



## 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: SEPTEMBER 7, 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. JW | <b>PRE-APPLICATION REVIEW NO. 00380</b> - 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 - <b>REQUEST:</b> 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 (This item was continued from the 8/17 agenda) |
|-------|---|

9:00 A.M.

2. JW **PLOT PLAN NO. 14886S2** - EA No. N/A - Applicant: Cal-Mold, Inc., Ed Fleming - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located east of Hamner Avenue, south of Riverside Drive - 19.57 acres - I-P zone - **REQUEST:** Reduce a proposed 43,351 s.f. building by 2,300 s.f. and revise the parking and landscaping configuration - Schedule: N/A - APN: 156-040-003, 052 - Related Cases: PP14886, PP14886S1 (1st LDC)

9:15 A.M.

3. JW **CHANGE OF ZONE NO. 06551** - EA No. 38064 - Applicant: Edward Hoekstra - Engineer/Rep.: Albert A. Webb & Associates - Second Supervisorial District - Prado/Mira Loma Zoning District - Located south of Belgrave Avenue, east of Etiwanda Avenue - 1.17 acres - R-R zone - **REQUEST:** This is a proposal to change the zone on the subject site from R-R to C-1/C-P - Schedule: N/A - APN: 159-101-031 - Related Case: SP00125 (1st LDC)

9:30 A.M.

4. KU **CONDITIONAL USE PERMIT NO. 3320** - EA No. 38059 - Applicant: Winchester Associates, Inc. - Engineer/Rep.: Winchester Associates, Inc. - First Supervisorial District - North Perris Zoning Area - Located south of the Cajalco Expressway and east of Harvill Avenue - 1.6 acres - M-SC zone - **REQUEST:** This is a proposal to construct a gasoline station and a 2 story 5,040 s.f. convenience store with the sale of beer and wine. Additionally, the project includes a 672 s.f. car wash and a 3,772 s.f. fast food restaurant. There will be 63 parking spaces and 8,000 s.f. of landscaping - Schedule: N/A - APN: 317-110-028 - Related Cases: N/A (1st LDC)

9:45 A.M.

5. KU **PLOT PLAN NO. 09580R1** - EA No. 38062 - Applicant: Kirby Sheek - Engineer/Rep.: James W. Unland & Associates - Third Supervisorial District - Valle Vista Zoning District - Located north of Florida Avenue, west of Lincoln Avenue in Valle Vista - .75 acres - C-P-S zone - **REQUEST:** This is a proposal to remove a cash booth within a gas island on a 3/4 acre Mobil gas station. A modular unit located on the north end of the site will also be removed. The project will add an 1,144 s.f. retail building, a trash enclosure and parking and landscaping. - Schedule: N/A - APN: 548-070-024 - Related Cases: PP09580 (1st LDC)

10:00 A.M.

6. KU **TENTATIVE PARCEL MAP NO. 29833** - EA No. 38067 - Applicant: Matt Brudin - Engineer/Rep.: Matt Brudin - Third Supervisorial District - Bautista Zoning Area - Located south of Whittier Avenue, east of Pleasant Avenue - 5 acres - A-1-1 zone - **REQUEST:** This is a proposal to subdivide the project site into one parcel and a remainder parcel - Schedule: H - APN: 552-190-010 - Related Cases: N/A (1st LDC)

10:15 A.M.

7. MH **TENTATIVE TRACT MAP NO. 29228** - EA No. 37608 - Applicant: Warmington Murrieta Scott Road LLC - Engineer/Rep.: Albert A. Webb, Associates - Third Supervisorial District - French Valley Zoning Area - Located south of Scott Road, east of Menifee Road - 56.15 acres - R-R zone - **REQUEST:** This is a proposal to subdivide the project site into 134 residential lots with 7200 square foot minimum lot sizes, a 6.7 acre detention basin/park site and a lift station - Schedule: A - APN: 359-130-052, 359-140-021 - Concurrent Cases: GPA00483, CZ 06436, TR 29226, TR 29227, TR 29226, EIR 00414 (3rd LDC)

10:30 A.M.

8. MH **TENTATIVE TRACT MAP NO. 29229** - EA No. 37608 - Applicant: Warmington Murrieta Scott Road LLC - Engineer/Rep.: Albert A. Webb & Associates - Third Supervisorial District - French Valley Zoning Area - Located south of Scott Road, east of Menifee Road - 65.53 acres - R-R zone - **REQUEST:** This is a proposal to subdivide the project site into 223 residential lots with a minimum lot size of 7200 square feet, there detention basins totaling 3.29 acres and a 12.55 acre open space lot. - Schedule: A - APN: 359-140-021 - Concurrent Cases: CGPA 00483, CZ 06436, TR29226, TR29227, TR29228, EIR 00414 (3rd LDC)

10:45 A.M.

9. GR **PUBLIC USE PERMIT NO. 812** - EA No. 38040 - Applicant: Azusa Pacific University - Engineer/Rep.: HMC Group - Third Supervisorial District - Antelope Valley Zoning Area - Located south of La Piedra, north of Albion Lane - 4.52 acres - SP zone - **REQUEST:** Develop a university campus consisting of one 20,010 square foot building, parking and common areas - Schedule: N/A - APN: 357-070-029 - Related Case: SP00158, PA 2-1 (1st LDC)

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

10. PS **PUBLIC USE PERMIT NO. 789, SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Applicant: Calvary Chapel Menifee - Engineer/Rep.: Alex Elder - Third Supervisorial District - Winchester Zoning Area - Located on the northerly side of Scott Road, and easterly of Menifee Road - 8.6 net acres - Light Agriculture - 2 1/2 Acre Minimum (A-1-2 1/2) Zone - **REQUEST:** Install four temporary portable classroom buildings to an existing church facility. - APN: 372-160-004 (Related Case(s): PUP 789) (1<sup>ST</sup> LDC)

1:45 P.M.

11. PS **SECOND UNIT PERMIT NO. 680** - EA N/A - Applicant: Hans Ludwig - Third Supervisorial District - Winchester Zoning Area - Located north of Baxter Road, southerly of Rawson Road, east of Washington Street, and west of Arroyo Road and Judith Street - 4.51 Net Acres - Rural Residential - (R-R) Zone - **REQUEST:** Construct an 1,800 square foot detached residence with attached garage as a second unit. - APN: 467-200-028 (Related Case(s): N/A ) (1<sup>st</sup> LDC)

2:00 P.M.

12. PS **PLOT PLAN NO. 12339 REVISED PERMIT NO. 1** - EA No. 35535 - Applicant: Raymond and Loretta Falkner - Engineer/Rep.: Lohr and Associates Inc. - Third Supervisorial District - Rancho California Zoning Area - Located north of Rancho California Road, east of Calle Contento - 23.45 Net Acres - Citrus/Vineyard - 20 Acre Minimum (C/V-20) Zone - **REQUEST:** Addition of a 6,500 square foot reception building with kitchen, and 3,500 square feet for wine storage and tours. - APN: 943-240-004 (Related Case(s): Parcel Map 12339) (1<sup>st</sup> LDC)

2:15 P.M.

13. LGM **GENERAL PLAN AMENDMENT NO. 545** - EA N/A - Applicant: Universal Edison Enterprises, LLC - Engineer/Rep.: G.V. W. Engineering, Inc - Third Supervisorial District - Sun City Zoning District - Located southwest corner of Ridgemoor Road and Murrieta Road - 13.60 gross acres - Single Family Dwellings (R-1) Zone - **REQUEST:** Proposes to change the Sun City/Menifee Valley Community Plan's Land Use Allocation Map's designation for the subject site from 2-5 Dwelling Units per Acre (5 W/Senior Bonus) to 3-5 Dwelling Units per Acre - APN: 339-200-004,339-200-072 (Related Case(s): PAR 363) (1<sup>st</sup> LDC)

2:30 P.M.

14. LGM **PLOT PLAN NO. 16665** - EA No. 38046 - Applicant: Katherine Post Hall - Engineer/Rep.: A.C. Martin Partners Inc. - Third Supervisorial District - Rancho California Zoning Area - Located on the south side of Rancho California Road, between Monte de Oro Road and Loma Ventoso Lane - 20.02 net acres - Citrus/Vineyard (CV) Zone - **REQUEST:** Proposes to construct a 40 suite hotel of eight buildings consisting of wine tasting, dining, spa and meeting facilities totaling 61,712 square feet, two tennis courts, and expand the existing vineyards, gardens, and landscape areas totaling 14.14 acres. - APN: 942-090-011,016 (Related Case(s): N/A) (1<sup>st</sup> LDC)

2:45 P.M.

15. LGM **CONDITIONAL USE PERMIT NO.3308, AMENDED NO.2** - 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 2,734 square foot Food mart, and a 1,200 square foot Car Wash - APN: 362-770-028 (Related Case(s):N/A )(3<sup>RD</sup> LDC)

3:00 P.M.

16. FJU	<b>PLOT PLAN NO. 16685</b> - EA N/A - Applicant: Jim Shute - Engineer/Rep.: Trans Pacific Consultants - First Supervisorial District - Rancho California Zoning Area - Located on the westerly side of Redhawk Parkway, and southerly of Highway 79 - 1.05 Gross Acres - Specific Plan (S-P) Zone - <b>REQUEST:</b> Construct a 10,000 square foot day care center facility - APN: 961-080-018 (Related Case(s): CUP03278 (1 <sup>st</sup> LDC)
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*Last Posted August 24, 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: SEPTEMBER 14, 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. SL | <b>TENTATIVE PARCEL MAP NO. 29870</b> - EA No. 38069 - Applicant: Audrey D. Speer - Engineer/Rep: DMc Engineering/Stefan C. Lanthier - First Supervisorial District - Cleaveland Zoning Area - Located south and east of Ortega Highway (HWY 74), straddles Verdugo Truck Trail, adjacent to the San Diego County line - 67.5 acres - R-R zone - <b>REQUEST:</b> This is a proposal to subdivide 67.5 acres into two parcels with a minimum size of 22.8 acres - Schedule: I - APN: 901-140-011 - Related Cases: N/A, (1st LDC) |
|-------|---|

8:45 A.M.

2. SL **PLOT PLAN NO. 15263R1** - Applicant: Pacific Bell Wireless - Engineer/Rep: - O'Neal Communications Group, David Harrison - First Supervisorial District - Woodcrest Zoning District - Located north of Krameria Avenue and east of Roosevelt Avenue - C-1/C-P Zone- **REQUEST:** Replace the existing 75 foot high pole with a 100 foot high pole, and add an electronic equipment cabinet near the base of the pole - Schedule: N/A - APN: 266-020-037 - Related case: PP15263 (1st LDC)

9:00 A.M.

3. JW **PARCEL MAP NO. 29681** - 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 58<sup>th</sup> Street - 2.0 acres - A-1-1 zone - **REQUEST:** To subdivide the property into two single family residential lots - Schedule H - APN: 165-080-006 - Concurrent Case: CZ06541 (2<sup>nd</sup> LDC)

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

4. LGM **TENTATIVE TRACT MAP NO. 29531**- EA No. 38060 - Applicant: Universal Edison Enterprises, LLC - Engineer/Rep: G.V. W. Engineering, Inc - Third Supervisorial District - Sun City Zoning District - Located on the southwest corner of Ridgemoor Road and Murrieta Road - 13.60 gross acres - Single Family Dwellings (R-1) Zone - **REQUEST:** Proposed subdivision of 13.6 acres into 52 residential lots with minimum lot size of 7, 200 square feet and one well site parcel that is not a part of the subdivision. -Schedule "A" - APN: 339-200-004,339-200-072 (Related Case(s): GPA No. 545, PAR No. 363) (1<sup>st</sup> LDC)

1:45 P.M.

5. LGM **PLOT PLAN NO. 16694** - EA No. 38063 - Applicant: Jim Fiath - Engineer/Rep: Edge Development - First Supervisorial District - Rancho California Zoning Area - Located east of I-15 Freeway, west of Rainbow Canyon Road, and north of Riverside County Line - Industrial Park (I-P) Zone - **REQUEST:** Proposal for a 6,400 square foot outdoor storage for steel stock, 400 square foot steel tube bending area, 672 square foot office trailer, 720 square foot file storage and security office trailer, and two dirt and gravel parking areas totaling 13 parking stalls on 0.73 acre portion of a 6.07 Acre parcel - APN: 918-200-020 (Related Case(s): None) (1<sup>st</sup> LDC)

2:00 P.M.

