

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

DATE: May 3, 2001

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

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

8:30 A.M.

1. JW **Pre Application Review No. 00402** EA No. N/A Applicant: Sami Alberre
Engineer/Rep.: N/A March Zoning Area Fifth Supervisorial District Located
south of Van Buren Boulevard. and east of Barton Road 1.3 acres A 1 10
Zone **REQUEST:** To construct a 3,300 sq. ft. mini market with alcoholic
beverage sales and 1,550 sq. ft. building with a drive thru Schedule N/A
APN: 294 030 005 Related Cases: N/A

9:00 A.M.

2. SL **GENERAL PLAN AMENDMENT NO. 00570, CHANGE OF ZONE NO. 06595,
TENTATIVE TRACT MAP NO. 29677** EA No. 38262 Applicant: Anthony
Osterkamp, et. al. Engineer/Rep.: Albert A. Webb Associates Prado Mira
Loma Zoning District Second Supervisorial District Located south of Chandler
Street, west of Archibald Avenue, and north of the Santa Ana River 109.7
acres A 2 10 and A 2 5 zones **REQUEST:** General Plan Amendment
proposes to change the site's General Plan designation from Jurupa
Community Plan AG/Dev R to 2B (2 5 Dwelling Units per Acre); The change of
zone application proposes to change the zoning on the site from A 2 10 and
A 2 5 to R 4; The Tentative Tract Map proposes to subdivide the site into 436
residential lots, with a minimum size of 6,500 square feet Schedule: "A"
APN'S: 130 020 007, 010, 012, 013, 015 & 016 Related Cases: None (1st
LDC)

9:15 A.M.

| Cleared | On Hold |
|---------|---------|
| | |
| | |
| | |
| | |
| | |

8. FJU **TENTATIVE TRACT MAP NO. 29962** - EA No. 38272 – Applicant: Saba A. and Shirley I. Saba – Engineer/Rep.: Inland Planning Services - Rancho California Zoning Area - Third Supervisorial District – Located southerly of Keller Road, east and west sides of Washington Street, and northerly of Brumfield Street - 94.4 acres - SP Zone - **REQUEST:** Schedule "A" map to divide 94.4 acres into 123 single family residential lots of 7,200 square feet or larger size, 17 residential lots of 20,000 square feet, one 18.54-acre multi-family residential lot, one 5.14-acre park site lot, one 10-acre school site - APN: 467-170-046, 047, 048, 049, 050, and 051 (Related Case(s): Specific Plan 286 (Winchester 1800) (1st LDC)

1:45 P.M.

9. PS **PLOT PLAN NO. 16891, AMENDED NO. 1** - EA No. 38185 – Applicant: REI Management – Engineer/Rep.: Hunsaker & Associates - Rancho California Zoning Area - Third Supervisorial District - Located on the westerly side of Rancho California Road, easterly of Los Nogales Road, and northerly of Anza Road - 83.880 Net Acres - Citrus Vineyard 20 Acre Minimum (C/V 20) Zone - **REQUEST:** Construct 5,408 square foot winery including barrel, preparation, and tasting rooms, a storage room, 40 parking spaces and 2 bus spaces. - APN: 942 230 001 (Related Case(s): N/A)(2nd LDC)

| | |
|--|--|
| | |
| | |
| | |

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

DATE: May 10, 2001 (Revised 5/3/01 1:39 PM)

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. TR-H **TENTATIVE TRACT NO. 29148M1** EA No. N/A Applicant: Highpointe Communities Engineer/Rep.: Tea Tech, Inc. Prado Mira Loma Zoning District Second Supervisorial District The project site is located southwest of the corner of Cloverdale Road and Harrison Avenue 37.01 Acres A 2 10 (Heavy Agriculture) zone **REQUEST:** This is an application to revise TR29148 by moving the park site and reducing the number of lots to 473.- APN-s:134-050-002, 003, 004, 009- Related Cases: EA37599, CZ06430, GPA481, AG820 (1st LDC)

8:45 A.M.

2. JQ **Specific Plan No. 00316** (Sierra Highlands), **General Plan Amendment No. 00506, Change of Zone No. 06478, and SPECIFIC PLAN NO. 00144, Amendment No. 4** Applicant: Kyle Butterick Lake Mathews Zoning Area – First Supervisorial District Located northerly of El Sobrante Road, southerly of Orchard View Lane, east of La Sierra Avenue, and westerly of McAllister Street Acreage: 58.0 Zoning: R A 1 and R A 5 **REQUEST:** Specific Plan No. 00316 will designate 58.0 acres for 65 residential dwelling units (minimum 10,000 and 20,000 square foot lots) and open space. Specific Plan No. 00144, Amendment No. 4, will remove 17.85 acres of land from SP 00144. The GPA will change the General Plan designations on the subject property from "Areas Not Designated As Open Space" and "SP 00144" to "SP 00316." The Change of Zone will change the zoning on the subject property from R A 1 and R A 5 to "SP." Schedule: N/A APNs: 136 120 002, 140 070 001, 140 070 002, 269 350 001, and 269 350 002 Related Cases: SP 144, SP 144 A1, SP 144 A2, SP 144 S1, SP144 A3, SP 270 and SP 270 A1 – (1st LDC)

9:00 A.M.

| Cleared | On Hold |
|---------|---------|
| | |
| | |
| | |
| | |

1:45 P.M.

10. GS

TENTATIVE PARCEL MAP NO. 30145 - EA No. 38293 – Applicant: Growth Management Company – Engineer/Rep.: Growth Management Company - Rancho California Zoning Area - First Supervisorial District - Southerly of Prielipp Road, westerly of Elizabeth Lane and easterly of Interstate 15 - 5.5 Net Acres - Rural Residential (R-R) Zone - **REQUEST:** Schedule E subdivision of 5.5 acres into six parcels - APN: 369-550-014 and 015 Related Case(s): CZ6540, EA38011 (1st LDC)

| | |
|--|--|
| | |
| | |

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

DATE: May 17, 2001

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

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

| | | Cleared | On Hold |
|-----------|--|---------|---------|
| 8:30 A.M. | | | |
| 1. JW | Plot Plan No. 16977, Amended No. 1 EA No. 38238 Applicant: Nextel Communications Engineer/Rep.: Nextel Communications Prado/Mira Loma Zoning District Second Supervisorial District Located west of Hamner Avenue and south of Schleisman Road 640 sq. ft. lease area within a 4.77 acre parcel A 2 5 Zone REQUEST: To construct a 59 foot high telecommunications monopole, built to resemble a palm tree, along with an associated equipment shelter within a 640 sq. ft. lease area Schedule N/A APN: 134 250 007 Related Cases: COC04996 | | |
| 8:45 A.M. | | | |
| 2. JW | Plot Plan No. 15744, Revised Permit No. 1 EA No. N/A Applicant: Verizon Engineer/Rep.: O2 Wireless Solutions Prado/Mira Loma Zoning District Second Supervisorial District Located north of Highway 60 off ramp and east of Country Village Road Approximate 1,400 sq. ft. lease area Zoning Not Applicable to the Site REQUEST: To construct a 90 foot Verizon telecommunications monopole with associated equipment shelter at an existing Cal Trans Park & Ride lot Schedule N/A APN: Not Applicable to the Site Related Cases: PP15744 | | |
| 9:00 A.M. | | | |
| 3. TR-H | PLOT PLAN No. 17052 EA No. 38285 Applicant: Verizon Wireless c/o O ₂ Wireless Solutions Engineer/Rep.: O ₂ Wireless Solutions Richard L. Hord Lake Matthews Zoning District First Supervisorial District Located south of Blackburn Road, east of McAllister Street, and west of Vista Del Lago Drive 9.44 Acres A 1 10 (Light Agricultural) zone REQUEST: This is an application to lease a 1,500 square foot area on a 9.44 acre lot to construct a 45 foot monopole, antennas, data dish, and a pre fab equipment shelter. Schedule: N/A APN: 270 160 026 Related Cases: N/A(1st LDC) | | |
| 9:15 A.M. | | | |

| | | |
|---------------------------------|--|--|
| <p>9. PS</p> <p>1:45 P.M.</p> | <p>PARCEL MAP NO. 29958 - EA No. 38287 – Applicant: James Sheffield – Engineer/Rep.: Avalon Consultants - Rancho California Zoning Area - First Supervisorial District - Located on south west side of Calle Azul, south of Hacienda Drive - 20 Gross Acres - Residential Agricultural 5 Acre Minimum (R A 5) Zone - REQUEST: Subdivision of twenty (20) Gross Acres into five (5) residential parcels with a 5 Acre (gross) minimum lot size - APN: 932 350 008 (Related Case(s): PM25893, BGR000678)(1st LDC)</p> | |
| <p>10. FJU</p> <p>2:00 P.M.</p> | <p>TENTATIVE TRACT MAP NO. 29114, AMENDED NO. 1 - EA No. 38172 – Applicant: The Batavia Land Company – Engineer/Rep.: Albert A. Webb Associates - French Valley Zoning Area - Third Supervisorial District – Located easterly of Winchester Road (State Highway 79), northerly of Algarve Avenue - 92.78 gross acres - SP (SP 284) Zone - REQUEST: Schedule "A" subdivision to divide 92.78 acres into 270 single family residential lots (7,200 square foot minimum lot size) and 7 open space lots to be recorded in three phases - APN: 467-240-027 (Related Case(s): SP284)(2nd LDC)</p> | |
| <p>11. LGM</p> <p>2:15 P.M.</p> | <p>TENTATIVE TRACT MAP NO. 30094, AMENDED NO. 1 - EA No. 38205 – Applicant: Highgrove Investments – Engineer/Rep.: Glen Daigle - Rancho California Zoning Area - First Supervisorial District – Located east of Interstate 15, northeast corner of Clinton Keith Road and Elizabeth Lane - 14.0 acres - Rural Residential (R-R) Zone - REQUEST: General Plan Amendment No. 00564 proposes to change the Southwest Area Community Plan's Land Use Allocation Map's designation from Restricted Light Industrial (RLI) to Residential 2-4 Dwelling Units Per Acre (2-4 DU/AC), Change of Zone No. 06586 proposes to change the zoning from Rural Residential (R-R) to One-Family Dwellings (R-1). Tentative Tract map No. 30094 is a proposal to subdivide 14.00 gross acres into 49 residential lots with a minimum lot size of 7200 square feet, and four open space lots - APN: 362-150-007 (Related Case(s): GPA No. 00564, CZ No. 06586)(2nd LDC)</p> | |
| <p>12. GS</p> <p>2:30 P.M.</p> | <p>GENERAL PLAN AMENDMENT NO. 00453, CHANGE OF ZONE NO. 05745, & TENTATIVE TRACT MAP NO. 25122, AMENDED NO. 5 - EA No. 34891 – Applicant: Vladimir Sukhov – Engineer/Rep.: Markham & Associates - Rancho California Zoning Area - First Supervisorial District – Located southerly of Palomar Street, easterly of McVicar Street, and northerly of Grand Avenue - 44.22 acres - R-R (Rural Residential) Zone - REQUEST: Amend SWAP Land Use Map: Commercial to Residential 2-4 du/ac on 5.43 acres, Change of Zone from R-R (Rural Residential) to R-1 (7,200 sq. ft. min. lot size) on 33.0 acres, & Schedule "A" map to divide 44.22 acres into 106 res. lots & 2 open space lots - APN: 369-180-061, 063, 076, 077, and 079. Related Case(s): None (3rd LDC)</p> | |
| <p>13. AH</p> <p>2:45 P.M.</p> | <p>CONDITIONAL USE PERMIT NO. 03339 EA No. 38299 Applicant: Henry & Deborah Luzuriaga Engineer/Rep.: John T. Reinhart, R.C.E. Rancho California Zoning Area First Supervisorial District Located north of Clinton Keith Road and west of Salida Del Sol, approximately one mile north of the City of Murrieta 3 acres R R zone REQUEST: To construct a 6,060 square foot two story veterinary hospital. There will be 12,800+ square feet of landscaping and 28 parking spaces for employees and clients Schedule: N/A APN: 362 250 014 Related Cases: N/A (1st LDC)</p> | |

