - Located west of the I-15 freeway, south of the 60 freeway, east of Etiwanda and west of Milliken Avenues - 14.05 acres - M-M Zone - **REQUEST:** Install dust control to improve cleanliness of facility - Schedule: N/A - APN: 156-080-017 - Related Cases: PP 14757, EA37003 , (1st LDC)

10:00 A.M.

6. JQ* **TENTATIVE TRACT MAP NO. 28684R1** - EA No. 37984 - Applicant: Trimark Pacific Homes - Eng/Rep: Hunsaker & Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located west of the intersection of Citrus Street and Harrison Avenue - 21.00 acres - SP Zone - **REQUEST:** Revise the tentative tract map to include the area formerly "NOT A PART", and subdivide the subject property into 85 single family residential and 3 open space lots - Schedule A - APNs: 134-220-008, and portions of 134-220-016 and -020 - Related Cases: Specific Plan No. 300, Parcel Map No. 28278, Change of Zone No. 6277 (1st LDC)

10:15 A.M.

7. JQ **SPECIFIC PLAN NO. 318, CHANGE OF ZONE NO. 6492**, - EA No. 37823 - Applicant: Oak Valley Partners, LP - Eng/Rep: T&B Planning Consultants - Third Supervisorial District - Beaumont/Banning Zoning Area - Located on the west side of I-10 between the City of Calimesa Boundary and San Timoteo Canyon Road - 1,747.9 acres - A-1-20 and R-A Zones - **REQUEST:** Change zoning on the property to SP (Specific Plan) and construct 4,367 units of low, medium, medium-high, high and mixed use residential dwellings on 1,747.9 acres. The project includes a 36-hole golf course, 218.3 acres of open space, 40 acres of schools, 38 acres of park uses, 25 acres of mixed office or destination resort uses, 53.6 acres of neighborhood, community and resort commercial uses, and 52.4 acres of major project roadways. - Schedule A - APNs: 406-060-002 through -007; 406-070-018, 413-180-021, 413-290-006, 413-300-017, 413-300-044 through -047; 413-440-001 through -006, -008, -010 through -012, -014 through -017; 413-450-001 through -013; 413-460-001 through -009, -014, -015, -018 through -022, -024, -026, -028, -030, -032, -034; 413-470-002, -003, -005 - Related Cases: Change of Zone No. 5571, Specific Plan No. 216 (2nd LDC)

10:30 A.M.

8. GP **PLOT PLAN NO. 15983** - EA No. 37828 - Applicant: Imprimis Communities LLC - Eng/Rep: Imprimis Communities LLC - First Supervisorial District - Rancho California Zoning Area - Located on Glen Meadows Road and Via Vaquero, east of Carancho Road, north of Terreno Drive - 3 acres - **REQUEST:** To construct a golf course clubhouse with cart storage, snack bar and pro-shop; associated parking lot and separate maintenance building - Schedule: N/A - APN: 935-370-032, 033 - Related Cases: Specific Plan No. 172, Plot Plan No. 11480 and Plot Plan No. 14772 (2nd LDC)

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

9. LGM **PARCEL MAP NO. 29594, AMENDMENT NO. 1** - Applicant: Sage Community Group - Eng/Rep: The Keith Companies - Third Supervisorial District - Rancho California Zoning Area - East of Winchester Road, north of Murrieta Hot Springs road and east of Calistoga Drive - Specific Plan Zone - **REQUEST:** Proposed subdivision of 248.74 gross acres into 8 parcels with minimum lot size of 20.65 gross acres, Schedule "I" - APN: 957-350-002, (Related Case(s): Specific Plan 213, Amended No. 3)(2nd LDC)

1:45 P.M.

10. LGM **TENTATIVE TRACT MAP NO. 29593, AMENDED NO. 1** - EA No. 37861 - Applicant: Pulte Homes - Eng/Rep: The Keith Companies - Third Supervisorial District - Rancho California Zoning Area - East of Highway 79, north of Murrieta Hot Springs Road and east of Calistoga Drive in Planning Areas 5, 6,7, 7A, 8, portion of 25 and portions of 26 of Specific Plan No. 213 (Winchester Properties - 128 net acres - Specific Plan Zone - **REQUEST:** proposal to subdivide approximately 128 net acres into 374 residential lots, 1 Park parcel, 11 Open Space lots, and 2 Detention Basins lots in Planning Areas 5, 6,7,7A. 8, portion of Planning Area No. 25, and portions of Planning Area No. 26. - APN: 957-350-002 (Related Case(s): SP No. 213, Amendment No. 3 (Winchester Properties)(2nd LDC)

2:00 P.M.

11. LM* **PARCEL MAP NO. 29797/PLOT PLAN NO. 16555** - EA No. 37987 - Applicant: Sincor Development - Eng/Rep: James Architects - Third Supervisorial District - Antelope Valley Zoning Area - West of I-215, and southwest corner of Newport Road & Murrieta Road - 17.570 - Rural residential (R-R), Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** Tentative Parcel Map proposes to subdivide 17.6 acres into 2 commercial lots with a minimum parcel of 1.7 acres. Concurrent is a plot plan that proposes a 15,120 square foot commercial building for Walgreens Drugstore and ancillary uses includes a 50,871 square foot paved area and a landscape area of 8,540 square feet on 1.71 net acres - APN: 358-090-013 (Related Case(s): N/A) (1st LDC)

2:15 P.M.

12. FJU* **PLOT PLAN NO. 16554** - EA No. 37826 - Applicant: Redhawk Communities Inc. - Eng/Rep: Hunsaker & Associates Irvine, Inc. - First Supervisorial District - Rancho California Zoning Area - Easterly of Butterfield Stage Road, Southerly of Temecula Creek, and Northerly of Channel Street - 39.3 acres - SP Zone - **REQUEST:** Review of site plan, building elevations and floor plans for 60 triplex buildings with a total of 180 condominium units with recreation building, pool, and tot lot; related to concurrent Condominium Tentative Tract Map No. 29432 Amended No. 1 - APN:952-230-008 (Related Case(s): Specific Plan No. 217 (Redhawk), Amended No. 1, CZ No. 6493, and Tentative Tract Map No. 29432) (1st LDC)

Last Posted May 25, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: JUNE 15, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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

8:30 A.M. County Administrative Building

- | | |
|--------|---|
| 1. JW* | TENTATIVE PARCEL MAP NO. 29591 / CHANGE OF ZONE NO. 6533 - EA No. 37986 - Applicant: David & Janet Thiessen - Engineer/Rep: Gabel, Cook & Becklund, Inc. - First Supervisorial District - Woodcrest Zoning District - Located south of Roberts Road, north of Kross Road and west of Wood Road - 6.12 acres - R-A-2 ½ zone - REQUEST: Subdivide property into 4 single family residential parcels and 1 remainder parcel and change the zone from R-A-2 ½ to R-A-1 - Schedule B - APN: 265-370-006 - Related Cases: N/A (1 st LDC) |
|--------|---|

8:45 A.M.

2. KU* **SECOND UNIT PERMIT NO. 675** - Applicant: Philip J. Pilipi and Katie S. Pilipi - Engineer/Rep: Gabel, Cook & Becklund - First Supervisorial District - Lake Mathews Zoning Area - Located just southwest of the corner of Via Barranca and Via Lago. - 5.04 acres - R-A-2 zone - **REQUEST:** Construct a second dwelling unit on an existing residential property - Schedule: N/A - APN: 287-290-012 - Related Cases: N/A (1st LDC)

9:00 A.M.

3. GP* **PLOT PLAN NO. 09854S2** - EA No. N/A - Applicant: Donald Kimes - Engineer/Rep: Donald Kimes - Third Supervisorial District - Rancho California Zoning Area - Located at the northeast corner of Murrieta Hot Springs Road and Via Princesa Road. - .70 acres - SP zone - **REQUEST:** To change the use from a real estate office to a medical clinic - Schedule: N/A - APN: 913-172-013 - Related Cases: N/A (1st LDC)

9:15 A.M.

4. KG* **TENTATIVE TRACT MAP NO. 29412** - EA No. 37950 - Applicant: Willow Community LLC - Engineer/Rep: Trans-Pacific Consultants - Third Supervisorial District - Rancho California Zoning Area - Located north of Willows Road, and easterly of extension of North General Kearny Road - 20.8 acres - SP zone - **REQUEST:** Divide 20.8 acres into 74 single-family lots - Schedule A - APN: 957-030-010 - Related Cases: SP213A3, SP213A2, TR29245 - (1st LDC)

9:30 A.M.

5. JQ* **TENTATIVE TRACT MAP NO. 28684R1** - EA No. 37984 - Applicant: Trimark Pacific Homes - Engineer/Rep: Hunsaker & Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located west of the intersection of Citrus Street and Harrison Avenue - 21.00 acres - SP zone - **REQUEST:** Revise the tentative tract map to include the area formerly "NOT A PART", and subdivide the subject property into 85 single family residential and 3 open space lots - Schedule A - APNs: 134-220-008, and portions of 134-220-016 and -020 - Related Cases: Specific Plan No. 300, Parcel Map No. 28278, Change of Zone No. 6277 (1st LDC)

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

6. GR **TENTATIVE TRACT NO. 29636**, EA No. 37915 - Applicant: Carter H. Omens - Engineer/Rep: Avalon Consultants - Third Supervisorial District - Antelope Valley Zoning Area - South of Craig Avenue, west of Murrieta Road, east of Byers Street - 76.87 Acres Gross - Residential Agriculture - 1 Acre Minimum (R-A-1) Zone - **REQUEST:** Subdivide 76.87 acres gross into 76 residential lots - APN: 358-230-001 (2nd LDC)

1:45 P.M.

7. FJU **SPECIFIC PLAN NO. 103 (MURRIETA HOT SPRINGS), AMENDMENT NO. 7** - EA No. 37645 - Applicant: Highpointe Communities, Inc. - Engineer/Rep: Hunsaker & Associates Irvine Inc. - Third Supervisorial District - Rancho California Zoning Area - North and west of the intersection of Winchester Road and Murrieta Hot Springs Road. - 92.5 acres - Multi-Family (R-2), One-Family Dwelling (R-1-20), and Planned Residential (R-4) Zones - **REQUEST:** Amend Specific Plan for Planning Areas of three concurrently filed single family residential tentative tract maps (TR29223, TR29224, & TR29381) by reducing number of dwelling units allowed in these Planning Areas from 1,215 to 324, and create new development and design standards for these Planning Areas. - APN: 956-260-002, 956-270-005 and 956-270-007. (Related Cases: Change of Zone No. 6452, Tentative Tract Map Nos. 29223, 29224 & 29381, EA37646, and EA 37756) (2nd LDC)

2:00 P.M.

8. LGM **PLOT PLAN NO. 16117, AMENDED NO. 1** - EA No. 37779 - Applicant: Hank Van Gaale - Engineer/Rep: Inland Planning Services - Third Supervisorial District - Rancho California Zoning Area - East of Winchester Road (Highway 79) and on the southwest corner of Benton Road and Van Gaale Lane - 8.19 net acres - Manufacturing-Service Commercial (M-SC) Zone - **REQUEST:**13 buildings totaling 104,405 square feet of mini-warehouse units, and 2,160 square feet of combined two story care taker's unit and office, and 69,000 square feet of uncovered R.V. storage, on 7.17 net acres. - APN: 958-070-001 (Related Case(s): Specific Plan No. 1096 (Dutch Village). (2nd LDC)

Last Posted June 1, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: JUNE 22, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: Planning Department

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

8:30 A.M. County Administrative Building

- | | |
|-------|---|
| 1. JT | TENTATIVE PARCEL MAP NO. 29428 - EA No. 37985 - Applicant: California Regional Engineers - Engineer/Rep.: Same - First Supervisorial District - Woodcrest Zoning District - Located north of Nandina Ave, east of Wood Road, south of Van Buren Boulevard - 2.85 acres - R-A zone - REQUEST: Division of 2.85 acres into two 1.4 acre parcels - Schedule H - APN: 266-140-016 - Related Cases: EA 37985 (1 st LDC) |
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8:45 A.M.

