



Aleta J. Laurence, AICP

Director of Planning

# COUNTY OF RIVERSIDE

Planning Department

JANUARY 5, 2000

LAND DEVELOPMENT COMMITTEE AGENDA

82675 HWY. 111, 2ND FLOOR, INDIO, CA 92201

(760) 863-8277

**MEETING WILL BE HELD IN TLMA HEARING ROOM**

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing** on February 7, 2000, all necessary clearances must be received no later than January 5, 2000. In order to be scheduled for a **Planning Commission Hearing** on February 2, 2000, all necessary clearances must be received no later than January 5, 2000. **FAST TRACK** cases are subject to separate scheduling procedures.

### **9:00 A.M. - CASE REVIEW**

**1. SK (1) SURFACE MINING PERMIT NO. 195, AMENDED NO. 3** - E.A. No. 36885 - Crawford & Associates - Fourth Supervisorial District - East Chuckwalla Zoning District - Section 26, T5S, R23E - 67 Acres - REQUEST: Surface Mining of sand and gravel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

### **9:15 A.M. - CASE REVIEW**

**2. JO (2) FAST TRACK PLOT PLAN NO. 13117 , REVISED NO. 1 (FTA#99-21)** - E.A. No. 37830 - Scott J. Stevens. - Fourth Supervisorial District - Pass & Desert Zoning District - Southerly of Dillon Road, easterly of Palm Drive - 14.5 Acres - W-2 & M-SC Zone - REQUEST: Expand existing golf cart manufacturing facility; facility expansion includes approximately 20,000 square feet of additional building area.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**3. JO (2) CONDITIONAL USE PERMIT NO. 1964 REVISED NO. 2** - E.A. No. 37822 - Security Public Storage- Fourth Supervisorial District -Bermuda Dunes Zoning District-Northerly of Varner Road, westerly of Berkey Drive - C-1/C-P Zones - 7.7 Acres - REQUEST: Expand existing mini warehouse facility and add outdoor RV, boat and trailer storage area; expansion includes five mini storage buildings and remodel existing office/retail building and carport structure for 30 RV, boat or trailer storage spaces.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

### **9:30 A.M. - CASE REVIEW**

**4a. JO (2) PLOT PLAN NO. 16292** - EA NO.37849 - Sprint PCS, Inc. - Fourth Supervisorial District - Chuckwalla Zoning Area - Southerly of Ragsdale Road, easterly of Eagle Mountain Road, westerly of Kaiser Road, northerly of I-10 Freeway - 27.48 Acres - W-2-10 Zone - REQUEST: Installation of telecommunication tower at a height of 150 feet with accessory shelters and generators.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**4b. JO (2) VARIANCE CASE NO. 1684** - EA NO.37849 - Sprint PCS, Inc. - Fourth Supervisorial District - Chuckwalla Zoning Area - Southerly of Ragsdale Road, easterly of Eagle Mountain Road, westerly of Kaiser Road, northerly of I-10 Freeway - 27.48 Acres - W-2-10 Zone - REQUEST: Variance request to allow increase in tower height from 105 feet to 150 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**9:30 A.M. - CASE REVIEW (Continued)**

**5. JO (2) PLOT PLAN NO. 16258** - EA NO.37833 -Sprint PCS,Inc.- Fourth Supervisorial District - Blythe Zoning District - Northerly of I10 Freeway, westerly of Neighbors Boulevard - 1 Acre - C-P-S Zoning - REQUEST: Telecommunications tower at a height of 153 feet and accessory equipment structures.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**9:45 A.M. - CASE REVIEW**

**6a. JO (2) PLOT PLAN NO.16260**- EA No.37835 - American Tower Corp.- Fourth Supervisorial District- Chuckwalla Zoning Area - Westerly of Rice Road (Highway 177),northerly of I-10, easterly of Kaiser Road- 5.31 Acres - N-A Zoning REQUEST: Unmanned 250 foot high telecommnication tower and equipment shelters.

**6b. JO (2) VARIANCE CASE NO. 1680** - EA No.37835 - American Tower Corp.- Fourth Supervisorial District- Chuckwalla Zoning Area - Westerly of Rice Road (Highway 177),northerly of I-10, easterly of Kaiser Road- 5.31 Acres - N-A Zoning REQUEST: Height variance from 20 feet to 250 feet to allow unmanned telecommunication tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**7. PC (4) PLOT PLAN NO. 16134** - EA NO.37791 - American Tower Corp. - Third Supervisorial

District - Pass & Desert Zoning District - Northerly of Varner Road, easterly of Date Palm Street - 7,500 square feet - W-2 Zone - REQUEST: Telecommunication tower at a height of 125 feet and accessory equipment shelter.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**8. PC (3) PLOT PLAN NO. 16198-** EA NO. 37808 -American Tower Corp. - Fourth Supervisorial District - Chuckwalla Zoning Area - Northerly of I-10, easterly of Chiriaco Summit overpass - 3 Acres.- C-P-S Zoning - REQUEST: Telecommunication tower at a height of 158 feet with 5 equipment shelters.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

### **10:00 A.M. - CASE REVIEW**

**9. JO (2) PLOT PLAN NO.16249 -** EA NO. 37829 - Williams Communications Group - Fourth Supervisorial District - Lower Coachella Valley Zoning District - C-P-S & W-2 Zoning - Southerly of Highway 111, westerly of Vanderveer Road in the North Shore Community - 3 Acres - REQUEST : Construct new fiber optic amplification facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

### **10:00 A.M. - CASE REVIEW (Continued)**

**10. PC (5) TENTATIVE TRACT MAP NO. 29387 -** EA NO.37751 - Stoneridge, Inc./John Hacker Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Bermuda Dunes Drive, easterly of Adams Street - R-2-4,000 Zone - Schedule A -REQUEST: Divide 14.4 acres into 59 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

### **10:15 A.M. - CASE REVIEW**

**11a. PC (2) TENTATIVE TRACT MAP NO. 29165-** EA No. 37587 - Pacific Engineers & Assoc. - Fourth Supervisorial District - Mecca Zoning District - Northerly of Avenue 66, westerly of Johnson Street - R-1Zone - Schedule A - REQUEST: Divide 13 acres into 60 single family residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11b. PC (2) CHANGE OF ZONE NO. 6426-** EA No. 37587 - Pacific Engineers & Assoc. - Fourth Supervisorial District - Mecca Zoning District - Northerly of Avenue 66, westerly of Johnson Street - REQUEST: Change of zone from R-1 to R-6.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:30 A.M. - CASE REVIEW**

**12a. PC (4) COMPREHENSIVE GENERAL PLAN AMENDMENT NO.512** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**12b. PC (4) TENTATIVE PARCEL MAP NO. 29240** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:45 A.M. - CASE REVIEW**

**13a. PC (6) TENTATIVE TRACT MAP NO. 29333** - E.A. No. 37721 - Danmark Developers. - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Jack Ivey Drive, extended - R-2, R-3, R-5 & C-P-S Zone - REQUEST: Divide 187 acres into 16 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**13b. PC (6) CHANGE OF ZONE NO. 6467** - E.A. No. 37721 - Danmark Developers. - Fourth

Supervisory District - Thousand Palms Zoning District - Northeasterly of Varner Road, easterly of Jack Ivey Drive, extended - REQUEST: Change zone from C-P-S to R-T and R-5 on a 25 acre portion of 187 acres .

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**13c. PC (4) CONDITIONAL USE PERMIT NO. 3292** - E.A. No. 37721 - Danmark Developers. - Fourth Supervisory District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Jack Ivey Drive, extended - 187 Acres - R-2, R-3, R-5 & C-P-S Zone - REQUEST: 646 space mobilehome park with golf course and clubhouse.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**13d. PC (6) CGPA NO. 499** - E.A. No. 37721 - Danmark Developers. - Fourth Supervisory District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Monterey Avenue - REQUEST: General Plan Amendment to the Western Coachella Valley Plan from "Commercial " to "Residential 2B" (2 to 5 DU/AC) on a 25 acre portion of 187 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:00 A.M. - CASE REVIEW**

**14a. PC (6) TENTATIVE TRACT MAP NO. 29151** - EA No. 37705 - Hacker Engineering - Fourth Supervisory District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Boca Chica Trail - R-T Zone - Schedule A - REQUEST: Divide 88 acres into 105 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**14b. PC (5) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 508** - EA No. 37705 - Hacker Engineering - Fourth Supervisory District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Boca Chica Trail - 36 Acres - R-T Zone - REQUEST:

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:00 A.M. - CASE REVIEW (Continued)**

**14c. PC (5) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 507** - EA No. 37705 - Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - 36 Acres - R-T Zone - REQUEST: Amend the Western Coachella Valley Plan, Land Use Allocation Map from Residential 2A (5 to 8 DU/AC) to Commercial along Varner Road in 30 acres of a 36 acre parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**14d. PC (5) CHANGE OF ZONE NO. 6479** - EA No. 37705 - Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - 36 Acres - REQUEST: Change of zone from R-T to R-5, R-T & C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**14e. PC (5) PLOT PLAN NO. 16104** - EA No. 37705 - Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - R-T Zone - 36 Acres - REQUEST: Recreational facilities for golf course.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**14f. PC (2) TENTATIVE TRACT MAP NO. 29150** - EA No. 37843 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - R-T, R-5 Zone - Schedule A - REQUEST: Divide 71 acres into 259 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11:15 A.M. - CASE REVIEW**

**15. PC (1) TENTATIVE PARCEL MAP NO. 29525** - EA NO.37844 - Ron Norlin/Robert Guzman - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 41, easterly of Yucca Lane - R-1-12,000 Zone - Schedule G - REQUEST: Divide 1.24 acres into 2 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**16. PC (4) TENTATIVE PARCEL MAP NO. 29300** - EA NO.37783 - Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Easterly of Desert Moon Drive, Northerly of Ramon Road - R-1 Zone - Schedule H - REQUEST: Divide 20 acres into four 2.5 acre lots and one remainder parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11:30 A.M. - CASE REVIEW**

**17a. PC (6) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**17b. PC (6) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11:45 A.M. - CASE REVIEW**

**18a. PC (7) TRACT MAP NO. 29310** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**18b. PC (7) PLOT PLAN NO. 15979 - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**LUNCH**

**1:30 P.M. - CASE REVIEW**

**19. PC (1) PUBLIC USE PERMIT NO. 804 - EA NO.37863 - C.V. Engineers/Emmanuel House - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Westerly of Yucca Lane, northerly of Avenue 42 - 2.3 Acres - R-1-12000 Zoning - REQUEST: Place of religious worship and counseling center.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**1:45 P.M. - CASE REVIEW**

**20. JO (3) SECOND UNIT PERMIT NO. 665-CEQA EXEMPT-Joseph E. Burger - Fourth Supervisorial District- Eastern Chuckwalla Zoning Area-Easterly of Colorado River Road, northerly of 6<sup>th</sup> Avenue R-R Zone- REQUEST: Detached mobile home/ modular as a second dwelling unit.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**21. PC (6) TENTATIVE PARCEL MAP NO. 29146 - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**22. PC (4) CONDITIONAL USE PERMIT NO. 3297** - E.A. No. 37785 - O'Hill Properties. - Fourth Supervisorial District - Indian Wells Zoning District - Northerly of Miles Avenue, Westerly of Washington Street - 3 Acres - C-P-S Zone - REQUEST: Convenience store with vehicle fuel sales and the sale of beer/wine for off-premise consumption and restaurants including fast food restaurant.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:15 P.M. - CASE REVIEW**

**23a. PC (3) FAST TRACK TENTATIVE TRACT MAP NO.29540 (FTA# 97-12)** - EA EXEMPT - Del Webb California Corp. - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 38, easterly of Washington Street- SP Zones - Schedule A - REQUEST: Divide 237 acres into 535 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**23b. PC (3) FAST TRACK PLOT PLAN NO.16209 (FTA#97-12)** - CEQA EXEMPT - Del Webb California Corp. - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 38, easterly of Washington Street- SP Zones - REQUEST: 18 hole golf course.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:30 P.M. - CASE REVIEW**

**24a. PC (10) COMMERCIAL WECS PERMIT NO. 99 -(FAST TRACK #98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**24b. PC (10) CHANGE OF ZONE NO. 6429 -(FAST TRACK #98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-

10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**24c. PC (10) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db(A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:45 P.M. - CASE REVIEW**

**25. PC (9) COMMERCIAL WECS PERMIT NO. 103 - EA NO. 37630 - Venture Pacific, Inc. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, northerly of Southern Pacific Railroad in Section 13, Township 3 South, Range 3 East, SBBM - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 285 feet high or 65 WECS at 235 feet high with accessory metereological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**26a. PC (3) COMMERCIAL WECS PERMIT NO. 107 - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**26b. PC (3) CHANGE OF ZONE NO. 6486 - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**26c. PC (3) VARIANCE CASE NO. 1679** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**



Aleta J. Laurence, AICP

Director of Planning

# COUNTY OF RIVERSIDE

Planning Department

February 16, 2000

LAND DEVELOPMENT COMMITTEE AGENDA

82675 HWY. 111, 2ND FLOOR, INDIO, CA 92201

(760) 863-8277

**MEETING WILL BE HELD IN TLMA HEARING ROOM**

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**Director's Hearing** on March 16, 2000, all necessary clearances must be received no later than March 16, 2000. In order to be scheduled for a **Planning Commission Hearing** on April 12, 2000, all necessary clearances must be received no later than March 15, 2000. **FAST TRACK** cases are subject to separate scheduling procedures.