14. AH **CHANGE OF ZONE NO. 06604, TENTATIVE TRACT MAP NO. 29906** EA No. 38295 Applicant: Lansing & Associates Engineer/Rep.: Crouse/Beers & Associates Homeland Zoning Area Third Supervisorial District Located northeast of the intersection of Menifee and Mapes Roads 153.5 acres R R zone **REQUEST:** This project proposes to change the zone on a 153 acre site from R R (Rural Residential) to R 1 (One Family Dwelling) and subdivide the same site into 280 single family residential lots with a minimum size of 7,200 square feet. The project will include two park/detention basins, and, a 65 acre remainder parcel Schedule: A APN: 327 150 006 Related Cases: N/A (1st LDC)

3:00 P.M.

15. LGM **PLOT PLAN NO. 16694** - EA No. 38063 – Applicant: Jim Fiath – Engineer/ Rep.: Edge Development - Rancho California Zoning Area - First Supervisorial District – Located east of I-15 Freeway, west of Rainbow Canyon Road, and north of Riverside County Line - 5.6 acres - Industrial Park (I-P) Zone - **REQUEST:** Proposal for a contractor storage yard for steel, stock/brackets on 1.6 acres of a 5.76 acre parcel. The proposed 27,600 outdoor storage yard consists of 10 storage racks totaling 2000 square feet, 36 square foot steel tube bending area, 3,750 square foot shade structure, 750 square foot open storage, 672 square foot office trailer, 720 square foot file storage and security office trailer, a dirt and gravel parking area for 13 parking stalls and ancillary uses that include landscape areas and driveway - APN: 918-200-020 (Related Case(s): None)(2nd LDC)

| | |
|--|--|
| | |
| | |
| | |

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

DATE: May 24, 2001 (Revised 5/15/01 2:07 PM)

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

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

8:30 A.M.

1. JW **PLOT PLAN NO. 16320, AMENDED NO. 1** EA No. 37867
Applicant: Ron Sullivan Engineer/Rep.: Lewis Lohr & Associates Pass & Desert Zoning District Third Supervisorial District Located south of Hungry Hollow Ranch Road and south west of State Highway 243 63.3 acres gross W 2 40 Zone **REQUEST:** To legalize an existing meditation center and add one cottage Schedule N/A APN: 545 130 007 Related Cases: PAR349

9:00 A.M.

| Cleared | On Hold |
|---------|---------|
| | |
| | |
| | |

2. MH **Tentative Tract No. 29259, Amended No. 3** EA No. 37620 – Applicant: Scott Road Associates, LLC and Menifee Road Associates, LLC – Engineer/Rep.: Albert A. Webb Associates Winchester Zoning Area Third Supervisorial District Located east of the alignment of Heather Lane, west of Briggs Road, south of Wickerd Road and north of Scott Road 59.60 acres (gross) Light Agriculture - 2 1/2 Acre Minimum Lot Size (A-1-2 1/2) Zone **REQUEST:** The proposed project would divide 59.60 gross acres into 153 residential lots with a minimum lot size of 10,000 square feet, one detention basin, and a park site. APN: 372-200-015, 372-190-002, and 372-190-004 (Related Case(s): General Plan Amendment No. 487 Change of Zone No. 6443 Environmental Impact Report No. 415)

9:15 A.M.

3. MH **Tentative Tract No. 29408, Amended No. 2** EA No. 37620 – Applicant: Scott Road Associates, LLC and Menifee Road Associates, LLC – Engineer/Rep.: Albert A. Webb Associates Winchester Zoning Area Third Supervisorial District Located east of Briggs Road and west of El Centro Lane between Scott Road and Wickerd Road on a 40 acre site 40 acres Light Agriculture - 5 Acre Minimum (A-1-5) Zone **REQUEST:** The proposed project would divide 40 gross acres into 116 residential lots with a minimum lot size of 10,000 square feet, one detention basin lot, and one lift station for a total of 118 lots. APN: 466-220-011, 466-220-023, 466-220-024, 466-220-025, & 466-220-026 (Related Case(s): General Plan Amendment No. 527 Change of Zone No. 6515 Environmental Impact Report No. 415)

9:30 A.M.

4. MH **Tentative Tract No. 29409, Amended No. 2** EA No. 37620 – Applicant: Scott Road Associates, LLC and Menifee Road Associates, LLC – Engineer/Rep.: Albert A. Webb Associates Winchester Zoning Area Third Supervisorial District Located north of Scott Road, east of Menifee Road, south of Loretta Avenue, and west of Lindenberger Road 19.62 Light Agriculture - 2 1/2 Acre Minimum (A-1-2 1/2) Zone **REQUEST:** The proposed project would divide 19.62 gross acres into 59 residential lots with a minimum lot size of 10,000 square feet and two detention basins. APN: 372-160-001 and 372-160-002 (Related Case(s): General Plan Amendment No. 533, Change of Zone No. 6523, and Environmental Impact Report No. 415)

9:45 A.M.

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

10. JQ **Specific Plan No. 00316** (Sierra Highlands), **General Plan Amendment No. 00506, Change of Zone No. 06478, and SP 00144 Amendment No. 4** Project Proponent/Owner: Kyle Butterick Lake Matthews Zoning District – First Supervisorial District Located northerly of El Sobrante Road, southerly of Orchard View Lane, east of La Sierra Avenue, and westerly of McAllister Street Acreage: 58.0 Zoning: R A 1 and R A 5 **REQUEST:** Specific Plan No. 316 will designate 58.0 acres for 65 residential dwelling units (minimum 10,000 and 20,000 square foot lots) and open space. Specific Plan No. 144, Amendment No. 4, will remove 17.85 acres of land from SP 144. The GPA will change the General Plan designations on the subject property from "Areas Not Designated As Open Space" and "SP 144" to "SP 316." The Change of Zone will change the zoning on the subject property from R A 1 and R A 5 to "SP." Schedule: N/A APNs: 136 120 002, 140 070 001, 140 070 002, 269 350 001, and 269 350 002 Related Cases: SP 144, SP 144 A1, SP 144 A2, SP 144 S1, SP144 A3, SP 270 and SP 270 A1 (1st LDC)

1:45 A.M.

11. KG **TENTATIVE Tract Map no. 29707** EA No. 38022 Applicant: Triple M Development LLC - Engineer/Rep.: David Jeffers Consulting Inc. – Rancho California Zoning Area – Third Supervisorial District - Located west of Highway 79, northerly of Hazel Glen Road and Wrangler Drive – 195.6 acres – Proposed SP zone - **REQUEST:** Divide 195.6 acres into 794 single family lots, 1 school lot, 1 commercial lot, park lot, and 19 landscape lots - Schedule A - APNs: 956-300-003, 004, 005, 958-080-026, 027, 028 – CONCURRENT CASES: SP 309, SP103A8, CZ 6354, GPA 449, EIR 408 (2nd LDC)

2:00 P.M.

12. KG **tentative Parcel Map No. 29885** EIR No. 00408 Applicant: Winchester 700 LLC Engineer/Rep.: T & B Planning Associates Rancho California Zoning Area Third Supervisorial District Located west of Highway 79, northwest of intersection of Winchester Road and the entrance to French Valley Airport 188.5 acres Proposed SP Zone **REQUEST:** Divide 188.5 acres into 6 parcels Schedule "I" APN: 256 250 001, 956 300 001, and 958 080 003 Concurrent Cases: SP309, SP103A8, CZ6354, GPA449, TR29707 (2nd LDC)

2:15 P.M.

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |

| | | | |
|---------------------------------|---|--|--|
| <p>13. LGM</p> <p>2:30 P.M.</p> | <p>TENTATIVE TRACT MAP NO. 25530, MINOR CHANGE NO. 1 - EA N/A – Applicant: Citation Homes/Tava Development – Engineer/Rep.: K & A Engineering, Inc. - Romoland Zoning Area - Third Supervisorial District – Located west Of I-215, east Of Murrieta Road, at the southeast corner of Hull Street and McLaughlin Road - 24.48 - One-Family Dwelling (R-1) Zone - REQUEST: Minor Change No. 1 To Tentative Tract Map No. 25530 To Reduce Number Of Lots From 99 To 76 (Including The Park Site) That Will Result In 74 Residential Lots With Minimum Lot Size Of 7200 Square Feet, One 3.37 Acre Park Lot And One 0.66 Acre Detention Basin Parcel. - Apn: 331-050-001, 002,003, 004, 005 (Related Case(S): Tract Map No. 25530) (2nd LDC)</p> | | |
| <p>14. PS</p> <p>2:45 P.M.</p> | <p>SECOND UNIT PERMIT NO. 00689, AMENDED NO. 1 - EA N/A – Applicant: Richard L. Beckett - Rancho California Zoning Area - Third Supervisorial District - Located on the westerly side of De Portola Road, south of Newby Road - 4.7 net acres - Rural Residential (R R) Zone - REQUEST: 1197 square foot residential second unit - APN: 470 400 026 (Related Case(s): N/A) (2nd LDC)</p> | | |
| <p>15. PS</p> <p>3:00 P.M.</p> | <p>Plot Plan No. 17090 – EA No. 38307 – Applicant: American Tower Corporation – Engineer/Rep.: American Tower Corporation - El Cariso Zoning District - First Supervisorial District - Located on the northeast of Highway 74, southerly of Calle De Los Pinos Road, east of Calle De Los Robles - 1 Net Acres - Controlled Development Area (W 2) Zone - REQUEST: Installation of a wireless communications facility consisting of four (4) 42 foot high antennas, and four (4) 12x24 288 square foot equipment shelters enclosed by a six foot chain link fence - APN: 386 060 002 (Related Case(S): N/A)(1st LDC)</p> | | |
| <p>16. FJU</p> | <p>Tentative Tract Map No. 29114, Amended No. 1 – EA No. 38172 – Applicant: The Batavia Land Company – Engineer/Rep.: Albert A. Webb Associates - French Valley Zoning Area - Third Supervisorial District – Located easterly of Winchester Road (State Highway 79), northerly of Algarve Avenue - 92.78 Gross Acres - SP (SP 284) Zone - REQUEST:Schedule "A" Subdivision to divide 92.78 acres into 270 single family residential lots (7,200 square foot minimum lot size) and 7 open space lots to be recorded in three phases - APN: 467-240-027 (Related Case(S): SP284)(2nd LDC)</p> | | |

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

DATE: May 31, 2001 (Revised 5/21/01 9:58 A.M.)