6. LGM **TENTATIVE TRACT MAP NO. 29593, AMENDED NO. 2** - EA No. 37861 - Applicant: Pulte Homes - Engineer/Rep: The Keith Companies - Third Supervisorial District - Rancho California Zoning Area - Located east of Highway 79, north of Murrieta Hot Springs Road and east of Callistoga Drive - 128 net acres - Specific Plan Zone - **REQUEST:** Proposal to subdivide 128 net acres into 374 lots with minimum lot size of 5000 square feet, a 3.4 acre park, 11 open space lots, and two detention basins - Schedule "A" - APN: 957-350-002 (Related Case(s): SP No. 213 (Winchester Properties))

2:15 P.M.

7. FJU **PLOT PLAN NO. 16699** - EA No. 38065 - Applicant: Mesquita and Associates - First Supervisorial District - Rancho California Zoning Area - Located southerly of State Highway 79, easterly of Redhawk Parkway, westerly of Butterfield Stage Road - 2.32 acres - SP Zone - **REQUEST:** Construct 34,815 square foot medical office building - APN: 960-020-010 & 011 (Related Case(s): SP 223 (Vail Ranch) (1<sup>st</sup> LDC))

2:30 P.M.

8. FJU **AMENDMENT TO FINAL MAP FOR TRACT 24160** - EA N/A - Applicant: Joseph Nicholas Homes, Joseph Carman - Engineer/Rep: The Keith Companies - Third Supervisorial District - Rancho California Zoning Area - Located northerly of Murrieta Hot Springs Road, easterly of Via Princessa - 43.2 Acres - R-2 Zone - **REQUEST:** Amend Tract 24160 final map by changing location of secondary access road to tract from southeast corner of tract to southwest corner of tract - APN: 956-270-028 (Related Case(s): TR29160) (1<sup>st</sup> LDC)

*Last Posted September 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 Center, 4080 Lemon St., 9<sup>th</sup> Floor, Riverside, CA 92502-1409**

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

**DATE: SEPTEMBER 21, 2000** (Revised 9/18/00)

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

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**8:30 A.M. County Administrative Center**

1. MAF **PLOT PLAN NO. 14149R1 (FTA 2000-21)** - EA No. 38078 - Applicant: Frederick Ward Associates, Inc., Kevin Pugsley - Engineer/Rep.: KCT Consultants, Inc., Don Edison - Second Supervisorial District - Prado-Mira Loma Zoning District - Located south of Inland Avenue, west of Dulles Drive - 29.2 acres - M-M zone - **REQUEST:** This is a proposal to expand an existing warehouse/distribution building with 270,000 s.f. of warehouse space and 30,555 s.f. of office space. The project will include an additional 227 parking spaces in a tri-level parking structure which is surrounded by the main warehouse building. Twelve percent (165,000+ s.f.) of the of the site will be landscaped. - Schedule: N/A - APN: 156-360-013 - Related Case: PP14149 - Director's Hearing Date: 10/30/00 (1st LDC)

8:45 A.M.

2. SL **TENTATIVE TRACT MAP NO. 29426** - EA No. 37759 - Applicant: Esther Penner & Lloyd Cope - Engineer/Rep.: Gabel, Cook, & Becklund - First Supervisorial District - Sedco/Wildomar Zoning Area - Located south of Bundy canyon Road, east of Tulip Lane - 29.08 acres - R-R zone - **REQUEST:** Subdivide 29.08 acres into 81 lots - Schedule: A - APN: 367-250-007 - Related Case: CZ06477 (2nd LDC)

9:00 A.M.

3. SL **GENERAL PLAN AMENDMENT NO. 00544/CHANGE OF ZONE NO. 06546** - 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 to C and change the zone on the site from A-1-10 to C-1/C-P - Schedule N/A - APN: 958-090-001 - Related Cases: N/A (1st LDC)

9:15 A.M.

4. SL **TENTATIVE TRACT MAP NO. 29248** - EA No. 37805 - Applicant: Stratham Homes - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado/Mira Loma Zoning District - Located north of Citrus Street and west of Sumner Avenue - 40 acres - A-2-10 zone - **REQUEST:** Subdivide 39.9 acres into 139 lots and 1 park site - Schedule: A - APN: 134-230-008, 017, 018 - Related Cases: GPA00514, CZ06487 (3rd LDC)

9:30 A.M.

5. JW **PLOT PLAN NO. 15445S1** - EA No. 38073 - Applicant: Nextel Communications - Engineer/Rep.: Barbara Saito - Third Supervisorial District - French Valley Zoning Area - Located east of Elmhurst Lane, west of Washington Avenue and south of Highway 74 - 1,200 sq. ft. lease area - A-1-10 zone - **REQUEST:** Co-location of wireless telecommunication facility to an existing 51 foot monopole. This will include increasing the monopole height by 12' to a height of 63 feet, and construction of a new equipment shelter within the lease area - Schedule N/A - APN: 467-070-033 - Related Cases: PP15445 (1st LDC)

9:45 A.M.

6. JQ **TENTATIVE TRACT MAP NO. 29648** - EA No. 38077 - Applicant: B & C Land - Boulder Springs, LLC, Dennis Bushore - Engineer/Rep.: K & A Engineering, Don Bergh - First Supervisorial District - Mead Valley Zoning District - Located north of Caljalco Road, east of Wood Road - 80.56 acres - R-A-20,000 zone - **REQUEST:** This is a proposal to subdivide the project site into 139 single family residential lots with a minimum parcel size of 20,000 square feet. - Schedule: B - APN: 321-130-013 - Related Cases: SP00229, TR23536 (1st LDC)

10:00 A.M.

7. 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-1 zone - **REQUEST:** Revise conditions referencing Ortega Trails Recreation & Park District and improvement of Street "A", as well as render minor revisions to map features - Schedule: A - APN: 391-220-006 - Related Cases: N/A (2<sup>nd</sup> LDC)

10:15 A.M.

8. JNW **PARCEL MAP NO. 29681** - 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 58<sup>th</sup> Street - 2.0 acres - A-1-1 zone - **REQUEST:** To subdivide the property into two single family residential lots - Schedule H - APN: 165-080-006 - Concurrent Case: CZ06541 (2<sup>nd</sup> LDC)

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

9. PS **CHANGE OF ZONE NO. 6552** - EA No. 38070 - Applicant: Frey Associates LLC - Engineer/Rep.: James E. Unland & Associates - Third Supervisorial District - Valle Vista Zoning Area - Located on the westerly side of Wood Road, southerly of Roberts Road, and northerly of Kross Road - 3.5 acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** Change of Zone from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) - APN: 551-210-008 (Related Case(s) N/A) (1<sup>st</sup> LDC)

1:45 P.M.

10. FJU **TENTATIVE TRACT MAP NO. 29601 AMENDED NO. 1** - EA No. 37868 - Applicant: U.S. Sunbelt Development Company - Engineer/Rep.: Hunsaker & Associates Irvine, Inc. - Third Supervisorial District - Nuevo Zoning Area - Located on the east and west sides of Foothill Avenue between Nuevo Road and Sunset Avenue - 66.1 gross acres - SP 251 Zone - **REQUEST:** Schedule "A" tract map to divide 66.1 acres into 184 single family residential lots (6,000 sq. ft. min. lot size), 1 mixed used/commercial lot, 1 open space lot, 1 neighborhood park lot, and 8 common area landscaped lots. - APN: 307-250-066, 070, 071 & 072, and 307-270-021 (Related Case(s): SP 251, TR26976, PM27905, GPA00236, CZ05549, EA36651 & EA 35822)(2nd LDC)

2:00 P.M.

11. FJU **TENTATIVE PARCEL MAP NO. 29475, AMENDED NO. 1** - 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)(2nd LDC)

2:15 P.M.

12. FJU **PLOT PLAN NO. 16466 AMENDED NO. 3** - 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)(4th LDC)

2:30 P.M.

13. FJU **PLOT PLAN NO. 16253 AMENDED NO. 2** - EA No. 37832 - Applicant: Fairfield Residential - Third Supervisorial District - Rancho California Zoning Area - Located on the 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 )(3<sup>rd</sup> LDC)

*Last Posted Sept. 18, 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: SEPTEMBER 28, 2000** (Revised 9/18/00)

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**8:30 A.M. County Administrative Center**

1. JT **PLOT PLAN NO. 16710/VARIANCE NO. 01698** - EA No. 38079 - Applicant: SBA, Inc., Shannon Kilgore - Engineer/Rep.: Same - First Supervisorial District - Lake Mathews Zoning District - Located north of Cajalco Road, west of La Sierra Avenue - 10,000 s.f. - A-1-5 zone - **REQUEST:** This is a proposal to construct a 150 foot (not including lightning rod) telecommunications tower to be located within a 10,000 s.f. fenced compound. Additionally, there will be three 20 by 20 foot concrete pads for future expansion. The variance is a request to exceed Ordinance No. 348 height restriction by 45 feet, from 105 feet to 150 feet - Schedule: N/A - APN: 278-190-009 - Related Cases: N/A (1st LDC)

8:45 A.M.

2. JT **PLOT PLAN NO. 16711/VARIANCE NO. 01699** - EA No. 38080 - Applicant: SBA, Inc., Shannon Kilgore - Engineer/Rep.: Same - First Supervisorial District - Mead Valley Zoning District - Located south of Cajalco Road, east of Clark Street - 10,000 s.f. - A-1-1 zone - **REQUEST:** This is a proposal to construct a 150 foot (not including lightning rod) telecommunications tower to be located within a 10,000 s.f. fenced compound. Additionally, there will be four 20 by 20 foot concrete pads for future expansion. The Variance is a request to exceed Ordinance No. 348 height restriction by 45 feet, from 105 feet to 150 feet. - Schedule: N/A - APN: 318-130-014 - Related Cases: N/A (1st LDC)

9:00 A.M.

3. JT **TENTATIVE TRACT MAP NO. 29768** - EA No. 38084 - Applicant: Massaro & Welsh, Paul Welsh - Engineer/Rep.: Same - Fifth Supervisorial District - University Zoning District - Located south of Center Street, east of Murphy Drive - 9.15 acres - R-1-20,000 zone - **REQUEST:** Subdivide project site into 17 single family residential lots with a minimum parcel size of ½ acre - Schedule: B - APN: 255-311-001 - Related Cases: N/A, (1st LDC)

9:15 A.M.

4. KU **SECOND UNIT PERMIT NO. 681** - EA No. N/A - Applicant: Alexander Family Living Trust, DTD 10/8/91 - Engineer/Rep.: Happy Homes Builders, Inc. - Second Supervisorial District - Glen Avon Zoning District - Located south of Jurupa Road, west of Agate Street - .87 acres - A-1 zone - **REQUEST:** This is an application to add a second dwelling unit to an existing .87 acre single family residence - Schedule: N/A - APN: 169-270-017 - Related Cases: N/A (1st LDC)

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

5. LGM **PRELIMINARY APPLICATION REVIEW NO. 385** - EA N/A - Applicant: Lake Hemet Municipal Water District - Engineer/Rep.: James E. Calkins - Third Supervisorial District - Ramona District/Bautista Zoning Area - Located south of Mayberry Avenue between Fairview Avenue and Bautista Creek Channel - 20.5 acres - Light Agriculture-10 Acre Minimum (A-1-10) Zone - **REQUEST:** Preliminary review for a proposal to construct an 8, 500 square foot corporate office building, two maintenance office buildings with one totaling 1,250 square foot and the other containing 1,250 square for office space and 1,250 square feet for storage, an outdoor storage yard, and a 58 space parking lot. - APN: 552-150-012, and 552-160-001 (Related Case(s): N/A) (1<sup>st</sup> LDC)

2:00 P.M.

6. PS **PRE-APPLICATION REVIEW NO. 00384** - EA N/A - Applicant: Paxton Surveying & Engineering - Engineering/Rep.: Paxton Surveying & Engineering - Third Supervisorial District - Aguanga Zoning Area - Located North of Hwy 79 south, east of Sage Road, west of Tyler Street, and south of Italo Street - 20.760 Acres Net - Rural Residential (R-R) Zone - **REQUEST:** PAR for Mobile Home Park (85 proposed spaces) - APN: 583-030-012 (Related Case(s): NA) (1<sup>st</sup> LDC)

2:30 P.M.

7. LGM **PLOT PLAN NO. 15227, SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Applicant: AT&T Wireless/Verizon wireless - Engineer/Rep.: PlanCom. Inc. - Third Supervisorial District - Hemet-San Jacinto Zoning District - Located at 34045 Highway 74, south of Mars Lane, east of Calvert Avenue - 20 net acres - Heavy Agriculture-10 Acre Minimum (A-2-10) Zone - **REQUEST:** Proposed co-location on a 85 foot high monopole/antenna by AT&T Wireless mounting three 8 foot long directional antennas located at the top of an existing 85 foot high tower and two microwave dish antennas mounted to the wall for the proposed 12 feet x 28 feet shelter addition. Verizon is proposing the installation of three new 8-foot long directional antennas at 57 feet above ground, three synchronization antennas (GPS, Lorans, & Test Mobile) to the parapet of existing building. The existing telecommunication consists of the 85-foot monopole with antennas array and a 40-foot Nextel monopole with antennas and three OMNI-directional whip antennas, and equipment shelter. - APN: 465-050-019 (Related Case(s):PP 15227, PP14333) (1<sup>st</sup> LDC)

2:45 P.M.