**9:00 A.M. - CASE REVIEW**

- **MMCC (1) CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 4841** - Jose and Dora Bolanos - Fourth Supervisorial District - Lower Coachella Valley Zoning District - 65615 Dale Kiler Road, Mecca, CA.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

- **MMCC (1) PUBLIC USE PERMIT NO. 566 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT** - Desert Rehab Services, Inc. - Third Supervisorial District - Desert Hot Springs Zoning District - Northerly of Little Morongo Road, southerly of Colorado River Aqueduct - 2000 sq. feet - W-2 Zone - **REQUEST: Construct a 2000 square foot meeting room at existing facility.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**9:15 A.M. - CASE REVIEW**

**3. JO (1) PLOT PLAN NO. 16359 - CEQA -EXEMPT - Davis Capital Management - Fourth Supervisorial District - Bermuda Dunes Zoning District. - Southerly of Avenue 42, westerly of Cambridge Avenue. - R-2 -4000 Zoning - .3 Acres - REQUEST: Construct a triplex.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**4. JO (3) FAST TRACK PLOT PLAN NO. 13117 , REVISED NO. 1 (FTA#99-21) - E.A. No. 37830 - Scott J. Stevens. - Fourth Supervisorial District - Pass & Desert Zoning District - Southerly of Dillon Road, easterly of Palm Drive - 14.5 Acres - W-2 & M-SC Zone - REQUEST: Expand existing golf cart manufacturing facility; facility expansion includes approximately 20,000 square feet of additional building area.**

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**11b. PC (7) CHANGE OF ZONE NO. 6467 - E.A. No. 37721 - Danmark Developers. - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, easterly of Jack Ivey Drive, extended - REQUEST: Change zone from C-P-S to R-T and R-5 on a 25 acre portion of 187 acres .**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11c. PC (5) CONDITIONAL USE PERMIT NO. 3292 - E.A. No. 37721 - Danmark Developers. - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Jack Ivey Drive, extended - 187 Acres - R-2, R-3, R-5 & C-P-S Zone - REQUEST: 646 space mobilehome park with golf course and clubhouse.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11d. PC (7) CGPA NO. 499 - E.A. No. 37721 - Danmark Developers. - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Monterey Avenue - REQUEST: General Plan Amendment to the Western Coachella Valley Plan from "Commercial " to "Residential 2B" (2 to 5 DU/AC) on a 25 acre portion of 187 acres.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:45 A.M. CASE REVIEW**

**12a. PC (7) TENTATIVE TRACT MAP NO. 29151 - EA No. 37705 - Andrew E.Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Boca Chica Trail - R-T Zone -Schedule A- REQUEST: Divide 88 acres into 105 residential lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**12b. PC (5) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 508 - EA No. 37705 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Boca Chica Trail - 36 Acres - R-T Zone - REQUEST:**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**12c. PC (5) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 507 - EA No. 37705 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - 36 Acres - R-T Zone - REQUEST: Amend the Western Coachella Valley Plan, Land Use Allocation Map from Residential 2A (5 to 8 DU/AC) to Commercial along Varner Road in 30 acres of a 36 acre parcel.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**12d. PC (5) CHANGE OF ZONE NO. 6479 - EA No. 37705 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - 36 Acres - REQUEST: Change of zone from R-T to R-5, R-T & C-P-S.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**12e. PC (5) PLOT PLAN NO. 16104 - EA No. 37705 - Andrew E. Stevens - Fourth Supervisorial**

**District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - R-T Zone - 36 Acres - REQUEST: Recreational facilities for golf course.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

**12f. PC (2) TENTATIVE TRACT MAP NO. 29150 - EA No. 37843 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - R-T, R-5 Zone - Schedule A - REQUEST: Divide 71 acres into 259 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:00 A.M. - CASE REVIEW**

**13. PC (1) TENTATIVE PARCEL MAP NO. 29525 - EA NO.37844 - Ron Norlin/Robert Guzman - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 41, easterly of Yucca Lane - R-1-12,000 Zone - Schedule G - REQUEST: Divide 1.24 acres into 2 lots.**

**ACTION:PD\_PC\_WITHDRAWN\_CONT.\_**

**14a. PC (7) GENERAL PLAN AMENDMENT NO. 500 - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**14b. PC (6) CHANGE OF ZONE NO. 6468 - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:15 A.M. - CASE REVIEW**

**15a. PC (8) TRACT MAP NO. 29310 - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**15b. PC (8) PLOT PLAN NO. 15979 - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:15 A.M. CASE REVIEW(Continued)**

**15c. PC (1) EIR NO. 417 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Screen Check EIR Document**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**LUNCH**

**1:30 P.M. - CASE REVIEW**

**16. PC (2) PUBLIC USE PERMIT NO. 804 - EA NO.37863 - C.V. Engineers/Emmanuel House - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Westerly of Yucca Lane, northerly of Avenue 42 - 2.3 Acres - R-1-12000 Zoning - REQUEST: Place of religious worship and counseling center.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**17. PC (1) PLOT PLAN NO. 13716 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT - Coachella Valley Engineers - Third Supervisorial District - Pass & Desert Zoning District - Westerly of Little Morongo Road, northerly of Dillon Road - 19.4 Acres - M-SC Zone - REQUEST: Add 2 parking structures to RV storage**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**1:45 P.M. - CASE REVIEW**

**18. PC (7) TENTATIVE PARCEL MAP NO. 29146 - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**19. PC (5) CONDITIONAL USE PERMIT NO. 3297 - E.A. No. 37785 - O'Hill Properties. - Fourth Supervisorial District - Indian Wells Zoning District - Northerly of Miles Avenue, Westerly of Washington Street - 3 Acres - C-P-S Zone - REQUEST: Convenience store with vehicle fuel sales and the sale of beer/wine for off-premise consumption and restaurants including fast food restaurant.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**2:15 P.M. - CASE REVIEW**

**20a. PC (1) COMPREHENSIVE GENERAL PLAN AMENDMENT NO.518 - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area - Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - R-R Zone - REQUEST: Amend to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**20b. PC (1) CHANGE OF ZONE NO. 6504 - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - REQUEST: Change of Zone from R-R TO M-M.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**20c. PC (1) CONDITIONAL USE PERMIT NO. 3302 - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area - Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - R-R Zone - REQUEST: Auto wrecking yard and recycling facility.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**2:30 P.M. - CASE REVIEW**

**21a. PC (11) COMMERCIAL WECS PERMIT NO. 99 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**21b. PC (11) CHANGE OF ZONE NO. 6429 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**21c. PC (11) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST:**

**Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db(A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:45 P.M. - CASE REVIEW**

**22. PC (10) COMMERCIAL WECS PERMIT NO. 103 - EA NO. 37630 - Venture Pacific, Inc. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, northerly of Southern Pacific Railroad in Section 13, Township 3 South, Range 3 East, SBBM - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 285 feet high or 65 WECS at 235 feet high with accessory metereological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**23a. PC (4) COMMERCIAL WECS PERMIT NO. 107 - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**23b. PC (4) CHANGE OF ZONE NO. 6486 - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**23c. PC (4) VARIANCE CASE NO. 1679 - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.**

**ACTION : PD \_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

**PFC:csa**

**01/31/00 - (C:\WINNT\Profiles\carrieta\Desktop\FILES.2000\2000.LDC\AGENDA.FEB)**



Aleta J. Laurence, AICP

Director of Planning

# COUNTY OF RIVERSIDE

Planning Department

## ADDENDUM

February 16, 2000

LAND DEVELOPMENT COMMITTEE AGENDA

82675 HWY. 111, 2ND FLOOR, INDIO, CA 92201

(760) 863-8277

MEETING WILL BE HELD IN TLMA HEARING ROOM

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing** on March 16, 2000, all necessary clearances must be received no later than March

**16,2000.** In order to be scheduled for a **Planning Commission Hearing** on **April 12,2 000**, all necessary clearances must be received no later than **March 15,2000**. FAST TRACK cases are subject to separate scheduling procedures.

**9:30 A.M. - CASE REVIEW**

**JO (1) PLOT PLAN NO. 16330** - CEQA EXEMPT - Nextel Communications inc. - Fourth Supervisorial District - Blythe Zoning District - Area - Northerly of Blythe Way, westerly of Cottonwood Drive, southerly of Interstate 10 - W-2-M Zoning - 1 Acre - REQUEST: Add 50 square feet of equipment shelter to existing telecommunications site

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:30 P.M. - CASE REVIEW**

**JO (1) PLOT PLAN NO. 16353** - EA NO.37879 Lyons, Warren & Associates - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Washington Street, southerly of Avenue 42, - C-P-S Zoning - .54 Acres - REQUEST: Construct a fast food restaurant with drive through.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**3:00 A.M. - CASE REVIEW**

**SK (1) SURFACE MAINING PERMIT NO. 200** - E.A.NO. 37875 - Coronet Concrete Products - Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - Section 9, T1S, R8E - 20 Acres - REQUEST: Surface mining permit.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**PFC:rc**

**02/03/00**



Aleta J. Laurence, AICP

Director of Planning

# COUNTY OF RIVERSIDE

Planning Department

March 15, 2000

LAND DEVELOPMENT COMMITTEE AGENDA

82675 HWY. 111, 2ND FLOOR, INDIO, CA 92201

(760) 863-8277

**MEETING WILL BE HELD IN TLMA HEARING ROOM**

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning**

**Director's Hearing** on April 17, 2000, all necessary clearances must be received no later than March 15, 2000. In order to be scheduled for a **Planning Commission Hearing** on April 12, 2000, all necessary clearances must be received no later than March 15, 2000. **FAST TRACK** cases are subject to separate scheduling procedures.

TO VIEW STATUS OF COUNTY DEPARTMENTS' REVIEW, [CLICK HERE](#). Use **capital letters** and please remember to use Case Type plus 5 digit case number, for example; "TR28976", "CZ06321", or "CUP03290", or "WCS00071R5".

**9:00 A.M. - CASE REVIEW**

**1. SK (1) SURFACE MINING PERMIT NO. 176, REVISED PERMIT NO. 1** - E.A.NO. 37884 - Granite Construction - Fourth Supervisorial District - Chuckwalla Zoning Area - Section 34, T4S, R7E - 1,206 Acres - REQUEST: Surface mining permit.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2. SK (1) RECLAMATION PLAN NO. 159** - E.A.NO. 37919 - A-1 Aggregates, Inc. Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - Section 30, T4S, R8E - 232 Acres - REQUEST: Surface mining permit.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**9:15 A.M. - CASE REVIEW**

**3. MM (2) PUBLIC USE PERMIT NO. 566 - SUBSTANTIAL CONFORMANCE NO. 1** - CEQA EXEMPT - Desert Rehab Services, Inc. - Third Supervisorial District - Desert Hot Springs Zoning District - Northerly of Little Morongo Road, southerly of Colorado River Aqueduct - 2000 sq. feet - W-2

Zone - REQUEST: Construct a 2000 square foot meeting room at existing community care facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**4. JO (2) PLOT PLAN NO. 16359** - CEQA -EXEMPT - Davis Capital Management - Fourth Supervisorial District - Bermuda Dunes Zoning District. - Southerly of Avenue 42, westerly of Cambridge Avenue. - R-2 -4000 Zoning - .3 Acres - REQUEST: Construct a triplex.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**9:30 A.M. - CASE REVIEW**

**5. PC (1) CONDITIONAL USE PERMIT NO. 3304** - EA NO.37890 - Desert Rock Supply - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 38, westerly of Washington Street - W-2-10 Zone - 10 acres - REQUEST: Wholesale landscape, rock, and gravel yard, and supply.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**6. PC (1) CONDITIONAL USE PERMIT NO. 3305** - EA NO.37891 - Prices Nursery & Garden Supply - Fourth Supervisorial District - Palm Desert Zoning District - Southerly of Avenue 38, westerly of Washington Street - W-2-10 Zone - 10 acres - REQUEST: Wholesale nursery with contractor's facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:00 A.M. - CASE REVIEW**

**7. JO (4) PLOT PLAN NO. 16258** - EA NO.37833 -Sprint PCS,Inc.- Fourth Supervisorial District - Blythe Zoning District - Northerly of I-10, westerly of Neighbors Boulevard, southerly of Hobsonway - 1 Acre - C-P-S Zoning - REQUEST: Telecommunications tower at a height of 153 feet with accessory equipment structures.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**8a. JO (4) PLOT PLAN NO. 16260**- EA No.37835 - American Tower Corp.- Fourth Supervisorial District- Chuckwalla Zoning Area - Westerly of Rice Road (Highway 177),northerly of I-10, easterly of Kaiser Road- 5.31 Acres - N-A Zoning REQUEST: Telecommunication tower at the a height of 250 feet with accessory equipment shelters.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**8b. JO (4) VARIANCE CASE NO. 1680** - EA No.37835 - American Tower Corp.- Fourth Supervisorial District- Chuckwalla Zoning Area - Westerly of Rice Road (Highway 177),northerly of I-10, easterly of Kaiser Road- 5.31 Acres - N-A Zoning REQUEST: Height variance from 20 feet to 250 feet to allow unmanned telecommunication tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

### 10:15 A.M. - CASE REVIEW

**9a. JO (1) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 528** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42 - C-P-S, R-1-10,000 & R-1-20,000 Zoning - 5 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Plan from Residential 3A ( ½ To 2 1/2 ac. Lots) and Commercial to Manufacturing .

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**9b. JO (1) CHANGE OF ZONE NO. 6516** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42 - 5 Acres - REQUEST: Change of zone from R-1-10,000 & R-1-20,000 & C-P-S to I-P.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**9c. JO (1) PLOT PLAN NO. 16393** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42. - C-P-S, R-1-10,000 & R-1-20,000 Zoning - 5 Acres - REQUEST: Develop a mini-warehouse and redesign approved, but not constructed, retail building.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:15 A.M. - CASE REVIEW (Continued)**

**10. PC (1) COMMERCIAL PARCEL MAP NO. 29633** - EA NO.37886 - Pacific Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, Northerly of Metroplex Drive - M-SC Zone - Schedule E - REQUEST: Divide 1 acre into 2 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:45 A.M. - CASE REVIEW**

**11a. PC (6) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11b. PC (6) TENTATIVE PARCEL MAP NO. 29240** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin

Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:00 A.M. - CASE REVIEW**

**12a. PC (8) TENTATIVE TRACT MAP NO. 29333** - E.A. No. 37721 - Danmark Developers. - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Jack Ivey Drive, extended - R-2, R-3, R-5 & C-P-S Zone - REQUEST: Divide 187 acres into 16 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**12b. PC (8) CHANGE OF ZONE NO. 6467** - E.A. No. 37721 - Danmark Developers. - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, easterly of Jack Ivey Drive, extended - REQUEST: Change zone from C-P-S to R-T and R-5 on a 25 acre portion of 187 acres .

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**12c. PC (8) CGPA NO. 499** - E.A. No. 37721 - Danmark Developers. - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Monterey Avenue - REQUEST: General Plan Amendment to the Western Coachella Valley Plan from "Commercial " to "Residential 2B" (2 to 5 DU/AC) on a 25 acre portion of 187 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:15 A.M. CASE REVIEW**

**13a. PC (8) TENTATIVE TRACT MAP NO. 29151** - EA No. 37705 - Andrew E.Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Boca Chica Trail - R-T Zone -Schedule A- REQUEST: Divide 88 acres into 105 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**13b. PC (6) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 508** - EA No. 37705 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Boca Chica Trail - 36 Acres - R-T Zone - REQUEST: Reduce status of Calle Tosca Road.

**ACTION: PD PC WITHDRAWN CONT.**

**13c. PC (6) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 507** - EA No. 37705 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - 36 Acres - R-T Zone - REQUEST: Amend the Land Use Allocation Map of the Western Coachella Valley Plan, from Residential 2A (5 to 8 DU/AC) to Commercial on a portion of the project area.

**ACTION: PD PC WITHDRAWN CONT.**

**13d. PC (6) CHANGE OF ZONE NO. 6479** - EA No. 37705 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - 36 Acres - REQUEST: Change of zone from R-T to R-5, R-T & C-P-S.

**ACTION: PD PC WITHDRAWN CONT.**

**13e. PC (6) PLOT PLAN NO. 16104** - EA No. 37705 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - R-T Zone - REQUEST: Community clubhouse and recreational facility.