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

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

8:30 A.M.

1. JW **Pre Application Review No. 00402** EA No. N/A Applicant: Sami Alberre Engineer/Rep.: N/A March Zoning Area Fifth Supervisorial District Located south of Van Buren Boulevard and east of Barton Road 1.3 acres A 1 10 Zone **REQUEST:** To construct a 3,300 sq. ft. mini market with alcoholic beverage sales and 1,550 sq. ft. building with a drive thru Schedule N/A APN: 294 030 005 Related Cases: N/A (1st LDC)

9:00 A.M.

2. JW **Plot Plan No. 17087** EA No. 38302 Applicant: American Tower Corp. Engineer/Rep.: Mericom Corp. District Pass & Desert Zoning District Third Supervisorial Located south of San Timoteo Canyon Road and west of Entranz Boulevard 10,000 sq. ft. lease area within a 203-acre parcel W 2 Zone **REQUEST:** To construct a 90 foot high slim line telecommunications monopole. The monopole is designed to allow for co location of up to four (4) carriers The project will also include a telecommunications equipment shelter and utility service pedestal. Schedule N/A APN: 413 140 026 Related Cases: N/A (1st LDC)

9:15 A.M.

3. JW **Plot Plan No. 17089** EA No. 38304 Applicant: American Tower Corp. Engineer/Rep.: Mericom Corp. District Pass & Desert Zoning District Third Supervisorial District Located west of San Timoteo Canyon Road and west of Live Oak Canyon Road 10,000 sq. ft. lease area within a 46.8 acre parcel W 2 20 Zone **REQUEST:** To construct a 70 foot high slim line telecommunications monopole built to resemble an orchard turbine. The monopole is designed to allow for co location of up to four (4) carriers. The project will also include a telecommunications equipment shelter and utility service pedestal Schedule N/A APN: 473 020 008 Related Cases: N/A (1st LDC)

9:30 A.M.

| Cleared | On Hold |
|---------|---------|
| | |
| | |
| | |
| | |
| | |

| | | |
|--------------------------------|---|--|
| <p>4. MH</p> <p>10:00 A.M.</p> | <p>Pre-Application Review Case No. 00403 EA N/A – Applicant: Land Development Consultants – Engineer/Rep.: Land Development Consultants Edgemont-Sunnymead Zoning District Fifth Supervisorial District Located north of the City of Moreno Valley, westerly of Pettit Street and southerly of Vista Suelto Road 9.72 acres (gross) Residential Agriculture with a 20 acre minimum lot size REQUEST: Pre-Application Review Case No. 00403 (PAR00403) is a proposal for a tentative tract map. The tentative tract map would divide the 9.72 acre site into 15 residential lots APN: 473-100-006 (Related Case(s): None) (1st LDC)</p> | |
| <p>5. JQ</p> <p>10:15 A.M.</p> | <p>SPECIFIC PLAN NO. 00317, ENVIRONMENTAL IMPACT REPORT NO. 00425, GENERAL PLAN AMENDMENT NO. 00486, CHANGE OF ZONE NO. 06441, EA No. 37619 Applicant: Corona Hills Land Company, LLC Engineer/Rep.: T&B Planning Consultants - Glen Ivy Zoning District First and Second Supervisorial Districts Located west of I 15, south of Weirick Road, adjacent to Cleveland National Forest 1,032.0 acres Residential Agricultural 2 ½ Acre Minimum (R A 2 ½) and 5 Acre Minimum (R A 5) Zones REQUEST: Change zoning on the property to SP (Specific Plan) and construct 540 total units of medium (505) and low (35) density residential dwellings on 167.3 acres for a total over all density of 3.23 dwelling units per acre. The project also includes an 18 hole golf course on 252.0 acres, 557.7 acres of open space, 15.2 acres of neighborhood commercial uses, 8.0 acres of parks, and 32.0 acres of major project roadways. APNs: 282 100 006, 009, and 010; 282 130 004; 282 150 001 through 003; 282 170 001, 004, and 005; 282 180 001 and 008; 282 210 054; 282 220 004 and 005; 282 310 001 through 003; 283 430 013 Related Cases: None (2nd LDC)</p> | |
| <p>6. CT</p> <p>10:30 A.M.</p> | <p>SPECIFIC PLAN 00212 AMENDMENT NO.1 (Mesa Grande Specific Plan), GENERAL PLAN AMENDMENT NO. 00534, CHANGE OF ZONE NO. 06526 EA No. 37951 Applicant: C.R. England, Inc. Hemet/San Jacinto Zoning Area – Third Supervisorial District Located southerly of Cornell Street, northerly of Gibbel Road and westerly of Rawlings Road Acreage: 390.50 Zoning: W 2 (within SP 212) REQUEST: Amend land use designations on 390.50 acres of land within SP 212 from 1 , 2 , and 10 acre lot sizes to 499 single family residential dwelling units on 6 estate lots (sized from 4.5 to 9.5 acres), 39 low density lots (1 acre minimum size), 62 low density lots (20,000 square feet minimum lot size), and 437 medium density lots (10,000 square feet minimum lot size). The plan also includes a 6.6 acre park, 92.6 acres of open space, and 17.1 acres of primary roads. Schedule: A APNs: 450 200 004, 007, 008, 009, 012, 013, 014, 015, 018, 019, 020, 450 210 008 and 021 Related Cases: SP 212, EIR 97, GPA 534, CZ 6526, EA 38197, EIR 222 (1st LDC)</p> | |
| <p>7. KU</p> | <p>PLOT PLAN NO. 17002 AMENDED NO. 1 EA No. 38260 Applicant: World Wide Housing Corporation Engineer/Rep.: Sake Consulting Engineers Inc. East Corona Zoning District Second Supervisorial District Located south of Magnolia Avenue, west of Windsong Street, and east of Truman Street 4.57 acres R 3 zone REQUEST: Change the zoning on the site from R 3 to R 6; Plot Plan application to construct a three story senior housing facility with 204 living units, a community building, pool, library/meeting room, gym, office, 131 parking spaces, approximately 20,000 square feet of landscaping, and approximately 80,000 square feet of open space APN: 135 063 016, 135 063 019 Related Cases: PAR00392, CZ06594 (2nd LDC)</p> | |

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

DATE: June 7, 2001

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

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

| | | Cleared | On Hold |
|-----------|--|---------|---------|
| 8:30 A.M. | | | |
| 1. JW | Temporary Use Permit No. 00178 EA No. 38300 Applicant: ARB, Inc. Engineer/Rep.: Trip Hord Associates Sun City Zoning District Third Supervisorial District Located west of Menifee Road, south of McCall Blvd. and north of Grand Avenue 2.48 acres W 2 Zone REQUEST: A temporary use permit to operate a contractor (public works) storage yard Schedule N/A APN: 333 162 002 and 011 Related Cases: N/A (1 st LDC) | | |
| 8:45 A.M. | | | |
| 2. JW | Public Use Permit No. 00839 EA No. 38308 Applicant: Sprint PCS Engineer/Rep.: Telecom Wireless Solutions Cherry Valley Zoning District Third Supervisorial District Located north of Brookside Avenue and east of Union Street 1,500 sq. ft. lease area within a 9.13 acre parcel A 1 1 Zone REQUEST: To construct a 75' 1" high Sprint PCS telecommunications monopole with associated telecommunications equipment. The facility will be enclosed by a 6 foot high chain link fence Schedule N/A APN: 407 160 007 Related Cases: N/A (1 st LDC) | | |
| 9:00 A.M. | | | |
| 3. MF | CONDITIONAL USE PERMIT NO. 03341, FTA 2000 03 EA No. 38323 Applicant: Animal Friends of the Valley Engineer/Rep.: Markham Development Management Group, Larry Markham Sedco Wildomar Zoning Area First Supervisorial District - Located southeast of Corydon Street and west of Mission Trail 2.71 acres C 1/C P zone REQUEST: This is a proposal to construct a 40,193 square foot animal shelter on a 2.7 acre parcel. The construction will take place in two phases with the indoor animal runs office space and exercise courtyard in phase 1. Phase 2 will include an adoption/education area, a children's museum and an animal clinic. All parking lots, landscaping and hardscape will occur during phase 1. There will be slightly less than 30,000 square feet of landscaping and 62 parking spaces for employees and the public. Schedule: N/A APN: 370 060 005, 006, 009, 020, 021, 043, and 044 Related Cases: N/A , (1 st LDC) | | |

| | | | |
|------------|--|--|--|
| 9:15 A.M. | <p>4. TR-H TENTATIVE PARCEL MAP NO. 30177, PLOT PLAN NO. 17095 EA No. 38309 Applicant: Square One Development Engineer/Rep.: Trans Pacific Consultants Rancho California Area First Supervisorial District Located to the south of State Highway 79, east of Redhawk Parkway, and west of Butterfield Stage Road 13.41 Acres SP zone REQUEST: Divide 13.41 acres into 8 lots with a minimum lot size of .92 acres; construct 6 service/commercial buildings totaling 84,150 square feet, one 5,000 square foot fast food drive thru restaurant, and one 56,000 square foot office/retail building. Schedule: E APN's: 960 020 013 thru 23 Related Cases: N/A(1st LDC)</p> | | |
| 9:30 A.M. | <p>5. KU Tentative Parcel Map No. 29891 EA No. 38228 Applicant: Jesus Urresti Engineer/Rep.: Lockwood Engineering Company Glen Avon Zoning Area Second Supervisorial District Located just north of 51st Street, south of Jurupa Road, east of "J" Street, and west of Hill Place 3.09 acres A 1 Zone REQUEST: This is an application to subdivide 3.09 acres into three one acre lots. Schedule H APN: 167 222 010 Related Cases: N/A, (2nd LDC)</p> | | |
| 9:45 A.M. | <p>6. KU Plot Plan No. 17096 EA No. 38310 Applicant: Bellgrave Investments, LLC Glen Avon Zoning District Second Supervisorial District Located east of Van Buren Boulevard, west of Mission Boulevard 1.7 acres M SC Zone REQUEST: This is an application to add to existing office and construct a new 6,000 square foot warehouse building for a contractors storage yard. Schedule N/A APN: 170 290 004 Related Cases: N/A (1st LDC)</p> | | |
| 10:00 A.M. | <p>7. MH Conditional Use Permit No. 03328 EA No. 38152 – Applicant: California Auto Specialists – Engineer/Rep.: Raab Engineering Rubidoux Zoning District Second Supervisorial District Located on the east side of Rubidoux Boulevard between 34th Street on the south and Highway 60 on the north 0.43 Net Acres General Commercial (C-1/C-P) Zone REQUEST: This is proposal to construct a used car sales lot with a 1,939 square foot office, parking for 26 private vehicles with landscaping. APN: 179-130-003 (Related Case(s): EA 38152) (1st LDC)</p> | | |
| 10:15 A.M. | <p>8. MH Tentative Parcel Map No. 29704 EA No. 37608 – Applicant: Warmington Murrieta Scott Road, LLC – Engineer/Rep.: Albert A. Webb Associates French Valley Zoning Area Third Supervisorial District Located south of Scott Road, west of Lindenberger Road, north of the alignment of Keller Road, and east of Menifee Road 114.66 acres (net) Light Agriculture with 2 1/2 acre minimum lot size (A-1-2 ½) Zone REQUEST: Tentative Parcel Map No. 29704 would divide 114.66 net acres into two parcels. APN: 359-130-052 and 359-140-021 (Related Case(s): General Plan Amendment No. 483, Change of Zone No. 6436, and Tentative Tract Map No. 29228) (1st LDC)</p> | | |
| 10:30 A.M. | <p>9. CT TENTATIVE TRACT MAP NO. 29861 EA No. 38126 Project Applicant: Forecast Homes Engineer/Rep.: Adkan Engineers Antelope Zoning Valley – Third Supervisorial District – Located west of Bradley Road and north of La Piedra Avenue Acreage: 20.0 Zoning: SP (within SP 208) REQUEST: Subdivide site into 90 single family residential lots with a minimum lot size of 4,655 square feet Schedule: A APN: 360 030 007 Related Cases: TR 29862, SP 208, EIR 218 (2nd LDC)</p> | | |