2. JT **PLOT PLAN NO. 11956R1** - EA No. 37989 - Applicant: Angel Perez - Engineer/Rep.: Land Development Engineering - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on Harrell Street, south of 60 Freeway and west of Etiwanda - 2.51 acres - M-SC-5 zone - **REQUEST:** Construction and repair of wood pallets - APN: 156-090-011 - Related Cases: PP 11956, CV 982720 (1st LDC)

9:00 A.M.

3. JT **PLOT PLAN NO. 16559** - EA No. 37990 - Applicant: Mathew Tyler Ice - Engineer/Rep.: Daniel Lawyer - Second Supervisorial District - Rubidoux Zoning District - Located north of 26th Street, east of Rubidoux Boulevard, south of 24th Street, west of Santa Ana River off Alexander Street - .54 acres - M-SC zone - **REQUEST:** Construct an office and storage building for masonry contractor. - Schedule: N/A APN: 266-140-016 - Related Cases: N/A (1st LDC)

9:15 A.M.

4. GP **PLOT PLAN NO. 5694R1** - Applicant : J & J Enterprises - Engineer/Rep.: Max Flor Jr., Sr. Project Engineer - GTE - Third Supervisorial District - Quail Valley Zoning District - Located north of Vista Way, south of Casa Bonita Avenue, east of Canyon Lake, west of Goetz Road - .3 acres - C-1/C-P zone - **REQUEST:** To construct a building addition to an existing un-manned telephone equipment building - APN: 351-083-022 - Related case: PP 5694 (1st LDC)

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

5. LGM **CONDITIONAL USE PERMIT NO. 3308, AMENDED NO. 1** - EA No. 37921 - Applicant: Bear Creek Petroleum Partner LLC - Engineer/Rep.: Barghausen Consulting Engineers, Inc. - First Supervisorial District - Rancho California Zoning Area - Located on Clinton Keith Road & east of I-15 - 1.10 net acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** Proposed construction of a gasoline service station with concurrent sales of beer and wine for off-premise consumption that will include a 3,230 square foot canopy, a 2,929 square foot Food mart, and a 1,310 square foot Car Wash. - APN: 362-770-028 (Related Case(s):N/A) (2nd LDC)

1:45 P.M.

6. GR **VARIANCE NO. 1691** - EA No. 38000 - Applicant: Pac Bell Wireless - Engineer/Rep.: O'Neal Communications Group, Inc. - Third Supervisorial District - Pine Cove Zoning District - 24400 Rocky Point Road, easterly of Highway 243 - Natural Asset - 160 Acre Minimum (N-A - 160) Zone - **REQUEST:** Variance for PP16289 which requests approval to erect a 75 foot high wireless communications tower in a zone that allows a maximum building height of 20 feet. APN: 559-030-005 (Related Case (s): PP16289)



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: JUNE 29, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: Planning Department

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8:30 A.M. County Administrative Building

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|-------|---|
| 1. JW | PLOT PLAN NO. 16362 - EA No. 37882 - Applicant: Young He Kim - Engineer/ Rep.: Hak Sik Son, AIA Architect - Second Supervisorial District - Rubidoux Zoning District - Located east of Rubidoux Boulevard, north of Highway 60 - .40 acre - C-1/ C-P zone - REQUEST: To operate a fast food restaurant in a remodeled and expanded former gas station - Schedule: N/A - APN: 178-251-008 - Related Cases: N/A (2 nd LDC) |
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8:45 A.M.

2. JW **TENTATIVE PARCEL MAP NO. 29676 / CHANGE OF ZONE NO. 6537** - EA No. 38002 - Applicant: Joe Estrada - Engineer/Rep.: Adkan Engineers - First Supervisorial District - Woodcrest Zoning District - Located south of Cactus Avenue, east of Harrington Road and east of Dauchy Road - 4.32 acres - A-1-5 zone - **REQUEST:** Change the zone from A-1-5 to R-A-1 and subdivide the parcel into four single family residential lots - Schedule H - APN: 265-400-027 - Related Cases: N/A (1st LDC)

9:00 A.M.

3. JT **CONDITIONAL USE PERMIT NO. 3144S1** - EA No. N/A - Applicant: Western Rock Co. - Engineer/Rep.: Miachel Rick -Third Supervisorial District - Romoland Zoning Area - East of I-215, southeast corner of Highway 74 and Antelope Road - 8.10 acres - M-M zone - **REQUEST:** Phase 2 of Concrete Batch Plant - Schedule: N/A - APN: 331-180-015-Related Cases: Cup 3144, CUP 3144, RVP 159 (1st LDC)

9:15 A.M.

4. KB **PLOT PLAN NO. 16486** - EA No. 37948 - Applicant: Olive Branch Community Church - Engineer/Rep.: Timeless Architecture, Inc. - Second Supervisorial District - El Cerrito Zoning District - Located North of El Cerrito Road, south of Rudell Road, east of Interstate 15 and west of Temescal Canyon Road - 4.41 acres - C-1/C-P zone - **REQUEST:** Phased construction of one two story 20,895 square foot multi-purpose building and two two-story 10,920 square foot classroom buildings with parking lot and playground areas to be used for church worship services, Sunday school, office uses and weekday private school for grades preschool through sixth grade. - Schedule N/A - APN: 277-132-002 - Related Cases: N/A (2nd LDC)

9:30 A.M.

5. SL **PLOT PLAN NO. 16588 (FTA 2000-16)** - EA No. 38003 - Applicant: Space Center Mira Loma - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado/ Mira Loma Zoning District - Located west of Etiwanda Avenue and north of Mission Boulevard - 23.01 acres - M-M zone - **REQUEST:** Construct a 408,806 square foot industrial building (400,206 square feet of warehouse space and 8,600 square feet of office space), including 247 automobile parking spaces and 88 truck spaces with 101,079 square feet of landscaping - Schedule: N/A - APN: 156-140-040 - Related Case: Parcel Map No. 29394 (1st LDC)

9:45 A.M.

6. KB **CONDITIONAL USE PERMIT NO. 01634S6** - EA No. N/A - Applicant: Albert A. Webb Associates - Engineer/Rep.: Albert A. Webb Associates - First Supervisorial District - North Perris Zoning Area - Located North of Rider Street, south of Cajalco Road and west of Seaton Avenue - 9.33 acres - I-P Zone - **REQUEST:** To add a 500 KW generator at the existing facility for use of emergency purposes - Schedule N/A - APN: 317-090-029 - Related Cases: CUP01634S3, CUP01634S4, CUP01634S5 (1st LDC)

10:00 A.M.

7. GP **TENTATIVE TRACT MAP NO. 29369** - EA No. 37707 - Applicant: Rancho California Country Club, LLC - Engineer/Rep.: The Keith Companies - First Supervisorial District - Rancho California Zoning Area - Located north of Sandia Creek Dr., south of De Luz Road, east of Carancho Road, west of Rancho California Road - 385 acres - SP zone - **REQUEST:** Subdivide 385 acres into 764 residential lots, 37 open space lots and 2 park lots - Schedule A - APN: 935-370-005, -007, -009, -010, -015 thru -030. - Related Cases: Specific Plan No. 172 (6th LDC)

10:15 A.M.

8. JQ **PLOT PLAN NO. 16580 (FTA 2000-13)** - EA No. 37999 - Applicant: Shook Building Systems - Engineer/Rep.: Steven Kalthoff, Crane Architectural - Second Supervisorial District - Rubidoux Zoning District - Located at 5490 Via Ricardo, south of Wilson Street, west of Fleetwood Street - 4.18 acres - M-H zone - **REQUEST:** Construct a manufacturing and office building for the manufacture of boat trailers - Schedule N/A - APN: 178-320-041 - Related Cases: SP 210 (1st LDC)

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

9. GR **PARCEL MAP NO. 29828** - EA No. 37493 - Applicant: Carlos Enriquez -Engineer/ Rep.: McGoldrick Engineering - First Supervisorial District - Rancho California Zoning Area - Northerly of Los Robles Road, westerly of Via Baya - 21.73 acres - Residential Agriculture - 10 Acre Minimum (R-A-10) Zone - **REQUEST:** Subdivide 21.73 acres into two parcels - Schedule "H" - APN: 928-190-001 (Related Case(s): PM28499, CZ06391) (1st LDC)

1:45 P.M.

10. FJU **PLOT PLAN NO. 16578** - EA No. 37998 - Applicant: AT & T Wireless - Engineer/ Rep.: PlanCom, Inc. - Third Supervisorial District - Quail Valley Zoning District - Northerly of Goetz Road, easterly of Vista Way - 1,400 square foot portion of a .95-acre parcel - C-1/C-P Zone - **REQUEST:** Wireless communications facility consisting of an 85' high monopole disguised as an artificial palm tree with 6 panel antennas mounted on 3 horizontal arms and installation of a 12'x28' equipment enclosure on a 30'x48' leased site with chain link fencing - APN: 341-190-050 (Related Cases: Plot Plan No. 16101 and Plot Plan No. 15491) (1st LDC)

2:00 P.M.

11. FJU	TENTATIVE TRACT MAP NO. 29734 - EA Not yet assigned - Applicant: Redhawk Communities, Inc. - Engineer/Rep.: Trans-Pacific Consultants, Inc. - First Supervisorial District - Rancho California Zoning Area - Southeast corner of Via La Colorada and Camino San Dimas - 10.8 acres - SP Zone - REQUEST: Schedule "A" tract map to divide 10.8 acres into 43 single family residential lots (6,600 sq. ft. minimum lot size) - APN: 962-190-005 (Related Case(s): Specific Plan No. 217, TR23064) (1 st LDC)
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Last Posted June 19, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: JULY 6, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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

8:30 A.M. : County Administrative Building

- | | |
|-------|---|
| 1. KB | PRE-APPLICATION REVIEW NO. 00374 - Applicant: Sierra & Armstrong, LLC - Engineer/Rep.: J. D. Ostic, Alliance Asset Management Corp. - Second Supervisorial District - Rubidoux Zoning District - Located southwest of the corner of Sierra Avenue and Armstrong - 4.53 acres - A-1 zone - REQUEST: To establish a neighborhood commercial center and self-storage facility - Schedule: N/A - APNs 174-330-004, 174-340-011 - Related Cases: N/A (1 ST LDC) |
|-------|---|

9:00 A.M.

2. KB **PRE-APPLICATION REVIEW NO. 00378** - Applicant: PMG/Management & Consulting, Louis Porta - Engineer/Rep.: Michael Murphy, Architect - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of Interstate 60, east of Etiwanda Avenue and east of Campbell Street - 112.830 acres - R-3, C-1/C-P zones - **REQUEST:** Proposal to convert existing laundry rooms into one bedroom apartment units - Schedule: N/A - APNs: 156-220-001, 156-230-001, 156-230-003 - Related Cases: Country Village Senior Resort (Case No. unknown) (1st LDC)

9:30 A.M.