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

**13f. PC (3) TENTATIVE TRACT MAP NO. 29150** - EA No. 37843 - Andrew E. Stevens - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Boca Chica Trail - R-T, R-5 Zone - Schedule A - REQUEST: Divide 71 acres into 259 lots.

**ACTION: PD PC WITHDRAWN CONT.**

**11:30 A.M. - CASE REVIEW**

**14a.PC (1) FAST TRACK CGPA NO. 524 (FTA# 00-02)-** E.A. No. 37905 - Coachella Valley Housing Coalition - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Northerly of Avenue 63, easterly of Lincoln Street, southerly of Avenue 62 - 40 acres - A-2-10 Zone - REQUEST: Amend land use allocation map of the Eastern Coachella Valley Plan from "Agriculture" to "Residential 2A " (5 to 8 dwelling units per acre), or "Residential 2B" (2-5 dwelling units per acre) and "Residential 4"(5 acre and larger);

**ACTION:PD\_PC\_WITHDRAWN\_CONT.\_**

**14b. PC (1) FAST TRACK CHANGE OF ZONE NO. 6514 (FTA#00-02) -** E.A. No. 37905 - Coachella Valley Housing Coalition - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Northerly of Avenue 63, easterly of Lincoln Street, southerly of Avenue 62 - 40 acres - REQUEST: Change zone from A-2-10 to A-2-10, A-1-5, R-2, R-3 and R-T.

**ACTION:PD\_PC\_WITHDRAWN\_CONT.\_**

**14c. PC (1) FAST TRACK PARCEL MAP NO. 29530 (FTA#00-02) -** E.A. No. 37905 - Coachella Valley Housing Coalition - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Northerly of Avenue 63, easterly of Lincoln Street, southerly of Avenue 62 - 40 acres - A-2-10 Zone - Schedule H - REQUEST: Divided 40 Acres into 4 parcels and one remainder lot.

**ACTION:PD\_PC\_WITHDRAWN\_CONT.\_**

**14d. PC (1) FAST TRACK CONDITIONAL USE PERMIT NO. 3307 (FTA#00-02) -** E.A. No. 37905 - Coachella Valley Housing Coalition - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Northerly of Avenue 63, easterly of Lincoln Street, southerly of Avenue 62 - 40 acres - A-2-10 Zone - REQUEST: Construct and operate a 106 space mobile home park with community building and recreational facilities within 21 acre portion of 40 acre site.

**ACTION:PD\_PC\_WITHDRAWN\_CONT.\_**

**11:45 A.M. - CASE REVIEW**

**15a. PC (8) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/Richards Mueeting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**15b. PC (7) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueeting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**LUNCH**

**1:30 A.M. - CASE REVIEW**

**16a. PC (9) TRACT MAP NO. 29310** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**16b. PC (9) PLOT PLAN NO. 15979** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**16c. PC (2) EIR NO. 417** - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Screen Check EIR Document

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**1:45 P.M. - CASE REVIEW**

**17. PC (3) PUBLIC USE PERMIT NO. 804 - EA NO. 37863** - C.V. Engineers/Emmanuel House - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Westerly of Yucca Lane, northerly of Avenue 42 - 2.3 Acres - R-1-12000 Zoning - REQUEST: Place of religious worship and counseling center.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:00 P.M. - CASE REVIEW**

**18. PC (7) TENTATIVE PARCEL MAP NO. 29146** - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**19. PC (1) PARCEL MAP NO. 29514** - EA NO.37880 - Fitch Engineering/Robert Cockcroft - Fourth Supervisorial District - Cathedral City/Palm Desert Zoning District - Westerly of Verbena Road, northerly of Quail Trail at 48-805 Verbena Road. - R-1-1 Zone - Schedule H - REQUEST: Divide 5

acres into 2 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**20. PC (1) PUBLIC USE PERMIT NO. 742, REVISED PERMIT NO. 1** - EA NO.37909 - Gayle and Reginald Clark - Fourth Supervisorial District - Bermuda Dunes Zoning Area - Westerly of Yucca Lane, southerly of Avenue 42. - R-1 & R-1-12,000 Zoning - 2 Acres - REQUEST: Expand existing child care facility from 96 to 212 children and expand project area from one to two acres with additional buildings and parking facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**2:30 P.M. - CASE REVIEW**

**21a. PC (2) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 518** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area - Westerly of Lovekin Road,northerly of 18<sup>th</sup> Avenue - 10 Acres - R-R Zone - REQUEST: Amend to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**21b. PC (2) CHANGE OF ZONE NO. 6504** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - REQUEST: Change of Zone from R-R TO M-M.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**21c. PC (2) CONDITIONAL USE PERMIT NO. 3302** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area - Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - R-R Zone - REQUEST: Auto wrecking yard and recycling facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:45 P.M. - CASE REVIEW**

**22. JO (2) PLOT PLAN NO. 16353** - EA NO.37879 Lyons, Warren & Associates - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Washington Street, southerly of Avenue 42, - C-P-S Zoning - .54 Acres - REQUEST: Construct a fast food restaurant with drive through.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**3:00 P.M. CASE REVIEW**

**23a. PC (12) COMMERCIAL WECS PERMIT NO. 99 -(FAST TRACK #98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**23b. PC (12) CHANGE OF ZONE NO. 6429 -(FAST TRACK #98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**23c. PC (12) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db (A).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**3:15 P.M. - CASE REVIEW**

**24a. PC (1) ENVIRONMENTAL IMPACT REPORT NO. 416** - Venture Pacific, Inc. - Third Supervisorial District - Pass & Desert Zoning District - 2 ½ miles Easterly of I-10 and Highway 111 Interchange - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 283 feet high or 65 WECS at 233 feet high with accessory metereological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**24b. PC (11) COMMERCIAL WECS PERMIT NO. 103** - EA NO. 37630 - Venture Pacific, Inc. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, northerly of Southern Pacific Railroad in Section 13, Township 3 South, Range 3 East, SBBM - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 285 feet high or 65 WECS at 235 feet high with accessory metereological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**3:15 P.M. - CASE REVIEW (Continued)**

**25a. PC (5) COMMERCIAL WECS PERMIT NO. 107** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**25b. PC (5) CHANGE OF ZONE NO. 6486** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**25c. PC (5) VARIANCE CASE NO. 1679** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.

**ACTION : PD**\_\_\_ **PC** \_\_\_\_\_ **WITHDRAWN** \_\_\_\_\_ **CONT.** \_\_\_\_\_

*Last Revised 3/6/00*



Aleta J. Laurence  
Director of Planning



# COUNTY OF RIVERSIDE

Planning Department

APRIL 19, 2000

LAND DEVELOPMENT COMMITTEE AGENDA

82-675 HWY. 111, 2ND FLOOR, INDIO, CA 92201

(760) 863-8277

**MEETING WILL BE HELD IN TLMA HEARING ROOM**

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing** on May 19, 2000, all necessary clearances must be received no later than April 19, 2000. In order to be scheduled for a **Planning Commission Hearing** on June 21,

**2000**, all necessary clearances must be received no later than **May 17, 2000** . **FAST TRACK** cases are subject to separate scheduling procedures.

**9:30 A.M. - CASE REVIEW**

**1. JO (1) PLOT PLAN NO. 16446** - EA NO.37917 - Ampac Development - - Fourth Supervisorial District - Bermuda Dunes Zoning Area - Southerly of Avenue 42, easterly of Adams Street and northerly of Camelback Drive - R-2-4.000 Zone - 1 Acres - REQUEST: Construct and operate eight apartment units with a building height of approximately 16 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2. JO (3) PLOT PLAN NO. 16359** - CEQA -EXEMPT - Davis Capital Management - Fourth Supervisorial District - Bermuda Dunes Zoning District. - Southerly of Avenue 42, westerly of Cambridge Avenue. - R-2 -4000 Zoning - .3 Acres - REQUEST: Construct a triplex.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**9:45 A.M. - CASE REVIEW**

**3. MM (3) PUBLIC USE PERMIT NO. 566 - SUBSTANTIAL CONFORMANCE NO. 1** - CEQA EXEMPT - Desert Rehab Services, Inc. - Third Supervisorial District - Desert Hot Springs Zoning District - Northerly of Little Morongo Road, southerly of Colorado River Aqueduct - 2000 sq. feet - W-2 Zone - REQUEST: Construct a 2000 square foot meeting room at existing community care facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:00 A.M. - CASE REVIEW**

**4. JO (1) PLOT PLAN NO. 16421** - EA NO.37917 - Washington Business Center LLC - Supervisorial

District - Bermuda Dunes Zoning Area - Northerly of Varner Road, westerly of Badger Street. - C-P-S Zoning - 2 Acres - REQUEST: Construct two manufacturing /warehouse buildings.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:15 A.M. - CASE REVIEW**

**5. PC (2) CONDITIONAL USE PERMIT NO. 3304** - EA NO.37890 - Desert Rock Supply - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 38, westerly of Washington Street - W-2-10 Zone - 10 acres - REQUEST: Wholesale rock and gravel supply and contractor's yard.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**6. PC (2) CONDITIONAL USE PERMIT NO. 3305** - EA NO.37891 - Prices Nursery & Garden Supply - Fourth Supervisorial District - Palm Desert Zoning District - Southerly of Avenue 38, westerly of Washington Street - W-2-10 Zone - 10 acres - REQUEST: Wholesale nursery with contractor's yard.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:30 A.M. - CASE REVIEW**

**7a. JO (5) PLOT PLAN NO. 16260**- EA No.37835 - American Tower Corp.- Fourth Supervisorial District- Chuckwalla Zoning Area - Westerly of Rice Road (Highway 177),northerly of I-10, easterly of Kaiser Road- 5.31 Acres - N-A Zoning REQUEST: Telecommunication tower at the a height of 250 feet with accessory equipment shelters with removal of existing commercial buildings.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**7b. JO (1) CHANGE OF ZONE NO. 6520** - EA NO.37835 - American Tower Corp.- Fourth Supervisorial District - Chuckwalla Zoning District- Westerly of Rise Road (Hwy. 177), northerly of I-10, easterly of Kaiser Road - 6.16 Acres - REQUEST: Change of zone from N-A to W-2 and C-P-S for a 250' telecommunication tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**7c. JO (5) VARIANCE CASE NO. 1680** - EA No.37835 - American Tower Corp.- Fourth Supervisorial District- Chuckwalla Zoning Area - Westerly of Rice Road (Highway 177),northerly of I-10, easterly of Kaiser Road- 5.31 Acres - N-A Zoning REQUEST: Height variance from 20 feet to 250 feet to allow unmanned telecommunication tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:45 A.M. - CASE REVIEW**

**8a. JO (2) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 528** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42 - C-P-S, R-1-10,000 & R-1-20,000 Zoning - 5 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Plan from Residential 3A ( ½ To 2 1/2 ac. Lots) and Commercial to Manufacturing .

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**8b. JO (2) CHANGE OF ZONE NO. 6516** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42 - 5 Acres - REQUEST: Change of zone from R-1-10,000 & R-1-20,000 & C-P-S to I-P.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**8c. JO (2) PLOT PLAN NO. 16393** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42. - C-P-S, R-1-10,000 & R-1-20,000 Zoning - 5 Acres - REQUEST: Develop a mini-warehouse facility and redesign approved, but not constructed, retail building, including caretaker's dwelling.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11:00 A.M. - CASE REVIEW**

**9a. PC (7) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**9b. PC (7) TENTATIVE PARCEL MAP NO. 29240** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10a. PC (9) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10b. PC (8) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueeting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:15 A.M. - CASE REVIEW**

**11a. PC (10) TENTATIVE TRACK MAP NO. 29310** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11b. PC (10) PLOT PLAN NO. 15979** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:15 A.M. - CASE REVIEW (Continued)**

**11c. PC (3) EIR NO. 417** - Winchester Development Co. LLC- Fourth Supervisorial District - Sky

Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Screen Check EIR Document

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11:30 A.M. - CASE REVIEW**

**12. PC (8) TENTATIVE PARCEL MAP NO. 29146** - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**13. PC (2) TENTATIVE PARCEL MAP NO. 29514** - EA NO.37880 - Fitch Engineering/Robert Cockcroft - Fourth Supervisorial District - Cathedral City/Palm Desert Zoning District - Westerly of Verbena Road, northerly of Quail Trail at 48-805 Verbena Road. - R-1-1 Zone - Schedule H - REQUEST: Divide 5 acres into 2 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11:45 A.M. - CASE REVIEW**

**14a. PC (3) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 518** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area - Westerly of Lovekin Road,northerly of 18<sup>th</sup> Avenue - 10 Acres - R-R Zone - REQUEST: Amend to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**14b. PC (3) CHANGE OF ZONE NO. 6504** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - REQUEST: Change of Zone from R-R TO M-M.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**14c. PC (3) CONDITIONAL USE PERMIT NO. 3302** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area - Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - R-R Zone - REQUEST: Auto wrecking yard and recycling facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**LUNCH**

**1:30 P.M. - CASE REVIEW**

**15a. PC (1) FAST TRACK COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 530 (FTA#00-01)**- EA NO.37928 - Chandi Nachattar - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Easterly of Hwy 86 northerly of Hwy.195. - A-1-5 Zoning - 8.73 Acres - REQUEST:General Plan Amendment to the Eastern Coachella Valley Plan from "Residential 4" to "Commercial" and Residential 4".

**ACTION: PD PC WITHDRAWN CONT.**

**15b. PC (1) FAST TRACK CHANGE OF ZONE NO. 6518 - (FTA#00-01)-EA NO.37928 - Chandi Nachattar - Fourth Supervisorial District - Lower Coachella Valley Zoning Area - Easterly of State Hwy 86 and northerly of State Hwy 195. 8.72 Acres - REQUEST: Change of Zone from A-1-5 to A-1-5 & C-P-S.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**15c. PC (1) FAST TRACK CONDITIONAL USE PERMIT NO. 3309 -(FTA#00-01)E.A. No. 37928 - Chandi Nachattar - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Easterly of State Hwy 86 & northerly of State Hwy 195. - 8.72 Acres - A-1-5 Zoning - REQUEST: Construct travel plaza including restaurant, car wash, convenience store with vehicle fuel sales and the sale of beer/wine for off-premises consumption.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**2:00 P.M. - CASE REVIEW**

**16. PC (4) PUBLIC USE PERMIT NO. 804 - EA NO. 37863 - C.V. Engineers/Emmanuel House - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Westerly of Yucca Lane, northerly of Avenue 42 - 2.3 Acres - R-1-12000 Zoning - REQUEST: Place of religious worship and counseling center.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**2:15 P.M. - CASE REVIEW**

**17a. PC (1) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 531 (UDEV) - EA NO.37932 - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - A-1-20 Zoning - 45 Acres - REQUEST:General Plan Amendment to the Eastern Coachella Valley Plan from "Agricultural" to "Residential3A" (2 ½ - ½ acre minimum).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**17b. PC (1) CHANGE OF ZONE NO. 6519 - EA NO.37932 - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - 45 Acres - REQUEST: Change of zone from A-1-20 to R-R**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**17c. PC (1) TRACT MAP NO. 29423 - EA NO.37932 - Coachella Valley Engineers - Fourth**

Supervisory District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - 45 Acres - A-1-20 Zone - Schedule C - REQUEST: Divide 45 acres into 22 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**2:30 P.M. CASE REVIEW**

**18a. PC (13) COMMERCIAL WECS PERMIT NO. 99 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisory District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**18b. PC (13) CHANGE OF ZONE NO. 6429 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisory District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**18c. PC (13) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisory District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db (A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**2:45 P.M. - CASE REVIEW**

**19a. PC (2) ENVIRONMENTAL IMPACT REPORT NO. 416** - Seawest Windpower, Inc. - Third Supervisorial District - Pass & Desert Zoning District - 2 ½ miles Easterly of I-10 and Highway 111 Interchange - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 283 feet high or 65 WECS at 233 feet high with accessory metereological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**19b. PC (12) COMMERCIAL WECS PERMIT NO. 103** - EA NO. 37630 - Seawest Windpower, Inc. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, northerly of Southern Pacific Railroad in Section 13, Township 3 South, Range 3 East, SBBM - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 285 feet high or 65 WECS at 235 feet high with accessory metereological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**20a. PC (6) COMMERCIAL WECS PERMIT NO. 107** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**20b. PC (6) CHANGE OF ZONE NO. 6486** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306

Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**20c. PC (6) VARIANCE CASE NO. 1679** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.