8. LGM	<b>PLOT PLAN NO 16708/VARIANCE NO. 1697</b> - EA No. 38076 - Applicant: Sprint PCS - Engineer/Rep.: William Bennett - Third Supervisorial District - Rancho California Zoning Area - Located east of Sage Road (County Route 3) and north of Red Mountain Road - 5 acres - Rural Residential (R-R), Zone - <b>REQUEST:</b> Construct an unmanned telecommunication facility on five net acres consisting of a 125 foot monopole with a total of twelve antennas and up to seven ground-level equipment cabinets, with an accompanying variance requesting to extend the height limitation for the monopole from 105 feet to 125 feet. - APN: 470-210-005 (Related Case(s): N/A) (1 <sup>st</sup> LDC)
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*Last Posted September 18, 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: OCTOBER 5, 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.

<b><u>8:30 A.M. County Administrative Center</u></b>
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1. JT **TENTATIVE PARCEL MAP NO. 29704** - EA No. 37608 - Applicant: Warmington Land Co. - Third Supervisorial District - Antelope Valley Zoning District - Located north of Keller Road, west of Lindenberger Road, south of Scott Road, and east of Pitman Lane - 121.78 acres - A-1-2 ½ Zone - **REQUEST:** Divide 121.78 into 2 parcel. Schedule I - APN: 359-130-052 and 359-140-021 - Related Cases: TR29228, TR29229, CZ6436, GPA486 (1st LDC)

8:45 A.M.

2. JT **PLOT PLAN NO. 14038 SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Applicant: Verizon Wireless - Second Supervisorial District - Lake Mathews Zoning Area - Located on the southwest corner of Cajalco Road and Temescal Canyon Road - 1000 square feet - M-M Zoning - **REQUEST:** Addition of 12 panel antennas/micro-dishes and equipment shelter - APN: 279-230-003 - Related Cases: (1st LDC)

9:00 A.M.

3. JT **TENTATIVE PARCEL MAP NO. 29866** - EA No. 38086 - Applicant: Grover G. Moss - First Supervisorial District - Woodcrest Zoning District - Located north of Van Buren Boulevard on Sage Avenue, west of Olive Avenue and east of Gardner Avenue in Woodcrest - 6.3 acres - R-A Zone - **REQUEST:** Proposal to subdivide 6.3 acres into 4 parcels each with a minimum lot size of 1.5 acres. - Schedule H - APN: 274-022-007,006,005 (1st LDC)

9:15 A.M.

4. SL **PLOT PLAN NO. 16103, AMENDED NO. 2** - EA No. 37765 - Applicant: Terri Pebley - Third Supervisorial District - Homeland Zoning Area - Located on the north side of Highway 74, east of Sultans Road and west of Leon Road - 4.71 acres - SP Zoning - **REQUEST:** Construct a mini-storage facility - APN: 457-350-002 - Related Cases: SP260. (3rd LDC)

9:30 A.M.

5. SL **GENERAL PLAN AMENDMENT NO. 00548, CHANGE OF ZONE NO. 06558** - EA No. 38090 - Applicant: Willis Clark Trust - Engineer/Rep.: Trip Hoard Associates - Second Supervisorial District - Glen Avon Zoning District - Located north of Granite Hill, west of Pyrite Street and east of Country Village Road - 10.7 acres - W-2 zone - **REQUEST:** Change the General Plan designation from Jurupa Community Plan 4, Protected Equestrian Sphere to M, Change the zone from W-2 to M-SC - APN:171-040-004, 005 - Related Cases: None. (1st LDC)

9:45 A.M.

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

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

7. PS **SECOND UNIT PERMIT NO. 00682** - EA N/A - Applicant: Eric C. Karsgor - Third Supervisorial District - Quail Valle Zoning District - Located north of Las Flores and Conejo Drive - 1.74 Net Acres - Residential Agricultural (R-A) Zone - **REQUEST:** The installation of a 1,500 square foot second unit (Mobile Home). - APN: 341-170-001 (Related Case(s):N/A) (1<sup>st</sup> LDC)

**1:45 P.M.**

8. PS **CHANGE OF ZONE NO. 06556** - Applicant: Philip W. Schuyler - Engineer/Rep.: Philip W. Schuyler - First Supervisorial District - Rancho California Zoning Area - Located north of De Luz Road and east of Kings Circle in the De Luz/Santa Rosa area west of Temecula - 10 Gross Acres - Rural Residential (R-R) Zone - **REQUEST:** Zone change from Rural Residential (R-R) to Residential Agriculture 5 Acre Minimum (R-A-5) to comply with South West Area Plan (SWAP) zoning consistency guidelines. - APN: 933-180-029 Related Case: PM27173 (1<sup>st</sup> LDC)

**2:00 P.M.**

9. LM **TENTATIVE TRACT MAP NO. 28920, AMENDED NO. 1** - EA No. 37966 - Applicant: New West Properties - Engineer/Rep.: CSL Engineering Inc - Third Supervisorial District - Quail Valley Zoning District - Located west of I-215, north of Honeyrun Road, and southeast of Ridgemoor Road - 159.10 net acres - Controlled Development Areas (W-2), Residential-Agricultural -10 Acre Minimum (R-A-10), One-Family Dwellings (R-1 Zones) - **REQUEST:** Proposes to subdivide 159.10 gross acres into 180 residential lots with minimum lot size of 7,200 square feet with one open space lot, and one lot for road dedication - Schedule "A" - APN: 341-160-002, 341-160-003, 339-190-014 (Related Case(s): TR 28886) (2<sup>nd</sup> LDC)

**2:15 P.M.**

10. LM	<b>CONDITIONAL USE PERMIT NO. 03321</b> - EA No. 38081 - Applicant: Gasoline Retail Facilities Consulting - Engineer/Rep.: Gasoline Retail Facilities Consulting - Third Supervisorial District - Sun City Zoning District - Located northwest corner of Bradley Road and Cherry Hills Road - 0.57 acres - Scenic Highway Commercial-Senior Citizen Design (C-P-S-SCD) Zone - <b>REQUEST:</b> Expansion to the existing automobile service station and existing cashier booth. Expansion will consist of converting the 297 square foot cashier booth to a 1,400 square foot food store, a new 2,920 square foot canopy area over existing gas pumps, a 1,020 square foot car wash, and a 48 square foot area for the sale of propane - APN: 337-320-005 (Related Case(s): N/A) (1 <sup>st</sup> LDC)
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*Last Posted September 21, 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: OCTOBER 12, 2000** (Revised 10/03/00)

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

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

#### **8:30 A.M. County Administrative Center**

- |        |  |
|--------|--|
| 1. JNW | <b>PLOT PLAN NO. 15273R1</b> - EA No. 38092 - Applicant: Nextel Communications - Engineer/Rep.: Terri Grisenti - Second Supervisorial District - Prado/Mira Loma Zoning District - Located north of Inland Avenue and east of Venture Drive - 2.5 acres - M-M Zone - <b>REQUEST:</b> Add a 75-foot telecommunications monopole with associated 544 sq. ft. lease area to the site of an existing 35,365 sq. ft. industrial building. The lease area and monopole will be located on the east side of the property within the existing parking lot. - Schedule N/A - APN: 156-310-077 - Related Cases: PP15273, EA37271 (1st LDC) |
|--------|--|

8:45 A.M.

2. JNW **CONDITIONAL USE PERMIT NO. 03254S1** - EA No. N/A - Applicant: James Collis - Engineer/Rep.: Rick Engineering - Second Supervisorial District - Rubidoux Zoning District - Located north of the corner of 28<sup>th</sup> Street and Hall Avenue - 1.01 acres - M-SC Zone - **REQUEST:** Re-orient existing concrete batch plant, addition of a 10' x 30' storage trailer and deletion of proposed diesel fuel tanks - Schedule N/A - APN: 178-230-017 - Related Cases: CUP03254, EA37250 (1<sup>st</sup> LDC)

9:00 A.M.

3. JQ **PLOT PLAN NO. 16676, AMENDED NO. 1** - 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 Bellegrave Avenue, between Hamner Avenue and Interstate 15 - 61.79 acres - R-3 Zone - **REQUEST:** Construct 738 townhouse units on 61.8 acres - Schedule N/A - APNs: 160-030-010, 160-050-013, and part of 160-030-002 - Related Cases: PM 29855, SP 00266 S1 (2<sup>nd</sup> LDC)

9:15 A.M.

4. JQ **TENTATIVE PARCEL MAP NO. 29855, AMENDED NO. 1** - 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: 160-030-010, 160-050-013, and part of 160-030-002 - Related Cases: PP 16676, SP 00266 S1, CZ 06328 (2<sup>nd</sup> LDC)

9:30 A.M.

5. KU **CONDITIONAL USE PERMIT NO. 03079 SUBSTANTIAL CONFORMANCE NO. 1** - EA No. N/A - Applicant: Lawrence O. McDermott - Engineer/Rep.: Lawrence O. McDermott - Second Supervisorial District - Glen Avon Zoning District - The site is located just north of 60 FWY, east County Village Road and west of Valley Way - 19.26 acres - R-A-20, R-T Zone - **REQUEST:** This is an application to trash enclosure to be built, to contend with a boulder near spaces 35 and 36 spanning the void with the placement of a section of wrought iron fence, and the owner requests the placement of homes on the project that conform to Title 25 State of California setback requirements in a particular 0 foot front yard - APN: 173-160-034 - Related Cases: CUP 03079 (1st LDC)

9:45 A.M.

6. SL **PLOT PLAN NO. 15949, SUBSTANTIAL CONFORMANCE NO.1** - EA No. N/A - Applicant: Stuart Johnson - Third Supervisorial District -  
  
Sun City Zoning District - Located at 27985 Menifee Road, east of the Interstate-215 freeway, and south of McCall Boulevard - 4.66 acres - R-1 zone - **REQUEST:** Revise Fire Department conditions - APN: 333-080-021 - Related Cases: PP15949 (1st LDC)

10:00 A.M.

7. MH **PLOT PLAN NO. 09997R2** - EA N/A - Applicant: PW Pipe Co. - Engineer/Rep.: Charles Bell and Blair Ballard Architects - First Supervisorial District - North Perris Zoning Area - Located on the westerly side of Wood Road, southerly of Roberts Road, and northerly of Kross Road - 20 acres - Manufacturing-Heavy, M-H Zone - **REQUEST:** Second revision of Plot Plan No. 09997 to construct a new 12,800 square foot facility maintenance building and add a new outdoor storage area (1st LDC)

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

8. PS **PLOT PLAN NO. 16730** - EA No. N/A - Applicant: Margaret Claghorn, Richard L. Claghorn - Third Supervisorial District - Anza Zoning Area - Located north of Rimrock Canyon Road, south of Lafayette Road, west of Terwilligar Road (59720 Rim Rock Road) - 2.25 Net Acres - Rural Residential - 10 Acre Minimum (R-R-10) Zone - **REQUEST:** Class I Kennel (5 to 10 dogs) - APN: 579-320-054 (Related Case: N/A ) (1st LDC)

1:45 P.M.

9. LM **PLOT PLAN NO. 16117, AMENDED NO. 2** - EA No. 37779 - Applicant: Hank Van Gaale - Engineer/Rep.: Inland Planning Services - Third Supervisorial District - Rancho California Zoning Area - Located 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. 00106 (Dutch Village))(3rd LDC)

2:00 P.M.

10. LM **GENERAL PLAN AMENDMENT NO. 00549, AND CHANGE OF ZONE NO. 06559** - EA No. 38091 - Applicant: Markham and Associates - Engineer/Rep.: Markham and Associates - First Supervisorial District - Rancho California Zoning Area - Located west of I-15, south of Palomar Street, east of Clinton Keith, and south of Washington Avenue - 32.35 acres - Rural Residential (R-R), Manufacturing-Service Commercial (M-SC) Zone - **REQUEST:** Amend the Southwest Area Community Plan by amending the Community Plan Land Use Allocation Map's designation from Light Industry and Residential 2-4 Dwellings Per Acre to Residential 5-8 Dwelling Units Per Acre, and change the zoning classification from Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to Multiple Family Dwellings (R-2) - APN: 369-200-019, 369-200-042, 369-200--033, 369-200-060, 369-200-041 (Related Case(s): PAR 00264, PM 26184) (1st LDC)

2:15 P.M.