3. SL **TENTATIVE TRACT NO. 29248** - EA No. 37805 - Applicant: Stratham Homes - Eng/Rep.: Albert A. Webb Associates - Prado-Mira Loma Zoning District - Second Supervisorial District - Located north of Citrus Street, and west of Sumner Avenue - 40 acres - A-2 zone - **REQUEST:** Divide 40 acres into 142 residential lots with an average of approximately 7,400 square feet each, and 1 park site of 5.01 acres - Schedule A - APNs 134-230-008, 017, 018 - Related cases: GPA 418 & 373, SP 300 - Concurrent cases: GPA 514, CZ 6487 (2nd LDC)

9:45 A.M.

4. SL **CHANGE OF ZONE NO. 06538, TENTATIVE PARCEL MAP NO. 29796, PLOT PLAN NO. 16589** - EA No. 38004 - Applicant: Newcastle Realty Partners, Inc. - Eng/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning 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:** Change the zone of the portion of the site zoned A-2-10 to I-P; Parcel Map proposes to subdivide the subject site into 6 industrial lots; Plot Plan application to construct six industrial warehouse buildings, in two phases. Phase I consists of Buildings 1, 2, and 3. Phase II consists of Buildings 3, 4, and 5. Building 1 is 304,982 square feet, Building 2 is 204,599 square feet, Building 3 is 718,946 square feet, Building 4 is 212,356 square feet, Building 5 is 357,638 square feet, Building 6 is 266,553 square feet. Total building area is 2,065,074 square feet. A total of 612,377 square feet of landscaping, and 1,656 parking spaces are proposed - Schedule E - APN: 160-002-010, 008, 009 - Related Cases: AG837, AG383 - (1st LDC)

10:00 A.M.

5. SL **CONDITIONAL USE PERMIT NO. 02999S4** - Applicant: Synagro Composting Company - Eng/Rep: Elizabeth Bianco - First Supervisorial District - Glen Ivy Zoning Area - North of Dawson Canyon Road and east of Temescal Canyon Road - M-R Zone - **REQUEST:** Substantial conformance application to add lining to, and change the size of, the Liston pit - APN: 283-120-003 - Related cases: CUP02999, CUP02994S1 thru CUP02994S3 (1st LDC)

10:15 A.M.

6. SL **PUBLIC USE PERMIT NO. 00810** - EA No. 38007 - Applicant: Nextel Communications - Engineer/Rep.: Reno Vanier - First Supervisorial District - Cajalco Zoning District - The project is located on the north side of Pfeifer Way, west of Gavilan Road - 2.45 Acres - R-A-1 zone - **REQUEST:** Construct a 100 foot high monopole cell phone tower with a 12 panel antenna array, and a 200 square foot radio equipment shelter - APN: 285-150-026 - Related case: The subject case was previously PP16594 (1st LDC)

10:30 A.M.

7. JT **PLOT PLAN NO. 16109** - EA No. N/A - Applicant: Gene Smith - Second Supervisorial District - El Cerrito Zoning District- Located along Temescal Canyon Road, south of El Cerrito Road, north of Caljalco Road - .51 acres - M-SC zone - **REQUEST:** Conversion of residence to roofing contractors office - Schedule: N/A - APN: 279-062-016 Related Case: CV991947 (2nd LDC)

10:45 A.M.

8. JT **SECOND UNIT PERMIT 00676** - EA No. N/A - Applicant: Elizabeth Hall - First Supervisorial District - Good Hope Zoning Area - Located north of Tereticornis Ave, east of Intestate 15, west of 11th Street, South of Nichols Road - 2.42 acres - R-A - 20000 zone - **REQUEST:** Construction of 1,334 square foot second dwelling on and existing residential lot - Schedule: N/A - APN: 347-160-026- Related Case: N/A (1st LDC)

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

9. LGM **PUBLIC USE PERMIT NO. 770, SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Applicant: Murrieta Springs Seventh-Day Adventist Church - Engineer/Rep.: Temecula Engineering Consultants - First Supervisorial District - Rancho California Zoning Area- West of I-15, south of Clinton Keith Road and west side of Palomar Street - 21.67 net acres - Manufacturing-Service Commercial (M-SC) Zone - **REQUEST:** Installation of a 2,160 square foot modular classroom and a 720 square foot office trailer for administration offices on a site approved for a 27, 951 square foot church building and 16 school buildings totaling 54,684 square feet. - APN: 369-200-036 (Related Case(s): PUP No. 700) (1st LDC)

1:45 P.M.

10. LGM **PARCEL MAP NO. 28973, AMENDED NO. 1** - EA No. 37957 - Applicant: HUB Enterprises - Engineer/Rep.: James W. Unland & Associates - Third Supervisorial District - Sun City Zoning District - East of I-215, between Hub Circle and Antelope Road - 25.78 - One-Family-Dwellings (R-1), One-Family Dwellings-5 Acre Minimum (R-1-5) Zone - **REQUEST:** Subdivide 25.78 gross acres into 4 parcel with minimum lot size of 5.00 gross acres and one remainder lot of 5.01 gross acres -Schedule "H" - APN: 334-050-012, 334-060-005, 334-060-027 (Related Case(s): N/A)(2nd LDC)

2:00 P.M.

11. LGM **GENERAL PLAN AMENDMENT NO. 540, CHANGE OF ZONE NO. 6536** - EA No. 37997 - Applicant: Markham & Associates - Engineer/Rep.: Markham & Associates - First Supervisorial District - Rancho California Zoning Area - Northeast corner of Clinton Keith Road and Nina Lane - 3.86 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** Amend the Southwest Area Community Land Use Allocation Map's designation from Residential 2-4 Dwelling Units per Acre (2-4 DU/AC) to Restricted Light Industrial (RLI) and Change of Zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) - APN: 362-250-025 (Related Case(s): N/A) (1st LDC)

2:15 P.M.

12. GR **TENTATIVE PARCEL MAP NO. 29543** - EA No. 37992 - Applicant: Douglas E. Hartman - Engineer/Rep.: Avalon Consultants - First Supervisorial District - Rancho California Zoning Area - Northerly of Hacienda Drive, westerly of Hombre Lane - 20.15 acres gross - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** Subdivide 20.41 acres into four 5-acre minimum parcels - Schedule H - APN: 932-340-008 (Related Case(s): PM25512, PM17552) (1st LDC)

2:30 P.M.

13. GR **TENTATIVE PARCEL MAP NO. 29544** - EA No. 37993 - Applicant: Douglas E. Hartman - Engineer/Rep.: Avalon Consultants - First Supervisorial District - Rancho California Zoning Area - Easterly of Hacienda Drive, southerly of Calle Azul - 21.18 acres gross - Residential Agriculture - 10 Acre Minimum (R-A-10) Zone - **REQUEST:** Subdivide 21.18 acres into three five-acre minimum parcels and one 5.5 acre remainder parcel - Schedule H - APN: 932-360-001 (Related Case(s): CZ05990, PM25514, PM17552) (1st LDC)

2:45 P.M.

14. FJU **PLOT PLAN 16253 AMENDED NO. 1** - EA No. 37832 - Applicant: Fairfield Residential - Third Supervisorial District - Rancho California Zoning Area - Northwest corner of Murrieta Hot Springs Rd and Winchester Rd - 21.32 Gross Acres - SP Zone - **REQUEST:** Construct a 320 unit apartment complex (14 buildings) - APN: 956-270-015, -016, -019 (Related Case(s): PM20650, SP103) (1st LDC)

3:00 P.M.

15. FJU

TENTATIVE TRACT MAP NO. 29411 - EA No. 38001 - Applicant: Willows Community LLC - Engineer/Rep.: Trans-Pacific Consultants - Third Supervisorial District - Rancho California Zoning Area - Northeast corner of Murrieta Hot Springs Road and Calistoga Drive - 13.65 - SP Zone (Silverhawk SP213A1, Planning Area 7: Medium Residential 2-5du/ac) - **REQUEST:** Schedule "A" tract map to divide 13.65 acres into 45 single family residential lots (7,200 sq. ft. min) . - APN: 957-030-001 (Related Case(s): SP213A1) (1st LDC)

Last Posted June 26, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: JULY 13, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is REQUESTing additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: Planning Department

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

8:30 A.M. County Administrative Building

1. SL	CONDITIONAL USE PERMIT NO. 02999S4 - Applicant: Synagro Composting Company - Eng/Rep: - Elizabeth Bianco - First Supervisorial District - Glen Ivy Zonong Area - Location: North of Dawson Canyon Road and east of Temescal Canyon Road - M-R zone - REQUEST: Add lining to, and change the size of, the Liston pit - Schedule: N/A - APN: 283-120-003 - Related cases: CUP2994, CUP2994S1 thru CUP2994S3 (1 st LDC)
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8:45 A.M.

2. SL **PUBLIC USE PERMIT NO. 00810** - EA No.: 38007 - Applicant: Nextel Communications - Engineer/Rep.: Reno Vanier - First Supervisorial District - Cajalco Zoning District - Location: North of Pfeifer Way, west of Gavilan Road - 2.45 Acres - R-A-1 zone - **REQUEST:** Construct a 100 foot high monopole cell phone tower with a 12 panel antenna array, and a 200 square foot radio equipment shelter - Schedule: N/A - APN: 285-150-026 - Related case: N/A (1st LDC)

9:00 A.M.

3. SL **PLOT PLAN NO. 15972** - EA No.: 37669 - Applicant: Regency /Cornerstone Inv. LLC - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado/Mira Loma Zoning District - Location: South of Mission Boulevard, west of Cornerstone Drive in the Mira-Loma area - 2.51 Acres - M-M zone - **REQUEST:** Construct a 36,579 square foot industrial building consisting of 35,379 square feet of warehouse space and 1,200 square feet of office space. In addition, 70 parking spaces and 17,624 square feet of landscaping are proposed - Schedule: N/A - APN: 156-020-034 - Related cases: PP15973 thru PP16978, CZ4653 (2nd LDC)

9:15 A.M.

4. SL **PLOT PLAN NO. 15973** - EA No.: 37670 - Applicant: Regency /Cornerstone Inv. LLC - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado/Mira Loma Zoning District - Location: South of Mission Boulevard, between Miliken Avenue and the Interstate-15 Freeway, in the Mira-Loma area - 1.71 Acres - M-M zone - **REQUEST:** Construct a 24,838 square foot industrial building on a 1.71 acre parcel. The building will consist of 23,638 square feet of warehouse space and 1,200 square feet of office space. In addition, 48 parking spaces and 10,781 square feet of landscaping are proposed - Schedule: N/A - APN: 156-020-035 - Related cases: PP15972, PP15974 - PP16978, CZ4653 (2nd LDC)

9:30 A.M.

5. SL **PLOT PLAN NO. 15974** - EA No.: 37671 - Applicant: Regency /Cornerstone Inv. LLC - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado/Mira Loma Zoning District - Location: South of Mission Boulevard, between the Interstate-15 Freeway and Miliken Avenue - 2.47 Acres - M-M zone - **REQUEST:** Construct a 22,802 square foot industrial building on a 2.47 acre parcel. The building will consist of 21,602 square feet of warehouse space and 1,200 square feet of office space. In addition, 27 parking spaces and 8,860 square feet of landscaping are proposed - Schedule: N/A - APN: 156-020-036 - Related cases: PP15972, PP15973, PP15975 - PP15978, CZ4653 (2nd LDC)

9:45 A.M.