**ACTION : PD\_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

**PFC:csa**

**04/10/00**

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Aleta J. Laurence  
Director of Planning



# COUNTY OF RIVERSIDE

Planning Department

MAY 17, 2000

LAND DEVELOPMENT COMMITTEE AGENDA

82-675 HWY. 111, 2ND FLOOR, INDIO, CA 92201

(760) 863-8277

MEETING WILL BE HELD IN TLMA HEARING ROOM

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing** on June 16, 2000, all necessary clearances must be received no later than May 17, 2000. In order to be scheduled for a **Planning Commission Hearing** on June 21, 2000, all necessary clearances must be received no later than May 17, 2000. **FAST TRACK** cases

are subject to separate scheduling procedures.

**9:00 A.M. - CASE REVIEW**

**1. JO (2) PLOT PLAN NO. 16446** - EA NO.37917 - Ampac Development - - Fourth Supervisorial District - Bermuda Dunes Zoning Area - Southerly of Avenue 42, easterly of Adams Street and northerly of Camelback Drive - R-2-4.000 Zone - 1 Acres - REQUEST: Construct and operate eight apartment units with a building height of approximately 16 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**2. JO (4) PLOT PLAN NO. 16359** - CEQA -EXEMPT - Davis Capital Management - Fourth Supervisorial District - Bermuda Dunes Zoning District. - Southerly of Avenue 42, westerly of Cambridge Avenue. - R-2 -4000 Zoning - .3 Acres - REQUEST: Construct a triplex.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**9:15 A.M. - CASE REVIEW**

**3. JO (7) TENTATIVE TRACT MAP NO. 29387, AMENDED NO. 3** - EA 37751 - Stoneridge, Inc./ John Hacker Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Southerly of Bermuda Dunes Drive, northeasterly of Adams Street, westerly of Granada Dr. - R-2-4,000 Zone - Schedule A -REQUEST: Divide approximately 15 acres into 59 residential lots, and three common recreational/retention lots; project will extend sewer from intersection of Baracoa Dr. and Adams Street to the site.

**01 ACTION: PD\_PC\_X\_WITHDRAWN\_CONT.**

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**9:45 A.M. - CASE REVIEW**

**4a. JO (1) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 537** - EA NO.37917 - Washington Business Center LLC - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Varner Road, westerly of Badger Street - 1.71 Acres. REQUEST: Amend Western Coachella Valley Plan From "Commercial" to "Manufacturing".

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**4b. JO (1) CHANGE OF ZONE NO. 6529** - EA NO.37917 - Washington Business Center LLC - Fourth Supervisorial District - Bermuda Dunes Zoning District -Northerly of Varner Road, westerly of Badger Street - 1.71 Acres - REQUEST: Change of zone from C-P-S to I-P.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**4c. JO (2) PLOT PLAN NO. 16421** - EA NO.37917 - Washington Business Center LLC - Supervisorial District - Bermuda Dunes Zoning Area - Northerly of Varner Road, westerly of Badger Street. - C-P-S Zoning - 2 Acres - REQUEST: Construct two manufacturing /warehouse buildings.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**10:00 A.M. - CASE REVIEW**

**5. JO (4) PUBLIC USE PERMIT NO. 566 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT** - Desert Rehab Services, Inc. - Third Supervisorial District - Desert Hot Springs Zoning District - Northerly of Little Morongo Road, southerly of Colorado River Aqueduct - 2000 sq. feet - W-2 Zone - REQUEST: Construct a 2000 square foot meeting room at existing community care facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**6. MM (1) CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 4880** - Ramon Flores - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 66, easterly of Filmore Street.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**10:15 A.M. - CASE REVIEW**

**7. MM (1) CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 4873** - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Easterly of Polk Street, southerly of Avenue 78 .

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**8a. PC (2) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 531 (UDEV)** - EA NO.37932 - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - A-1-20 Zoning - 45 Acres - REQUEST:General Plan Amendment to the Eastern Coachella Valley Plan from "Agricultural" to "Residential3A" (2 ½ - ½ acre minimum).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**8b. PC (2) CHANGE OF ZONE NO. 6519** - EA NO.37932 - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - 45 Acres - REQUEST: Change of zone from A-1-20 to R-R or R-1-2 or R-A-2.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**8c. PC (2) TRACT MAP NO. 29423** - EA NO.37932 - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - 45 Acres - A-1-20 Zone - Schedule C - REQUEST: Divide 45 acres into 22 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**10:30 A.M. - CASE REVIEW**

**9a. JO (3) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 528** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42 - C-P-S, R-1-10,000 & R-1-20,000 Zoning - 5 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Plan from Residential 3A ( ½

To 21/2 ac. Lots) and Commercial to Manufacturing .

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**9b. JO (3) CHANGE OF ZONE NO. 6516** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42 - 5 Acres - REQUEST: Change of zone from R-1-10,000 & R-1-20,000 & C-P-S to I-P.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**9c. JO (3) PLOT PLAN NO. 16393** - EA NO.37908 - BPL Desert & Polk Meadows- Fourth Supervisorial District - Bermuda Dunes Zoning Area - Easterly of Washington Street, northerly of Avenue 42. - C-P-S, R-1-10,000 & R-1-20,000 Zoning - 5 Acres - REQUEST: Develop a mini-warehouse facility and redesign approved, but not constructed, retail building, including caretaker's dwelling.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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### **10:45 A.M. - CASE REVIEW**

**10a. PC (8) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**10b. PC (8) TENTATIVE PARCEL MAP NO. 29240** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**11a. PC (10) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/Richards Mueing Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**10:45 A.M. - CASE REVIEW (Continued)**

**11b. PC (10) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueing Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**11:00 A.M. - CASE REVIEW**

**12a. PC (11) TENTATIVE TRACK MAP NO. 29310** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**12b. PC (11) PLOT PLAN NO. 15979** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**12c. PC (1) CHANGE OF ZONE NO. 6530** - E A NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - REQUEST: Zone change from R-A-10, R-A-1 1/4 to R-A-10, R-A-1 1/4 and R-5.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**12d. PC (4) EIR NO. 417** - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Screen Check EIR Document

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**11:15 A.M. - CASE REVIEW**

**13. PC (9) TENTATIVE PARCEL MAP NO. 29146** - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**14. PC (3) TENTATIVE PARCEL MAP NO. 29514** - EA NO.37880 - Fitch Engineering/Robert Cockcroft - Fourth Supervisorial District - Cathedral City/Palm Desert Zoning District - Westerly of Verbena Road, northerly of Quail Trail at 48-805 Verbena Road. - R-1-1 Zone - Schedule H - REQUEST: Divide 5 acres into 2 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**11:30 A.M. - CASE REVIEW**

**15a. PC (4) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 518** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area - Westerly of Lovekin Road,northerly of 18<sup>th</sup> Avenue - 10 Acres - R-R Zone - REQUEST: Amend to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**15b. PC (4) CHANGE OF ZONE NO. 6504** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - REQUEST: Change of Zone from R-R TO M-M.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**15c. PC (4) CONDITIONAL USE PERMIT NO. 3302** - EA NO. 37872 - JMS Engineering/Marie Chaney - Fourth Supervisorial District - South Palo Verde Zoning Area - Westerly of Lovekin Road, northerly of 18<sup>th</sup> Avenue - 10 Acres - R-R Zone - REQUEST: Auto wrecking yard and recycling facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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## **LUNCH**

### **1:30 P.M. - CASE REVIEW**

**16a. PC (2) FAST TRACK COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 530 (FTA#00-01)**- EA NO.37928 - Chandi Nachattar - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Easterly of Hwy 86 northerly of Hwy.195. - A-1-5 Zoning - 8.73 Acres - REQUEST:General Plan Amendment to the Eastern Coachella Valley Plan from "Residential 4" to "Commercial" and Residential 4".

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**16b. PC (2) FAST TRACK CHANGE OF ZONE NO. 6518 - (FTA#00-01)-EA NO.37928 - Chandi Nachattar - Fourth Supervisorial District - Lower Coachella Valley Zoning Area - Easterly of State Hwy 86 and northerly of State Hwy 195. 8.72 Acres - REQUEST: Change of Zone from A-1-5 to A-1-5 & C-P-S.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**16c. PC (2) FAST TRACK CONDITIONAL USE PERMIT NO. 3309 -(FTA#00-01)E.A. No. 37928 - Chandi Nachattar - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Easterly of State Hwy 86 & northerly of State Hwy 195. - 8.72 Acres - A-1-5 Zoning - REQUEST: Construct travel plaza including restaurant, car wash, convenience store with vehicle fuel sales and the sale of beer/wine for off-premises consumption.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**2:00 P.M. - CASE REVIEW**

**17. PC (5) PUBLIC USE PERMIT NO. 804 - EA NO. 37863 - C.V. Engineers/Emmanuel House - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Westerly of Yucca Lane, northerly of Avenue 42 - 2.3 Acres - R-1-12000 Zoning - REQUEST: Place of religious worship and counseling center.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**18. PC (1) PLOT PLAN NO. 16456 - E.A. No. 37936 - Nextel Communications, Inc. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, easterly of Palm Drive and Insley Drive - 1 Acre - W-2 Zone - REQUEST: Telecommunication tower at a height of 100 feet with accessory equipment shelter.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**2:15 P.M. - CASE REVIEW**

**19a. JO (6) PLOT PLAN NO. 16260**- EA No.37835 - American Tower Corp.- Fourth Supervisorial District- Chuckwalla Zoning Area - Westerly of Rice Road (Highway 177),northerly of I-10, easterly of Kaiser Road- 5.31 Acres - N-A Zoning REQUEST: Telecommunication tower at the a height of 250 feet with accessory equipment shelters with removal of existing commercial buildings.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**19b. JO (2) CHANGE OF ZONE NO. 6520** - EA NO.37835 - American Tower Corp.- Fourth Supervisorial District - Chuckwalla Zoning District- Westerly of Rise Road (Hwy. 177), northerly of I-10, easterly of Kaiser Road - 6.16 Acres - REQUEST: Change of zone from N-A to W-2 and C-P-S for a 250' telecommunication tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**19c. JO (6) VARIANCE CASE NO. 1680** - EA No.37835 - American Tower Corp.- Fourth Supervisorial District- Chuckwalla Zoning Area - Westerly of Rice Road (Highway 177),northerly of I-10, easterly of Kaiser Road- 5.31 Acres - N-A Zoning REQUEST: Height variance from 20 feet to 250 feet to allow unmanned telecommunication tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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## **2:30 P.M. CASE REVIEW**

**20a. PC (14) COMMERCIAL WECS PERMIT NO. 99 -(FAST TRACK #98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**20b. PC (14) CHANGE OF ZONE NO. 6429 -(FAST TRACK #98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10,

easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**20c. PC (14) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db (A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**2:45 P.M. - CASE REVIEW**

**21a. PC (3) ENVIRONMENTAL IMPACT REPORT NO. 416 - Seawest Windpower, Inc. - Third Supervisorial District - Pass & Desert Zoning District - 2 ½ miles Easterly of I-10 and Highway 111 Interchange - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 283 feet high or 65 WECS at 233 feet high with accessory meteorological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**21b. PC (13) COMMERCIAL WECS PERMIT NO. 103 - EA NO. 37630 - Seawest Windpower, Inc. - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, northerly of Southern Pacific Railroad in Section 13, Township 3 South, Range 3 East, SBBM - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 285 feet high or 65 WECS at 235 feet high with accessory meteorological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**22a. PC (7) COMMERCIAL WECS PERMIT NO. 107 - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road -**

306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**22b. PC (7) CHANGE OF ZONE NO. 6486** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**22c. PC (7) VARIANCE CASE NO. 1679** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.

**ACTION : PD \_\_\_ PC \_\_\_ WITHDRAWN \_\_\_ CONT. \_\_\_**

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**3:00 P.M. - CASE REVIEW**

**23a. PC (7) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 507** - EA 37705/37843 - Andrew E. Stevens - Thousand Palms Zoning District - Fourth Supervisorial District - Northeasterly of Varner Road, southerly of Boca Chica Trail/White Sands Drive, easterly of Bell Road and westerly of Jack Ivey Drive - 143 Acres - R-3, R-5, and R-T Zoning - REQUEST: Amend land use allocation map of the Western Coachella Valley Plan from "Residential 2A" (5-8 du/ac) to "Commercial" on a 36 acre portion of the 143 acre site.

**ACTION: PD\_PC\_X WITHDRAWN\_CONT.**

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**23b. PC (7) CHANGE OF ZONE NO. 6479** - EA 37705/37843 - Andrew E. Stevens - Thousand Palms Zoning District - Fourth Supervisorial District - Northeasterly of Varner Road, southerly of Boca Chica Trail/White Sands Drive, easterly of Bell Road and westerly of Jack Ivey Drive - 143 Acres - R-3, R-5, and R-T Zoning - REQUEST: Change of zone from R-3, R-T, and R-5 to C-P-S, C-O, R-4, and R-5.

**ACTION: PD PC X WITHDRAWN CONT.**

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**23c. PC (4) TENTATIVE TRACT MAP NO. 29150, AMENDED NO. 1** - EA 37705/37843 - Andrew E. Stevens - Thousand Palms Zoning District - Fourth Supervisorial District - Northeasterly of Varner Road, southerly of Boca Chica Trail/White Sands Drive, easterly of Bell Road and westerly of Jack Ivey Drive - 143 Acres - R-3, R-5, and R-T Zoning - REQUEST: Divide 71 acres into 265 lots.