| | | | |
|-------------------------|---|--|--|
| 4. KU 9:30 A.M. | <p>Plot Plan No. 16854 EA No. 38166 Applicant: Silvano Torres Rubidoux Zoning Area Second Supervisorial District Located The site is located northwest of Hall Avenue, northeast of 28th Street 4.68 acres M SC Zone REQUEST: This is a proposal to establish a pallet construction business. Schedule APN: 178 230 002 Related Cases: PP 14159, PAR00379(2nd LDC)</p> | | |
| 5. KU 9:45 A.M. | <p>Plot Plan No. 17124 EA No. 38319 Applicant: Russell and Wendy Morris Sr. Engineer/Rep.: Russell and Wendy Morris Sr. Woodcrest Zoning Area First Supervisorial District Located north of Bobbitt Avenue, south Van Buren Boulevard, east of Washington, east of Chicago .84 acres M SC Zone REQUEST: This is an application to construct a utility trailer sales lot with sales office. In addition there will be portable steel covers. Schedule N/A APN: 274 130 036 Related Cases: N/A (1st LDC)</p> | | |
| 6. KU 10:00 A.M. | <p>Plot Plan No. 04437, Revised Permit No. 1 EA No. N/A Applicant: Marc Leinbach Engineer/Rep.: A 1 Surveying Woodcrest Zoning Area First Supervisorial District Located west of Dauchy, north of Hibscus Avenue, east of Ridgeway Avenue, south on Van Buren Boulevard .95 acres M SC Zone REQUEST: This is an application to revise PP 04437 to operate an Auto Sales Business. Schedule APN: 265 210 012 Related Cases: PP04437, (1st LDC)</p> | | |
| 7. JQ 10:15 A.M. | <p>TENTATIVE TRACT MAP NO. 29335 EA No. 38157 Applicant: Sycamore Creek Associates Engineer/Rep.: Rick Engineering Glen Ivy Zoning Area First Supervisorial District Located southwest of Interstate 15, south of Campbell Ranch Road and west of Mayhew Canyon Road 123.6 acres SP Zone REQUEST: Subdivide the subject property into 412 single family residential lots with a minimum lot size of 4,000 sq. ft. (PAs 1, 12) and 5,000 sq. ft. (PAs 2, 8) Schedule "A" APNs: 290 140 006; 290 060 010, 023, 039; 290 110 013; 290 130 001, 010, 011 Related Cases: SP00256S1 (2nd LDC)</p> | | |
| 8. JQ 10:30 A.M. | <p>TENTATIVE PARCEL MAP NO. 29855, MINOR CHANGE NO. 1 EA No. 38018 Applicant: Lewis Investment Co. LLC Engineer/Rep.: Albert A. Webb Associates Prado/Mira Loma Zoning District Second Supervisorial District Located south of Bellegrave Avenue, west of Interstate 15 61.6 acres R 3 Zone REQUEST: Revise the parcel line boundaries of the 3 multiple family residential parcels and revise Flood Control condition from the original project approval Schedule "A" APNs: 160 030 010, 160 050 013, and part of 160 030 002 Related Cases: PM 29855, PP 16676, SP 266 S1, CZ 6328 (1st LDC).</p> | | |

| | | | |
|---------------------------------|--|--|--|
| <p>13. LGM</p> <p>2:30 P.M.</p> | <p>PLOT PLAN NO. 16694 - AMENDMENT NO. 2 - EA No. 38063 – Applicant: Jim Fiath – Engineer/Rep.: Edge Development - Rancho California Area - First Supervisorial District – Located east of I-15 Freeway, west of Rainbow Canyon Road, and north of Riverside County Line - 5.6 acres - Industrial Park (I-P) Zone - REQUEST: Proposal for a contractor storage yard for steel, stock/brackets on 1.6 acres of a 5.76 acre parcel. The proposed 27,600 outdoor storage yard consists of 10 storage racks totaling 2000 square feet, 36 square foot steel tube bending area, 3,750 square foot shade structure, 750 square foot open storage, 672 square foot office trailer, 720 square foot file storage and security office trailer, a dirt and gravel parking area for 13 parking stalls. and ancillary uses that include landscape areas and driveway. - APN: 918-200-020 (Related Case(s): None)(3rd LDC)</p> | | |
| <p>14. PS</p> <p>2:45 P.M.</p> | <p>PLOT PLAN NO. 13535, SUBSTANTIAL CONFORMANCE NO. 2 - EA N/A – Applicant: Alhatti Corporation – Engineer/Rep.: Ken Edwards - Pass & Desert Zoning District - Third Supervisorial District – Located at 23551 Highway 243, Idyllwild, south of 10 Freeway, north of Highway 74, off Highway 243 - 120 acres - W-2-10 Zone - REQUEST: Construct a1200 square foot Gazebo for Bible studies, small services, and scenic viewing to an existing campground/ conference facility- APN: 556-310-006 (Related Case(s): PP13535R1/R2/R3/R4) (1st LDC)</p> | | |
| <p>15. PS</p> | <p>Tentative Tract Map No. 30040 - EA No. 38261 – Applicant: Stowe Passco Development – Engineer/Rep.: Rick Engineering - Sun City Zoning Area - Third Supervisorial District -Located on the westerly side of Bradley Road, southerly of Potomac Drive, and north of Newport Road, easterly of Murrieta Road - 60.5 Gross Acres - One Family Dwellings (R 1), General Residential (R 3) Zone - REQUEST: Subdivide 60.5 acres into 233 single family residential lots with a minimum 7200 square foot lot size - APN: 338 150 030, 035, 037, 041, 338 170 001, 002, 003, 004, 005, 016, 017 (Related Case(s)N/A)(1st LDC)</p> | | |

11. GS **Plot Plan No. 17142**– EA No. 38332 – Applicant: Sprint PCS – Engineer/Rep.: David Leonard Associates - Rancho California Zoning Area - First Supervisorial District – Located north of Carol Ann Lane and East of Pala Road - 6.3 Net Acres - Rural Residential - (R-R) Zone - **REQUEST:** Addition of wireless antennae and equipment cabinets to existing wireless tower. - APN: 918-270-051 - Related Case(s): None (1ST LDC)

2:00 P.M.

12. PS **Plot Plan No. 17139**- EA No. 38331 – Applicant: Nextel Communications – Engineer/Rep.: Barbara Saito - Hemet/San Jacinto Zoning Area - Third Supervisorial District - Located north of Johnson Avenue, south of Whittier Avenue, east of Pleasant Street, and west of Soboba Street - 2 Net Acres - Light Agriculture 1 Acre Minimum (A 1 1) Zone - **REQUEST:** Install a 75 foot high monopole disguised as a pine tree with an antenna array consisting of 15 panel antennas, 1 ground level 10x20x10 foot equipment cabinet, for a wireless telecommunications facility located in a leased 1000 square foot area within an existing Southern California Edison Substation. - APN: 552 220 018 (Related Case(s): N/A)(1st LDC)

| | |
|--|--|
| | |
| | |
| | |

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

DATE: June 28, 2001

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

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

| | | Cleared | On Hold |
|-----------|---|---------|---------|
| 8:30 A.M. | | | |
| 1. CT | PLOT PLAN NO. 16912 EA No. 38197 Applicant: Darling Pacific Builders Rancho California Zoning Area – Third Supervisorial District Located north of Technology Drive, east of Innovation Court 2.24 Acres SP Zoning REQUEST: Development of a one building business park to contain 11 units Schedule: N/A APN: 957 330 017 Related Cases: N/A (2 nd LDC) | | |
| 8:45 A.M. | | | |
| 2. CT | TENTATIVE TRACT MAP NO. 29622 EA No. 38133 Applicant: William Lyon Homes, Inc. Engineer/Rep: The Keith Companies – Woodcrest Zoning Area – First Supervisorial District Located north of Markham Street (El Sobrante Road), straddling Washington Street 396.1 Acres R A 1 and W 1 Zoning (within SP 224) REQUEST: Subdivide land into 265 single family residential lots (1.0 1.5 acre minimum lot size) and two open space lots Schedule: B APN: 273 300 005, and 026 thru 029, 273 320 003, 004, and 021 thru 031, and 273 310 004 Related Cases: SP 224S1 (2 nd LDC) | | |
| 9:00 A.M. | | | |
| 3. CT | TENTATIVE TRACT MAP NO. 29862 EA No. 38127 Applicant: Forecast Homes Engineer/Rep.: Adkan Engineers Antelope Valley Zoning Area – Third Supervisorial District – Located west of Bradley Road and north of La Piedra Avenue 17.0 Acres SP Zoning (within SP 208) REQUEST: Subdivide site into 83 single family residential lots (minimum lot size of 5,118 square feet) Schedule: A APN: 360 040 018 – Related Cases: TR 29861, SP 208, EIR 218 (2 nd LDC) | | |
| 9:15 A.M. | | | |