6. SL **PLOT PLAN NO. 15975** - EA No.: 37672 - Applicant: Regency /Cornerstone Inv. LLC - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado/Mira Loma Zoning District - Location: South of Mission Boulevard, between the Interstate-15 Freeway and Miliken Avenue - 4.25 Acres - M-M zone - **REQUEST:** Construct a 42,227 square foot industrial building on a 4.25 acre parcel. The building will consist of 41,027 square feet of warehouse space and 1,200 square feet of office space. In addition, 62 parking spaces and 14,188 square feet of landscaping are proposed - Schedule: N/A - APN: 156-020-042 - Related cases: PP15972 - PP15974, PP15976 - PP15978, CZ4653 (2nd LDC)

10:00 A.M.

7. SL **PLOT PLAN NO. 15976** - EA No.: 37673 - Applicant: Regency /Cornerstone Inv. LLC - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado/Mira Loma Zoning District - Location: South of Mission Boulevard, between the Interstate-15 Freeway and Miliken Avenue - 4.77 acres - M-M zone - **REQUEST:** Construct a 43,302 square foot industrial building on a 4.77 acre parcel. The building will consist of 42,102 square feet of warehouse space and 1,200 square feet of office space. In addition, 91 parking spaces and 25,352 square feet of landscaping are proposed - Schedule: N/A - APN: 156-020-038 - Related cases: PP15972 - PP15975, PP15977, 15978, CZ4653 (2nd LDC)

10:15 A.M.

8. SL **PLOT PLAN NO. 15977** - EA No.: 37674 - Applicant: Regency /Cornerstone Inv. LLC - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado/Mira Loma Zoning District - Location: South of Mission Boulevard, between the Interstate-15 Freeway and Miliken Avenue - 4.27 acres - M-M zone - **REQUEST:** This is a plot plan application to construct a 48,284 square foot industrial building on a 4.27 acre parcel. The building will consist of 47,084 square feet of warehouse space and 1,200 square feet of office space. In addition, 65 parking spaces and 14,991 square feet of landscaping are proposed - Schedule: N/A - APN: 156-020-039 - Related cases: PP15972 - PP15976, PP15978, CZ4653 (2nd LDC)

10:30 A.M.

9. SL **PLOT PLAN NO. 15978** - EA No.: 37675 - Applicant: Regency /Cornerstone Inv. LLC - Engineer/Rep.: KCT Consultants - Second Supervisorial District - Prado/Mira Loma Zoning District - Location: South of Mission Boulevard, between the Interstate-15 Freeway and Miliken Avenue - 3.03 acres - M-M zone - **REQUEST:** Construct a 50,455 square foot industrial building on a 3.03 acre parcel. The building will consist of 48,055 square feet of warehouse space and 2,400 square feet of office space. In addition, 77 parking spaces and 14,634 square feet of landscaping are proposed - Schedule: N/A - APN: 156-020-041 - Related cases: PP15972 - PP15977, CZ4653 (2nd LDC)

10:45 A.M.

10. JNW **CHANGE OF ZONE NO. 06512, TENTATIVE TRACT MAP NO. 29644**, - EA No.: 37903 - Applicant: TAVA Development Co. - Engineer/Rep.: Albert A. Webb Associates - First Supervisorial District - Glen Ivy Zoning Area - Location: West of Knabe Road and west of Jameson Road - 447.46 acres gross - R-R Zone - **REQUEST:** Amend the Temescal - El Cerrito Community Plan from Brown Canyon Specific Plan Required 3.5 DU/Acre to Residential 3.5 DU/Acre, Change of zone from R-R to R-1 and R-5, Subdivide eastern 132.78 acres into 308 single-family residential lots with a minimum lot size of 7,200 sq. ft., 1 park site, 10 open space lots, and 1 debris basin lot, and to leave the western 314.68 acre lot as open space - Schedule A - APNs: 282-220-007, 282-220-001, 002 and 008 - Concurrent Case: GPA00523 (3rd LDC)

11:00 A.M.

11. SK **SURFACE MINING PERMIT NO. 00162R1** - EA No.: 37504 - Applicant/Engineer/Rep.: Robertson's Ready Mix - Third Supervisorial District - Pass and Desert Zoning District - Location: South of Interstate 10, west of Banning, east of Broadway, north of the Morongo Indian Reservation - 540 acres - W-2 zone - **REQUEST:** To expand mining and reclamation plans to include additional property - Schedule: N/A - APN: 519-110-009 - Related case: SMP 00162 (2nd LDC)

Last Posted July 3, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: JULY 27, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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

8:30 A.M. County Administrative Building

1. JW **PARCEL MAP NO. 29681 / CHANGE OF ZONE NO. 6541** - EA No. 38012 - Applicant: Lola Bell - Engineer/Rep.: A-1 Surveying Co. - Second Supervisorial District - Pedley Zoning District - Located: East of Pedley Road and north of 58th Street - 2.0 acres - A-1-1 zone - **REQUEST:** Change the zone on the project site from A-1-1 to A-1 and subdivide the property into three single family residential lots - Schedule G - APN: 165-080-006 - Related Case: N/A (1st LDC)

8:45 A.M.

2. JW **PLOT PLAN NO. 16607** - EA No. 38013 - Applicant: C&G Construction Services - Engineer/Rep.: C&G Construction Services - First Supervisorial District - Alberhill Zoning Area - Located: South of Temescal Canyon Road and west of Earthmover Circle - 1.82 acres - M-SC zone - **REQUEST:** Construct an 11,600 sq. ft. building that will include a warehouse, shop, wash bay and breezeway, and to place a 1,440 sq. ft. office trailer and 240 sq. ft. security trailer on site. The balance of the property will be used for open storage of heavy equipment. - Schedule: N/A - APN: 391-480-009 - Related Case: N/A (1st LDC)

9:00 A.M.

3. KU **PLOT PLAN NO. 15273S1** - Applicant: JM Consulting Group Representing Nextel - Engineer/Rep.: Lan, Lockwood, Andrews & Newman, Inc. (D. Powyszynski) - Second Supervisorial District - Located: South of Philadelphia St., north of 60 fwy, east of Miliken Ave., and west of Etiwanda Ave. - 2.02 acres - M-M zone - **REQUEST:** Install three 3,000 gallon fuel tanks for 3 generators on Nextel switch building - Schedule: N/A - APN: 156-310-077-6 - Related Case: PP15273 (1st LDC)

9:15 A.M.

4. JT **PLOT PLAN 16536** - EA No. 37975 - Applicant: Travis Engineering - Second Supervisorial District - Rubidoux Zoning District - Located: North of Highway 60, west of Rubidoux Blvd , south of 30th Street - 1.23 acres - C-1/C-P zone - **REQUEST:** Proposal to construct a Jack-In-The-Box restaurant with drive-thru and associated parking and landscaping. - Schedule: N/A - APN: 178-201-011 - Related Case: PP12985 (2nd LDC)

9:30 A.M.

5. JQ **GENERAL PLAN AMENDMENT NO. 539, CHANGE OF ZONE NO. 6535** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: Urban Environs - Fifth Supervisorial District - University and Edgemont-Sunnymead Zoning Districts - Located: North and south of Pigeon Pass Road, east of Mount Vernon Avenue - 785.44 acres - A-1-4, A-1-10, W-2-20 Zones - **REQUEST:** Modify the Land Use Allocation Map of the Highgrove Community Plan from Category 3B (2 ½ - 5 acre lots) to Category 2B (7,200 - 20,000 square foot lots); and change the zone from A-1-2½ , A-1-10, R-A-10 Zones to R-1 Zone - Schedule N/A - APNs: 255-140-019; 255-170-010; 255-180-010, 012, 014, & 016; 255-190-004, 005 & 007; 255-200-002, 003, 009, 010, 011, 012, 013, 014, 016 & 017; 255-210-010, 011 & 012; 255-220-007; 255-230-001, 003, 009 & 011; 255-240-008, 009 & 010; 257-100-011; 257-120-003; 257-170-007; 257-180-008 & 009 - Related Cases: SP00323, TR29597, TR29598, TR29599, TR 29600, TR29740, TR29741 (1st LDC)

9:45 A.M.

6. JQ **TENTATIVE TRACT MAP NO. 29597** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: 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 1/2 zone - **REQUEST:** Divide 120.94 acres 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 Cases: SP00323, GPA00539, CZ06535, TR29598, TR29599, TR29600, TR29740, TR29741 (1st LDC)

10:00 A.M.

7. JQ **TENTATIVE TRACT MAP NO. 29598** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: Urban Environs - Fifth Supervisorial District - University and Edgemont-Sunnymead Zoning Districts - Located: The terminus of Center Street and north of Pigeon Pass Road - 138.22 acres - A-1-2½ zone - **REQUEST:** Divide 138.22 acres 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 Cases: SP00323, GPA00539, CZ06535, TR29597, TR29599, TR29600, TR29740, TR29741 (1st LDC)

10:15 A.M.

8. JQ **TENTATIVE TRACT MAP NO. 29599** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: 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-1-2½ and R-A-10 zones - **REQUEST:** Divide 142.65 acres 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 Cases: SP 00233, GPA 00539, CZ 06535, TR 29597, TR 29598, TR 29600, TR 29740, TR 29741 (1st LDC).

10:30 A.M.

9. JQ **TENTATIVE TRACT MAP NO. 29600** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: 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-1-2½ and R-A-10 zones - **REQUEST:** Divide 188.84 acres 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 Cases: SP00323, GPA00539, CZ06535, TR29597, TR29598, TR29599, TR29740, TR29741 (1st LDC)

10:45 A.M.

10. JQ **TENTATIVE TRACT MAP NO. 29740** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: 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-1-2½ zone - **REQUEST:** Divide the subject 97.75 acre 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 Cases: SP00323, GPA00539, CZ6535, TR29597, TR29598, TR29599, TR29600, TR29741 (1st LDC)

11:00 A.M.

11. JQ **TENTATIVE TRACT MAP NO. 29741** - EA No. 37995 - Applicant: Eastbridge Partners - Engineer/Rep.: 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-1-2½ zone - **REQUEST:** Divide 59.78 acres 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 Cases: SP00323, GPA00539, CZ06535, TR29597, TR29598, TR29599, TR29600, TR29740 (1st LDC)

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

12. LM **GENERAL PLAN AMENDMENT NO. 541, CHANGE OF ZONE NO. 6542, TENTATIVE TRACT MAP NO. 29618** - EA No. 38016 - Applicant: John Thomas - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - Bautista Zoning Area - Located: East of Highway 79 and Marshall Avenue, and on the southside of Highway 74 - 144.63 gross acres - Light Agricultural-10 Acre Minimum (A-1-10) Zone - **REQUEST:** General Plan Amendment No. 541 is a request to amend the County General Plan Designation by amending the General Plan's Open Space and Conservation Map's designation from Area Not Designated as Open Space, Agricultural and Mountainous Areas to Area Not Designated As Open Space. Change of Zone No. 6542 proposes to change the zoning from Light Agricultural -10 acre minimum to One-Family Dwellings (R-1) and Open Area Combining Zone-Residential Developments (R-5). Tentative Tract Map No. 29618 proposes to subdivide 144.63 gross acres into 354 residential lots with minimum lot size of 7, 200 square feet, 1 park site, 1 detention basin, and 9 open space lots. - Schedule A - APN: 553-220-010,012, 013,014 (Related Case(s): N/A) (1st LDC)

1:45 P.M.