**ACTION: PD PC X WITHDRAWN CONT.**

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**23d. PC (9) TENTATIVE TRACT MAP NO. 29151** - EA 37705/37843 - Andrew E. Stevens - Thousand Palms Zoning District - Fourth Supervisorial District - Northeasterly of Varner Road, southerly of Boca Chica Trail/White Sands Drive, easterly of Bell Road and westerly of Jack Ivey Drive - 143 Acres - R-3, R-5, and R-T Zoning - REQUEST: Divide 72 acres into 105 lots and a "remainder" parcel.

**ACTION: PD PC X WITHDRAWN CONT.**

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**23e. PC (7) PLOT PLAN NO. 16104** - EA 37705/37843 - Andrew E. Stevens - Thousand Palms Zoning District - Fourth Supervisorial District - Northeasterly of Varner Road, southerly of Boca Chica Trail/White Sands Drive, easterly of Bell Road and westerly of Jack Ivey Drive - 143 Acres - R-3, R-5, and R-T Zoning - REQUEST: Community clubhouse and recreational facility with a building height of approximately 18 feet on a 1.5 acre portion of the 143 acre site.

**ACTION: PD \_\_\_\_\_ PC X WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

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**PFC:csa**

**05/02/00**

**Last Posted May 15, 2000**



# COUNTY OF RIVERSIDE

Planning Department

**JULY 19, 2000**

**LAND DEVELOPMENT COMMITTEE WORK ORDER**

**82-675 HWY. 111, 2ND FLOOR**

**INDIO, CA 92201**

**(760) 863-8277**

**MEETING WILL BE HELD IN TLMA HEARING ROOM**

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing** on August 14, 2000, all necessary clearances must be received no later than July 19, 2000. In order to be scheduled for a **Planning Commission Hearing** on August 23, 2000, all necessary clearances must be received no later than July 19, 2000. **FAST TRACK** cases

are subject to separate scheduling procedures.

**9:00 A.M. - CASE REVIEW**

**1. SK (1) SURFACE MINING PERMIT NO. 161, REVISED PERMIT NO. 1** - EA 37810 - R. C. Sand & Gravel, Inc. Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - Section 29, T4S, R8E - 104 Acres - REQUEST: Revision to existing surface mining permit.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**2. JO (2) PLOT PLAN 16510** - CEQA EXEMPT - Ronald A. Gregory - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 42, easterly of Maroon Town Dr. - .30 Acres - R-2-4000 Zone - REQUEST: Construct a triplex with detached garages.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**3. JO (6) PLOT PLAN NO. 16359** - CEQA -EXEMPT - Davis Capital Management - Fourth Supervisorial District - Bermuda Dunes Zoning District. - Southerly of Avenue 42, westerly of Cambridge Avenue. - R-2 -4000 Zoning - .3 Acres - REQUEST: Construct a triplex.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**9:15 A.M. - CASE REVIEW**

**4. JO (1) PLOT PLAN NO. 16591** - EA NO. 38006 - RDW Properties - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Maroon Town Dr, northerly of Savanna La Mar Road, westerly of Adams Street - .6 Acres - R-2-4000 Zone - REQUEST: 7 unit apartment.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**5. PC (2) PLOT PLAN NO. 12750R1 - EA: 37973 - Russell Leach - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Manufacturing Road, easterly of Varner Road - 5 Acres - M-SC Zone - REQUEST: Expand existing contractor's yard/building material sales yard with a 2100 square foot office building and additional outdoor material storage area.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. X**

**9:30 A.M. - CASE REVIEW**

**6. PC (1) FAST TRACK COMMERCIAL PARCEL MAP NO. 29815 (FTA 00-15) - EA NO.38008 - North Shore Development LLC - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Rio Del Sol - M-SC, I-P Zone - Schedule E - REQUEST: 31 acres divided into 32 lots with 1 retention lot.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_ BOS X**

**9:45 A.M. - CASE REVIEW**

**7. JO (6) PUBLIC USE PERMIT NO. 566 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT - Desert Rehab Services, Inc. - Third Supervisorial District - Desert Hot Springs Zoning District - Northerly of Little Morongo Road, southerly of Colorado River Aqueduct - 2000 sq. feet - W-2 Zone - REQUEST: Construct a 2000 square foot meeting room at existing community care facility.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:00 A.M. - CASE REVIEW**

**8a. PC (1) PUBLIC USE PERMIT NO. 809 (FORMERLY PP 16574) - E.A. NO.37996 - Sprint PCS - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Unmanned Telecommunication tower at a height of 48 feet with accessory equipment buildings.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**8b. PC (1) VARIANCE CASE NO. 1692 - E.A. NO.37996 - Sprint PCS - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Variance from 40 feet high to 48 feet high monopole.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:15 A.M. - CASE REVIEW**

**9a. PC (4) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 531 (UDEV) - EA NO.37932 - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - A-1-20 Zoning - 45 Acres - REQUEST:General Plan Amendment to the Eastern Coachella Valley Plan from "Agricultural" to "Residential3A" (2 ½ - ½ acre minimum).**

**ACTION: PD\_PC\_X WITHDRAWN\_CONT. \_**

**9b. PC (4) CHANGE OF ZONE NO. 6519** - EA NO.37932 - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - 45 Acres - REQUEST: Change of zone from A-1-20 to R-R or R-1-2 or R-A-2.

**ACTION: PD\_PC X WITHDRAWN\_CONT. \_**

**10:15 A.M. - CASE REVIEW(Continued...)**

**9c. PC (4) TRACT MAP NO. 29423** - EA NO.37932 - Coachella Valley Engineers - Fourth Supervisorial District - Lower Coachella Valley Zoning District- Southerly of Avenue 54, westerly of Calhoun Street - 45 Acres - A-1-20 Zone - Schedule C - REQUEST: Divide 45 acres into 22 lots.

**ACTION: PD\_PC X WITHDRAWN\_CONT. \_**

**10:30 A.M. - CASE REVIEW**

**10a. PC (2) FAST TRACT COMMERCIAL PARCEL MAP NO. 29776 (FTA#98-29)- EA NO.**

37983 - Land Solutions - Fourth Supervisorial District - Bermuda Dunes Zoning District - 1.87 Acres - Easterly of Washington Street, southerly of Avenue 42 - C-P-S Zone - Schedule E - REQUEST: Divide 1.87 Acres in two commercial lots.

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_ BOS\_\_X\_\_**

**10b. PC (2) FAST TRACK PLOT PLAN NO. 16547 (FTA#98-29) - EA NO. 37982 - Land Solutions - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Washington Street, southerly of Avenue 42 - .70 Acres - C-P-S Zone - REQUEST: Develop a 2000 square foot restaurant with drive thru.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_ BOS\_\_X\_\_**

**10:45 A.M. - CASE REVIEW**

**11a. PC (10) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512 - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11b. PC (10) TENTATIVE PARCEL MAP NO. 29240 - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:45 A.M. - CASE REVIEW(Continued...)**

**12a. PC (12) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**12b. PC (12) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:00 A.M. - CASE REVIEW**

**13a. PC (13) TENTATIVE TRACT MAP NO. 29310** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**13b. PC (13) PLOT PLAN NO. 15979** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East,

SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**13c. PC (3) CHANGE OF ZONE NO. 6530 - E A NO. 37678 - Winchester Development Co. LLC-** Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - REQUEST: Zone change from R-A-10, R-A-1 1/4 to R-A-10, R-A-1 1/4 and R-5.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:00 A.M. - CASE REVIEW (Continued...)**

**13d. PC (6) EIR NO. 417 - Winchester Development Co. LLC-** Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Screen Check EIR Document

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:15 A.M. - CASE REVIEW**

**14. PC (1) PRE-APPLICATION REVIEW NO. (PAR) 376 - Kirk Timothy Mulhearn - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of I-10, easterly of Washington Street - W-2-10 - REQUEST: PAR for Residential Tract Map, Zone Change & General Plan Amendment**

**ACTION : PD X PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

**15. PC (1) PRE-APPLICATION REVIEW NO. (PAR) 377** - Doug Wall Construction, Inc. - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 38, Westerly of Washington Street - W-2-10 - REQUEST: Divide 20 acres into 12 lots.

**ACTION : PD**\_\_\_ **PC** \_\_\_ **WITHDRAWN** \_\_\_ **CONT.** **X**

**LUNCH**

**1:30 P.M. - CASE REVIEW**

**16. PC (3) PLOT PLAN NO. 16456** - E.A. No. 37936 - Nextel Communications, Inc. - Third Supervisorial District - Cathedral City/Palm Desert Zoning District - Northerly of I-10, easterly of Palm Drive - 1 Acre - W-2 Zone - REQUEST: Telecommunication tower at a height of 100 feet with accessory equipment shelter.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**17. PC (1) PLOT PLAN NO. 16571** - EA NO. 37994 -KDI Stoneworks - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Country Club Drive, easterly of Adams Street - 1.5 Acres - I-P Zone - REQUEST: Construct and operate a 20,000 square foot industrial building for a marble and granite contractor to cut and polish counter tops.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**1:45 P.M. - CASE REVIEW**

**18. JO (1) TRACT MAP NO. 28592, REVISED NO.1** EA NO. 38005 - T.S. Voelker Architecture- Fourth Supervisorial District- Pass & Desert Zoning District -Southerly of Dillon Road, easterly of Langlois Road - R-2-8000 Zone - Schedule A - REQUEST: Planned Residential Development (PDR) to divide 37 acres into 168 dwelling units with community recreational facilities and clubhouse; project will extend sewer lines approximately one mile from Desert Crest Wastewater Treatment Plant to the site.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. \_**

**2:00 P.M. CASE REVIEW**

**19. PC (11) TENTATIVE PARCEL MAP NO. 29146** - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**20a. PC (16) FAST TRACK COMMERCIAL WECS PERMIT NO. 99 (FTA#98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:00 P.M. CASE REVIEW (Continued...)**

**20b. PC (16) FAST TRACK CHANGE OF ZONE NO. 6429 (FTA#98-42)** - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**20c. PC (16) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db (A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:15 P.M. - CASE REVIEW**

**21a. PC (5) ENVIRONMENTAL IMPACT REPORT NO. 416 - Mountain View Power Partners- Third Supervisorial District - Pass & Desert Zoning District - 2 ½ miles Easterly of I-10 and Highway 111 Interchange - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 283 feet high or 65 WECS at 233 feet high with accessory metereological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**21b. PC (15) COMMERCIAL WECS PERMIT NO. 103 - EA NO. 37630 - Mountain View Power Partners - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, northerly of Southern Pacific Railroad in Section 13, Township 3 South, Range 3 East, SBBM - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 285 feet high or 65 WECS at 235 feet high with accessory metereological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**21c. PC (1) VARIANCE CASE NO. 1693 - E.A. NO.37630 - Mountain View Partners, LLC - Third Supervisorial District - Pass & Desert Zoning Area - 2 ½ Easterly of I-10 and Hwy 111 Interchange - 554 Acre - W-E, R-R Zone - REQUEST: Variance for wind access setbacks for turbines D1.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:15 P.M. - CASE REVIEW (Continued...)**

**22a. PC (9) COMMERCIAL WECS PERMIT NO. 107** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**22b. PC (9) CHANGE OF ZONE NO. 6486** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**22c. PC (9) VARIANCE CASE NO. 1679** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.

**ACTION : PD \_\_\_ PC \_\_\_ WITHDRAWN \_\_\_ CONT. \_\_\_X\_\_\_**

**23a. PC (2) COMMERCIAL WECS NO. 71R6** - EA: 37977 - Mark Technologies Corp - Third Supervisorial District - Whitewater zoning Area - Westerly of Whitewater Canyon Road, northerly of I-10 - 30 Acres - R-R Zone - REQUEST: Revise permit to add five 600 Kw turbines to WECS 71R6.

**ACTION: PD \_\_\_ PC \_\_\_X\_\_\_ WITHDRAWN \_\_\_ CONT**

**23b. PC (2) CHANGE OF ZONE NO. 6531** - EA NO.37977 - Mark Technologies - Third Supervisorial District - Whitewater Zoning Area - Westerly of Whitewater Canyon Road, northerly of I-10 - 30 Acres - REQUEST: Change of zone from R-R to W-E .

**ACTION: PD \_\_\_ PC \_\_\_X\_\_\_ WITHDRAWN \_\_\_ CONT**

**23c. PC (2) VARIANCE NO.1690** - EA NO.37977 - Mark Technologies Corp - Third Supervisorial District - Whitewater Zoning Area - Westerly of Whitewater Canyon Road, northerly of I-10 - 30 Acres. REQUEST: Variance for wind access setback from 650 ft to 400 ft for WCS071R6.

**ACTION: PD\_PC\_X WITHDRAWN\_CONT.\_**

**PFC:csa**

**06/01/00**

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Aleta J. Laurence, AICP

Director of Planning

# COUNTY OF RIVERSIDE

Planning Department

**AUGUST 16, 2000**

**LAND DEVELOPMENT COMMITTEE AGENDA**

**82-675 HWY. 111, 2ND FLOOR, INDIO, CA 92201**

**(760) 863-8277**

**MEETING WILL BE HELD IN TLMA HEARING ROOM**

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing** on **September 15, 2000**, all necessary clearances must be received no later than **August 16, 2000**. In order to be scheduled for a **Planning Commission Hearing** on **October 11, 2000**, all necessary clearances must be received no later than **August 16, 2000**. **FAST TRACK** cases are subject to separate scheduling procedures.