11. PS **TENTATIVE TRACT MAP NO. 29031 AMENDED NO. 2** - 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 acres - 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: CZ No. 6499) (3rd LDC)

*Last Posted October 10, 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409**

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

**DATE: OCTOBER 19, 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. JW | <b>PRE-APPLICATION REVIEW NO. 00387</b> - EA No. N/A - Applicant: Cadiz & Cadiz Architects - Engineer/Rep.: N/A - Third Supervisorial District - Valle Vista Zoning District - Located south of the Florida Avenue at the intersection of the Ramona Expressway, east of Soboba Street - 1.4 acres - C-P-S Zone - <b>REQUEST:</b> To construct a 4,000 square foot Arco AM/PM Food Mart with associated fuel pumps and fuel pump canopy - Schedule N/A - APN: 549-110-015 - Related Cases: N/A (1 <sup>st</sup> LDC) |
|-------|--|

9:00 A.M.

2. JW **PLOT PLAN NO. 16742** - EA No. 38096 - Applicant: Lakeview Professional Services, Inc. - Engineer/Rep.: Crane Architectural Group - First Supervisorial District - El Cerrito Zoning District - Located east of Temescal Canyon Road and south of Foster Road - 1.07 acres - M-SC Zone - **REQUEST:** To construct a 4,950 square foot warehouse and 5,198 square foot office with associated parking and landscaping - Schedule: N/A - APN: 282-140-011 & 012 - Related Cases: N/A (1st LDC)

9:15 A.M.

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

9:30 A.M.

4. 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 total of 29,568 s.f. Building A will be 19,912s.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 (2nd LDC)

9:45 A.M.

5. JT **PLOT PLAN NO. 10255S1** - EA No. N/A - Applicant: Jon R. Young - Engineer/Rep.: Same - Second Supervisorial District - Rubidoux Zoning District - Located northwest of Container Circle, southwest of Production Circle - .89 acres - M-SC zone - **REQUEST:** Increase building size into adjacent lots - Schedule: N/A - APN: 175-270-023 - Related Case: PP10255 (1st LDC)

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

6. LGM **PRELIMINARY APPLICATION REVIEW NO. 00386** - EA N/A - Applicant: Emerald Acres LLC - Engineer/Rep.: Crosby, Mead, Benton & Associates - Third Supervisorial District - Homeland Zoning Area - Located south of Highway 74, west of California Street, north of Stetson Avenue, and east of Patterson - 412 gross acres - Controlled Development Areas (W-2), Heavy Agricultural - 10 Acre Minimum (A-2-10) Zone - **REQUEST:** Preliminary application review for a proposed Specific Plan, General Plan Amendment, Zone Change, a 9-lot Commercial Subdivision, a 388-lot Residential Subdivision, a 334 unit Mobilehome Park, and Conditional Use Permits for an 388 unit RV park and Mini-warehouse facility. - APNs: 465-040-005, 465-040-008, 465-040-009, 465-040-010, 465-040-014, 465-040-016, 465-040-018, 465-040-019, 465-040-020, 465-050-005, 465-050-006 (Related Case: N/A) (1<sup>st</sup> LDC)

2:00 P.M.

7. FJU **TENTATIVE TRACT MAP NO. 29734, AMENDED NO. 1** - EA not yet assigned - Applicant: Redhawk Communities, Inc. - Trans-Pacific Consultants, Inc. - Rancho California Area - First Supervisorial District - Homeland Zoning Area - Located on the 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)(2nd LDC)

2:15 P.M.

8. FJU **TENTATIVE TRACT MAP NO. 26693 MINOR CHANGE NO. 1** - Exempt from CEQA - Applicant: Barratt American, Inc. - Engineer/Rep.: Project Design Consultants - Third Supervisorial District - Rancho California Zoning Area - Located on the southeast corner of Murrieta Hot Springs Road and Town View Avenue - 20 acres - SP Zone - **REQUEST:** Schedule "A" tract map to divide 20 acres into 18 lots for 324 residential airspace condominiums. (Note: original TR26693 map was approved in 1993 to divide 20 acres into 12 lots for 306 condominiums) - APN: 957-040-007 (Related Case(s): Specific Plan No. 213 Amendment No. 3, TR26693 (1<sup>st</sup> LDC)

2:30 P.M.

9. FJU **TENTATIVE TRACT MAP NO. 29607, AMENDED NO. 1** - EA No. 37901 - Applicant: Highpointe Communities - Ludwig Engineering - Rancho California Area - First Supervisorial District - Rancho California Zoning Area - Located southerly of Clinton Keith Road, 2 miles easterly of Interstate 15 Freeway, easterly of Jana Lane and westerly of Spinning Wheel Drive - 58.78 acres - R-R (Rural Residential) Zone - **REQUEST:** Schedule "A" tract map to divide 58.78 acres into 148 res. lots (7,200 sq. ft. min) and 2 open space lots. - APN: 369-260-003, 005, & 006 (Related Case (s): GPA 522: Amend Southwest Area Plan Land Use Map from Restricted Light Industrial to Residential 2-4 du/ac; CZ6511: Change of Zone from R-R to R-1 on 94.1 acres.)

2:45 P.M.

10. FJU **PUBLIC USE PERMIT (PUP) NO. 00771, SUBSTANTIAL CONFORMANCE NO. 4, AMENDED NO. 2** - Exempt from CEQA - 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 )(3<sup>rd</sup> LDC)

3:00 P.M.

11. FJU **SPECIFIC PLAN NO. 00213 SUBSTANTIAL CONFORMANCE NO. 3, COMMERCIAL TENTATIVE PARCEL MAP NO. 29954, AND CONDITIONAL USE PERMIT NO. 03323 (FTA NO. 99-34)** - EA No. 38093 - Applicant: LandGrant Development - Engineer/Rep.: Trans-Pacific Consultants, Inc. - Third Supervisorial District - Rancho California Zoning Area - Located on the southeast corner of Winchester Road and Murrieta Hot Springs Road - 16.76 acres - SP Zone - **REQUEST:** Expand & reconfigure Specific Plan 213 Land Use Planning Area 23 (Commercial) from 12 acres to 16.76 acres and reduce and reconfigure Planning Area 24 (High Residential) from 7 acres to 2.24 acres, Schedule "E" parcel map to divide 16.76 acres into 9 commercial parcels, and conditional use permit to construct 128,834 square foot retail shopping center to include a supermarket, drug store, fast food restaurant and gas station with convenience market with sale of alcoholic beverages for off-premises consumption. - APN: 920-120-001, 002, 003, 004, and 005 (Related Case(s): SP213, SP213A3)(1<sup>st</sup> LDC)

3:15 P.M.

12. LGM	<b>PUBLIC USE PERMIT NO. 00815</b> - EA No. 37911 - Applicant: Pac Bell Wireless - Engineer/Rep.: Mindy E. Hartstein - First Supervisorial District - Rancho California Zoning Area - Located at 34695 El Mirado Corte, on the southwest corner of El Mirado Corte and Anza Road - 14.64 acres - Rural-Agricultural-10 Acre Minimum Zone - <b>REQUEST:</b> The project proposes to erect an unmanned wireless communication facility consisting of 105 foot lattice tower of three antennas' arrays with two panels per array, two low noise amplifiers per sectors, a four foot microwave dish, and a 5' x 10' equipment - APN: 952-250-004 (Related Case(s): Plot Plan No. 16407) (1 <sup>st</sup> LDC)
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*Last Posted October 10, 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: OCTOBER 26, 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.**

1. SL **CHANGE OF ZONE NO. 06560, TENTATIVE PARCEL MAP NO. 29932, PLOT PLAN NO. 16744, VARIANCE NO. 01700** - EA No.: 38097 - Applicant: Opus West Corp., Inc. - Eng/Rep.: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Located north of Bellgrave Avenue, south of Cantu-Galleano Ranch Road, west of Etiwanda Avenue, and east of Wineville Avenue - 65.2 Acres - A-2-10 zone - **REQUEST:** Change the zone of the subject site from A-2-10 to I-P; Parcel Map proposes to subdivide the subject site into 2 industrial lots; Plot Plan application to construct two industrial warehouse buildings, in two phases. Phase I is a 662, 000 square foot building, and Phase II is a 693,000 square foot building. Total building area is 1, 355, 000 square feet. A total of 5.8 acres of landscaping and 1,211 parking spaces are proposed; Variance proposes to reduce the required amount of landscaping from 15% to 9.1% - Schedule E - APN: 160-060-041 - Related Cases: AG00842 (1<sup>st</sup> LDC)

8:45 A.M.

2. SL **SURFACE MINING PERMIT NO. 00202** - EA No.: 38087 - Applicant: Chandler's Palos Verde Sand and Gravel Co., Inc. - Engineer/Rep.: KCT Consultants, Inc. - First Supervisorial District - Glen Ivy Zoning District - Located west of the intersection of Temescal Canyon Road and Maitri Road, and South of Glen Ivy Road - 215 acres - M-R-A, SP, and C-1/C-P zones - **REQUEST:** Expand the area within the property that is available for mining by approximately 50 acres, extend the life of the existing permit by approximately 27 years, add recycling of inert construction waste, revise the reclamation plan to incorporate groundwater recharge. The project is proposed to be implemented over approximately 35 years (including the requested 27 year extension), in three phases - Schedule: N/A - APN:290-040-018, 043, 290-060-015, 021, 290-090-015, 016, 290-110-014, 020, 021, 022, 023 - Related Cases: PP2204, PP2204S1, PP2204S2, SP221A1 (1<sup>st</sup> LDC)

9:00 A.M.

3. JT **PLOT PLAN 16747, VARIANCE NO. 01701** - EA No.: 38099 - Applicant: Broadcast Management Services Inc.- Fifth Supervisorial District - Edgemont Sunnymead Zoning District - Located north of Live Oak Canyon Road, south of Alessandro Road, west of San Timoteo Canyon Road - 40 acres - W-2-20 zone - **REQUEST:** Variance to allow construction of two 200' telecom towers - Schedule: N/A - APN: 471-270-004 Related Cases: N/A (1<sup>st</sup> LDC)

9:15 A.M.

4. JT **VARIANCE 01702, PLOT PLAN 16749** - EA No.: N/A - Applicant: Jack-In-The-Box - Second Supervisorial District - Rubidoux Zoning District - Located at the southwest corner of Rubidoux Boulevard and 30<sup>th</sup> Street - .82 acres - C-1/C-P zone - **REQUEST:** Request to construct a 70 ft on-site advertising sign\Variance is due to height - Schedule: N/A - APN: 178-201-011 Related Cases: PP16536 (1<sup>st</sup> LDC)

9:30 A.M.

5. JT **PUBLIC USE PERMIT 00814** - EA No.: 38100 - Applicant: Nextel Communications - Third Supervisorial District - Rancho California Zoning Area - Located north of Madera De Playa, south of Rancho California Road, east of Calle Contento - 21.34 acres, 600 s.f. lease area - A-1-10, C/V-10 zones - **REQUEST:** Proposal to construct a 52 foot mono-palm and 10' x 20' equipment shelter. Schedule: N/A - APN: 951-140-056 (1st LDC)

9:45 A.M.

6. JT **CONDITIONAL USE PERMIT NO. 03310** - EA No.: 37931 - Applicant: Pioneer Real Properties - Engineer/Rep.: Mark Kadlec Inc. - Second Supervisorial District - Pedley Zoning District - Located along Limonite, west of Van Buren, east of Bain Street and south of 60th St in Pedley - 5.02 acres - C-P-S Zone - **REQUEST:** To construct a boat and trailer storage facility - Schedule N/A - APN: 165-130-021- Related Cases: N/A (2nd LDC)

10:00 A.M.

7. KU **TENTATIVE PARCEL MAP NO. 29854** - EA No.: 38103 - Applicant: Ron St. Pierre - Engineer/Rep.: John Sexton - Third Supervisorial District - Nuevo Zoning Area - Located north of Voltaire Vista at the terminus of Twin Canyon Drive - 20 acres - R-A-2 ½ zone - **REQUEST:** This is the subdivision of 20 acres into 4 single family residential parcels - Schedule: H - APN: 427-210-063 - Related Case: N/A (1st LDC)

10:15 A.M.

8. KU **SECOND UNIT PERMIT NO. 00684** - EA No.: N/A - Applicant: Bridgette Levitt/One Construction - Engineer/Rep.: Same - Third Supervisorial District - Nuevo Zoning Area - Located south of Central Avenue, west of Menifee Road - 1.39 acres - R-A zone - **REQUEST:** This is an application to add a second dwelling unit to an existing single family residence - Schedule: N/A - APN: 309-050-027 - Related Cases: N/A (1st LDC)

10:30 A.M.