13. LM **CONDITIONAL USE PERMIT NO. 3087, SUBSTANTIAL CONFORMANCE NO. 1** - EA NA - Applicant: Jojoba Hill SKP Resort , Inc - Engineer/Rep.: L.P. Woodburn - Third Supervisorial District - Aguanga Zoning Area - Located: Northerly of State Highway 79 at Juni Hills Road, approximately ½ mile west of Aguanga - 120 net acres - Rural Residential (R-R) Zone - **REQUEST:** Addition of six additional R.V. sites to the 280 currently authorized, and to expand the RV storage area by approximately one third of its current area. - APN: 583-160-001 (Related Case(s): N/A) (1st LDC)

2:00 P.M.

14. GR **CHANGE OF ZONE NO. 6540** - EA No. 38011 - Applicant: Growth Management Company - First Supervisorial District - Rancho California Zoning Area - Located: Westerly of Elizabeth Lane, easterly of Prielipp Road - 5.44 acres gross - **REQUEST:** Change of zone from Rural Residential (R-R) to Industrial Park (I-P) - APN: 369-550-014 and 015 (Related Case(s): PM17667) (1st LDC)

2:15 P.M.

15. GR **PLOT PLAN NO. 16610** - EA No. 38020 - Applicant: Mark Heimann - Engineer/Rep.: Jan M. Aiken - Third Supervisorial District - Rancho California Zoning Area - Located: Easterly of Pauba Road, northerly of De Portola Road - 9.6 Acres (Net) - Citrus/Vineyard (C/V) Zone - **REQUEST:** Wine tasting facility (3,962 square feet) and parking - APN: 927-630-014 (Related Case(s): PM24913) (1st LDC)

2:30 P.M.

16. FJU	TENTATIVE TRACT MAP NO. 29675 - EA No. 38009 - Applicant: Overland Associates - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - Rancho California Zoning Area - Located: Westerly of Winchester Road (State Highway 79), northerly of Thompson Road, easterly of Leon Road, and southerly of the future extension of Baxter Road - 87.53 acres - I-P and R-5 Zones - REQUEST: Schedule "A" map to divide 87.53 acres into 275 single family residential lots (7,200 sq. ft. min. lot size) and 7 open space lots - APN: 467-240-017, 467-240-018, 467-250-005 (Related Cases: Specific Plan No. 106, Amendment No. 9, Change of Zone No. 6510 and EA37896) (1 st LDC)
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LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: AUGUST 3, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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

8:30 A.M. County Administrative Building

1. JW	TENTATIVE PARCEL MAP NO. 29311 - EA No. 37856 - Applicant: Margie F. Hart - Engineer/Rep.: Douglas Beecroft - First Supervisorial District - Woodcrest Zoning Area - Located: West of Russel Avenue, south of Gentian Avenue and north of Van Buren Boulevard - 2.17 acres - A-1 zone - REQUEST: Subdivide the property into two single family residential lots - Schedule H - APN: 265-170-022 - Related Cases: N/A (2 nd LDC)
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8:45 A.M.

2. JW **PLOT PLAN NO. 16338** - EA No. N/A - Applicant: Ron Vergilio - Engineer/Rep.: Ron Vergilio - First Supervisorial District - Alberhill Zoning Area - Located: South of Temescal Canyon Road and east of Horsethief Canyon Road - 11.77 acres - M-SC zone - **REQUEST:** To operate a modular office trailer sales and rental facility - Schedule N/A - APN: 391-100-030 - Related Cases: N/A (3rd LDC)

9:00 A.M.

3. JW **TENTATIVE TRACT MAP NO. 29484** - 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 268 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: GPA00521 , CZ6509 (2nd LDC)

9:15 A.M.

4. SL **GENERAL PLAN AMENDMENT NO. 532, TENTATIVE TRACT MAP NO. 29206** - EA No. 37933 - Applicant: Cardey Family Trust - Engineer/Rep.: Canty Engineering Group - First Supervisorial District - Gavilan Hills Zoning District - Located: At the southeast corner of El Mineral Road and Olive Street - 79.69 acres - R-A-5 zone - **REQUEST:** Change the General Pan designation from Lake Mathews Community Plan Rural 5 Acre Minimum to Lake Mathews Community Plan Rural 2 ½ Acre Minimum; subdivide the subject 79.69 acre property into 30 single family residential lots with a minimum lot size of 2.5 acres - Schedule C - APNs: 289-250-008, 009 - Related Case: CZ06521 (2nd LDC)

9:30 A.M.

5. KU **PLOT PLAN NO. 11972S3** - EA No. - Applicant: Chelsea GCA Realty, Inc - Engineer/Rep.: KCT Consultants, Inc. - Third Supervisorial District - Pass & Desert Zoning Area - Located: North of Seminole and east of Fields Road -35.87 acres - C-P-S zone - **REQUEST:** To provide temporary seasonal parking on vacant property under existing Southern California Edison Transmission Electrical Lines. - Schedule: N/A - APN: 519-110-040 - Related Cases: PP11972, PP11972S1, PP11972S2 (1st LDC)

9:45 A.M.

6. KU **GENERAL PLAN AMENDMENT NO. 542, CHANGE OF ZONE NO. 06543, TENTATIVE TRACT NO. 29837** - EA No. 38023 - Applicant: Fairway Homes - Engineer/Rep.: CSL Engineering, Inc. - Third Supervisorial District - Winchester Zoning Area - Located: West of Briggs Road, north of Newport Road and east of Lindenberger Road - 77.29 acres - R-R Zone - **REQUEST:** To amend the CGP Sun City Menifee Valley Community Plan, SPA-3 AND SP 2-4 DU/AC to 2-4 DU/AC, to change the zone from R-R to R-4, and divide 79.55 acres into 318 residential lots, 10 recreation and 4 open space lots - Schedule A - APN: 334-250-003 - Related Cases: __ , (1st, LDC)

10:00 A.M.

7. JT **PLOT PLAN NO. 16109** - EA No. N/A - Applicant: Gene Smith - Second Supervisorial District - El Cerrito Zoning District- Located: Along Temescal Canyon Road, south of El Cerrito Road, north of Caljalco Road- .51 acres - M-SC (Manufacturing-Service Commercial) zone - **REQUEST:** Conversion of residence to roofing contractors office. APN: 279-062-016 Related Cases: CV991947 (3rd LDC)

10:15 A.M.

8. JT **PLOT PLAN NO. 16371** - EA No. 37893 - Applicant: Steven Baker - Engineer/Rep.: Robert Wendt - Second Supervisorial District - Rubidoux Zoning District - Located: North of Market St, south east of Avalon St, west of Rubidoux Blvd. -.3.26 acres - M-SC zone - **REQUEST:** Legalization of existing office and storage yard. - Schedule: N/A - APNs: 266-140-016 - Related Case: CV992286 (2ND LDC)

10:30 A.M.

9. JT **PLOT PLAN NO. 16350** - EA No. 37878 - Applicant: Ervin R. Campbell - Engineer/Rep.: Ron Vergilio - Second Supervisorial District - El Cerrito Zoning District - Located: Northeast corner of Temescal Canyon and Cornita Street - .637 acres - C-1/C-P zone - **REQUEST:** Construct a 3,000 square foot building for electrical supplies sales and warehousing - Schedule N/A - APN: 279-052-001 Related case: N/A (2nd LDC)

10:45 A.M.

10. SL **CONDITIONAL USE PERMIT NO. 3301** - EA No. 37855 - Applicant: Winchester Associates, Inc. - Fifth Supervisorial District - Lakeview Zoning Area - Zone N-A - Located: North of Ramona Expressway, east of Davis Road - 378 Acres - **REQUEST:** Legalize an existing recreational vehicle park. Forty five units (3 single family residences, 41 travel trailers, and 1 mobile home) occupy the site - Schedule: N/A - APNs: 423-040-001, 423-050-003, 423-060-007 - Related Case: CUP02069, (2nd LDC)

11:00 A.M.

11. KG	TENTATIVE TRACT MAP NO. 29707 - EA No. 38022 - Applicant: Triple M Development - Engineer/Rep.: Rick Engineering - Third Supervisorial District - Rancho California Zoning Area - Located: West of Highway 79, northerly of Hazel Glen Road and Wrangler Drive - 195.6 acres - Proposed SP zone - REQUEST: Divide 195.6 acres into 794 residential lots, 1 school lot, 1 commercial lot, 1 park lot, and 19 landscape lots - Schedule A - APNs: portions of 956-250-001, 956-300-001, and 958-080-003 - CONCURRENT CASES: SP00309, CZ06354, GPA00449, EIR00408 (1st LDC)
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1:30 P.M. South County Office in Murrieta

12. LM	SECOND UNIT PERMIT NO. 677 - EA N/A - Applicant: Bruce & Traci Pawlak - Engineer/Rep.: Temecula Engineering Consultants, Inc. - Third Supervisorial District - Rancho California Zoning Area - Located: 41640 Via Anita, which is east of I-215, south of Rancho California Road, east of Anza Road, and at the southeast corner of Calle Nopal and Via Anita - 5.17 gross acres - Rural Residential (R-R) Zone - REQUEST: Second Unit Permit for proposed 1,543 square foot modular home with optional porch - APN: 927-330-008 (Related Case(s):N/A) (1 st LDC)
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1:45 P.M.

13. FJU	PUBLIC USE PERMIT NO. 771, SUBSTANTIAL CONFORMANCE NO. 4, AMENDED NO. 1 - EA Exempt - Applicant: Jeffrey M. Dorman/Murrieta Calvary Chapel - Third Supervisorial District - Rancho California Zoning Area- 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 that previously approved location 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): PUP No. 771) (1 st LDC)
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Last Posted July 25, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: AUGUST 10, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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

8:30 A.M. County Administrative Building

- | | |
|-------|---|
| 1. JT | PRE-APPLICATION REVIEW NO. 00379 - EA No. N/A - Applicant: Silvanao Torres - Second Supervisorial District - Rubidoux Zoning District - Located on 28th Street, north of 60 Fwy, east of Rubidoux Boulevard - 4.68 acres - M-SC zone - REQUEST: Pre-application for pallet business - Schedule: N/A - APN: 178-230-002 - Related Case: CV000109 |
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9:00 A.M.

2. KU **PLOT PLAN NO. 03356R2** - EA No. 38034 - Applicant: Greg Campbell - Engineer/Rep.: RMW Joe Richards - First Supervisorial District - Woodcrest Zoning District - Located north of Van Buren Blvd and west of Wood Road - 1.28 acres - M-S-C zone - **REQUEST:** - To add two modular storage buildings to car lot - APN: 265-270-068 - Related Cases: PP03356, PP03356R1 (1st LDC)

9:30 A.M.

3. JW **PLOT PLAN NO. 16626** - EA No. N/A - Applicant: Level 3 Communication, LLC - Engineer/Rep.: N/A - First Supervisorial District - Alberhill Zoning Area - Located south of Temescal Canyon Road, north-west of Lester Circle and north of Interstate 15 - 3.25 acres - M-SC zone - **REQUEST:** To construct an unmanned, inline amplifier station that will amplify the signal from the running line plan of the fiber optic cable. The site will consist of a 1,644 sq. ft. shelter building pad with two initial shelters 411 sq. ft. each, an electrical service pad and fencing to enclose the compound. - Schedule N/A - APN: 391-480-002 - Related Cases: N/A - (1st LDC)

9:45 A.M.