**9:15 A.M. - CASE REVIEW**

**1. JO (3) PLOT PLAN 16510 - CEQA EXEMPT - Ronald A. Gregory - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 42, easterly of Maroon Town Dr. - .30 Acres - R-2-4000 Zone - REQUEST: Construct a triplex with detached garages.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2. JO (2) PLOT PLAN NO. 16591 - EA NO. 38006 - RDW Properties - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Maroon Town Dr, northerly of Savanna La Mar Road, westerly of Adams Street - .6 Acres - R-2-4000 Zone - REQUEST: 7 unit apartment.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**9:30 A.M. CASE REVIEW**

**3. PC (3) PLOT PLAN NO. 12750R1 - EA: 37973 - Russell Leach - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Manufacturing Road, easterly of Varner Road - 5 Acres - M-SC Zone - REQUEST: Expand existing contractor's yard/building material sales yard with a 2100 square foot office building and additional outdoor material storage area.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. X**

**9:45 A.M. - CASE REVIEW**

**4. JO (1) TENTATIVE PARCEL MAP NO. 29829- EA NO.38028 - Walter Grunnet - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 41, westerly of Carter Lane - R-1-12000 Zone - Schedule G - REQUEST: Divide 2 acres into 2 lots .**

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT X**

**10:00 A.M. - CASE REVIEW**

**5. JO (1) PLOT PLAN NO. 16630 - EA NO. 38029 - Matthew Johnson - Fourth Supervisorial District - Thousand Palms Zoning District - Northeast of Varner Road and Manufacturing Road - 4 Acres - M-SC Zone - REQUEST: Construct 9 industrial buildings.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT X**

**10:15 A.M. - CASE REVIEW**

**6. JO (7) PUBLIC USE PERMIT NO. 566 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT - Desert Rehab Services, Inc. - Third Supervisorial District - Desert Hot Springs Zoning District - Northerly of Little Morongo Road, southerly of Colorado River Aqueduct - 2000 sq. feet - W-2 Zone - REQUEST: Construct a 2000 square foot meeting room at existing community care facility.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**7. JO (1) CONDITIONAL USE PERMIT NO. 3268 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT - Margit Chiriaco - Fourth Supervisorial District - Northerly of Interstate 10, easterly of Chiriaco Summit Road - 3 Acres - C-P-S Zone - REQUEST: Remodel 6,000 sq ft convenience store and redesign parking lot.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:30 A.M. - CASE REVIEW**

**8. JO (1) CONDITIONAL CERTIFICATE OF LAND DIVISION COMPLIANCE NO. 4894 -**

Raymond B. Pollock - Third Supervisorial District - Easterly of Washington Street, northerly of Avenue 36 - 5 Acres - REQUEST: Certify APN as a legal parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:45 A.M. - CASE REVIEW**

**9a. PC (2) PUBLIC USE PERMIT NO. 809 (FORMERLY PP 16574) - E.A. NO.37996 - Sprint PCS - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Telecommunication tower at a height of 48 feet with accessory equipment buildings.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**9b. PC (2) VARIANCE CASE NO. 1692 - E.A. NO.37996 - Sprint PCS - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Variance from 40 feet high to 48 feet high for telecommunications tower.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:00 A.M. - CASE REVIEW**

**10. JO (1) PLOT PLAN NO. 16631 - EA NO. 38030 - Wayne Waters - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Country Club Drive, westerly of Jefferson Street - 1 Acre - I-P Zone - REQUEST: Plot Plan for 10,800 sq ft industrial building.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT X**

**11:15 A.M. - CASE REVIEW**

**11a. PC (11) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11b. PC (11) TENTATIVE PARCEL MAP NO. 29240** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**12a. PC (13) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/Richards Mueing Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**12b. PC (13) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueing Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:30 A.M. - CASE REVIEW**

**13. PC (2) CONDITIONAL USE PERMIT NO. 3314 - EA NO.37981 - Robertsons Ready Mix - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Ramon Road - M-SC Zone - 2 Acres - REQUEST: Concrete batch plant with outdoor storage, accessory office and a 78 foot high central mixing structure.**

**ACTION : PD \_\_\_ PC \_\_\_ WITHDRAWN \_\_\_ CONT. X**

**14. PC (2) PRE-APPLICATION REVIEW NO. (PAR) 377 - Doug Wall Construction, Inc. - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 38, Westerly of Washington Street - W-2-10 - REQUEST: Divide 20 acres into 12 lots.**

**ACTION : OFF CALENDAR**

**LUNCH**

**1:30 P.M. - CASE REVIEW**

**15. PC (4) PLOT PLAN NO. 16456 - E.A. No. 37936 - Nextel Communications, Inc. - Third Supervisorial District - Cathedral City/Palm Desert Zoning District - Northerly of I-10, easterly of Palm Drive - 1 Acre - W-2 Zone - REQUEST: Telecommunication tower at a height of 100 feet with accessory equipment shelter.**

**ACTION: PD X PC \_ WITHDRAWN \_ CONT. \_**

**16. PC (2) PLOT PLAN NO. 16571 - EA NO. 37994 -KDI Stoneworks - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Country Club Drive, easterly of Adams Street - 1.51 Acres - I-P Zone - REQUEST: An Industrial building of 20,000 sq. ft. for a marble & granite contractor to cut and polish counter tops.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**1:45 P.M. - CASE REVIEW**

**17. JO (2) TRACT MAP NO. 28592, REVISED NO.1** EA NO. 38005 - T.S. Voelker Architecture- Fourth Supervisorial District- Pass & Desert Zoning District -Southerly of Dillon Road, easterly of Langlois Road - R-2-8000 Zone - Schedule A - REQUEST: Planned Residential Development (PRD) to divide 37 acres into 168 condominium units with community recreational facilities and clubhouse; project will include two-story buildings and will extend sewer lines approximately one mile from Desert Crest Wastewater Treatment Plant to the site.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:00 P.M. - CASE REVIEW**

**18. JO (7) PLOT PLAN NO. 16359** - CEQA EXEMPT - Davis Capital Management - Fourth Supervisorial District - Bermuda Dunes Zoning District. - Southerly of Avenue 42, westerly of Cambridge Avenue. - R-2 -4000 Zoning - .3 Acres - REQUEST: Construct a triplex.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:15 P.M. CASE REVIEW**

**19. PC (12) TENTATIVE PARCEL MAP NO. 29146** - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**20. JO (1) PLOT PLAN NO. 16627 - CEQA EXEMPT - JRC & Associates - Fourth Supervisorial District - Mecca Zoning District - Northerly of Second Street, easterly of Date Palm Street- .30 Acres - C-P-S Zone - REQUEST: Construct 1880 square foot laundry building with caretaker's residence.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. X**

**2:30 P.M. - CASE REVIEW**

**21a. PC (17) FAST TRACK COMMERCIAL WECS PERMIT NO. 99 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**21b. PC (17) FAST TRACK CHANGE OF ZONE NO. 6429 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**21c. PC (17) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section**

18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db (A).

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:30 P.M. - CASE REVIEW (Continued...)**

**22a. PC (16) COMMERCIAL WECS PERMIT NO. 103 - EIR NO. 416** - Mountain View Power Partners - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, northerly of Southern Pacific Railroad in Section 13, Township 3 South, Range 3 East, SBBM - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 285 feet high or 65 WECS at 235 feet high with accessory meteorological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**22b. PC (2) VARIANCE CASE NO. 1693 - EIR NO. 416** - Mountain View Partners, LLC - Third Supervisorial District - Pass & Desert Zoning Area - 2 ½ Easterly of I-10 and Hwy 111 Interchange - 554 Acre - W-E, R-R Zone - REQUEST: Variance for safety setbacks and wind access setbacks.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**23a. PC (10) COMMERCIAL WECS PERMIT NO. 107 - EA NO. 37801** - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**23b. PC (10) CHANGE OF ZONE NO. 6486** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**23c. PC (10) VARIANCE CASE NO. 1679** - EA NO. 37801 - Seawest Windpower, Inc. Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.

**ACTION : PD \_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_ CONT. X**

**2:45 P.M. - CASE REVIEW**

**24a. PC (14) TENTATIVE TRACT MAP NO. 29310** - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:45 P.M. - CASE REVIEW (Continued...)**

**24b. PC (14) PLOT PLAN NO. 15979 - EA NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**24c. PC (14) CHANGE OF ZONE NO. 6530 - E A NO. 37678 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - REQUEST: Zone change from R-A-10, R-A-1 1/4 to R-A-10, R-A-1 1/4 and R-5.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**24d. PC (7) EIR NO. 417 - Winchester Development Co. LLC- Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Screen Check EIR Document**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**3:00 P.M. - CASE REVIEW**

**25. PC (1) PUBLIC USE PERMIT NO. 811 - EIR NO. 420 - Calpine Corporation - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Northeast of Hwy 111 in the Lower Coachella Valley - 100 Acres - W-2 Zone - REQUEST: Public utility underground natural gas pipeline.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

*Last Posted August 24, 2000*



Aleta J. Laurence, AICP

Director of Planning

# COUNTY OF RIVERSIDE

Planning Department

September 13, 2000

LAND DEVELOPMENT COMMITTEE AGENDA

82-675 HWY. 111, 2ND FLOOR, INDIO, CA 92201

(760) 863-8277

**MEETING WILL BE HELD IN TLMA HEARING ROOM**

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing** on October 16, 2000, all necessary clearances must be received no later than

**September 13, 2000.** In order to be scheduled for a **Planning Commission Hearing** on **October 11, 2000,** all necessary clearances must be received no later than **September 13, 2000.** **FAST TRACK** cases are subject to separate scheduling procedures.

**9:00 A.M. - CASE REVIEW**

**1a. PC (1) FAST TRACK PLOT PLAN NO. 16689(FTA#00-19)-** EA NO. 38058 - Rexco LLC - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Manufacturing Road, easterly of Engineer Drive, southerly of Dunham Way - 3 Acres - I-P, M-SC Zone - REQUEST: Construct 2 new industrial buildings.

**ACTION: PD\_PC\_X WITHDRAWN\_CONT.\_**

**1b. PC (1) FAST TRACK CHANGE OF ZONE NO. 6550(FTA#00-19) -** EA NO. 38058 - Rexco LLC - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Manufacturing Road, easterly of Engineer Drive, southerly of Dunham Way - 3 Acres - I-P,M-SC Zone - REQUEST: Change of Zone from M-SC to I-P on .70 acres.

**ACTION: PD\_PC\_X WITHDRAWN\_CONT.**

**9:15 A.M. - CASE REVIEW**

**2. PC (1) CONDITIONAL USE PERMIT NO. 2885, REVISED NO. 3 -** EA NO. 38050 - Whitewater Rock & Supply/Inland Planning Services - Fourth Supervisorial District - Northerly of I-10, easterly of Whitewater Canyon Road - Whitewater Zoning Area - 5 Acres - R-R Zone - REQUEST: Expand outdoor decorative rock and gravel storage area for existing rock and materials sales yard and utilize existing building for storage purposes.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_X**

## 9:30 A.M. CASE REVIEW

**3. JO (1) TENTATIVE PARCEL MAP NO. 29738**- EA NO. 38039 - Midway National Bank/Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Ramon Road, easterly of Desert Moon Drive - R-1,R-3-6000,C-P-S Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots & 1 remainder lot.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**4. PC (1) PLOT PLAN NO. 12399-SUBSTANTIAL CONFORMANCE NO. 2** - CEQA EXEMPT - Ventura Coastal Corporation - Fourth Supervisorial District - Northerly of Avenue 40, westerly of Dillon Road - 500 Acres - W-1, M-SC Zone - REQUEST: Construct concrete storage pit 14 ft deep at citrus parking facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

## 9:45 A.M. - CASE REVIEW

**5a. PC (1) TRACT MAP NO. 29787** - EA NO. 38052 - John Argyros/Fiero Engineering - Fourth Supervisorial District- Bermuda Dunes Zoning District - Southerly of Avenue 42, westerly of Yucca Lane - R-1-12000 Zone - Schedule A - REQUEST: Divide 5 acres into 20 lots with one retention basin.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**5b. PC (1) CHANGE OF ZONE NO. 6548** - EA NO.38052 - John Argyros/Fiero Engineering- Bermuda Dunes Zoning District - Fourth Supervisorial District - 5 Acres - Southerly of Avenue 42, westerly of Yucca Lane - REQUEST: Change of Zone from R-1-12 to R-1-8000.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:00 A.M. - CASE REVIEW**

- **PC (5) PLOT PLAN NO. 16456 - E.A. No. 37936** - Nextel Communications, Inc. - Third Supervisorial District - Cathedral City/Palm Desert Zoning District - Northerly of I-10, easterly of Palm Drive - 1 Acre - W-2 Zone - REQUEST: Telecommunications tower at a height of 100 feet with accessory equipment shelter.

**ACTION: PD X\_PC\_WITHDRAWN\_CONT. \_**

**7. PC (4) PLOT PLAN NO. 12750, REVISED PERMIT NO. 1** - EA NO. 37973 - Russell Leach/Carl Cox - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Manufacturing Road, easterly of Varner Road - 5 Acres - M-SC Zone - REQUEST: Expand existing contractor's yard/building material sales yard with a 2100 square foot office building and additional outdoor material storage area.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:15 A.M. - CASE REVIEW**

**8. JO (2) PLOT PLAN NO. 16630** - EA NO. 38029 - Matthew Johnson/Ricciardi Architect - Fourth Supervisorial District - Thousand Palms Zoning District - Northeast of Varner Road and Manufacturing

Road - 4 Acres - M-SC Zone - REQUEST: Construct 9 industrial buildings.

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT X**

**9. JO (2) PLOT PLAN NO. 16631 - EA NO. 38030 - Wayne Waters/Ricciardi Architec - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Country Club Drive, westerly of Jefferson Street - 1 Acre - I-P Zone - REQUEST: Plot Plan for 10,800 sq ft industrial building.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT X**

**10:15 A.M. - CASE REVIEW (Continued)**

**10. PC (3) PLOT PLAN NO. 16571 - EA NO. 37994 -KDI Stoneworks/Ricciardi Architect - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Country Club Drive, easterly of Adams Street - 1.51 Acres - I-P Zone - REQUEST: An Industrial building of 20,000 sq. ft. for a marble & granite contractor to cut and polish counter tops.**

**ACTION: PD    PC    WITHDRAWN    CONT. X**

**10:30 A.M. - CASE REVIEW**

**11. JO (8) PUBLIC USE PERMIT NO. 566 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT - Desert Rehab Services, Inc. - Third Supervisorial District - Desert Hot Springs Zoning District - Northerly of Little Morongo Road, southerly of Colorado River Aqueduct - 2000 sq. feet - W-2 Zone - REQUEST: Construct a 2000 square foot meeting room at existing community care facility.**

**ACTION: PD    PC    WITHDRAWN    CONT. X**

**12. JO (2) CONDITIONAL USE PERMIT NO. 3268 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT - Margit Chiriaco - Fourth Supervisorial District - Northerly of Interstate 10, easterly of Chiriaco Summit Road - 3 Acres - C-P-S Zone - REQUEST: Remodel 6,000 sq ft convenience store and redesign parking lot.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:45 A.M. - CASE REVIEW**

**13. JO (4) PLOT PLAN NO. 16510 - CEQA EXEMPT - Ronald A. Gregory - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 42, easterly of Maroon Town Dr. - .30 Acres - R-2-4000 Zone - REQUEST: Construct a triplex with detached garages.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**14. JO (3) PLOT PLAN NO. 16591 - EA NO. 38006 - RDW Properties - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Maroon Town Dr, northerly of Savanna La Mar Road, westerly of Adams Street - .6 Acres - R-2-4000 Zone - REQUEST: 7 unit apartment.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:00 A.M. - CASE REVIEW**

**15a. PC (3) PUBLIC USE PERMIT NO. 809 (FORMERLY PP 16574) - E.A. NO.37996 - Sprint PCS/ William Bennett - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST:**

Telecommunication tower at a height of 48 feet with accessory equipment buildings.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:00 A.M. - CASE REVIEW (Continued)**

**15b. PC (3) VARIANCE CASE NO. 1692** - E.A. NO.37996 - Sprint PCS/William Bennett - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Variance from 40 feet high to 48 feet high for telecommunications tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:15 A.M. - CASE REVIEW**

**16. JO (2) TENTATIVE PARCEL MAP NO. 29829**- EA NO.38028 - Walter Grunnet/Watson, Christiansen Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 41, westerly of Carter Lane - R-1-12000 Zone - Schedule G - REQUEST: Divide 2 acres into 2 lots .