9. JQ **PLOT PLAN NO. 16756, FTA 2000-27** - EA No.: 38108 - Applicant: De Anza Marketplace - Engineer/Rep.: Ed Adkison, Adkan Engineers - Second Supervisorial District - Pedley Zoning District - Located south of Limonite Avenue, between Baldwin Avenue and Clay Street - 11.4 acres - C-P-S and M-S-C Zones - **REQUEST:** Construct a neighborhood shopping center featuring a supermarket, a fast food restaurant, three detached commercial buildings and two future development locations - Schedule: N/A - APNs: 163-280-074, -077, -078, -079, -080, -097 - Related Cases: SP 123 (1st LDC)



## 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409**

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

**DATE: NOVEMBER 2, 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.**

1. MF **CONDITIONAL USE PERMIT NO. 03325, TENTATIVE PARCEL MAP NO. 29827** - EA No. 38111 - Applicant: Eruc Gosch - Engineer/Rep.: Frank Gorman - Third Supervisorial District - Sun City Zoning District - Located south of McCall and Cherry Hills Boulevards and east of Bradley Road - 4.41 acres - C-P-S zone - **REQUEST:** Conditional Use Permit No. 03325 is an application to construct an auto sales and service lot containing an office, parts storage and service bays approximating 8,000 square feet. There will be parking for 59 private vehicles and 11,850 square feet of landscaping. Tentative Parcel Map No. 29827 proposes to subdivide the 4.41 acre site into one parcel and a remainder parcel. The auto sales and service lot will be 2.26 acres, the remainder parcel 1.1 acres - Schedule: E - APN: 334-040-037 - Related Cases: PM29354, CZ6534, VAR00450, PP03155, PUP00219, PP15726, PP16043 PP16538, PP16712 (1st LDC)

8:45 A.M.

2. MF **PLOT PLAN NO. 16763, FTA 2000-29** - EA No. 38109 - Applicant: Jam Hall, LLC - Engineer/Rep.: Pence Construction, Inc. - First Supervisorial District - North Perris Zoning Area - Located east of Harville Avenue and south of Martin Road, just north of the City of Perris - 2.33 acres - M-SC zone - **REQUEST:** This is a request to construct a 19,500 s.f. concrete tilt-up industrial building on a 2.3 acre lot. The project includes a 39,000 s.f. asphalt parking lot for 41 private vehicles. There will be 8,900 s.f. of landscaping - Schedule: N/A - APN: 317-110-021 - Related Cases: N/A, (1st LDC)

9:00 A.M.

3. JW **PLOT PLAN NO. 16635, AMENDED NO. 1** - EA No. 38031 - Applicant: John U. Regis - Engineer/Rep.: A & E West - Third Supervisorial District - Sun City Zoning Area - Located west of New Hub Drive, north of Newport Road and east of the Paloma Channel - 1.06 acres - SP zone - **REQUEST:** Construct an 11,734 square foot office building in two phases - Schedule: N/A - APN: 334-520-015 - Related Cases: PM22233, SP00248 (2<sup>nd</sup> LDC)

9:15 A.M.

4. JW **PLOT PLAN NO. 16607, AMENDED NO. 1** - 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:** To construct an 11,600 sq. ft. building that will include a warehouse, shop, wash bay and breezeway in two phases, and to place a 1,440 s.f. office trailer on site in phase one. The balance of the property will be used for open storage of heavy equipment - Schedule: N/A - APN: 391-480-009 - Related Cases: N/A (2<sup>nd</sup> LDC)

9:30 A.M.

5. JW **PLOT PLAN NO. 008916R1** - EA No. 38089 - Applicant: Shook Building Systems - Engineer/Rep.: Crane Architectural Group - Second Supervisorial District - Rubidoux Zoning District - Located east of Market Street, west of Via Cerro and North of Highway 60 - 2.35 acres - M-H zone - **REQUEST:** To add a 12,500 square foot warehouse to the site. The warehouse will be attached to an existing 20,000 square foot manufacturing building - Schedule: N/A - APN: 178-340-009 - Related Cases: PP08916, SP210 (1<sup>st</sup> LDC)

9:45 A.M.

6. JT **PLOT PLAN NO. 10255S2** - EA No. N/A - Applicant: Jon R. Young - Engineer/Rep.: Same - Second Supervisorial District - Rubidoux Zoning District - Located northwest of Container Circle, southwest of Production Circle - M-SC zone - **REQUEST:** Increase building size on lots 5 and 11 - Schedule: N/A - APN:175-270-005- Related Case: PP10255 (1<sup>st</sup> LDC)

10:00 A.M.

7. JT **PLOT PLAN 14506R1** - EA No. 38113 - Applicant: Pacific Bell - Engineer/Rep.: Mark Rivera - Applicant: Pacific Bell Wireless - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the south side of Mission Blvd, east of 1-15 Freeway, west of Wineville Avenue - 475 square feet lease area - M-M zone - **REQUEST:** Proposal to replace a 60' high monopole with an 80' high monopole - Schedule: N/A - APN: 156-030-006 and 156-020-015 - Related Cases: PP14506 (1<sup>st</sup> LDC)

**1:30 P.M.**

8. PS **PUBLIC USE PERMIT NO. 00813** - EA No. 38098 - Applicant: AT&T Wireless C/O Tacit Communications, Inc. - Engineer/Rep.: Maree Hoeger - Third Supervisorial District - Sun City Zoning Area - Located on the westerly side of Wood Road, southerly of Roberts Road, and northerly of Kross Road, (26660 McCall Blvd) - 16.25 Net Acres - One-Family Dwellings - (R-1 SCD) Zone - **REQUEST:** Install a 75 foot high monopalm with an antenna array consisting of four (4) panel antennas, and one (10ft x 12ft) 120 square foot ground-level equipment cabinet for a wireless telecommunications facility - APN: 335-180-001 (Related Case(s):N/A) (1<sup>st</sup> LDC)

1:45 P.M.

9. LGM **TENTATIVE TRACT MAP NO. 29473, AMENDED NO. 2** - 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 acres - Residential Agricultural-1 Acre Minimum (R-A-1), and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural-10 Acre Minimum Zones - **REQUEST:** Schedule "A" subdivision of 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 lot and 2 open space/drainage lots - APN: 952-250-008,012,044,045,046 (Related Case(s): General Plan Amendment No. 529 Change of Zone No. 6517 )(3<sup>rd</sup> LDC)

2:00 P.M.

10. LGM **TENTATIVE TRACT MAP NO. 29531, AMENDED NO. 1** - EA No. 38060 - Applicant: Universal Edison Enterprises, LLC - Engineer/Rep.: G.V.W. Engineering, Inc - Third Supervisorial District - Sun City Zoning District - Located on the southwest corner of Ridgemoor Road and Murrieta Road - 13.60 gross acres - Single Family Dwellings (R-1) Zone - **REQUEST:** Schedule "A" subdivision of 13.6 acres into 52 residential lots with minimum lot size of 7, 200 square feet and one not a part well site parcel - APN: 339-200-004,339-200-072 (Related Case(s): General Plan Amendment No. 545, PAR No. 363)(2<sup>nd</sup> LDC)

2:15 P.M.

11. LGM **SECOND UNIT PERMIT NO. 00683** - EA N/A - Applicant: Jesus Alferez - Engineer/Rep.: Jesus Alferez - Third Supervisorial District - Winchester Zoning Area - Located east of I-215, northeast corner of Lindenberger Road and Merjanian Road - 2.50 Acres - Light Agriculture-2 ½ Acre Minimum (A-1-2 1/2) Zone - **REQUEST:** A second unit permit for a proposed 1,440 square foot modular home on 2.50 acres - APN: 372-170-016 (Related Case(s): Parcel Map No. 15672, Change of Zone No. 6318) (1<sup>st</sup> LDC)



## 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: NOVEMBER 9, 2000**

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

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

- |       |  |
|-------|--|
| 1. JT | <b>PLOT PLAN NO. 08387S1</b> - EA No. N/A - Applicant: Alex Flores - Engineer/Rep.: Same - Second Supervisorial District - Prado/Mira Loma Zoning District - Located south of Highway 60, west of Wabash Drive - 4.83 acres - M-M zone - <b>REQUEST:</b> To add an office, 2 restrooms, a conference room and a food preparation room within an existing warehouse - Schedule: N/A - APN: 156-210-024 - Related Case: PP08387, (1st LDC) |
|-------|--|

#### **8:45 A.M.**

2. JT **PUBLIC USE PERMIT NO. 00812, AMENDED NO. 1** - EA No. 38040 - Applicant: Azusa Pacific University - Engineer/Rep.: HMC Group - Third Supervisorial District - Antelope Valley Zoning Area - Located south of La Piedra, north of Albion Lane - 4.52 acres - SP zone - **REQUEST:** Develop a university campus consisting of one 20,010 square foot building, parking and common areas - Schedule: N/A - APN: 357-070-029 - Related Case: SP00158, PA 2-1 (2nd LDC)

9:00 A.M.

3. JT **TENTATIVE TRACT MAP NO. 29768, AMENDED NO. 1** - EA No. 38084 - Applicant: Massaro & Welsh, Paul Welsh - Engineer/Rep.: Same - Fifth Supervisorial District - University Zoning District - Located south of Center Street, east of Murphy Drive - 9.15 acres - R-1-20,000 zone - **REQUEST:** Subdivide project site into 17 single family residential lots with a minimum parcel size of ½ acre - Schedule: B - APN: 255-311-001 - Related Cases: N/A (2nd LDC)

9:15 A.M.

4. SL **GENERAL PLAN AMENDMENT NO. 00550, CHANGE OF ZONE NO. 06561, TENTATIVE TRACT MAP NO. 29972** - EA NO. 38114 - Applicant: SFU Investments Limited Partnership - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - Winchester Zoning Area - Located north of Garboni Road, west of Los Carrizos Road and Briggs Road, and east of Hook Lane - 148.25 acres - A-1-2 ½ and A-1-5 zones - **REQUEST:** Proposes to change the General Plan designation from Sun City Menifee Valley Community Plan 2 ½ Acre Minimum and Hillside 5 Acre Minimum to Residential 2 - 4 Dwelling Units Par Acre, proposes to change the site's zoning from A-1-2 ½ and A-1-5 to R-1, proposes to subdivide the site into 406 residential lots with a minimum size of 7,200 square feet, 4 detention basin lots, and one open space lot of 27.7 acres - Schedule: A - APN: 372-090-016 - Related Cases: None (1st LDC)

**1:30 P.M.**

5. PS **TENTATIVE PARCEL MAP NO. 29630 AMENDED NO. 1** - EA No. 37949 - Applicant: Gunvant Thakkar - First Supervisorial District - Rancho California Area - Located southerly of Front Street, southeasterly of Gruwell Street, northwesterly of Central Street - 2.9 acres gross - Rural Residential (R-R) Zone - **REQUEST:** Subdivide 2.9 acres into four half-acre minimum parcels and one 1.3 acre remainder parcel - Schedule "H" - APN: 369-093-001 (Related Case(s): PAR 108)(2nd LDC)

1:45 P.M.

6. PS **PUBLIC USE PERMIT NO. 00808, VARIANCE NO. 01695 AMENDED NO. 1** - EA No. 37972 - Applicant: Cox PCS Assets, LLC, Caraway Communications - Fourth Supervisorial District - Pinion 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 (7) 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) (2nd LDC)

2:00 P.M.

7. PS **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 - APN: 927-630-014 (Related Case(s): PM 24913) (2nd LDC)

2:15 P.M.

8. LGM **PLOT PLAN NO. 16746** - EA N/A - Applicant: Doug Consol - Engineer/Rep.: Douglas A. Consol - First Supervisorial District - Rancho California Zoning Area - Located west of I-15, east of White Street, and south of Walnut Street - 6.11 acres - Rural Residential (R-R) Zone - **REQUEST:** Proposal for a 420 square foot modular office building, a 3500 square foot greenhouse, and an existing 320 square foot semi trailer, and a parking area totaling 28 spaces on approximately 0.78 acre portion of a 6.11 acre parcel. - APN: 367-210-029 (Related Case(s): N/A )

2:30 P.M.

9. FJU **TENTATIVE TRACT MAP NO. 29875 AMENDED NO. 1** - EA No. 38025 - Applicant: Project Developers Group, LLC - Engineer/Rep.: Albert A. Webb Associates - Third Supervisorial District - Rancho California 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) (2nd LDC)



# 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: NOVEMBER 16, 2000** (Revised 11/01/00)

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

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#### **8:30 A.M. County Administrative Center**

- |       |  |
|-------|--|
| 1. MH | <b>PRE APPLICATION REVIEW NO. 00390</b> - EA No. N/A - Applicant: Thomas J. Hightower - Engineer/Rep.: Same - First Supervisorial District - Meadowbrook Zoning Area - Located The project site is located north of Nichols Road and east of El Toro Cut Off - 4.53 acres - M-SC zone - <b>REQUEST:</b> This is a proposal to construct a scrap metal recycling facility. The project will consist of a 1,300 square foot office and parking lot with 8 parking spaces and a 2.8 acre storage and processing yard. - Schedule: N/A - APN: 347-090-008 - Related Cases: N/A |
|-------|--|

9:00 A.M.