4. SL **PLOT PLAN NO. 14130S1** - EA No.: N/A - Applicant: Millard Refrigerated Services - Eng/Rep.: KCT Consultants Inc. - Second Supervisorial District - Prado/Mira Loma Zoning District - Located east of Etiwanda Avenue and south of Inland Avenue - 30 Acres - M-M zone - **REQUEST:** Reduce the size of the building and revise the parking - APN: 156-360-042 - Related Cases: PP14130, PP14130R1, CPM01123 (1st LDC)

10:00 A.M.

5. JQ **TENTATIVE PARCEL MAP NO. 29855** - EA No. 38018 - Applicant: Lewis Investment Co. LLC - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado/Mira Loma Zoning District - Located south of Bellegrave Avenue, west of Interstate 15 - 61.6 acres - R-3 Zone - **REQUEST:** Subdivide the subject 61.6 acre property into 3 multiple family residential parcels - Schedule A - APNs: 160-030-002, -010; 160-050-013 - Related Cases: SP00266S1, CZ 6328 (1st LDC).

10:15 A.M.

6. JQ **TENTATIVE TRACT MAP NO. 29725** - 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: SP00123A5 (1st LDC)

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

7. GR **TENTATIVE TRACT NO. 29074, AMENDMENT NO. 4** - EA No. 37553 - Applicant: K. Hovnanian Companies of California - Engineer/Rep.: Allard Engineering - Third Supervisorial District - Antelope Valley Zoning Area - Located north of Garboni Road, east of Palomar and south of Tupelo Road - 40 Acres - R-R Zone - **REQUEST:** Subdivide 40 acres into 158 residential lots - APN: 357-150-016, 017, 018, 019 and 024 (Related case: CZ06318) (5TH LDC)

1:45 P.M.

8. FJU **TENTATIVE PARCEL MAP NO. 29475** - EA No. 37793 - Applicant: Markham & Associates - Engineer/Rep.: Markham & Associates - Third Supervisorial District - Rancho California Zoning Area - Located northerly of Murrieta Hot Springs Road, easterly of Whitewood Avenue - 4.64 acres - C-P-S on westerly half of site and R-3 on easterly half Zone - **REQUEST:** Schedule "E" Tentative Parcel Map to divide 4.64 acres into 22 commercial parcels - APN: 913-160-012 and 916-070-002 (Related Case(s): Specific Plan No. 103 (Murrieta Hot Springs) CZ4969, & PP16145) (1ST LDC)

2:00 P.M.

9. FJU **TENTATIVE TRACT MAP NO. 29875** - EA No. 38025 - Applicant: Project Developers Group, LLC - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - Rancho California Zoning Area - Located at the southwest corner of Thompson Road and Pourroy Road - 80 - SP Zone - **REQUEST:** Schedule "A" map to divide 80 acres into 306 single family residential lots (5,500 square foot minimum lot size), one 7.44-acre park/detention basin lot, and three perimeter landscaping open space lots. - APN: 958-300-039, 040, 041, 043, and 044. (Related Case(s): Specific Plan 286 (Winchester 1800) (1ST LDC)

Last Posted July 27, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: AUGUST 17, 2000 (2nd Revision 8/8/00)

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: Planning Department

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

8:30 A.M. County Administrative Building

- | | |
|-------|--|
| 1. JW | PRE-APPLICATION REVIEW NO. 380 - EA No. N/A - Applicant: STK Architecture, Inc. - Engineer/Rep.: N/A - Third Supervisorial District - Pass and Desert Zoning District - Located south of Banning, Idyllwild Panoramic Highway (H-243) - 5.9 acres - R-1A-10 zone - REQUEST: Remodel and expand an existing children's camp (Camp Alandale) through the addition of two residences, a garage, a staff housing facility, a toilet and tent storage building and expansion of existing tent pads - Schedule N/A - APN: 556-290-034 - Related Case: LLA04220 |
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9:00 A.M.

2. JT **PUBLIC USE PERMIT NO. 626S1** - EA No. N/A - Applicant: Mount Rubidoux 7th Day Adventist Church - Engineer: Wes Engineering - Second Supervisorial District - Rubidoux Zoning District - Located east of Avalon Boulevard, south of 24th Street, north of 26th Street, west of Rubidoux Boulevard - 2.49 acres - M-SC Zone - **REQUEST:** To add temporary modular classroom to existing church - Schedule: N/A - APN: 178-080-009 - Related Case: PUP00626

9:15 A.M.

3. KU **SECOND UNIT PERMIT NO. 679** - EA No. N/A - Applicant: Charles E. Mayhew and Lois M. Mayhew - Engineer/Rep.: Thatcher Engineering & Associates, Inc. - Third Supervisorial District - Rancho California Zoning Area - Located north of Ventura Boulevard, south of Mazoe Street, east of Maddalena Road and west of Rice Land - 4.98 acres - A-1-5 zone - **REQUEST:** This is an application to construct a second residential unit on a single family residential property - Schedule: N/A - APN: 958-090-031 - Related Cases: N/A (1st LDC)

9:30 A.M.

4. JQ **TENTATIVE TRACT MAP NO. 29652** - EA No. 37952 - Applicant: Mike and Carol Munaretto - Engineer/Rep.: Adkan Engineers - First Supervisorial District - Woodcrest Zoning District - Located south of Berry Street, north of Eakins Street and north of Cactus Avenue - 40.28 acres - A-1-1 zone - **REQUEST:** Subdivide the property into 33 single family residential lots of 1 acre minimum lot size, with one remainder parcel - Schedule B - APNs: 265-340-039, 265-330-037 - Related Cases: N/A (2nd LDC)

9:45 A.M.

5. JQ **TENTATIVE TRACT MAP NO. 26007M2** - EA No. N/A - Applicant: Hidden Grove LLC - Engineer/Rep.: Webb Associates - First Supervisorial District - Alberhill Zoning Area - Located south of the intersection of Temescal Canyon Road and Horsethief Canyon Road - 87 acres - R-A-10 zone - **REQUEST:** Change the conditions regarding Ortega Trails Park, improvement of Street "A", and minor revisions to map features - Schedule A - APNs: 391-220-006 - Related Cases: N/A (1st LDC)

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

6. GR **TENTATIVE TRACT MAP NO. 29851** - EA No. 38026 - Engineer/Rep.: A J Terich Engineering - First Supervisorial District - Rancho California Zoning Area - Located northeasterly of Via Santa Rosa, easterly and westerly of Via Tornado - 58.58 acres gross - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** Subdivide the subject property into 10 lots with a 5 acre gross minimum lot size - Schedule D - APN: 940-210-001 and 940-200-002 (Related Case(s): TR26466, CZ06098, EA36129) (1st LDC)

1:45 P.M.

7. GR **PLOT PLAN NO. 16635** - EA No. 38031 - Applicant: John U. Regus - Engineer/Rep.: A & E West - Third Supervisorial District - Sun City Zoning Area - Located westerly of New Hub Drive, northerly of Newport Road, easterly of the Paloma Channel - 1.06 acres gross - Specific Plan (SP) Zone - **REQUEST:** Construct a 11, 734 square foot office building in two phases - APN: 334-520-015 (Related Case(s): PM22233, SP248)

(1st LDC)

2:00 P.M.

8. LM **CHANGE OF ZONE NO. 6545, PLOT PLAN NO. 16657, FAST TRACK AUTHORIZATION NO. 2000-18** - EA No. 38044 - Applicant: F.C.P. Inc - Engineer/Rep.: Engineering Ventures, Inc. - First Supervisorial District - Rancho California Zoning Area - Located east of I-15, north side of Baxter Road and East of Gumdee - Rural Residential (R-R) Zone - **REQUEST:** Change of Zone No. 6545 proposes to change the zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). Plot Plan No. 16657 proposes to construct an industrial building of 22,690 square feet that includes a 1,440 square foot office and a manufacturing area of 21,250 square feet for the manufacturing of barns, corrals, and industrial mezzanines on 2.11 net acres - APN: 367-300-030 (Related Case(s): N/A (1st LDC)

Last Posted August 9, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: AUGUST 24,2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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 | PRE-APPLICATION REVIEW NO. 382 - EA No. N/A - Applicant: Steve Frank - Engineer/Rep.: Same - Third Supervisorial District - Homeland Zoning Area - Located north of Highway 74, west of Greag Avenue - 1.1 acres - R-R and C-P-S zones - REQUEST: This PAR application proposes to move a used gas island canopy with gas dispensers to the project site. - Schedule: N/A - APNs: 457-181-016, 457-181-020 - Related Cases: PP09254, PP09254S1 |
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9:00 A.M.

2. JW **PLOT PLAN NO. 15426R2** - EA No. 38043 - Applicant: Ron & Terry Parcell - Engineer/Rep.: N/A - First Supervisorial District - Alberhill Zoning Area - Located at the south-east corner of Temescal Canyon Road and Lester Circle - 3.55 acres gross - M-SC zone - **REQUEST:** To add 1.65 acre adjacent parcel to an existing steel fabrication facility for open storage of steel - Schedule: N/A - APN: 391-480-007 - Related Cases: PP15426, PP15426R1, PP15426S1 (1st LDC)

9:15 A.M.

3. SL **GENERAL PLAN AMENDMENT NO. 544/CHANGE OF ZONE NO. 6546** - EA No. 38047 - Applicant: Summit Capital Investors, LLC. - Engineer/Rep.: Albert A. Webb Associates, Bruce Davis - Third Supervisorial District - Rancho California Zoning Area - Located south of Auld Road, east of Pourroy Road - 21.01 acres - A-1-10 zone - **REQUEST:** Change the Southwest Area Community Plan Designation on the subject site from 2 1/2 AC MIN (Residential, 2 1/2 acre minimum) to C (Commercial) and change the zone on the site from A-1-10 (Light Agriculture, 10 acre minimum) to C-1/C-P (General Commercial) - Schedule N/A - APN: 958-090-001 - Related Cases: N/A (1st LDC)

9:30 A.M.

4. SL **CONDITIONAL USE PERMIT NO. 3282** - EA No. 37570 - Applicant: T&P Enterprises - Engineer/Rep.: Action Surveys - Third Supervisorial District - Homeland Zoning Area - Located on the north side of Highway No. 74, east of Homeland Avenue and west of Ritter Avenue - 1.84 Acres - C-P-S and R-R zones - **REQUEST:** Legalize an existing automobile sales and parts facility - APN: 457-171-022 - Related Cases: PAR00319 (3rd LDC)

9:45 A.M.

5. JT **PLOT PLAN NO. 16067S1** - EA No. N/A - Applicant: Mira Loma Vineyards, Ltd - Engineer/Rep.: A.A. Webb Associates - Second Supervisorial District - Prado/Mira Loma District - Located south of the 60 Freeway, west of I-15, east of Hamner Avenue - 95.16 acres M-SC zone - **REQUEST:** Modify square footage three industrial buildings and add mezzanine - Schedule: N/A - APN: 156-050-015 - Related Cases: PP16067, EA 37739, PM28024 (1st LDC)

10:00 A.M.

6. KU **PUBLIC USE PERMIT NO. 594S1** - EA No. N/A - Applicant: Rafat Tadrous - Engineer/Rep.: Lewis Mishreki - Fifth Supervisorial District - University Zoning District - Located south of Winship Way, north of Center Street, west of Pope Kirolos Avenue and east of Reche - 25.74 acres - W-2-20 zone - **REQUEST:** This is an application to add 1520 square feet to the Sunday school classrooms - Schedule: N/A - APNs: 259-070-005-2 - Related Cases: PUP00594 (1st LDC)

10:15 A.M.