| | | |
|-------------------------------------|---|--|
| <p>4. CT</p> <p>9:30 A.M.</p> | <p>TENTATIVE TRACT MAP NO. 30037 EA No. 38329 Applicant: Mesa Grande Ltd. Engineer/Rep.: Blaine A. Womer Civil Engineering Ramona Hills Zoning District – Third Supervisorial District – Located southerly of Vista Del Valle, west of Rawlings Road, northerly of Gibbel Road 383.16 Acres W 2 Existing Zone REQUEST: Subdivide site into 491 single family residential lots (minimum lot size ranging from 10,000 square feet to 5 acres) with a park and open space Schedule: A APN: 450 200 004, 007 thru 009, 013 thru 015, 018 thru 020, and 450 210 008 and 021 Related Cases: SP 212 A1, EIR 431, CZ 6526, GPA 534, EA 37951 (1st LDC)</p> | |
| <p>5. T R-H</p> <p>9:45 A.M.</p> | <p>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 81.87 acres into 411 residential lots, a 22.14 acre school/park site, and open space Schedule "A" APNs: 952 240 001 Related Cases: SP 313, EIR 412, GPA 475, CZ 6397 (3rd LDC)</p> | |
| <p>6. T R-H</p> <p>10:00 A.M.</p> | <p>TENTATIVE TRACT MAP NO. 29419 - EA No. 37769- Applicant: Griffin Communities - East Corona Zoning Area - First Supervisorial District - Located south of Victoria Avenue, between Fillmore Street and Lyon Avenue - 47.26 Acres - R-1-20,000 Zoning - Request: Subdivide 47.26 Acres into 128 residential lots and 2 open space lots with a minimum lot size of 8,000 square feet - APN's: 136-040-001 (1st LDC)</p> | |
| <p>7. KU</p> <p>10:15 A.M.</p> | <p>Conditional Use Permit No. 02086, Revised Permit No. 1 EA No. N/A Applicant: HCI Engineer/Rep.: John Grinder/Dale Vander Tuig Romoland Zoning Area Third Supervisorial District Located north Highway 74, south of Mapes Road, east of Highway 395, west Trumble Road 2.33 acres M SC Zone REQUEST: This is an application to construct a temporary construction yard Schedule N/A APN: 329 020 029 Related Cases: CUP 2086(1st LDC)</p> | |
| <p>8. KU</p> <p>1:30 PM.</p> | <p>Tentative Tract Map No. 29837, Amended No. 2 EA No. 38023 Applicant: Fairway Homes Engineer/Rep.: CSL Engineering, Inc Winchester Zoning Area Third Supervisorial District Located north of Newport Road, south of Simpson, east of Lindenberger Road and west of Briggs 79.55 acres R R Zone REQUEST: This is an application to subdivide 79.55 acres into 310 residential lots with amenities such as 11+/- acre lake, 10 recreation and 4 open space lots Schedule A APN: 334 250 003 6 Related Cases: General Plan Amendment No. 542, Change of Zone No. 6543(2nd LDC)</p> | |
| <p>9. GS</p> <p>1:45 P.M.</p> | <p>Public Use Permit No. 00842- EA No. 38337 – Applicant: Sprint PCS – Engineer/Rep.: David Leonard Associates - Rancho California Zoning Area - Third Supervisorial District – Located west of De Portola Road, and North of Via Apore - 4.57 Net Acres - Citrus/Vineyard (C/V) Zone - REQUEST: Install a 105 foot high monopine with an antenna array consisting of 12 antennas, and 7 ground-level equipment cabinets for a wireless telecommunications facility. - APN: 941-300-001 Related Case(s): None (1st LDC)</p> | |

10. FJU **Tentative Tract Map No. 30167** - EA No. 38327 – Applicant: Carl J. Rheingans – Engineer/Rep.: The Keith Companies - Rancho California Zoning Area - Third Supervisorial District – Located northerly of Benton Road and westerly of Pourroy Road - 40.00 Acres - SP Zone - **REQUEST:** Schedule "A" Subdivision to divide 40.0 acres into 143 single family residential lots (5,000 sq. ft. min. lot size) and 8 open space lots - APN: 467-380-045 and 958-300-046 (Related Case(s): SP 286)(1st LDC)

2:00 P.M.

11. LGM **TENTATIVE TRACT NO. 29098, AMENDED NO. 4** - EA No. 37747 – Applicant: J & A Investment – Engineer/Rep.: Dave Jeffers Consulting - Rancho California Zoning Area - Third Supervisorial District – Located northeast corner of Leon Road and Keller Road - 81.38 gross acres - Rural Residential (R-R) Zone - **REQUEST:** Subdivide 81.38 gross acres into 219 residential lots, 3 open space lots and 2 detention basins -Schedule "A"- APN: 467-057-001 (Related Case(s): Change of Zone No. 6473, General Plan Amendment No. 503) (5th LDC)

| | |
|--|--|
| | |
| | |
| | |

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

DATE: July 12, 2001

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

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

8:30 A.M.

1. MP **Plot Plan No. 15426R2, Amended No. 2** - EA No. 38043 - Applicant: Ron & Terry Parcell - Engineer/Rep.: N/A - Alberhill Zoning Area - First Supervisorial District - Located at the south-east corner of Temescal Canyon Road and Lester Circle - 3.55 acres gross - M-SC Zone - **REQUEST:** To add 1.65 acre adjacent parcel to an existing steel fabrication facility for open storage of steel, a crane rail for steel fabrication and a 40-foot portable trailer for storage - Schedule: N/A - APN: 391-480-007 - Related Cases: PP15426, PP15426R1, PP15426S1 (3rd LDC)

8:45 A.M.

2. T R-H **CHANGE OF ZONE NO. 06599, TENTATIVE PARCEL MAP NO. 29845, CONDITIONAL USE PERMIT NO. 03337, PLOT PLAN NO. 17015** EA No. 38270 Applicant: PL & D Investments, Paul Peterson Engineer/Rep.: Canty Engineering Group, Inc. Rancho California Zoning Area First Supervisorial District Located east of the corner of Palomar Street and Clinton Keith Road 3.6 acres R R zone **REQUEST:** This an application to change the zone from R R (Rural Residential) to C 1/C P (General Commercial) and construct a 2,832, square foot gas station and mini-market with alcohol sales, and a 4,274 square foot drive thru restaurant on the site. Parcel Map No. 29845 proposes to subdivide the property into one parcel for each of the two uses Schedule: E APN: 369 440 029 Related Cases: N/A,(2nd LDC)

9:00 A.M.

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

| Cleared | On Hold |
|---------|---------|
| | |
| | |
| | |
| | |

| | | | | |
|------------|-------|--|--|--|
| 9:30 A.M. | 4. KU | <p>Pre Application Review No. 406 EA No. N/A Applicant: John G. Cataldo, Architects Engineer/Rep.: Same Prado Mira Loma Zoning Area Second Supervisorial District Located south Highway 60, north San Sevaine Way, west of Wacker Drive 5.26 acres M M Zone REQUEST: This is a pre application review for subdivision of 5.26 acres into five lots. In addition there are four buildings proposed along with a truck fueling station. Schedule E APN: 156 200 021 Related Cases: CZ 5877, PP 11525, PAR 340, PM 26267, PP 15889, (1st LDC)</p> | | |
| 9:45 A.M. | 5. KB | <p>Public Use Permit No. 00337, Revised No. 1 EA No. 38325 Applicant: Barbara Thrash Engineer/Rep.: N/A El Cerrito Zoning District Second Supervisorial District Located North of El Cerrito Road, southwest of Temescal Canyon Road, east of Interstate 15 at 7550 Rudell Road .39 acre R 1 (Single Family Residential) Zone REQUEST: The project is a revision to an existing 15 bed congregate care facility for elderly ambulatory and nonambulatory adults. Schedule N/A APN: 277 131 004 Related Cases: PUP00337 (1st LDC)</p> | | |
| 10:00 A.M. | 6. JQ | <p>TENTATIVE PARCEL MAP NO. 30240 EA N/A Applicant: Corona Hills Land Co. LLC Engineer/Rep.: K&A Engineering Glen Ivy Zoning Area First Supervisorial District Located west of Interstate 15, and southwest of the intersection of Weirick Road and Knabe Road 1,014 acres R R, R A 2 ½, R A 5, SP Zone REQUEST: Subdivide the subject property into 15 parcels of 20 acre minimum size Schedule "I" APNs: 282 100 006, 009, and 010; 282 130 004; 282 150 001 through 002; 282 170 001, 004, and 005; 282 180 001 and 008; 282 210 054; 282 220 004 and 005; 282 310 001 through 003; 283 430 013 Related Cases: SP 317, CZ 6441, EIR 425 (1st LDC)</p> | | |
| 10:15 A.M. | 7. JQ | <p>PLOT PLAN NO. 17157 EA No. 38341 Applicant: Shook Building Systems Engineer/Rep.: Steven Kalthoff, Crane Architectural Rubidoux Zoning District Second Supervisorial District Located southeast of Agua Mansa Road, between Wilson Street and Via Ricardo 3.36 acres M H Zone REQUEST: Construct a 12,000 square foot office/warehouse building on 3.36 acres Schedule N/A APNs: 178 320 040 Related Cases: SP 210</p> | | |
| 10:30 A.M. | 8. MP | <p>Plot Plan No. 16362 EA No. 37882 Applicant: Young He Kim Engineer/Rep.: Hak Sik Son, AIA Architect Rubidoux Zoning District Second Supervisorial District Located east of Rubidoux Boulevard. and north of Highway 60 .40 acre C 1/C P Zone REQUEST: To operate a fast food restaurant in a remodeled and expanded former gas station APN: 178 251 008 Related Cases: N/A (3rd LDC)</p> | | |
| 10:45 A.M. | | | | |

14. AH **CONDITIONAL USE PERMIT NO. 03339** - EA No. 38299 – Applicant: Henry & Deborah Luzuriaga – Engineer/Rep.: John T. Reinhart, R.C.E. - Rancho California Zoning Area - First Supervisorial District - Located north of Clinton Keith Road and west of Salida Del Dol, approximately one mile north of the City of Murrieta - 3 - R-R (Rural-Residential) Zone - **REQUEST:** This is a proposal to construct a 6,060 square foot two story veterinary hospital on three acres. The first floor will contain 4,500 square feet of offices, treatment, surgery and reception rooms. The second floor will contain 1,560 square feet of office s - APN: 362-250-014 - (Related Cases: GPA00576, CZ06610, EA38299 (2nd LDC)

2:45 P.M.