2. JW **PRE APPLICATION REVIEW NO. 00389** - EA No. N/A - Applicant: All Cities Permit Services - Engineer/Rep.: Same - Third Supervisorial District - Romoland Zoning Area - Located south of Ethanac Road, west of Sherman Road - 1.6 acres - R-R zone - **REQUEST:** To establish a mobile home sales and storage lot - Schedule: N/A - APN: 331-110-011 - Related Cases: N/A

9:30 A.M.

3. JW **PLOT PLAN NO. 14886S2, AMENDED NO. 1** - EA No. N/A - Applicant: Cal-Mold, Inc. - Engineer/Rep.: Albert A. Webb Assoc. - Second Supervisorial District - Prado / Mira Loma Zoning District - Located east of Hamner Avenue and south of Riverside Drive - 19.57 acres net - I-P zone - **REQUEST:** Reduce a proposed 43,351 sq. ft. building by 2,325 sq. ft., reduce a 127,218 sq. ft. building by 11,766 sq. ft., and revise parking and landscaping configuration - Schedule N/A - APNs: 156-040-003, 052 - Related Cases: PP14886, PP14886R1, PP14886S1 (2nd LDC)

9:45 A.M.

4. MF **TENTATIVE TRACT MAP NO. 29762** - EA No. 38117 - Applicant: JCC Homes - Engineer/Rep.: Inland Planning Services - Third Supervisorial District - Cherry Valley Zoning District - Located south of County Line Road and east of Basil Lane - 39.23 acres - W-2 zone - **REQUEST:** This is a proposal to subdivide 39.2 acres into 9 single family residential lots. - Schedule: B - APN: 407-330-074 - Related Cases: N/A (1st LDC)

10:00A.M.

5. MF **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 00551, CHANGE OF ZONE NO. 06562** - EA No. 38115 - Applicant: Riverside County Economic Development Agency, Lance Nolan - Engineer/Rep.: Same - Second Supervisorial District - Rubidoux Zoning District - Located north of Mission Boulevard and southeast of La Rue Street - 9.81 acres - C-1/C-P zone - **REQUEST:** These are applications to change the Jurupa Community Plan Designation on the subject site from C (Commercial) to 1A (14-120 DU/Acre) and change the zone on the same site from C-1/C-P to R-6 - Schedule: N/A - APN: 179-040-001, 002, 003, 004, 005, 008, 010 and 011 - Related Cases: N/A (1st LDC)

10:15A.M.

6. MF **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 00553, CHANGE OF ZONE NO. 06564, PLOT PLAN NO. 16785, VARIANCE NO. 01705** - EA No. 38120 - Applicant: Panattoni Development Co. - Engineer/Rep.: KCT Consultants, Inc., Don Edison - Second Supervisorial District - Prado/Mira Loma Zoning District - Located south of Highway 60, west of Highway 15, north of Riverside Drive - 15.96 acres - C-P-S zone - **REQUEST:** This is a proposal to change the Jurupa Community Plan Designation on the subject site from C (Commercial) to M (Industrial/Manufacturing), change the zone from C-P-S (Scenic Highway-Commercial) to IP (Industrial Park) and construct a 374,235 square foot industrial warehouse. The building will have 7,200 square feet of office space and 216 parking spaces for private vehicles. The developer plans 44,000 square feet (6.1%) of landscaping. The variance is a request to permit the project with 6.1 % of landscaping where Ordinance No. 348 requires 15% - Schedule: N/A - APN: 156-030018, 019 - Related Cases: CV02576,CV 990310, PP15896 (1st LDC)

10:30A.M.

7. SL **TENTATIVE PARCEL MAP NO. 28715, AMENDED NO. 1** - EA No. 37696 - Applicant: JN Beeler and Associates - Second Supervisorial District - Rubidoux Zoning Area - Located south of Limonite Avenue, east of Riverview Drive, and directly north of the Santa Ana River Regional Park - 4.17 acres - A-1 zone - **REQUEST:** Subdivide the 4.17acre site into two parcels of 2.08 acres each - Schedule: H - APN: 186-230-019 - Related Cases: GPA 00466 and CZ 06374 (2nd LDC)

10:45 A.M.

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

11:00 A.M.

9. KG **TENTATIVE TRACT MAP NO. 29905** - EA No. 38110 - Applicant: PBR c/o Tom Houska - Engineer/Rep.: Crouse/Beers & Associates - Third Supervisorial District - Homeland Zoning Area - Located north of McLaughlin Road, east of Briggs Road, and west of Emperor Road - 37.31 acres - SP Zone - **REQUEST:** Divide 37.31 acres into 131 single-family lots, 2 open space lots, and 1 park site - Schedule "A" - APN: 459-020-058 - Related Cases: SP 260 - (1<sup>st</sup>LDC)

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

10. PS **PARCEL MAP NO. 29931** - EA No. 38112 - Applicant: Fishlock & Wills - Engineer/Rep.: Markham Development Management Group, Inc. - First Supervisorial District - Rancho California Zoning Area - Located to the westerly side of Antilla Street, southerly of Avenida Carolinas, and northerly of Via Cantaviento - 10.03 Acres - Residential Agricultural 5 Acre minimum (R-A-5) Zone - **REQUEST:** Schedule "H," Subdivision of 10.03 Approximate gross acres into two (2) parcels. - APN: 928-340-011 (Related Case(s): N/A (1<sup>st</sup> LDC)

1:45 P.M.

11. PS **TENTATIVE TRACT MAP NO. 28714, AMENDED # 2** - EA No. 37317 - Applicant: Nationwide Communities LLC - Engineer/Rep.: GW Engineering - Third Supervisorial District - Rancho California Zoning Area - Located to the west of Pauba Road, south of De Portola Road, and north of Los Caballos Road - 126.24 Acres - Rural Residential (R-R) Zone - **REQUEST:** Subdivision of 126.24 Acres into 11 single family residential lots (10-acre min. size) - APN'S: 927-140-020, 017, 014, 013. (Related Case(s):N/A)(3rd LDC)

2:00 P.M.

12. PS **VARIANCE NO. 01704** - EA No. 38098 - Applicant: AT&T Wireless C/O Tacit Communications, Inc. - Engineer/Rep.: Maree Hoeger - Third Supervisorial District - Sun City Zoning Area - Located on the westerly side of Wood Road, southerly of Roberts Road, and northerly of Kross Road (26660 McCall Blvd) - 16.25 Net Acres - One-Family Dwellings - R-1 (SCD) Zone - **REQUEST:** Variance for 35 foot addition to existing 40 foot height requirement for proposed monopalm wireless communications facility, total height 75 feet. - APN: 335-180-001 (Related Case: Public Use Permit No. 813) (1<sup>st</sup> LDC)

2:15 P.M.

13. FJU **PLOT PLAN NO. 16699, AMENDED NO. 1 (FTA NO. 2000-24)** - EA No. 38065 - Applicant: Mesquita and Associates - First Supervisorial District - Rancho California Zoning Area - Located southerly of State Highway 79, easterly of Redhawk Parkway, westerly of Butterfield Stage Road - 2.32 acres - SP Zone - **REQUEST:** Construct 34,815 square foot medical office building - APN: 960-020-010 (Related Case(s): Specific Plan No. 223 (Vail Ranch) (2<sup>ND</sup> LDC)

2:30 P.M.

14. FJU	<b>TENTATIVE TRACT MAP NO. 29675 AMENDED NO. 1</b> - 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 - <b>REQUEST:</b> Schedule "A" map to divide 87.53 acres into 264 single family residential lots (7,200 sq. ft. min. lot size) and 6 open space lots - APN: 467-240- 017, 467-240-018, 467-250-005 (Related Case(s): Specific Plan No. 106, Amendment No. 9, Change of Zone No. 6510, and EA37896)(2nd LDC)
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*Last Posted November 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 Center, 4080 Lemon St., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: NOVEMBER 30, 2000**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date, and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department 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. MH	<b>TENTATIVE TRACT MAP NO. 29965</b> - EA No. 38123 - Applicant: Cannaday & Company - Engineer/Rep.: L.D.D.C., Kevin Richer - Third Supervisorial District - Sun City Zoning District - Located south of McCall Road and Grand Avenue, west of Cannon Drive - 21.67 acres - R-1 zone - <b>REQUEST:</b> This is a proposal to subdivide the project site into 79 single family residential lots - Schedule: A - APN: 334-050-026, 334-060-028, 030, 031, 034 - Related Cases: TR 27781 (1st LDC)
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8:45 A.M.

2. MH **TENTATIVE PARCEL MAP NO. 29911** - EA No. 38130 - Applicant: Richard W. and Carolyn A. Husband - Engineer/Rep.: J.N. Beeler and Assoc. - Third Supervisorial District - Rancho California Zoning Area - Located southeast of the corner of Linda Rosea Road and Linda Via - 5.63 acres - R-A-5 zone - **REQUEST:** This is a proposal to subdivide the project site into 2 single family residential lots with a minimum parcel size of 2 ½ acres - Schedule: H - APN: 951-240-012 - Related Cases: N/A (1st LDC)

9:00 A.M.

3. KU **SECOND UNIT PERMIT NO. 00687** - EA No. N/A - Sara F. Chase and Daniel J. Chase - Engineer/Rep.: Gagnier Construction Co. Inc. - First Supervisorial District - Cajalco Zoning District - Located east of Mockingbird Canyon, south of Fox Glen and west of Harley John - 2.36 acres - R-A-2 ½ zone - **REQUEST:** This is a proposal to add a second dwelling unit to an existing single family residence - Schedule: N/A - APN: 285-300-004 - Related Cases N/A (1st LDC)

9:15 A.M.

4. KU **SECOND UNIT PERMIT NO. 00686** - EA N/A - Applicant: Yasmin Perez - Engineer/Rep.: Same - Fifth Supervisorial District - Meadowbrook Zoning District - Located north of Theda Street, south of Louise Street and east of Mountain Avenue - .75 acres - R-R zone - **REQUEST:** This is an application to add a second unit (senior/hardship) to an existing residential lot - Schedule: N/A - APN: 342-110-026-3 - Related Case: N/A (1st LDC)

9:30 A.M.

5. JW **TENTATIVE TRACT MAP NO. 29484, AMENDED NO. 2** - 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 the project site into 253 single family residential lots, 2 detention basin lots, 3 open space lots and 1 lift station lot - Schedule A - APNs: 467-230-001, 027 and 028 - Related Cases: GPA 521, CZ 6509 (3<sup>rd</sup> LDC)

9:45 A.M.

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

10:00 A.M.

7. JF **TENTATIVE TRACT MAP NO. 29495, AMENDED NO. 1** - 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 Watson Road - 87 acres - SP zone - **REQUEST:** To subdivide the subject site into 321 single family residential lots - Schedule A - APN: 329-100-003, 010, 329-110-001, 007, 010, 011, 329-120-023 - Related Cases: SP 260 (2<sup>nd</sup> LDC)

10:15 A.M.

8. CT **TENTATIVE TRACT MAP NO. 29861** - EA No. 38126 - Applicant: Forcast Homes - Engineer/Rep.: Adkan Engineers - Third Supervisorial District - Antelope Valley Zoning Area - Located north of Holland Road, south of Newport Road - 20 acres - SP zone - **REQUEST:** This is a proposal to subdivide the project site into 90 single family residential lots with a minimum parcel size of 4,906 square feet - Schedule: A - APN: 360-040-007 - Related Cases: N/A (1st LDC)

10:30 A.M.

9. CT **TENTATIVE TRACT MAP NO. 29862** - EA No. 38127 - Applicant: Forcast Homes - Engineer/Rep.: Adkan Engineers - Third Supervisorial District - Antelope Valley Zoning Area - Located west of Bradley Road, south of La Piedra Avenue - 17 acres - SP zone - **REQUEST:** This is a proposal to subdivide the project site into 83 single family residential lots with a minimum parcel size of 5,118 square feet - Schedule: A - APN: 360-040-018 - Related Cases: N/A (1st LDC)

10:45 A.M.