7. KG **SPECIFIC PLAN NO. 309/ENVIRONMENTAL IMPACT REPORT NO. 408** - Applicant: Winchester 700 LLC - Engineer/Rep.: T & B Planning Associates - Third Supervisorial District - Rancho California Zoning Area - Located west of Highway 79, northwest of intersection of Winchester Road and the entrance to French Valley Airport - 697.0 acres - Proposed SP Zone - **REQUEST:** Specific Plan of Land Use encompassing 437.2 acres of residential, 12.7 acres of school site, 185.1 acres of open space, 10.0 acres of commercial, 24.0 acres of active parks, and 28.0 acres of roads - Schedule N/A - APN: 256-250-001, 956-300-001, and 958-080-003 - Concurrent Cases: SP103A8, CZ 6354, GPA 449, TR29707, PM29885 (3rd LDC)

10:30 A.M.

8. KG **SPECIFIC PLAN AMENDMENT NO. 103A8** - EIR 408 - Applicant: Winchester 700 LLC - Engineer/Rep.: T & B Planning Associates - Third Supervisorial District - Rancho California Zoning Area - Located west of Highway 79, northwest of intersection of Winchester Road and the entrance to French Valley Airport - 697.0 acres - Proposed SP Zone - **REQUEST:** To eliminate area under Specific Plan 309 from Specific Plan 103 - Schedule N/A - APN: 256-250-001, 956-300-001, and 958-080-003 - Concurrent Cases: SP309, CZ 6354, GPA 449, TR29707, PM29885 (1st LDC)

10:45 A.M.

9. KG **TENTATIVE PARCEL MAP NO. 29885** - EA No. 38022 - Applicant: Triple M. Development Co./Michael Smith - Engineer/Rep.: Rick Engineering Company/Dave Jeffers - Third Supervisorial District - Rancho California Zoning Area - Located north of Hazel Glen Road, west of Winchester Road - 188.5 acres - R-R, R-2, R-T, R-5, and R-3 zones - **REQUEST:** This is a proposal to subdivide 188.5 acres into 6 parcels - Schedule I - APNs: 958-080-024, 956-250-001, 956-300-001 - Related Cases: TR29707, SP00309, SP00103, (1st LDC)

11:00 A.M.

10. JQ **PLOT PLAN NO. 16676** - EA No. 38018 - Applicant: Lewis Investment Company. LLC - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado/Mira Loma Zoning District - Located south of Bellgrave Avenue, between Hamner Avenue in the west and I-15 in the east - 61.79 acres - R-3 zone - **REQUEST:** This is a proposal to construct 738 apartment units on 61.8 acres. - Schedule: N/A - APNs: 160-030-010 and part of 160-050-002 - Related Cases: PM29855, SP00266 (1st LDC)

11:15 A.M.

11. JG **SCREENCHECK ENVIRONMENTAL IMPACT REPORT NO. 421 FOR SPECIFIC PLAN NO. 310/COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 451/ CHANGE OF ZONE CASE NO. 6359** - Applicant: Domenigoni-Barton Properties - Third Supervisorial District - Winchester, French Valley, and Rancho California Areas - Located east and west of Winchester Road, south of Holland Road and north of Keller Road - 1,734.5 Acres - A-1-10, A-2-10, and R-R Zones - **REQUEST:** Screencheck EIR - APN: 466-150-007; 466-160-007, -013, -014, -015, & -016; 466-170-024 & -026; 466-240-002, -003, & -004; 466-250-006 & -027; 467-060-017, -018, -019, -020, & -021; 467-070-037; 467-080-005, -006, & -007; 467-090-001 & -002

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

12. FJU **PRE-APPLICATION REVIEW (PAR) NO. 381** - EA No. N/A - Applicant: Lohr & Associates, Inc. - Engineer/Rep.: Lohr & Associates - Third Supervisorial District - Rancho California Zoning Area - Located easterly of Washington Street, southerly of Keller Road - 218 acres - A-1-10 and A-1-5 Zone - **REQUEST:** General Plan Amendment from Residential 2.5 acre Minimum to Residential 2-4 DU/AC, Change of Zone from A-1-10 and A-1-5 to R-1, & Schedule "A" map to divide 218 acres into 491 single family residential lots (7,200 sq. ft. min.) & 9 open space lots - APN: 467-170-052, 467-190-001 & 467-200-001 (Related Case(s): TR29883.)

2:00 P.M.

13. FJU **PLOT PLAN NO. 16466 AMENDED NO. 2** - EA No. 37939 - Applicant: Albert Davis - Third Supervisorial District - Rancho California Zoning Area - Located easterly of Agua Vista, northerly of Calle Fortuna, southerly of Murrieta Hot Springs Road - .28 acres - General Residential (R-3), - **REQUEST:** Construct 12-unit, 2-story apartment building (two 3-bedroom units @ 1,037 sq. ft. each, eight 2-bedroom units @ 806 sq. ft. each, and two 1-bedroom units @ 621 sq. ft. each), with 10 garages, 2 carports and 12 uncovered parking spaces, one 270 sq. ft. gazebo, and 2,758 sq. ft. of common open space areas - APN: 913-202-014 (Related Cases: BGR000177, CPM01157, and SP103)(2nd LDC)

2:15 P.M.

14. PS **SECOND UNIT PERMIT NO. 678** - EA No. N/A - Applicant: Katherine Greeway - Third Supervisorial District - Sun City Zoning District - Located easterly side of Lake Forest Drive, on the southerly side of Pebble Beach Drive, and on the northerly side of Terrytown Road - .33 Acres - One Family Dwellings (R-1) Zone - **REQUEST:** Construct an 820 square foot detached single family residence as a second unit - APN: 334-264-001 (Related Case(s): N/A) (1st LDC)

2:30 P.M.

15. PS **TENTATIVE TRACT MAP NO. 29031 AMENDED NO. 1** - EA No. 37850 - Applicant: Ralph Bisantz & James Bedeker - Engineer/Rep.: Markham & Associates - First Supervisorial District - Rancho California Zoning Area - Located southerly of State Highway 79, one half mile east of Butterfield Stage Road and northerly of Temecula Creek - 41.17 - R-R Zone - **REQUEST:** Schedule "A" tract map to divide 41.17 acres into 125 single family residential lots and 1 open space lot - APN: 952-200-003, 004, 005, 006, 007, 008, 009 & 010 (Related Case(s): Change of Zone No. 6499, R-R to R-1) (2nd LDC)

2:45 P.M.

16. PS **TENTATIVE PARCEL MAP NO. 29808** - EA No. 38035 - Engineer/Rep.: Excel Engineering - First Supervisorial District - Rancho California Zoning Area - Located southerly of Rancho California Road, on the westerly side of Sycamore Mesa Road - 16.01 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** Schedule "H" subdivision of 16.01 acres into three 5-acre minimum parcels - APN: 939-080-014 (Related Case(s): PM 2885) (1st LDC)

3:00 P.M.

17. LGM **TENTATIVE PARCEL MAP NO. 29205, AMENDED NO. 1** - EA No. 37639 - Applicant: Ernest W. Pappenfus - Engineer/Rep.: Thatcher Engineering and Associates, Inc - Third Supervisorial District - Rancho California Zoning Area - The project site is located on the northwesterly corner of Mesa Road and Robertson Way, northerly of Glenoaks Road - 31.42 gross acres - Light Agricultural-10 acre Minimum (A-1-10) Zone - **REQUEST:** Subdivide 31.42 gross acres into three residential parcels with a minimum parcel size of 10 acres. - APN: 924-040-002,003 (Related Case(s): N/A) (2nd LDC)

3:15 P.M.

18. GR **TENTATIVE PARCEL MAP NO. 29864/CONDITIONAL USE PERMIT NO. 3318 (FTA 2000-17)** - EA No. 38036 - Applicant: Cahan Properties - Engineer/Rep.: Trans-Pacific Consultants - First Supervisorial District - Rancho California Zoning Area - Located southerly of Highway 79, South and westerly of Butterfield Stage Road - 11.41 acres - Specific Plan (SP) Zone - **REQUEST:** Subdivide 11.41 acres into 7 commercial parcels, schedule "E" and construct a 113,177 square foot retail shopping center including a Ralph's supermarket, drug store and gas station - APN: 960-030-010, 960-030-011, 960-030-012 (Related Case(s): SP00223) (1st LDC)

3:30 P.M.

19. GR **PUBLIC USE PERMIT NO. 808/VARIANCE NO. 1695** - EA No. 37972 - Applicant: Cox PCS Assets, LLC - Engineer/Rep.: Caraway Communications - Fourth Supervisorial District - Pinon Flats Zoning District - Located at the terminus of Spring Crest Drive, easterly of Highway 74 - 1.086 acres - One-Family Dwellings, ½ Acre Minimum (R-1-1/2) Zone - **REQUEST:** Construct an unmanned wireless telecommunications facility consisting of a 100' high monopole and seven equipment cabinets on 900 square feet of leased property surrounded by a 6' high chain link fence - APN: 636-271-010 (Related Case(s): TR3380) (1st LDC)

Last Posted August 14, 2000



LAND DEVELOPMENT COMMITTEE (LDC)

MEETING AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: AUGUST 31, 2000

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department web site.

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

		Cleared	On Hold
<u>8:30 A.M. County Administrative Center</u>			
1. JF	TENTATIVE PARCEL MAP NO. 29524 - EA No. 38045 - Applicant: George G. Robbins, Jr. - Engineer/Rep.: D.M. "Max" Buchanan - Third Supervisorial District - Cherry Valley Zoning District - Located South of Vineland Avenue, east of Union Street - 9.66 acres - A-1-1 Zone - REQUEST: This is a proposal to subdivide 9.66 acres into 4 single family residential parcels. - Schedule - APN: 407-150-008 - Related Cases: N/A (1st LDC)		

8:45 A.M.

2. SL **PLOT PLAN NO 16683 (FTA 00-04)** - EA No. 38055 - Applicant: C.K.S., Inc. - Engineer/Rep.: PGA - Second Supervisorial District - East Corona Zoning District - Located north of Magnolia Avenue and west of Lincoln Avenue - 2.14 acres - M-SC zone - **REQUEST:** This is a proposal to construct two adjacent concrete tilt-up (spec) warehouse buildings with a combined total square footage of 29,568 s.f. Building A will be 19,912 s.f. and Building B will be 9,656 s.f. There will be a total of 74 parking stalls and 5,671 s.f. of landscaping - Schedule: N/A - APN: 139-270-011 - Related Cases: N/A, N/A (1st LDC)

9:00 A.M.

3. SL **SPECIFIC PLAN NO. 301, AMENDMENT NO. 1, SCREEN CHECK NO. 2** - Applicant: Brookfield Menifee Inc. - Engineer/Rep.: T&B Planning Consultants - Third Supervisorial District - The project site is boarded by State Highway No.74 to the north, Menifee Road to the west, Briggs Road to the east, and Simpson Road to the south - Project size: 1548 Acres - R-R zone - **REQUEST:** Amend Specific Plan No. 301 to provide 3,661 residential lots, approximately 30 acres of commercial property, parks, golf course, schools, open space, green belts, detention areas, and roads - **CONCURRENT CASES:** General Plan Amendment No. 00516, General Plan Amendment No. 00495, Change of Zone No. 06459 (2nd LDC)

9:15 A.M.