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT X**

**17. PC (3) CONDITIONAL USE PERMIT NO. 3314** - EA NO.37981 - Robertsons Ready Mix - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Ramon Road - M-SC Zone - 2 Acres - REQUEST: Concrete batch plant with outdoor storage, accessory office and a 78 foot high central mixing structure.

**ACTION : PD\_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. X**

**11:30 A.M. - CASE REVIEW**

**18a. PC (12) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**18b. PC (12) TENTATIVE PARCEL MAP NO. 29240** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:45 A.M. - CASE REVIEW**

**19a. PC (14) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**19b. PC (14) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**LUNCH**

**1:30 P.M. - CASE REVIEW**

**20. PC (1) FAST TRACK COMMERCIAL PARCEL MAP NO. 29715 (FTA#00-11)** - EA NO.38074 - Mainiero, Smith & Assoc./Del Webb - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Wildcat Drive, westerly of Washington Street, and southerly of Avenue 38 - I-P & M-SC Zones - Schedule E - REQUEST: Divide 81 acres into 65 industrial lots and additional lots for drainage and utility wells.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**21. JO (3) TRACT MAP NO. 28592, REVISED NO.1** - EA NO. 38005 - Mainiero, Smith & Assoc./T. S. Voelker Architecture- Fourth Supervisorial District- Pass & Desert Zoning District -Southerly of Dillon Road, easterly of Langlois Road - R-2-8000 Zone - Schedule A - REQUEST: Planned Residential Development (PDR) to divide 37 acres into 168 condominium units with community recreational facilities and clubhouse; project will include two-story buildings and will extend sewer lines approximately one mile from Desert Crest Wastewater Treatment Plant to the site.

**ACTION: PD\_PC\_X\_WITHDRAWN\_CONT. \_**

**2:00 P.M. - CASE REVIEW**

**22. JO (8) PLOT PLAN NO. 16359** - CEQA EXEMPT - Davis Capital Management/Land Solutions- Fourth Supervisorial District - Bermuda Dunes Zoning District. - Southerly of Avenue 42, westerly of Cambridge Avenue. - R-2 -4000 Zoning - .3 Acres - REQUEST: Construct a triplex.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**23. PC (13) TENTATIVE PARCEL MAP NO. 29146** - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.

**ACTION: PD X PC    WITHDRAWN    CONT.**

**24. JO (2) PLOT PLAN NO. 16627** - CEQA EXEMPT - JRC & Associates - Fourth Supervisorial District - Mecca Zoning District - Northerly of Second Street, easterly of Date Palm Street- .30 Acres - C-P-S Zone - REQUEST: Construct 1880 square foot laundry building with caretaker's residence.

**ACTION: PD    PC    WITHDRAWN    CONT. X**

**2:15 P.M. - CASE REVIEW**

**25a. PC (17) FAST TRACK COMMERCIAL WECS PERMIT NO. 103 - EIR NO. 416 --(FTA#00-23)** - Mountain View Power Partners/ ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, northerly of Southern Pacific Railroad in Section 13, Township 3 South, Range 3 East, SBBM - 526 Acres - W-E & R-R Zones - REQUEST: Install and operate either 43 WECS at 285 feet high or 65 WECS at 235 feet high with accessory meteorological towers at 240 feet high. The high density WECS array setback is requested to be eliminated.

**ACTION: PD    PC X WITHDRAWN    CONT.**

**25b. PC (3) FAST TRACK VARIANCE CASE NO. 1693 - EIR NO. 416 - (FTA#00-23)** - Mountain View Partners, LLC/ASL Consultants - Third Supervisorial District - Pass & Desert Zoning Area - 2 ½ Easterly of I-10 and Hwy 111 Interchange - 554 Acre - W-E, R-R Zone - REQUEST: Variance for safety setbacks and wind access setbacks.

**ACTION: PD    PC X WITHDRAWN    CONT.**

**26a. PC (11) FAST TRACK COMMERCIAL WECS PERMIT NO. 107 - EIR NO. 422 -- (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.**

**ACTION: PD PC WITHDRAWN CONT. X**

**2:15 P.M. - CASE REVIEW (Continued)**

**26b. PC (11) FAST TRACK CHANGE OF ZONE NO. 6486 - EIR NO. 422 - (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.**

**ACTION: PD PC WITHDRAWN CONT. X**

**26c. PC (11) FAST TRACK VARIANCE CASE NO. 1679 - EIR NO. 422 - (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.**

**ACTION : PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. X**

**27a. PC (18) FAST TRACK COMMERCIAL WECS PERMIT NO. 99 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**27b. PC (18) FAST TRACK CHANGE OF ZONE NO. 6429 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**27c. PC (18) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db (A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:30 P.M. - CASE REVIEW**

**28a. PC (15) TENTATIVE TRACT MAP NO. 29310 - EIR NO. 417** - Winchester Development Co. LLC/ The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**28b. PC (15) PLOT PLAN NO. 15979 - EIR NO. 417** - Winchester Development Co. LLC/The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**28c. PC (15) CHANGE OF ZONE NO. 6530 - EIR NO. 417** - Winchester Development Co. LLC/The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - REQUEST: Zone change from R-A-10, R-A-1 1/4 to R-A-10, R-A-1 1/4 and R-5.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:45 P.M. - CASE REVIEW**

**29. PC (2) PUBLIC USE PERMIT NO. 811 - EIR NO. 420** - Calpine Corporation - Fourth

Supervisory District - Lower Coachella Valley Zoning District - Northeast of Hwy 111 in the Lower Coachella Valley - 100 Acres - W-2 Zone - REQUEST: Public utility underground natural gas pipeline.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

PFC:mm/csa

09/13/00

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# COUNTY OF RIVERSIDE

## Planning Department

Aleta J. Laurence

Director of Planning

**OCTOBER 04, 2000**

**LAND DEVELOPMENT COMMITTEE AGENDA**

**82-675 HWY. 111, 2ND FLOOR, INDIO, CA 92201**

**(760) 863-8277**

**MEETING WILL BE HELD IN TLMA HEARING ROOM**

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing on November 02, 2000**, all necessary clearances must be received no later than **October 04, 2000**. In order to be scheduled for a **Planning Commission Hearing on December 06, 2000**, all necessary clearances must be received no later than **October 04, 2000**. **FAST TRACK** cases are subject to separate scheduling procedures.

**9:00 A.M. - CASE REVIEW**

**1a. SK (1) SURFACE MINING PERMIT NO. 147, REVISED PERMIT NO. 1 - EA NO. 38057 - Sam**

Jones/Southland Engineering - Supervisorial District - Thousand Palms Zoning District - Northerly of Vista Chino, westerly of Rio Del Sol Road - 40 Acres - M-H Zone - REQUEST: Surface Mining Permit .

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**1b. PC (1) CONDITIONAL USE PERMIT NO. 3319 - EA NO. 38057 - Sam Jones/Southland Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Vista Chino, westerly of Rio Del Sol Road, 40 Acres - M-H- Zone - REQUEST: Dump site for inert material landfill disposal.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**9:15 A.M. - CASE REVIEW**

**2. PC (1) PLOT PLAN NO. 16713- EA NO. 38082 - Ampac Development - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 42, easterly of Adams Street - .46 Acre - R-2-4000 Zone - REQUEST: To construct a nine unit apartment complex with a building height of approximately 17 feet.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**3. JO (1) PLOT PLAN NO. 16700- EA NO. 38066 - Nextel of California/Russell Abravanel - Supervisorial District - Lower Coachella Valley Area - Southerly of 59<sup>th</sup> Street, easterly of Polk Street, westerly of Fillmore Street - 20 Acres - A-2-20 Zone - REQUEST: Telecommunications tower at a height of 105 feet with accessory radio equipment shelter.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**9:30 A.M. - CASE REVIEW**

**4. PC (2) CONDITIONAL USE PERMIT NO. 2885, REVISED NO. 3** - EA NO. 38050 - Whitewater Rock & Supply/Inland Planning Services - Fourth Supervisorial District - Northerly of I-10, easterly of Whitewater Canyon Road - Whitewater Zoning Area - 5 Acres - R-R Zone - REQUEST: Expand existing rock and materials sales yard with additional outdoor decorative rock and gravel storage and utilize existing building for storage purposes.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**9:45 A.M. CASE REVIEW**

**5. PC (1) PRE-APPLICATION REVIEW NO. (PAR) 383** - Warner Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of I-10, westerly of Washington Street, southerly of Wildcat Drive - 9 Acres - C-P-S Zone - REQUEST: Divide 9 acres into 10 lots.

**ACTION: PD X\_PC\_WITHDRAWN\_CONT. \_**

**6. PC (1) PARCEL MAP NO. 29877** - EA NO.38083 - Peter Tynberg/Warner Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, easterly of Vista Del Este Road - R-3-6,000 Zone - Schedule H - REQUEST: Divide 10 acre into 4 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:00 A.M. - CASE REVIEW**

**7. PC(2) PLOT PLAN NO. 12399-SUBSTANTIAL CONFORMANCE NO. 2 - CEQA EXEMPT -** Ventura Coastal Corporation - Fourth Supervisorial District - Northerly of Avenue 40, westerly of Dillon Road - 500 Acres - W-1, M-SC Zone - REQUEST: Construct concrete storage pit 14 ft deep at citrus parking facility.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**8a. PC (2) TRACT MAP NO. 29787 - EA NO. 38052 - John Argyros/Fiero Engineering - Fourth Supervisorial District- Bermuda Dunes Zoning District - Southerly of Avenue 42, westerly of Yucca Lane - R-1-12000 Zone - Schedule A - REQUEST: Divide 5 acres into 20 lots with one retention basin.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**8b. PC (2) CHANGE OF ZONE NO. 6548 - EA NO.38052 - John Argyros/Fiero Engineering- Bermuda Dunes Zoning District - Fourth Supervisorial District - 5 Acres - Southerly of Avenue 42, westerly of Yucca Lane - REQUEST: Change of Zone from R-1-12 to R-1-8000.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**10:15 A.M. - CASE REVIEW**

**9. JO (2) TENTATIVE PARCEL MAP NO. 29738- EA NO. 38039 - Midway National Bank/Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Ramon Road, easterly of Desert Moon Drive - R-1,R-3-6000,C-P-S Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots & 1 remainder lot.**

**ACTION: PD PC WITHDRAWN CONT. X**

**10:15 A.M. - CASE REVIEW(Continued...)**

**10. PC (5) PLOT PLAN NO. 12750, REVISED PERMIT NO. 1 - EA NO. 37973 - Russell Leach/ Carl Cox - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Manufacturing Road, easterly of Varner Road - 5 Acres - M-SC Zone - REQUEST: Expand existing contractor's yard/ building material sales yard with a 2100 square foot office building and additional outdoor material storage area.**

**ACTION: PD X PC WITHDRAWN CONT.**

**10:30 A.M. - CASE REVIEW**

**11. JO (3) PLOT PLAN NO. 16630 - EA NO. 38029 - Matthew Johnson/Ricciardi Architect - Fourth Supervisorial District - Thousand Palms Zoning District - Northeast of Varner Road and Manufacturing Road - 4 Acres - M-SC Zone - REQUEST: Construct 9 industrial buildings.**

**ACTION: PD X PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT**

**12. JO (3) PLOT PLAN NO. 16631 - EA NO. 38030 - Wayne Waters/Ricciardi Architec - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Country Club Drive, westerly of Jefferson Street - 1 Acre - I-P Zone - REQUEST: Plot Plan for 10,800 sq ft industrial building.**

**ACTION: PD X PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT**

**13. PC (4) PLOT PLAN NO. 16571 - EA NO. 37994 -KDI Stoneworks/Ricciardi Architect - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Country Club Drive, easterly of Adams Street - 1.51 Acres - I-P Zone - REQUEST: An Industrial building of 20,000 sq. ft. for a marble & granite contractor to cut and polish counter tops.**

**ACTION: PD X PC WITHDRAWN CONT. \_**

**10:45 A.M. - CASE REVIEW**

**14. JO (9) PUBLIC USE PERMIT NO. 566 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT - Desert Rehab Services, Inc. - Third Supervisorial District - Desert Hot Springs Zoning District - Northerly of Little Morongo Road, southerly of Colorado River Aqueduct - 2000 sq. feet - W-2 Zone - REQUEST: Construct a 2000 square foot meeting room at existing community care facility.**

**ACTION: PD X PC WITHDRAWN CONT. \_**

**15. JO (3) CONDITIONAL USE PERMIT NO. 3268 - SUBSTANTIAL CONFORMANCE NO. 1 - CEQA EXEMPT - Margit Chiriaco - Fourth Supervisorial District - Northerly of Interstate 10, easterly of Chiriaco Summit Road - 3 Acres - C-P-S Zone - REQUEST: Remodel 6,000 sq ft convenience store and redesign parking lot.**

**ACTION: PD X PC WITHDRAWN CONT. \_**

**10:45 A.M. - CASE REVIEW(Continued...)**

**16. JO (5) PLOT PLAN NO. 16510 - CEQA EXEMPT - Ronald A. Gregory - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 42, easterly of Maroon Town Dr. - .30 Acres - R-2-4000 Zone - REQUEST: Construct a triplex with detached garages.**

**ACTION: PD PC WITHDRAWN CONT. X**

**11:00 A.M. - CASE REVIEW**

**17. JO (4) PLOT PLAN NO. 16591** - EA NO. 38006 - RDW Properties - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Maroon Town Dr, northerly of Savanna La Mar Road, westerly of Adams Street - .6 Acres - R-2-4000 Zone - REQUEST: 7 unit apartment.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**18a. PC (4) PUBLIC USE PERMIT NO. 809 (FORMERLY PP 16574)** - E.A. NO.37996 - Sprint PCS/ William Bennett - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Telecommunication tower at a height of 48 feet with accessory equipment buildings.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**18b. PC (4) VARIANCE CASE NO. 1692** - E.A. NO.37996 - Sprint PCS/William Bennett - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Variance from 40 feet high to 48 feet high for telecommunications tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**11:15 A.M. - CASE REVIEW**

**19. JO (3) TENTATIVE PARCEL MAP NO. 29829-** EA NO.38028 - Walter Grunnet/Watson, Christiansen Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 41, westerly of Carter Lane - R-1-12000 Zone - Schedule G - REQUEST: Divide 2 acres into 2 lots .

**ACTION: PD X PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT**

**20. PC (4) CONDITIONAL USE PERMIT NO. 3314** - EA NO.37981 - Robertsons Ready Mix - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Ramon Road - M-SC Zone - 2 Acres - REQUEST: Concrete batch plant with outdoor storage, accessory office and a 78 foot high central mixing structure.