10. CT **SPECIFIC PLAN NO. 00224S1, TENTATIVE TRACT MAP NO. 29622** - EA No. 38133 - Applicant: William Lyon Homes, Inc. - Engineer/Rep.: MDS Consultants - First Supervisorial District - Woodcrest Zoning Area - Located north of El Sobrante Road, straddles Washington Street - 1384.9 acres - R-A-1 and W-2 zones - **REQUEST:** The substantial conformance to SP 224 requests to move the proposed equestrian center from the north side of Nandina Avenue to the south side of Nandina Avenue (the SC has no exhibit, it will not be discussed at this meeting). The tentative tract is a proposal to subdivide the project site into 265 single family residential lots and 2 open space lots - Schedule: A? - APN: 273-320-024 - Related Cases: SP 224 (1st LDC)

11:00 A.M.

11. JQ **PLOT PLAN NO. 16676, AMENDED NO. 2** - 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 Bellegrave Avenue, between Hamner Avenue and Interstate 15 - 61.79 acres - R-3 zone - **REQUEST:** Construct 738 apartments on 61.8 acres - Schedule N/A - APNs: 160-030-010, 160-050-013, and part of 160-030-002 - Related Cases: PM 29855, SP 266 S1 (3<sup>rd</sup> LDC)

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

12. PS **PLOT PLAN NO. 16778** - EA N/A - Applicant: Sandie Taylor - Third Supervisorial District - French Valley Zoning Area - Located on the westerly side Leon Road, south of La Ray Lane, and north of Keller Road (30803 La Ray Road) - 2.56 Net Acres - Rural Residential - 2 ½ Acre Minimum (R-R-2 ½) Zone - **REQUEST:** Class I Kennel (5 to 10 dogs/cats) - APN: 467-030-047 (Related Case(s):N/A)(1st LDC)

1:45 P.M.

13. PS **PLOT PLAN NO. 7679 SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Applicant: Guided Discoveries - Engineer/Rep.: Ralph Hoetger - Third Supervisorial District - Idyllwild Zoning District - Located on the south side of Saunders Meadow Road, east of Pine Avenue - 48.86 net acres - Controlled Development (W-2) Zone - **REQUEST:** Construct two (2) 288 square feet (16ft X 18ft) telescope observation centers - APN: 565-260-015 (Related Case: PP 7679) (1<sup>st</sup> LDC)

2:00 P.M.

14. PS **TENTATIVE PARCEL MAP NO. 29918** - EA No. 38118 - Applicant: John Pollock - Engineer/Rep.: Motherhead & Associates - Third Supervisorial District - Rancho California Zoning Area - Located west of Sage Road, south of Reseda Springs Road, and Mark Trail, east of Lynch Lane - 40 Acres (37.35 Acres Net) - Residential Agriculture - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** Schedule "H" Subdivision of two (2) 20 Acre Parcels into four (4) 5-acre parcels, with one (1) fifteen (15) Acre Remainder Parcel - APN: 470-210-018, 470-210-019 (Related Case(s): N/A ) (1<sup>st</sup> LDC)

2:15 P.M.

15. FJU **TENTATIVE TRACT MAP NO. 29411, AMENDED NO. 1 (FTA 2000-08)** - EA No. 38001 - Applicant: Willows Community LLC - Engineer/Rep.: Trans-Pacific Consultants - Third Supervisorial District - Rancho California Zoning Area - Located on the northeast corner of Murrieta Hot Springs Road and Calistoga Drive - 13.65 Acres - SP Zone - **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 Cases: SP213A3) (2nd LDC)

2:30 P.M.

16. GS **SECOND UNIT PERMIT NO. 00685** - EA N/A - Applicant: Doris J. Whitaker - Engineer/Rep.: Doris J. Whitaker - Third Supervisorial District - Little Lake Zoning District - Located south of Chambers Avenue, east of Soboba Street and west of Lake Street - 2.31 Net Acres - Light Agriculture - 5 Acre Minimum (A-1-5) Zone - **REQUEST:** Proposed 1,440 s.f. detached manufactured home as a second unit - APN: 555-060-032 Related Case: N/A (1<sup>st</sup> LDC)

*Last Posted November 16, 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409**

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

**DATE: DECEMBER 7, 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.**

- |       |  |
|-------|--|
| 1. SL | <b>TENTATIVE PARCEL MAP NO. 29870, AMENDED NO. 1 - EA No. 38069 - Applicant: Audrey D. Speer - Engineer/Rep.: DMC Engineering/Stefan C. Lanthier - First Supervisorial District - Cleveland Zoning Area - Located south and east of Ortega Highway (HWY 74), straddles Verdugo Truck Trail, adjacent to the San Diego County line - 67.5 acres - R-R zone - <b>REQUEST:</b> This is a proposal to subdivide 67.5 acres into two parcels with a minimum size of 22.8 acres - Schedule: I - APN: 901-140-011 - Related Cases: N/A, (2nd LDC)</b> |
|-------|--|

#### **8:45 A.M.**

2. KU **PLOT PLAN NO. 16823, FTA 00-32** - EA No. 38150 - Applicant: National Construction Services, Inc. - Engineer/Rep.: Tower Consulting Group - First Supervisorial District - North Perris Zoning Area - Located south of Cajalco Road and west of Patterson Avenue - 4 acres - M-SC zone - **REQUEST:** This is a proposal to construct in two phases a 27,131square foot industrial building and a 31,200 square foot building. The buildings will be used for the manufacture of concrete forming material. The project will include 28 parking spaces on a 90,135 square foot paved area and and a total of 17,424 square feet of landscaping. - Schedule: N/A - APN: 317-140008 - Related Cases: PP16790, (1st LDC)

9:00 A.M.

3. KU **CONDITIONAL USE PERMIT NO. 03320** - EA No. 38059 - Applicant: Winchester Associates, Inc. - Engineer/Rep.: Winchester Associates, Inc. - First Supervisorial District - North Perris Zoning Area - Located The site is located just south of the Cajalco Expressway and east of Harvill Avenue - 1.6 acres - M-S-C Zone - **REQUEST:** This is an application to construct a convenience store with off-site beer and wine sales. Also a fast food restaurant and car wash. - Schedule - APN: 317-130-031-5 - Related Cases: , (2nd LDC)

9:15 A.M.

4. JW **SPECIFIC PLAN NO. 00127W S1,GENERAL PLAN AMENDMENT NO. 00554, CHANGE OF ZONE NO. 06566, TENTATIVE TRACT MAP NO. 29712** - EA No. 38135 - Applicant: Nicholas J. Coussoulis - Engineer/Rep.: Joseph E. Bonadiman & Assoc., Inc. - First Supervisorial District - Cajalco Zoning District - Located south of Scottsdale Road, east of Harley John Road and north of Cajalco Road - 10.19 acres - R-A-1 & R-A-2½ zones - **REQUEST:** Substantial Conformance to Specific Plan No. 00127W to remove a .43 acre parcel from the Specific Plan, change the Lake Mathews Community Plan land use designation on the site from Rural 2½ acre and SP10027W to Rural 1 acre, change the zone on the site from R-A-2½ to R-A-1, and subdivide 10.19 acres into nine single family residential lots each approximately one acre or greater in area - Schedule "B" - APN: 285-370-001 & 011 - Related Cases: PAR00373, SP00127W (1st LDC)

9:30 A.M.

5. MH **PLOT PLAN NO. 09997R2, AMENDED NO. 1** - EA: N/A - PW Pipe Co. - Charles Bell and Blair Ballard Architects - North Perris Zoning Area - First Supervisorial District - The project site is located on the westerly side of Wood Road, southerly of Roberts Road, and northerly of Kross Road - 20 acres - M-H zone - **REQUEST:** Second revision of Plot Plan No. 09997 to construct a new 12,800 square foot facility maintenance building and add a new outdoor storage area - APN: 317-230-044, 317-230-046, 317-230-047, 317-230-048 Related Case: N/A (2nd LDC)

9:45 A.M.

6. JQ **PLOT PLAN NO. 16800** - EA No. N/A - Applicant: Shea Homes for Active Adults - Engineer/Rep.: The Keith Companies - First Supervisorial District - Glen Ivy Zoning Area - Located west of the intersection of Temescal Canyon Road and Glen Ivy Road, off Knabe Road - 9.69 acres - SP Zone - **REQUEST:** Construct a golf clubhouse, a homeowners association clubhouse, a fitness center, a maintenance facility, a water tank, and a golf cart barn on 9.69 acres - Schedule N/A - APNs: 290-190-017, 290-190-033; 290-030-034; 290-180-011, 290-180-012, and 290-180-013 - Related Cases: PP 16044, SP 00221 A2 (1<sup>st</sup> LDC)

10:00 A.M.

7. CT **TENTATIVE PARCEL MAP NO. 29950** - EA No. 38144 - Applicant: Rafael Santiago - Engineer/Rep.: Leo Aguilera - Second Supervisorial District - Pedley Zoning Area - Located north of 60<sup>th</sup> Street, west of Steve Avenue - 4.5 acres - R-A-20,000 zone - **REQUEST:** This is a proposal to subdivide the project site into 4 single family residential lots with a minimum parcel size of 1.12 acres - Schedule: H - APN: 162-170-012 - Related Cases: N/A (1<sup>st</sup> LDC)

**1:30 P.M.**

8. PS **TENTATIVE PARCEL MAP NO. 29808, AMENDED NO. 1** - EA No. 38035 - Applicant: 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): Parcel Map No. 08225)(2<sup>nd</sup> LDC)

1:45 P.M.

9. LGM **TENTATIVE TRACT MAP NO. 28920, AMENDED NO. 2** - EA No. 37966 - Applicant: New West Properties - Engineer/Rep.: CSL Engineering Inc. - Third Supervisorial District - Quail Valley Zoning District - Located west of I-215, north of Honeyrun Road, and southeast of Ridgemoor Road - 196 net acres - Controlled Development Areas (W-2), Residential-Agricultural -10 Acre Minimum (R-A-10), One-Family Dwellings (R-1 Zone) - **REQUEST:** Proposes to subdivide 159.03 gross acres into 180 residential lots with minimum lot size of 7,200 square feet with one open space lot, and one lot for road dedication - APNS: 341-160-002, 341-160-003,339-190-014 (Related Case(s): N/A)(3<sup>rd</sup> LDC)

2:00 P.M.

10. GS **PLOT PLAN NO. 15820, SUBSTANTIAL CONFORMANCE NO. 1** - EA N/A - Applicant: Oak Creek LLC - Engineer/Rep.: Albert A. Webb Associates - First Supervisorial District - Rancho California Zoning Area - Located east of I-15 and south of Clinton Keith Road - 0.96 acres - Scenic Highway Commercial (C-P-S Zone) - **REQUEST:** Substantial Conformance for Plot Plan No. 15820 proposes changes that include deletions and additions to parking, changes in building layout, and changing the location of Pylon Sign #1 - APNs: 369-770-029, 040-046, 053 Related Case(s): N/A (1<sup>st</sup> LDC)

2:15 P.M.

11. GS **PARCEL MAP NO. 29989** - EA No. 38145 - Applicant: Excel Engineering - Engineer Rep.: Excel Engineering - First Supervisorial District - Rancho California Zoning Area - Located on the northeast corner of Sycamore Mesa Road and Shady Creek - 20.13 acres(gross) - Residential Rural(R-R) Zone - **REQUEST:** Schedule H subdivision of 20.13 acres into four residential lots, minimum lot size is 5 acres (gross) - APN: 939-050-004 Related Case(s): N/A (1<sup>st</sup> LDC)

2:30 P.M.

12. FJU **TENTATIVE TRACT MAP NO. 26693 MINOR CHANGE NO. 1, AMENDED NO. 1** - Exempt from CEQA - Applicant: Barratt American, Inc. - Engineer/Rep.: Project Design Consultants - Third Supervisorial District - Rancho California Zoning Area - Located on the southeast corner of Murrieta Hot Springs Road and Town View Avenue - 20 acres - SP Zone - **REQUEST:** Schedule "A" tract map to divide 20 acres into 18 lots for 324 residential airspace condominiums. (Note: original TR26693 map was approved in 1993 to divide 20 acres into 12 lots for 342 condominiums). - APN: 957-040-007 (Related Case(s): SP213A3, TR26693 (2<sup>nd</sup> LDC)



## 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409**

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

**DATE: DECEMBER 14, 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. MH **CONDITIONAL USE PERMIT NO. 03328** - EA No. 38152 - Applicant: California Auto Specialists - Engineer/Rep.: Raab Engineering/Mark L. Raab - Second Supervisorial District - Rubidoux Zoning District - Located north of 34<sup>th</sup> Street, south of Highway 60 and east of Rubidoux Boulevard - .43 acre - C-1/C-P zone - **REQUEST:** This is a proposal to construct a used car sales lot with a 1,939 square foot office, parking for 26 private vehicles and 2,525 square feet of landscaping - Schedule: N/A - APN: 179-130-003 - Related Cases: N/A (1st LDC)

8:45 A.M.