15. LGM **TENTATIVE TRACT MAP NO. 29570, AMENDED NO. 1** - EA No. 37836 – Applicant: Sage Community Group, Inc. – Engineer/Rep.: Hunsaker & Associates - Rancho California Zoning Area - Third Supervisorial District – Located east of Winchester Road, west of Seraphina Road, north of Nicolas Road - 54.6 Gross Acres - Specific Plan Zone - **REQUEST:** Proposes a Schedule AA@ subdivision to divide 54.6 gross acres into 120 residential lots with minimum lot size of 6000 square feet, and 10 open space lots - APN: 957-020-002 & 004, 957-030-002 to-009, 957-080-001 - Related Case(s): SP 213, PM 29486, CZ 6345 (2nd LDC)

| | |
|--|--|
| | |
| | |
| | |

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

DATE: JULY 19, 2001 (Revised 7/10/01 8:08 AM)

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

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

| | Cleared | On Hold |
|--|---------|---------|
| 8:30 A.M. | | |
| 1. T R-H PLOT PLAN NO. 17154 EA No. 38338 Applicant: Verizon Wireless c/o O ₂ Wireless Solutions Engineer/Rep.: O ₂ Wireless Solutions Richard L. Hord Ramona/Hemet San Jacinto Third Supervisorial District Located south of Stetson Avenue, east of Girard, west of San Jacinto Street, and north of Gibbel Road 146.29 Acres A 1 5 (Light Agricultural) / W 2 (Controlled Development Areas) zone REQUEST: This is an application to lease a 600 square foot area on a 146.29 acre lot to construct a 50 foot monopole stealthed as a light pole with antennas, a data dish, and a pre fab equipment shelter Schedule: N/A APN: 451 340 010 Related Cases: N/A. (1 st LDC) | | |
| 8:45 A.M. | | |
| 2. MP GENERAL PLAN AMENDMENT NO. 00577 -EA No. 38343 - Applicant: Narindar and Anilam Singh - Engineer/Rep.: Trip Hord Associates - Winchester Zoning Area - Third Supervisorial District - Located on the northwest corner of Scott Road and Leon Road, west of State Highway 79 - 37.38 net acres - Light Agriculture with a 5 acre minimum lot size (A-1-5) Zone - REQUEST: Amend the Sun City/Menifee Community Plan land use designation of 5 acres minimum lot size to 1 acre minimum lot size - APNs: 466-220-013, 466-220-014, 466-220-015, 466-220-016 Related. (1 st LDC) | | |
| 9:00 A.M. | | |
| 3. MP Change of Zone No. 06611 – EA No. N/A - Applicant: Lester and Donna Mc Laughlin - Rancho California Zoning Area/District – Third Supervisorial District – Located south of Varnum Road, east of Red Mountain Road, north and south of Taffle Ranch Road – 60 acres – R-R zoning - REQUEST: Change of zoning from Rural Residential (R-R) with a minimum lot size of one-half acre to Residential Agricultural with a minimum lot size of ten acres (R-A-10) Schedule: N/A –APN: 569-150-005 – Related Cases: PM25695. (1 st LDC) | | |
| 9:15 A.M. | | |

| | | |
|--------------------------------|--|--|
| <p>4. EC</p> <p>9:30 A.M.</p> | <p>PARCEL MAP NO. 30215 - EA No 38346 - Applicant Allen Steward - Rubidoux Zoning District - Second Supervisorial District - Located north of Highway 60, east of Avalon Street, south of 30th Street and west of Rubidoux Boulevard - Total Acreage 1.29 acres - C-1/C-P zone - REQUEST: Divide 1.29 acres into two parcels - APN: 178-201-011 - Related Cases: N/A. (1st LDC)</p> | |
| <p>5. KU</p> <p>9:45 A.M.</p> | <p>Plot Plan No. 16888 EA No. N/A Applicant: A & E West, LLC Engineer/Rep.: same Good Hope Zoning Area Fifth Supervisorial District Located just north of Mapes Road, south of Mountain Avenue, east of Highway 74 and west of Marie Street 1.3 acres R R Zone REQUEST: This is an application to expand an existing church Schedule N/A APN: 342 210 035 Related Cases: (2nd LDC)</p> | |
| <p>6. KU</p> <p>10:00 A.M.</p> | <p>Conditional Use Permit No. 03342 EA No. 38347 Applicant: Rosa Alarcon Engineer/Rep.: Inland Planning Services Alberhill Zoning Area First Supervisorial District Located northwest of Larson Avenue, south of Temescal Canyon Road and 15 Freeway 12.57 acres C P S Zone REQUEST: This is an application to permit various outdoor events to be held on weekends for a five year period from the date of approval. Schedule APN: 391 170 011, 391 180 026, 391 180 029, 391 180 025, and 391 170 018 Related Cases: PP16005, PP16707, PP16057, CPM00739, COC 03569, CV992915. (1st LDC)</p> | |
| <p>7. KU</p> <p>1:30 P.M.</p> | <p>Plot Plan No. 17178, General Plan Amendment No. 00578, Change of Zone No. 06572 EA No. 38155 Applicant: Juan Carlos Orozco Engineer/Rep.: Ray Lopez Rubidoux Zoning Area Second Supervisorial District Located north of 60 Freeway, south 26th Street, east of Hall Avenue, west of Rubidoux Boulevard 2.04 acres R 3 Zone REQUEST: This is an application to construct a pallet manufacturing business. It is also an application to change the zoning from R 3 (General Residential) to M SC (Manufacturing Service Commercial). Also to change the Jurupa Community Plan from 2A Residential to M Industrial/Manufacturing. Schedule APN: 178 271 001 Related Cases: PAR 398, CV000403. (1st LDC)</p> | |
| <p>8. FJU</p> <p>1:45 P.M.</p> | <p>TENTATIVE TRACT MAP NO. 30110 - EA No. 38348 – Applicant: Stonegate Development Company, LLC – Engineer/Rep.: W.J. McKeever - Rancho California Zoning Area - Third Supervisorial District – Located northeast corner of Pourroy Road and Yates Road - 52.6 acres - SP Zone - REQUEST: Schedule "A" tract map to divide 52.6 acres into 168 single family residential lots (7,200 sq. ft. minimum lot size) - APN: 467-370-001, 006, 007, 011, 012, 015, 019, and 020 (Related Case(s): SP286. (1st LDC)</p> | |

9. FJU

**GENERAL PLAN AMEMDMENT NO. 00579, SPECIFIC PLAN NO. 00286
AMENDMENT NO. 2, CHANGE OF ZONE NO. 06615** - EA No. 38355 –
Applicant: Beazer Homes – Engineer/rep.: VISTA - Rancho California Zoning
Area - Third Supervisorial District – Located northwest and northeast corners of
Auld Road and Pourroy Road - 40.1 acres - A-1-10 Zone - **REQUEST:**
GPA005579: Amend the Southwest Area Community Plan Land Use Allocation
Map from Residential 2.5-acre minimum to Specific Plan No. 286 on 40.1 acres;
SP00286A2: Amend Specific plan No. 286 (Winchester 1800) by adding 40.1
acres to consist of two new Planning Areas 49 (a maximum of 60 single family
dwelling units on 19.6 acres) and 50 (a maximum of 34 single family dwelling
units on 20.5 acres); CZ06615: Change of zone from A-1-10 to SP on 40.01
acres, and to amend the implementing zoning ordinance text for Specific plan
No. 286 by adding new text for allowed land uses and development standards
for newly proposed Planning Areas 49 and 50. - APN: 958-040-020 (Related
Case(s): N/A. (1st LDC)

| | |
|--|--|
| | |
|--|--|

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

DATE: August 2, 2001

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

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

| | | Cleared | On Hold |
|-----------|---|---------|---------|
| 8:30 A.M. | | | |
| 1. MP | PLOT PLAN NO. 17155 EA No. 38340 Applicant: Sprint PCS Eng/ Rep.: Telecom Wireless Solutions Edgemont/Sunnymead Zoning District Fifth Supervisorial District Located south and east of Reche Canyon Road, north of the city of Moreno Valley 14.59 net acres Zone: Residential Agricultural with 5 acres minimum lot size (R A 5) REQUEST: To construct a 68 feet monopole with unmanned equipment shelter Schedule: N/A APN: 471 070 039 Related Cases: None (1 st LDC) | | |
| 8:45 A.M. | | | |
| 2. EC | PARCEL MAP NO. 29870 - EA No. 38069 - Applicant: Andrey D Speer - Engineer/Rep.: DMC Engineering - Cleveland Zoning Area - First Supervisorial District - Located south and east of Ortega Highway (HWY 74), straddles Verdugo Truck Trails, adjacent to the San Diego County line - 67.5 acres - R-R (Rural Residential) zone - REQUEST: 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, (2 nd LDC) | | |
| 9:00 A.M. | | | |
| 3. EC | PLOT PLAN NO. 17193 - EA No. 38361 - Applicant: JP Striping - Third Supervisorial District - Cherry Valley Zoning District - Located north of Vineland Street, south of Orchard Street, east of Beaumont Avenue and west of Avenida Miravilla - Total Acreage 0.065 acres - C-1/C-P zone - REQUEST: The proposal is to develop a Contractors storage yard & offices with proposal to construct storage building for supplies & vehicles - APN: 403-251-008 - Related Cases: PP8697 (1 st LDC) | | |
| 9:15 A.M. | | | |

| | | |
|--------------------------------|---|--|
| <p>4. KU</p> <p>9:30 A.M.</p> | <p>CONDITIONAL USE PERMIT NO. 03320, SUBSTANTIAL CONFORMANCE NO. 2 EA No. N/A Applicant: Fayez Sedrak Engineer/Rep.: Fayez Sedrak - North Perris Zoning Area First Supervisorial District 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 add canopy above Diesel pumps for lighting at night. Relocate fast food building to the corner of the property and move the gasoline canopy and store building to the east property line Schedule N/A APN: 317 130 031 5 Related Cases: CUP 3320, CUP 3320S1 (1st LDC)</p> | |
| <p>5. KU</p> <p>9:45 A.M.</p> | <p>CONDITIONAL USE PERMIT NO. 03345 EA No. 38369 Applicant: Your Way Fumigation Engineer/Rep.: Andresen Architecture, Inc. Rancho California Zoning Area First Supervisorial District Located just north of Palomar, south of Cedar, east of Penrose, west of Central 1.41 acres R R Zone REQUEST: This is an application to operate a recreational vehicle storage lot Schedule APN: 369 380 001 Related Cases: COC 5698, CV 003806(1st LDC)</p> | |
| <p>6. MH</p> <p>10:00 A.M.</p> | <p>CONDITIONAL USE PERMIT NO. 03277, CHANGE OF ZONE NO. 06403 EA No. 37517 – Applicant: Wiggins Development – Engineer/Rep.: GW Engineering Woodcrest Zoning District First Supervisorial District Located on the south side of Van Buren Boulevard, between King Avenue and Washington Street 4.13 Net Acres Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P) Zone REQUEST: Construct a mini-warehouse storage facility with on-site caretakers quarters and change the zone on three parcels of land from C-1/C-P and C-P-S to C-1/C-P APN: 273-142-009, 015 & 273-150-013, 019 (Related Case: None) (1st LDC)</p> | |
| <p>7. MH</p> <p>10:15 A.M.</p> | <p>PARCEL MAP NO. 29922 EA No. 38192 – Applicant: A. R. SALBI – Engineer/Rep.: A. R. Salbi Nuevo Zoning Area Third Supervisorial District Located between Apricot Avenue on the north and 13th Street on the south, westerly of Gibson Avenue and easterly of North Drive in the Nuevo area 19.09 acres (net) Residential Agriculture (R-A) Zone REQUEST: The proposed project would subdivide 19.09 acres into three (3) parcels and one (1) remainder parcel APN: 427-240-006 (Related Case(s): None) (1st LDC)</p> | |
| <p>8. MH</p> | <p>TENTATIVE TRACT NO. 29972 (AMENDED NO. 2), GENERAL PLAN AMENDMENT NO. 00550, CHANGE OF ZONE NO. 06561 EA No. 38114 – Applicant: SFU Investments – Engineer/Rep.: Albert A. Webb Associates Winchester Zoning Area Third Supervisorial District Located north of Garbani Road, west of Briggs Road, and east of Interstate 215 148.25 acres Light Agriculture with 2 ½ acre minimum lot size (A 1 2 ½) and Light Agriculture with 5 acre minimum lot size (A 1 5) REQUEST: Tentative Tract No. 29972 proposes the division and grading of the approximately 148 acre parcel into 405 single family residential lots with a minimum lot size of 7200 square feet, four park/detention basin lots, one approximately 28 acre open space lot, and related streets, and the construction of 405 single family residences, four detention basins and related streets and infrastructure. The open space lot incorporates the northern hillside portions of the site that have not been subject to ongoing cultivation. General Plan Amendment No. 550 proposes to change the "Residential 2.5 acre minimum" and "Hillside" designations, under the Sun City/Menifee Valley Community Plan, to "Residential 2 to 4 dwelling units per acre." Change of Zone No. 6561 proposes to change the site zoning from</p> | |