4. SL **CHANGE OF ZONE NO. 06549/TENTATIVE PARCEL MAP NO. 29913/PLOT PLAN NO. 16686** - EA No. 38056 - Applicant: Alan Sharp - I.D.I. (Industrial Developments International, Inc.) - Engineer/Rep.: Thienes Engineering, Inc./Brian Thienes - Second Supervisorial District - Prado/Mira Loma Zoning District - Located south of Harrel Street, west of the Day Creek Channel and Etiwanda Avenue - 76.69 acres - A-2-10 zone - **REQUEST:** Change the zone of the subject site from A-2-10 to M-SC; Parcel Map proposes to subdivide the subject site into 3 industrial lots; Plot Plan proposes to construct three adjacent concrete tilt-up (spec) buildings with a combined total square footage of 1,697,846 s.f. Buildings A, B & C will have 737,276 s.f., 816,050 s.f., and 106,620 s.f. respectively. There will be a total of 850 parking stalls and 350,178 s.f. of landscaping - Schedule: E - APN: 156-340-024 - Related Cases: N/A (1st LDC)

9:30 A.M.

5. SL **TENTATIVE TRACT MAP NO. 29513, AMENDED NO. 1 - EA**
No.: 37847 - Applicant: Crossroads Development II - Engineer/
Rep.: John Peters & Associates - Second Supervisorial District -
South Elsinore Zoning Area - Located West of Grand Avenue
and South of Bryant Street - Project size: 70.71 Acres - R-R zone
- **REQUEST:** Divide 70.71 acres into 95 lots, with a minimum
size of 0.5 acres - Schedule B - **CONCURRENT CASE:** Change
of Zone No. 6497 - (2nd LDC)

9:45 A.M.

6. JT **PLOT PLAN NO. 16067S1 - EA No. N/A - Applicant: Mira Loma**
Vineyards, Ltd - Engineer/Rep.: A.A. Webb Associates - Second
Supervisorial District - Prado/Mira Loma Zoning District - Located
south of the 60 Freeway, west of I-15, east of Hamner Avenue -
95.16 acres M-SC zone - **REQUEST:** Modify square footage
three industrial buildings and add mezzanine - Schedule: N/A -
APN: 156-050-015 - Related Cases: PP16067, EA 37739,
PM28024 (Continued from 8/24 LDC agenda) (1st LDC)

10:00 A.M.

7. JT **PLOT PLAN NO. 16681 - EA No. 38053 - Applicant: John Gober**
- Engineer/Rep.: All Cities Permit Services - First Supervisorial
District - North Perris Zoning Area - Located north of Citrus
Avenue, west of I-215 - 3.7 acres - M-H zone - **REQUEST:** This
is a proposal to establish a mobile home storage yard without an
office and/or sales. - Schedule: - APN: 305-170-007 - Related
Cases: N/A (1st LDC)

10:15 A..M.

8. JQ **SPECIFIC PLAN NO. 323 - EA No. 37995 - Applicant:**
Eastbridge Partners - Engineer/Rep.: Urban Environs - Fifth
Supervisorial District - University and Edgemont-Sunnymead
Zoning Districts - Located north and south of Pigeon Pass Road,
east of Mount Vernon Avenue - 785.4 acres - A-1-2½, A-1-10, R-
A-10 zones - **REQUEST:** Provide for the development of 1,520
single family residential lots on 500.4 acres. Also included in the
project are water reservoirs (2.0 acres), elementary schools (13.9
acres), open space (247.9 acres), neighborhood commercial
(13.50 acres), and "special uses" (6.2 acres) - Schedule N/A -
APNs: 255-120-011, 255-140-019; 255-170-010; 255-180-010,
012, 014, & 016; 255-190-004, 005 & 007; 255-200-002, 003,
009, 010, 011, 012, 013, 014, 016 & 017; 255-210-010, 011 &

012; 255-220-007; 255-230-001, 003, 009 & 011; 255-240-008, 009 & 010; 257-100-011; 257-120-003; 257-170-007; 257-180-008 & 009 - Related Cases: None (1st LDC)

10:30 A.M.

9. JQ **PLOT PLAN NO. 16676** - EA No. 38018 - Applicant: Lewis Investment Company. LLC - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado Mira Loma Zoning District - Located south of Bellgrave Avenue, between Hamner Avenue in the west and I-15 in the east. - 61.79 acres - R-3 zone - **REQUEST:** This is a proposal to construct 738 apartment units on 61.8 acres. - Schedule: N/A - APNs: 160-030-010 and part of 160-050-002 - Related Cases: PM29855, SP00266 (Continued from 8/24 LDC agenda) (1st LDC)

10:45 A.M.

10. KG **SPECIFIC PLAN AMENDMENT NO. 103, AMENDMENT NO. 8** - EIR 408 - Applicant: Winchester 700 LLC - Engineer/Rep.: T & B Planning Associates - Third Supervisorial District - Rancho California Zoning Area - Located west of Highway 79, northwest of intersection of Winchester Road and the entrance to French Valley Airport - 697.0 acres - Proposed SP Zone - **REQUEST:** To eliminate area under Specific Plan 309 from Specific Plan 103 - Schedule N/A - APN: 256-250-001, 956-300-001, and 958-080-003 - Concurrent Cases: SP309, CZ 6354, GPA 449, TR29707, PM29885 (Continued from 8/24 LDC agenda) (1st LDC)

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

11. LGM **PUBLIC USE PERMIT NO. 751, SUBSTANTIAL CONFORMANCE NO. 2, AMENDED NO. 1** - EA N/A - Applicant: Studio 3 Architects - First Supervisorial District - Rancho California Zoning Area - Located west of I-15, east side of Central, and west side of Big Leaf Lane - 7.750 Net Acres - General Commercial (C-1/C-P), One-Family Dwellings (R-1) Zone - **REQUEST:** Proposed substantial conformance to change the building footprint, redesign the building exterior, and not develop a segment of Big Leaf Lane - APN: 369-460-025 (Related Case(s): PUP 751, PUP 751S1)(2nd LDC)

1:45 P.M.

12. LGM **TENTATIVE TRACT NO. 29473, AMENDED NO. 1** - EA No. 37918 - Applicant: Thomas M. Denha - Engineer/Rep.: Markham Associates - First Supervisorial District - Rancho California Zoning Area - Located south of Highway 79, east side of El Chimisal Road, north and south sides of Anza Road - 84.34 - Residential Agricultural-1 Acre Minimum, Residential Agricultural-2 1/2 Acre Minimum (R-A-2 1/2), Residential Agricultural-10 Acre Minimum Zone - **REQUEST:** Subdivide 84.34 gross acres into 187 single family lots with minimum lot size of 7, 200 square feet, 1 open space lot/park/ detention basin and 1 open space/ drainage lot -Schedule A - APN: 952-250-008,012,044,045,046 (Related Case(s): General Plan Amendment No. 529 Change of Zone No. 6517)(2nd LDC)

2:00 P.M.

13. LGM **PLOT PLAN NO. 16518, AMENDED NO. 1** - EA No. 37967 - Applicant: Williams Communications Group - Engineer/Rep.: Paragon Partners, LTD - Third Supervisorial District - Winchester Zoning Area - Located east of I-215, south side of Scott Road, and west of Briggs Road, between Owen Lane and Alcazar Drive - Light Agricultural-1- 2 1/2 Acre Minimum (A-1- 2 1/2) Zone - **REQUEST:** Plot Plan proposes 4 phase Optical/Amplification site, which each phase will includes 6 equipment buildings, two main power buildings, and one general pad containing two generators and Automatic Transfer Switch on 3970.5 square feet. The four phases will total approximately 19,853 square fee. - APN: 359-130-062 (Related Case(s):

N/A)(2nd LDC)

2:15 P.M.

14. FJU **TENTATIVE TRACT MAP NO. 29412 AMENDED NO. 1 (FTA 2000-08)** - EA No. 37950 - Applicant: Willows Community LLC - Engineer/Rep.: Trans-Pacific Consultants - Third Supervisorial District - Rancho California Zoning Area - Located south of Murrieta Hot Springs Road, north of Willows Drive, and east of Calistoga Drive - 20.8 acres - SP Zone (Silverhawk SP213A1, Planning Area 13: Medium Residential 2-5du/ac) - **REQUEST:** Schedule "A" tract map to divide 20.8 acres into 74 single family residential lots (6,000 sq. ft. min lot size) . - APN: 957-030-010 (Related Case(s): SP213A1)(2nd LDC)

2:30 P.M.

15. FJU **CHANGE OF ZONE NO. 6547 AND TENTATIVE TRACT MAP NO. 29847** - EA No. 38027 - Applicant: Calneal, Inc. - Engineer/Rep.: T & B Consultants and DEI Professional Services - Third Supervisorial District - French Valley Zoning Area - Located westerly of Pourroy Road and northerly of Thompson Road - 62.4 acres - SP Zone - REQUEST: Amend Zoning Ordinance text implementing Specific Plan No. 284 to allow residential uses within Planning Areas 14, 15, and 16 and a park for Planning Area 17 instead of agricultural designation established with Change of Zone No. 5913 (Ord. No. 348.3599), and schedule "A" map to divide 62.4 acres into 157 single family residential lots (7,200 sq. ft. min. lot size), 1 school lot, 1 park site lot, and 4 open space lots in Planning Areas 14, 15, 16, and 17 of Specific Plan No. 284 - APN: 467-250-018, 019, 020, and 036 (Related Case(s): Specific Plan No. 284 (Quinta Do Lago) (1st LDC)

2:45 P.M.

16. FJU **TENTATIVE TRACT MAP NO. 28695, AMENDED NO. 2** - EA No. 37474 - Applicant: Richland Communities - Engineer/Rep.: VSL Engineering - Third Supervisorial District - Rancho California Zoning Area - Located southwest corner of Auld Road and Pourroy Road - 166 acres - SP Zone - **REQUEST:** Schedule "A" map to divide 166 acres into 421 single family residential lots (7,200 sq. ft. min. lot size), 1 multi-family lot, 1 park site lot, 1 school site lot, and 21 open space lots - APN: 958-280-001 (Related Case(s): Specific Plan No. 238, Substantial Conformance No. 1, and Change of Zone No. 6384) (1st LDC)

3:00 P.M.

17. FJU **TENTATIVE TRACT MAP NO. 29202** - EA No. 38048 - Applicant: Markham & Associates - Engineer/Rep.: Markham & Associates - Third Supervisorial District - Rancho California Zoning Area - Located southerly of Jean Nicholas Road, Westerly of Winchester Road (State Highway 79), easterly of Leon Road - 30.0 - I-P and R-5 Zone - **REQUEST:** Schedule "A" map to divide 30.0 acres into 107 single family residential lots (7,200 sq. ft. min. lot size) - APN: 467-240-012 (Related Case(s): Specific Plan No. 106, Amendment No. 9, Change of Zone No. 6510, TR29675)(1st LDC)

3:15 P.M.

18. FJU

PUBLIC USE PERMIT (PUP) NO. 771, SUBSTANTIAL CONFORMANCE NO. 4, AMENDED NO. 1 - EA Exempt -
Applicant: Jeffrey M. Dorman/Murrieta Calvary Chapel - Third Supervisorial District - Rancho California Zoning Area - 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)(2nd LDC)

Last Posted August 22, 2000