2. JW **PLOT PLAN NO. 16830** - EA No. 38154 - Applicant: SPRINT PCS - Engineer/Rep.: Trip Hord Associates - Fifth Supervisorial District - University Zoning District - Located south of Center Street, east of Iowa Avenue - 2.13 acres - C-P-S zone - **REQUEST:** This is a proposal to construct a 67 foot high monopole telecommunications antenna with a 168 square foot concrete slab for equipment cabinets - Schedule: N/A - APN: 247-081-024 - Related Cases: N/A (1st LDC)

9:00 A.M.

3. CT **SPECIFIC PLAN NO. 00103A9, CHANGE OF ZONE NO. 06571, PLOT PLAN NO. 16827** - EA No. 38151 - Applicant: Pacific Century Homes - Engineer/Rep.: AEI - CASC Consulting - Third Supervisorial District - Rancho California Zoning Area - Located south of Los Alamos Road, east of Highway 15, west of Winchester Road and north of Date Street - 21.8 acres - R-3 zone - **REQUEST:** This is a proposal to change the designation within SP103 from low density residential to high density residential, change the zone on the subject site from R-3 to SP and create 403 gated apartment units - Schedule: N/A - APN: 913-350-001 - Related Cases: SP 103 (1st LDC)

9:15 A.M.

4. JW **PLOT PLAN NO. 16818** - EA No. 38146 - Applicant: Spectra Site - Engineer/Rep.: S. J.S. Consulting Group, Matt Sims - First Supervisorial District - Lake Mathews Zoning District - Located north of El Sobrante Road, east of La Sierra Avenue - 4,200 square feet - SP and W-2 zones - **REQUEST:** This is a proposal to construct a 105 foot high telecommunications monopole with two 200 square foot concrete pads, and, two 150 square foot concrete pads for future telecommunications equipment - Schedule: N/A - APN: 270-190-006 - Related Cases: PP 15109, SP 00270S1, CZ 06478 (1st LDC)

9:15 A.M.

5. KB **PLOT PLAN NO. 16832** - EA No. 38156 - Applicant: Gilbert McAuley: Engineer/Rep.: Same - First Supervisorial District - Woodcrest Zoning Area - Located north of Van Buren Boulevard, east of Winchester Way - .56 acres - M-SC zone - **REQUEST:** This is a proposal to construct an auto and truck sales lot - Schedule: N/A - APN: 265-270-071 - Related Case: N/A (1st LDC)

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

6. PS **PLOT PLAN NO. 16821** - EA No. 38148 - Applicant: Robyn Garrison - Engineer/Rep.: Southwest Design Group - Third Supervisorial District - Anza Zoning Area - Located to the south of State Highway 371, north of Johnson Road, and east of Mazestone Road - 0.8 Acres - Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** 1,500 square foot drive-through Dairy Queen Restaurant - APN: 576-080-014 (Related Case: N/A) (1<sup>st</sup> LDC)

1:45 P.M.

7. PS **PLOT PLAN NO. 16754** - EA N/A - Applicant: Bonnie L. Thomason - Third Supervisorial District - Rancho California Zoning Area - Located on the west side of La Vista Place, and north of Camino Niguel (39390 Camino Niguel) - 4.3 Net Acres Acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** Class I Kennel (5 -10 dogs ONLY) - APN: 915-210-049 (Related Case(s):N/A) (1<sup>st</sup> LDC)

2:00 P.M.

8. PS **PLOT PLAN NO. 16806** - EA No. 38134 - Applicant: AT&T Wireless - Engineer/Rep.: C/O Tacit Communications, Inc - Maree Hoeger - Third Supervisorial District - Sun City Zoning Area - Located on the west side of Murrieta Road, south of Lazy Creek Road, east of Gifhorn Court and north of Newport Road - 5.08 Gross Acres - Controlled Development Areas - (W-2) Zone - **REQUEST:** Install a 75' foot high monopole with an antenna array consisting of 4 panel antennas, and up to 4 future antenna's with two (2) GPS antennas placed at the base of the pole attached to the roof of a nine (9) foot high x ten (10) foot x twelve (12) foot (120 square foot) wireless telecommunications facility - APN: 339-200-009 (Related Case: N/A ) (1<sup>st</sup> LDC)

2:15 P.M.

9. LM **CONDITIONAL USE PERMIT NO. 03321, AMENDED NO. 1** - EA No. 38081 - Applicant: Gasoline Retail Facilities Consulting - Engineer/Rep.: Gasoline Retail Facilities Consulting - Third Supervisorial District - Sun City Zoning District - Located on the northwest corner of Bradley road and Cherry Hills Road - 0.57 of an acre - Scenic Highway Commercial-Senior Citizen Design (C-P-S-SCD) Zone - **REQUEST:** Expansion to the existing automobile service station and exiting cashier booth. Expansion will consist of converting the 297 square foot cashier booth to a 1,400 square foot food store, placing a mansard roof on top of the existing 2,920 square foot canopy area over existing gas pumps, a 1,020 square foot car wash, and a 48 square foot area for the sale of propane. - APN: 337-320-005 (Related Case(s): N/A) (2<sup>nd</sup> LDC)

2:30 P.M.

10. LM	<b>CONDITIONAL USE PERMIT NO. 03327</b> - EA No. 38143 - Applicant: Mountain Spring Water Sales - Third Supervisorial District - Idyllwild Zoning District - Located northeasterly of Highway 74, and north of Bonita Vista Road - 162.17 <b>Acres</b> - <b>Natural Assets-160 Acre Minimum (N-A-160) Zone</b> - <b>REQUEST:</b> Proposed installation of two 800 gallon water tanks with heights of twelve feet for each tank on approximately 400 square foot portion of the project site, development of two horizontal wells to draw water from two springs, installation of 3500 linear feet of one inch PCV water line connecting the two water wells to the water discharge area, expansion of a truck turnaround and water discharge point located approximately a third of a mile from Bonita Vista Road- APN: 567-240-003 (Related Case(s): N/A) (1 <sup>st</sup> LDC)
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2:45 P.M.

11. GS	<b>CHANGE ZONE NO. 06569</b> - EA No. 38141 - Applicant: Excel Engineering - Engineer/Rep.: Excel Engineering - First Supervisorial District - Rancho California Zoning Area - Located north of Tenaja Road between Calle Carriente and Calle Bandido - 30. 31 Acres Acres - Residential Agricultural - 20 Acre Minimum (R-A-20) Zone - <b>REQUEST:</b> Change Zone to allow lot line adjustment of two parcels. - APN: 932-250-006 and 007 Related Case: LLA04303 (1 <sup>st</sup> LDC)
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Last Posted December 4, 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., 9<sup>th</sup> Floor, Riverside, CA 92502-1409

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

**DATE: DECEMBER 21, 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.**

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| 1. JW | <b>PLOT PLAN NO. 15426R2, AMENDED NO. 1</b> - 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 - M-SC zone - <b>REQUEST:</b> 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 (2 <sup>nd</sup> LDC) |
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#### **8:45 A.M.**

2. JW **PUBLIC USE PERMIT NO. 00820** - EA No. 38160 - Applicant: Sprint PCS - Engineer/Rep.: David Leonard Associates - First Supervisorial District - Lake Mathews Zoning District - Located south of Cajalco Road, west of Farley Avenue - 1,500 square feet - R-A-1 zone - **REQUEST:** This is a proposal to construct a 67 foot telecommunications antenna with a 210 square foot concrete slab for equipment cabinets - Schedule: N/A - APN: 283-030-015 - Related Case: N/A (1st LDC)

9:00 A.M.

3. JW **PUBLIC USE PERMIT NO. 00821** - EA No. 38161 - Applicant: Sprint PCS - Engineer/Rep.: David Leonard Associates - First Supervisorial District - Lake Mathews Zoning District - Located north of Lakeridge Drive, west of Onaknoll Drive - 1,500 square feet - R-A-2 ½ zone - **REQUEST:** This is a proposal to construct a 78 foot telecommunications antenna with a 280 square foot concrete slab for equipment cabinets - Schedule: N/A - APN: 286-150-007 - Related Case: N/A (1st LDC)

9:15 A.M.

4. SL **PLOT PLAN NO. 16839** - EA No. 38159 - Applicant: Sprint PCS - Engineer/Rep.: David Leonard Associates - First Supervisorial District - Lake Mathews Zoning District - Located north of El Sobrante Road, west of Lockwood Avenue - 1,500 square feet - A-2-10 zone - **REQUEST:** This is a proposal to construct a 105 foot telecommunications antenna with a 308 square foot concrete slab for equipment cabinets - Schedule: N/A - APN: 285-040-003 - Related Case: N/A (1st LDC)

9:30 A.M.

5. JQ **TENTATIVE TRACT MAP NO. 29554, AMENDED NO. 1** - EA No. 37840 - Applicant: Highpoint Communities - Engineer/Rep.: Ludwig Engineering - First Supervisorial District - Rancho California Zoning Area - Located east of Redhawk Parkway and El Chimisal Road; and southwest of the extension of Butterfield Stage Road - 173.8 acres - SP zone - **REQUEST:** Subdivide 173.6 acres into 444 residential lots, an 18.96 acre school/park site, a 3.21 acre commercial site, and landscaped open space - Schedule "A" - APNs: 952-240-001 - Related Cases: SP 313, EIR 412, GPA 475, CZ 6397 (2<sup>nd</sup> LDC)

**1:30 P.M.**

6. FJU **TENTATIVE TRACT MAP NO. 29381 AMENDED NO. 2** - EA No. 37645 - Applicant: Highpoint Communities, Inc. - Engineer/Rep.: Hunsaker & Associates Irvine Inc. - Third Supervisorial District - Rancho California Zoning Area - Located northerly of Murrieta Hot Springs Road, easterly of Via Princessa, and westerly of Winchester Road - 11.3 gross acres - Multi-Family (R-2) Zone - **REQUEST:** Schedule "A" land division to subdivide 11.2 acres into 35 residential lots with a minimum lot size of 6,600 square feet and one 1.9-acre open space lot - APN: 956-270-005 (Related Cases: Specific Plan 103 Amendment 7, CZ6452 ) (3<sup>rd</sup> LDC)

1:45 P.M.

7. LM **TENTATIVE PARCEL MAP NO. 28266, AMENDED NO.1, CHANGE OF ZONE NO. 06528** - EA No. 37958 - Applicant: The Grimes Company - Engineer/Rep.: Landmark Surveys - Third Supervisorial District - Rancho California Zoning Area - Located south of Tenaja Road, northerly of Rancho California Road and westerly of Avenida La Cresta - 42.09 net acres - Residential Agricultural-10 Acre Minimum (R-A-10) Zone - **REQUEST:** The project proposes to change the site's existing zoning designation from Residential Agriculture-10 Acre Minimum (R-A-10) to Residential Agriculture-5 Acre Minimum (R-A-5) and subdivide 34.54 acres into four five acre minimum parcels with minimum parcel size of 5.02 acres and one 7.55 acre remainder parcel, Schedule "H" Map - APN: 931-380-001 (Related Case(s): N/A) (2nd LDC)

2:00 P.M.

8. LM **GENERAL PLAN NO. 00557, CHANGE OF ZONE NO. 06570** - EA No. 38149 - Applicant: Harold W. Smith - Engineer/Rep.: James Architects - Third Supervisorial District - Antelope Valley Zoning Area - Located west of I-215, south of Newport Road & east of Murrieta Road - 11.91 Acres - Rural Residential (R-R), Scenic Highway Commercial (C-P-S) Zone - **REQUEST:** General Plan Amendment No. 00557 is a proposal to delete the project from the Sun City/Menifee Community Plan's (SMVP) Special Planning Area (SPA) No. 4 and also to change the SMVP's Land Use Designation from Specific Planning Area No. 4/Residential 2-4 Dwelling Units Per Acre (SPA-4(2-4Du/AC)) to Commercial (C). Change of Zone No. 6557 proposes to change the classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) - APN: 358-090-013 (Related Case(s): Parcel Map No. 29797) (1<sup>st</sup> LDC)

2:15 P.M.

9. LM **TENTATIVE TRACT MAP NO. 29476, AMENDED NO.1** - EA No. 37895 - Applicant: Markham Associates - First Supervisorial District - Rancho California Zoning Area - Located east of I-15, north of Clinton-Keith Road, west of proposed extension of David Lane, and west of Murrieta Road - 39.63 gross acres - Rural Residential (R-R) Zone - **REQUEST:** Proposed subdivision of 39.63 gross acres into 28 single family residential lots with a minimum lot size of 7,200 square feet - Schedule "A" - APN: 362-170-005, 362-170-006 (Related Case(s): N/A)(2nd LDC)