14. GS **Plot Plan No. 12246, Substantial Conformance No. 1** – EA No. N/A – Applicant: Dynalectric Co. – Engineer/Rep.: Dynalectric Co. - Rancho California Zoning Area - Third Supervisorial District – Located at 30590 Cochise Circle, Murrieta, CA - 17.47 Acres - Industrial Park (I-P) Zone - **REQUEST:** Install 1250 kW back-up generator for 3 existing and adjoining industrial/manufacturing buildings - APN: 958-240-019 Related Case(s): PP12246)(1st LDC)

3:00 P.M.

15. GS **Plot Plan No. 15820, Substantial Conformance No. 5** - EA No. N/A – Applicant: Mesquita & Associates – Engineer/Rep.: Mesquita & Associates - Rancho California Zoning Area - First Supervisorial District - Located east of I-15 and south of Clinton Keith Road - 14.4 Acres - Scenic Highway Commercial - C-P-S Zone - **REQUEST:** Approval of design of floor plans, elevations and revised site plan for a drive-thru for Building F. - APN: 369-770-029, 040 - 046 Related Case(s): PP15820 PP15820s1)(1st LDC)

3:15 P.M.

16. FJU **Tentative Parcel Map No. 30239** - EA No. 38172 – Applicant: The Batavia Land Company – Engineer/Rep.: Albert A. Webb Associates - French Valley Zoning Area - Third Supervisorial District – Located easterly of Winchester Road (State Highway 79), northerly of Algarve Avenue - 103.7 gross acres - SP (SP 284) Zone - **REQUEST:** Divide 103.7 acres into four parcels for financing purposes - APN: 467-240-027, 032, 033, and 034 (Related Case(s): SP284 and TR29114)(1st LDC)

| | |
|--|--|
| | |
| | |
| | |
| | |

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

DATE: August 9, 2001 (Revised 7/31/01 12:36 PM)

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. MH **Tentative Parcel Map No. 29704** - EA No. 37608 – Applicant: Warmington Murrieta Scott Road, LLC – Engineer/Rep.: Albert A. Webb Associates - French Valley Zoning Area - Third Supervisorial District - Located south of Scott Road, west of Lindenberger Road, north of the alignment of Keller Road, and east of Menifee Road - 114.66 acres (net) - One-Family Dwelling (R-1) and Light Agriculture with 2 1/2 acre minimum lot size (A 1 2 ½) Zone - **REQUEST:** Tentative Parcel Map No. 29704 would divide 114.66 net acres into two parcels - APN: 359 130 052 and 359 140 021 (Schedule I) (Related Case(s): General Plan Amendment No. 483, Change of Zone No. 6436, and Tentative Tract Map No. 29228) (1st LDC)

8:45 A.M.

2. MH **ENVIRONMENTAL IMPACT REPORT NO. 00427** EA No.: 38097 Applicant: Opus West Corp. Engineer/Rep.: Albert A. Webb Associates Prado/Mira Loma Zoning District Second Supervisorial 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: Change of Zone No. 6560, Tentative Parcel Map No. 29932, Plot Plan No. 16744, Variance No. 1700, and Agricultural Preserve Case No. 842. (1st LDC)

9:00 A.M.

| Cleared | On Hold |
|---------|---------|
| | |
| | |
| | |
| | |

7. TRH

General Plan Amendment No. 00579, Specific Plan No. 00286, Amendment No. 2, Change of Zone No. 06615, & Tentative Tract Map No. 29952 - EA No. 38355 – Applicant: Beazer Homes – Engineer/Rep.: VISTA - Rancho California Zoning Area - Third Supervisorial District – Located northwest and northeast corners of Auld Road and Pourroy Road - 40.1 acres - A-1-10 Zone - **REQUEST:** This is an application to amend the Southwest Area Community Plan Land Use allocation Map from Residential 2.5-acre minimum to Specific Plan No. 286 on 40.1 acres; amend Specific Plan No. 286 (Winchester 1800) by adding Planning Area 49 (maximum 60 single family dwelling units on 19.6 acres) and 50 (maximum 34 single family dwelling units on 20.5 acres); change of zone from A-1-10 to SP on 40.1 acres and to amend the implementing zoning ordinance text for Specific Plan No. 286 by adding new text for allowed land uses and development standards for newly proposed Planning Areas 49 & 50; Schedule “A” tract map to subdivide 40.1 acres into 93 single family residences with a minimum lot size of 7,200 square feet. - APN’s 958-040-019 & 020 - Related Cases: SP286. (2nd LDC)

2:00 P.M.

8. AH

Second Use Permit No. 00703 - EA N/A – Applicant: Warren Worcester – Engineer/Rep.: Vandenberg Civil Consulting - Antelope Valley Zoning Area - Third Supervisorial District - Located north of Keller Road, south of Scott Road, east of Buckwheat Road, and west of I-215 - 4.85 acres - Residential Agriculture - 2 1/2 Acre Minimum (R-A-2 1/2) Zone - **REQUEST:** Proposed 1738 square foot detached modular home structure as a second unit permit - APN: 359-340-015 (Related Cases: N/A)(1st LDC)

| | |
|--|--|
| | |
| | |
| | |

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

DATE: August 16, 2001

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

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

| | | Cleared | On Hold |
|-----------|---|---------|---------|
| 8:30 A.M. | | | |
| 1. MP | PUBLIC USE PERMIT No. 00845 EA No. 38370 Applicant: Verizon Wireless Engineer/Rep.: 02 Wireless Solutions, Inc. Lake Mathews Zoning District First Supervisorial District Located south of Van Buren Boulevard and east of Mockingbird Canyon Road approx. 600 square feet leasable area of 76.35 gross acres – RT Zoning REQUEST: To construct a 67 feet monopalm with unmanned equipment shelter APN: 273 030 056 Related Cases: None (1 st LDC) | | |
| 8:45 A.M. | | | |
| 2. MP | TENTATIVE TRACT NO. 30011 EA No. 38206 Applicant: EPAC Engineer/Rep.: Gabel, Cook, & Becklund, Inc. Woodcrest Zoning District First Supervisorial District Located north of Markham Street, South of Van Buren Boulevard and Ginger Creek Drive, east of Bretton Woods Place, and west of Washington Street 70 acres A 1 10 and A 1 5 zones REQUEST: The proposal is to subdivide the property into 66 residential lots, with a minimum size of 1 acre Schedule B APN's: 273 300 003, 004, 006 Related Cases: None – (2 nd LDC) | | |
| 9:00 A.M. | | | |
| 3. MP | PLOT PLAN NO. 15145R1 EA No. 38379 Applicant: Spectrasite and Sprint PCS Engineer/Rep.: Novak & Associates Hemet/San Jacinto Zoning District Third Supervisorial District Located south of Freeway 60 and Frontage Road, and east of Jack Rabbit Trail 1,400 sq. ft. lease area within a 36.53 acre parcel W 2 20 Zone REQUEST: To replace a 75 feet telecommunications monopole with a 103 monopole; add 12 panel antennas to the proposed 103 feet monopole; expand lease area by 356.7 square feet, from 1,043.3 square feet to 1,400; install associated ground equipment Schedule N/A APN: 421 020 005 Related Cases: PP 15145, PP 15255 (1 st LDC) | | |
| 9:15 A.M. | | | |

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

DATE: August 23, 2001

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

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

| | | Cleared | On Hold |
|-----------|--|---------|---------|
| 8:30 A.M. | | | |
| 1. T R-H | PLOT PLAN NO. 17231 EA No. 38384 Applicant: Sprint PCS Engineer/Rep.: Telecom Wireless Solutions: Joshua Krzanak Mead Valley Zoning District First Supervisorial District Located south of Cajalco Road, east of Old Elsinore and west of the 15 freeway .44 Acres A 1 1 (Light Agricultural) zone REQUEST: This is an application to lease a 510 square foot area to construct a 105 foot monopole, antennas, data dish, and a pre fab equipment shelter Schedule: N/A APN: 318 270 048 Related Cases: N/A (1 st LDC) | | |
| 8:45 A.M. | | | |
| 2. T R-H | TENTATIVE TRACT MAP NO. 30246, PLOT PLAN NO. 17230 EA No. 38382 Applicant: Richmond American Homes Engineer/Rep.: Hunsaker & Associates: Paul DePalatis Rancho California Zoning District First Supervisorial District Located north of Van Owen Lane, east of Redhawk Parkway, and west of Embassy Avenue 13.9 Acres R 1 (One Family Dwelling) zone REQUEST: This is a proposal to subdivide 13.9 acres into 16 lots (10 residential lots for condominiums, 2 lots for streets, 2 lots for recreation, and 2 lots for open space). The applicant proposes to construct 84 condominiums and 221 parking spaces. Schedule: A APN: 962 040 005 Related Cases: N/A(1 st LDC) | | |
| 9:00 A.M. | | | |
| 3. KG | TENTATIVE Parcel Map 29885- EIR No. 00408 - Applicant: Winchester 700 LLC - Engineer/Rep.: T & B Planning Associates - Rancho California Zoning Area - Third Supervisorial District - Located west of Highway 79, northwest of intersection of Winchester Road and the entrance to French Valley Airport - 188.5 acres - Proposed SP Zone - REQUEST: To divide 188.5 acres into 6 parcels - Schedule "I" - APN: 256-250-001, 956-300-001, and 958-080-003 - Concurrent Cases: SP309, SP103A8, CZ6354, GPA449, TR29707 (3 rd LDC) | | |
| 9:15 A.M. | | | |

| | | | |
|-------------------------------|---|--|--|
| <p>4. KG</p> <p>9:30 A.M.</p> | <p>TENTATIVE Tract Map 29707 - EA No. 38022 - Applicant: Triple M Development LLC - Engineer/Rep.: David Jeffers Consulting Inc. – Rancho California Zoning Area – Third Supervisorial District - Located west of Highway 79, northerly of Hazel Glen Road and Wrangler Drive – 195.6 acres – Proposed SP zone - REQUEST: Divide 195.6 acres into 804 single-family lots, 1 school lot, 1 commercial lot, park lot, and 19 landscape lots - Schedule A - APN: 956-300-003, -004, -005, 958-080-026, -027, -028 – Concurrent Cases: SP 309, SP103A8, CZ 6354, GPA 449, EIR 408 (3rd LDC)</p> | | |
| <p>5. JQ</p> <p>9:45 A.M.</p> | <p>SPECIFIC PLAN NO. 00270, SUBSTANTIAL CONFORMANCE NO. 3, and TENTATIVE TRACT MAP NO. 29281, REVISED NO. 1 EA No. 38353 Applicant: Victoria Grove LLC Engineer/Rep.: Canty Engineering Lake Mathews Zoning District First Supervisorial District Located east of La Sierra Avenue, north of El Sobrante Road and west of McAllister Street 7.12 acres SP Zone REQUEST: (1) Transfer development density (1 residential lot) from PA 1 to PA 6; and (2) Subdivide the subject property into 10 single family residential lots with a minimum lot size of 15,000 sq. ft. (PA 6) Schedule "A" APNs: 270 050 045; 270 300 010, 012 Related Cases: SP00270A1, TR29281, TR28897 (2nd LDC)</p> | | |
| <p>6. KB</p> <p>1:30 P.M.</p> | <p>SECOND UNIT PERMIT NO. 00705 EA No. N/A Applicant: Cindy Martinez Engineer/Rep.: Al Aguirre Pedley Zoning District Second Supervisorial District Located north of 55th Street, south of Jurupa Road, east of Van Buren Boulevard, west of Rutile Street at 5521 Cedar Street .49 acre (net) Zone A 1 ½ acre minimum REQUEST: Expand an existing 474 square foot structure by 750 square feet including kitchen and bathroom. Proposed attached carport 374 square feet. Schedule N/A APN: 162 082 012 Related Cases: N/A(1st LDC)</p> | | |
| <p>7. PS</p> <p>1:45 P.M.</p> | <p>Plot Plan No. 17240- EA No. 38386 – Applicant: Cingular Wireless – Engineer/ Rep.: Plan Com Inc. - Rancho California Zoning Area - First Supervisorial District - Located north of Highway 79 South, east of Butterfield Stage Road, west of Anza Road - 151 square feet - Rural Residential (R R) Zone - REQUEST: Co location of another wireless telecommunications provider by installing six (6) panel antennas attached to a three (3) arm antenna array at the 40' foot elevation point on an existing 90' foot monopole, with up to three (3) self contained base transceiver stations located within 151 square foot leased area within an existing telecommunications facility located within an existing Southern California Edison sub station - APN: 952 180 007 (Related Case(s)N/ A (1st LDC)</p> | | |
| <p>8. LM</p> <p>2:00 P.M.</p> | <p>PLOT PLAN NO. 17253, VARIANCE NO. 1727. - EA No. 38392 – Applicant: Compass Telecom Services – Engineer/Rep.: Compass Telecom Services - Rancho California Zoning Area - First Supervisorial District – Located on the north side of Murrieta Hot Springs Road and east of Whitewood Road - Adopted Specific Plan Zone - REQUEST: Wireless Telecommunications Tower located in an On-site Free Standing Sign and Variance request to vary from the height restrictions stipulated in Section 19.4 (4) of Ordinance No. 348 that requires a maximum of twenty feet for a Free Standing Sign to 30 feet - APN: 913-160-012, 916-070-002 (Related Case(s): Plot Plan No. 16946, Plot Plan No.16145) (1st LDC)</p> | | |

9. LM

TENTATIVE TRACT NO. 29098, AMENDED NO. 5 - EA No. 37747 –
Applicant: J & A Investment – Engineer/Rep.: Dave Jeffers Consulting - Rancho California Zoning Area - Third Supervisorial District – Located on the northeast corner of Leon Road and Keller Road - 81.38 gross acres - Rural Residential (R-R) Zone - **REQUEST:** Subdivide 81.38 gross acres into 100 residential lots with minimum lot size of 12,927 square feet -Schedule “A”- APN: 467-057-001 (Related Case(s): Change of Zone No. 6473, General Plan Amendment No. 503 (6th LDC)

2:15 P.M.

10. GS

Plot Plan No. 17263 - EA No. 38293 – Applicant: Growth Management Company – Engineer/Rep.: Growth Management Company - Rancho California Zoning Area - First Supervisorial District – Located southerly of Prielipp Road, westerly of Elizabeth Lane and easterly of Interstate 15 - 2.75 Acres - Rural Residential (R-R) Zone - **REQUEST:** Building of a 12,500 square foot concrete, tilt-up warehouse with 1500 square feet of office space - APN: 369-550-015 Related Cases: CZ6540, EA38011, PM30145 (1st LDC)

| | |
|--|--|
| | |
| | |
| | |

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

DATE: August 30, 2001

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

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

8:30 A.M.

1. EC **PLOT PLAN NO. 15646R1** - EA No. 38385 - Applicant: California Nevada Training & Trust Fund - Engineer/Rep.: David Y Milazzo Engineering - Pedley Zoning Area - Second Supervisorial District - Located north of Santa Ana River, south of 60th Street, east of Bain Street and west of Beach Street - 5.0 acres - A-1-4 (Light Agriculture) zone - **REQUEST:** This is a proposal to develop a office, and a classroom building, to a training school, into one parcel with a lot size of 5.0 acres - APN: 162-220-012 Related Cases: PP15646 (1st LDC).

8:45 A.M.

2. T R-H **TENTATIVE TRACT MAP NO. 29554, AMENDED NO. 3** - EA No. 37840 - Applicant: Highpoint Communities - Engineer/Rep.: Ludwig Engineering - Rancho California Zoning Area - First Supervisorial District - 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 81.87 acres into 411 residential lots, a 22.14-acre school/park site, and open space - Schedule "A" - APNs: 952-240-001 - Related Cases: SP 313, EIR 412, GPA 475, CZ 6397 (4th LDC)

9:00 A.M.

3. T R-H **TENTATIVE TRACT MAP NO. 29608** EA No. 37862 Applicant: Highpoint Communities Engineer/Rep.: Ludwig Engineering Rancho California Zoning District First Supervisorial District Located between El Chismal Road and Anza Road on either side of Morgan Hill Drive 478.35 Acres R R, A 1 20, and A 1 10 zones **REQUEST:** This is a proposal to subdivide 452.84 acres into 11 lots with a minimum lot size of 24.80 acres and 23.97 acres of streets Schedule: I APN's: 952 230 002 and 952 240 001 Related Cases: SP313 and TR29554 (2nd LDC)

9:15 A.M.

| Cleared | On Hold |
|---------|---------|
| | |
| | |
| | |
| | |
| | |

| | | |
|--------------------------------------|---|--|
| <p>4. T R-H</p> <p>9:30 A.M.</p> | <p>PLOT PLAN NO. 17227 EA No. 38381 Applicant: Siebar Development Corp. Engineer/Rep.: T & B Planning Consultants Rancho California Zoning District Third Supervisorial District Located north of Torrey Pines Road and east of Monte Carlo Drive 1.66 Acres SP (Specific Plan) zone REQUEST: This is a proposal to develop a 16 town home residential complex with 21,679 square feet of landscaping and 44 parking spaces Schedule: N/A APN: 913 263 001 Related Cases: SP220A5 (1st LDC)</p> | |
| <p>5. KU</p> <p>9:45 A.M.</p> | <p>General Plan Amendment No. 00569, Change of Zone No. 06593, Conditional Use Permit No. 03336 EA No. 38258 Applicant: Quarry Center, LLC Engineer/Rep.: The Tahiti Group Rubidoux Zoning Area Second Supervisorial District Located north of Highway 60, south of Sierra Avenue, east of Oak Quarry Golf and west of Armstrong Road 4.53 acres A 1 Zone REQUEST: This is an application to change the general plan Jurupa Community Plan from 3A (Protected Equestrian Sphere) to Commercial. It is also a proposal to change the zone from A 1 to C 1/C P. In addition it is a proposal to construct a service station with convenience store (4,650 sq ft) and mini storage (213 units) along with a fast food restaurant (2,800 sq ft). Schedule APN: 174 330 004 and 174 340 011 Related Cases: GPA 569, CZ 6593 (2nd LDC)</p> | |
| <p>6. KU</p> <p>10:00 A.M.</p> | <p>Conditional Use Permit No. 03348 EA No. 38395 Applicant: PL & D Investments, Inc. Engineer/Rep.: Tom Steeno/Steenno Design Studio El Cerrito Zoning Area Second Supervisorial District Located south of Weirick Road, east of I 15, west of Temescal Canyon Road 1.54 acres C P S Zone REQUEST: This is an application to construct a gasoline station with beer and wine sales. Convenience store and fast food restaurant Schedule N/A APN: 282 111 002 Related Cases: N/A (1st LDC)</p> | |
| <p>7. MP</p> <p>10:15 A.M.</p> | <p>CONDITIONAL USE PERMIT NO. 03333 EA No. 38193 Applicant: Acrey Fence Company Engineer/Rep.: Trip Hord Associates Woodcrest Zoning District - First Supervisorial District Located north of Van Buren Boulevard, west of Wood Road and east of Prairie Way 2 acres C P S zone REQUEST: Legalize an existing building materials sales yard and related fabrication activities. 10 Parking spaces and 1,500 square feet of landscaping are proposed APN: 265 290 021, 265 290 047, 048, 049, 050 Related Cases: None (2nd LDC)</p> | |
| <p>8. MP</p> <p><u>1:30 P.M.</u></p> | <p>CONDITIONAL USE PERMIT NO. 03347 EA No. 38383 Applicant: Andrew Cacciatori, Engineer/Rep.: Inland Planning Services Lake Mathews Zoning District First Supervisorial District Located east of Vista del Lago Drive and south of Rhodes Road, west of Mockingbird Canyon Road and north of El Sobrante Road - 10 acres A 1 10 Zone REQUEST: To construct a Class IV Kennel for approximately 41 hunting dogs APN: 270 100 008 Related Cases: N/A (1st LDC)</p> | |

9. PS

Plot Plan No. 17149 – EA No. 38336 – Applicant: Sprint PCS – Engineer/Rep.: Telecom Wireless Solutions - Mountain Center Zoning Area - Third Supervisorial District - Located to the north of Highway 74, westerly side of McCall Park Road, and McKenzie Lane adjacent to McCall Memorial Park - 13.48 Net Acres - Rural Residential 10 Acre Minimum (R R 10) Zone - **REQUEST:** Install a 105 foot high monopole with an antenna array consisting of twelve (12) panel antennas, one (1) parabolic antenna, and up to 7 ground level equipment cabinets for a wireless telecommunications facility located within a 1250 square foot leased area - APN: 557 080 001 (Related Case(s) N/A)(1st LDC)

| | |
|--|--|
| | |
|--|--|