**ACTION : PD**\_\_\_ **PC** \_\_\_ **WITHDRAWN** \_\_\_ **CONT.** **X**

**11:30 A.M. - CASE REVIEW**

**21a. PC (13) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.

**ACTION: PD**\_ **PC**\_ **WITHDRAWN**\_ **CONT.** **X**

**21b. PC (13) TENTATIVE PARCEL MAP NO. 29240** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.

**ACTION: PD**\_ **PC**\_ **WITHDRAWN**\_ **CONT.** **X**

**11:45 A.M. - CASE REVIEW**

**22a. PC (15) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/ Richards Mueing Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not

Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**22b. PC (15) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueing Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**LUNCH**

**1:30 P.M. - CASE REVIEW**

**23. PC (2) FAST TRACK COMMERCIAL PARCEL MAP NO. 29715 (FTA#00-11)** - EA NO.38074 - Mainiero, Smith & Assoc./Del Webb - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Wildcat Drive, westerly of Washington Street, and southerly of Avenue 38 - I-P & M-SC Zones - Schedule E - REQUEST: Divide 81 acres into 65 industrial lots and additional lots for drainage and utility wells.

**ACTION: PD\_PC\_X\_WITHDRAWN\_CONT.**

**2:00 P.M. - CASE REVIEW**

**24. JO (9) PLOT PLAN NO. 16359** - CEQA EXEMPT - Davis Capital Management/Land Solutions- Fourth Supervisorial District - Bermuda Dunes Zoning District. - Southerly of Avenue 42, westerly of

Cambridge Avenue. - R-2 -4000 Zoning - .3 Acres - REQUEST: Construct a triplex.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**25. PC (14) TENTATIVE PARCEL MAP NO. 29146** - EA NO. 37715 - JRC & Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Southerly of Avenue 64, westerly of Van Buren Street - A-1-10 Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots.

**ACTION: PD\_PC X WITHDRAWN\_CONT. \_**

**26. JO (3) PLOT PLAN NO. 16627** - CEQA EXEMPT - JRC & Associates - Fourth Supervisorial District - Mecca Zoning District - Northerly of Second Street, easterly of Date Palm Street- .30 Acres - C-P-S Zone - REQUEST: Construct 1880 square foot laundry building with caretaker's residence.

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT. X**

**2:15 P.M. - CASE REVIEW**

**27a. PC (1) TRACT MAP NO. 29882** - NO.38075 - World Development /Dudek & Associates - Fourth Supervisorial District- Bermuda Dunes Zoning District - Easterly of Yucca Lane, southerly of Avenue 42 - R-1-12,000 Zone - Schedule A - REQUEST: Divide 10 acres into 39 residential lots with one retention basin lot..

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**27b. PC (1) CHANGE OF ZONE NO. 6553** - EA NO. 38075 - World Development / Dudek & Associates - Fourth Supervisorial District- Bermuda Dunes Zoning District - Easterly of Yucca Lane, southerly of Avenue 42 - R-1-12,000 Zone - Schedule A - REQUEST: Change of zone from R-1-12,000 to R-1-8000.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**28a. PC (12) FAST TRACK COMMERCIAL WECS PERMIT NO. 107 - EIR NO. 422 - (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:15 P.M. - CASE REVIEW (Continued...)**

**28b. PC (12) FAST TRACK CHANGE OF ZONE NO. 6486 - EIR NO. 422 - (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**28c. PC (12) FAST TRACK VARIANCE CASE NO. 1679 - EIR NO. 422 - (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.**

**ACTION : PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. X**

**29a. PC (19) FAST TRACK COMMERCIAL WECS PERMIT NO. 99 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area -**

Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone -  
REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**29b. PC (19) FAST TRACK CHANGE OF ZONE NO. 6429 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**29c. PC (19) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db (A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:30 P.M. - CASE REVIEW**

**30a. PC (16) TENTATIVE TRACT MAP NO. 29310 - EIR NO. 417** - Winchester Development Co. LLC/ The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**30b. PC (16) PLOT PLAN NO. 15979 - EIR NO. 417** - Winchester Development Co. LLC/The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**30c. PC (16) CHANGE OF ZONE NO. 6530 - EIR NO. 417** - Winchester Development Co. LLC/The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - REQUEST: Zone change from R-A-10, R-A-1 1/4 to R-A-10, R-A-1 1/4 and R-5.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

**2:45 P.M. - CASE REVIEW**

**31. PC (3) FAST TRACK PUBLIC USE PERMIT NO. 811 (FTA#2000-26) - EIR NO. 420** - Calpine Corporation - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Northeast of Hwy 111 in the Lower Coachella Valley - 100 Acres - W-2 Zone - REQUEST: Public

utility underground natural gas pipeline.

**ACTION: PD\_PC\_WITHDRAWN\_CONT. X**

*Last Posted 10/10/00*

# COUNTY OF RIVERSIDE

## Planning Department

Aleta J. Laurence

Director of Planning

**NOVEMBER 01, 2000**

**LAND DEVELOPMENT COMMITTEE AGENDA**

**82-675 HWY. 111, 2ND FLOOR**

**INDIO, CA 92201**

**(760) 863-8277**

**MEETING WILL BE HELD IN TLMA 2<sup>nd</sup> FLOOR CONFERENCE ROOM**

Note: (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing** on **December 07, 2000**, all necessary clearances must be received no later than **November 01, 2000**. In order to be scheduled for a **Planning Commission Hearing** on **December 06, 2000**, all necessary clearances must be received no later than **November 01, 2000**. **FAST TRACK** cases are subject to separate scheduling procedures.

**9:00 A.M. - CASE REVIEW**

**1. JO (3) TENTATIVE PARCEL MAP NO. 29738**- EA NO. 38039 - Midway National Bank/Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Ramon Road, easterly of Desert Moon Drive - R-1,R-3-6000,C-P-S Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots & 1 remainder lot.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**9:15 A.M. - CASE REVIEW**

**2. JO (1) TRACT MAP NO. 29884** - NO.38102 - South Shore Development/Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Ramon Road, westerly of Amite Lane - R-1-, C-P-S Zone - Schedule B & E - REQUEST: Divide 40 acres into 28 residential lots with one retention basin.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**3. PC (2) PARCEL MAP NO. 29877** - EA NO.38083 - Peter Tynberg/Warner Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, easterly of Vista Del Este Road - R-3-6,000 Zone - Schedule H - REQUEST: Divide 10 acre into 4 lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**9:30 A.M. - CASE REVIEW**

**4. JO (1) FAST TRACK PLOT PLAN NO. 16751(FTA#00-02)**- EA NO. 38104 - Coachella Valley

Housing Coalition/Interactive Design Corp. - Fourth Supervisorial District - Lower Coachella Valley Area - 3 Acres - A-2-10 Zone - REQUEST: To construct a 31 apartment unit with community center.

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT**

**9:45 A.M. - CASE REVIEW**

**5. JO (1) PLOT PLAN NO. 16750-** EA NO. 38101 - Scott Kincade/Robert Ricciardi - Fourth Supervisorial District - Thousand Palms Zoning District - Westerly of Robert Road, northerly of Manufacturing Road - .50 Acres - I-P Zone - REQUEST: To construct a 10,000 sq ft industrial building at a height of approximately 27 feet.

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT**

**10:00 A.M. - CASE REVIEW**

**6. JO (1) PLOT PLAN NO. 16741-** EA NO. 38095 - RSL Architects/Land Solutions - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Washington Street, southerly of Avenue 42 - .67 Acres - C-P-S Zone - REQUEST: To construct a 5000 sq ft building.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:15 A.M. CASE REVIEW**

**7. SK (1) SURFACE MINING PERMIT NO. 200, AMENDED NO. 1 - EA NO. 37875** - Coronet Concrete Products - Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - Section 9, T1S, R8E - 20 Acres - REQUEST: Surface mining permit.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**8a. SK (2) SURFACE MINING PERMIT NO. 147, REVISED PERMIT NO. 1 - EA NO. 38057** - Sam

Jones/Southland Engineering - Supervisorial District - Thousand Palms Zoning District - Northerly of Vista Chino, westerly of Rio Del Sol Road - 40 Acres - M-H Zone - REQUEST: Surface Mining Permit .

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**8b. PC (2) CONDITIONAL USE PERMIT NO. 3319 - EA NO. 38057** - Sam Jones/Southland Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Vista Chino, westerly of Rio Del Sol Road, 40 Acres - M-H- Zone - REQUEST: Dump site for inert material landfill disposal.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**10:30 A.M. - CASE REVIEW**

**9a. PC (3) TRACT MAP NO. 29787** - EA NO. 38052 - John Argyros/Fiero Engineering - Fourth Supervisorial District- Bermuda Dunes Zoning District - Southerly of Avenue 42, westerly of Yucca Lane - R-1-12000 Zone - Schedule A - REQUEST: Divide 5 acres into 20 lots with one retention basin.

**ACTION: PD\_PC\_WITHDRAWN\_**

**9b. PC (3) CHANGE OF ZONE NO. 6548** - EA NO.38052 - John Argyros/Fiero Engineering- Bermuda Dunes Zoning District - Fourth Supervisorial District - 5 Acres - Southerly of Avenue 42, westerly of Yucca Lane - REQUEST: Change of Zone from R-1-12 to R-1-8000.

**ACTION: PD\_PC\_WITHDRAWN\_**

**10:45 A.M. - CASE REVIEW**

**10. PC (3) CONDITIONAL USE PERMIT NO. 2885, REVISED NO. 3** - EA NO. 38050 - Whitewater Rock & Supply/Inland Planning Services - Fourth Supervisorial District - Northerly of I-10, easterly of Whitewater Canyon Road - Whitewater Zoning Area - 5 Acres - R-R Zone - REQUEST: Expand existing rock and materials sales yard with additional outdoor decorative rock and gravel storage and utilize existing building for storage purposes.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_\_\_\_\_**

**11. PC (6) PLOT PLAN NO. 12750, REVISED PERMIT NO. 1** - EA NO. 37973 - Russell Leach/ Carl Cox - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Manufacturing

Road, easterly of Varner Road - 5 Acres - M-SC Zone - REQUEST: Expand existing contractor's yard/building material sales yard with a 2100 square foot office building and additional outdoor material storage area.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11:00 A.M. - CASE REVIEW**

**12. PC (2) PLOT PLAN NO. 16713-** EA NO. 38082 - Ampac Development - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 42, easterly of Adams Street - .46 Acre - R-2-4000 Zone - REQUEST: To construct a nine unit apartment complex with a building height of approximately 17 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**13. JO (2) PLOT PLAN NO. 16700-** EA NO. 38066 - Nextel of California/Russell Abravanel - Supervisorial District - Lower Coachella Valley Area - Southerly of 59<sup>th</sup> Street, easterly of Polk Street, westerly of Fillmore Street - 20 Acres - A-2-20 Zone - REQUEST: Telecommunications tower at a height of 105 feet with accessory radio equipment shelter.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**11:15 A.M. - CASE REVIEW**

**14. JO (6) PLOT PLAN NO. 16510 -** CEQA EXEMPT - Ronald A. Gregory - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 42, easterly of Maroon Town Dr. - .30 Acres - R-2-4000 Zone - REQUEST: Construct a triplex with detached garages.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**15. JO (5) PLOT PLAN NO. 16591** - EA NO. 38006 - RDW Properties - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Maroon Town Dr, northerly of Savanna La Mar Road, westerly of Adams Street - .6 Acres - R-2-4000 Zone - REQUEST: 7 unit apartment.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_\_\_\_\_**

**11:15 A.M. - CASE REVIEW (Continued...)**

**16a. PC (5) PUBLIC USE PERMIT NO. 809 (FORMERLY PP 16574)** - E.A. NO.37996 - Sprint PCS/ William Bennett - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Telecommunication tower at a height of 48 feet with accessory equipment buildings.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**16b. PC (5) VARIANCE CASE NO. 1692** - E.A. NO.37996 - Sprint PCS/William Bennett - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Variance from 40 feet high to 48 feet high for telecommunications tower.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:30 A.M. - CASE REVIEW**

**17. PC (5) CONDITIONAL USE PERMIT NO. 3314** - EA NO.37981 - Robertsons Ready Mix - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road,

southerly of Ramon Road - M-SC Zone - 2 Acres - REQUEST: Concrete batch plant with outdoor storage, accessory office and a 78 foot high central mixing structure.

**ACTION : PD \_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_ CONT. \_\_\_\_**

**18a. PC (14) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**18b. PC (14) TENTATIVE PARCEL MAP NO. 29240** - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**19a. PC (16) GENERAL PLAN AMENDMENT NO. 500** - EA 37722 - Thomas & William Hood/ Richards Mueing Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

**11:30 A.M. - CASE REVIEW (Continued...)**

**19b. PC (16) CHANGE OF ZONE NO. 6468** - EA 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST: Change of zone from N-A to C-P-S.

**ACTION: PD  PC  WITHDRAWN  CONT.**

## LUNCH

### 1:30 P.M. - CASE REVIEW

**20. JO (1) COMMERCIAL PARCEL MAP NO. 29944** - EA NO.38106 - Robert G. Ross - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Metroplex Dr., easterly of Rio Del Sol Rd., I-P Zone - Schedule E - REQUEST: Divide 4.5 acres into 3 lots.

**ACTION: PD  PC  WITHDRAWN  CONT.**

**21. JO (4) PLOT PLAN NO. 16627** - CEQA EXEMPT - JRC & Associates - Fourth Supervisorial District - Mecca Zoning District - Northerly of Second Street, easterly of Date Palm Street- .30 Acres - C-P-S Zone - REQUEST: Construct 1880 square foot laundry building with caretaker's residence.

**ACTION: PD  PC  WITHDRAWN  CONT.**

### 1:45 P.M. - CASE REVIEW

**22. JO (1) PARCEL MAP NO. 29803** - EA NO.38107 - Morrison & Foerster LLC/Warner Engineering - Third Supervisorial District - San Gorgonio zoning District - Northerly of I-10, westerly of Rushmore Avenue - R-R Zone - Schedule H - REQUEST: Divide 10 acre into 1 lots.

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

**23. JO (1) PARCEL MAP NO. 29804 - EA NO.38105 - Morrison & Foerster LLC/Warner Engineering - Third Supervisorial District - San Gorgonio zoning District - Northerly of I-10, westerly of Rushmore Avenue - R-R Zone - Schedule H - REQUEST: Divide 10 acre into 1 lots.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

**2:00 P.M. - CASE REVIEW**

**24a. PC (2) TRACT MAP NO. 29882 - NO.38075 - World Development /Dudek & Assoicates - Fourth Supervisorial District- Bermuda Dunes Zoning District - Easterly of Yucca Lane, southerly of Avenue 42 - R-1-12,000 Zone - Schedule A - REQUEST: Divide 10 acres into 39 residential lots with one retention basin lot..**

**ACTION: PD \_ PC \_ WITHDRAWN \_ CONT. \_**

**2:00 P.M. - CASE REVIEW (Continued...)**

**24b. PC (2) CHANGE OF ZONE NO. 6553 - EA NO. 38075 - World Development / Dudek & Associates - Fourth Supervisorial District- Bermuda Dunes Zoning District - Easterly of Yucca Lane, southerly of Avenue 42 - R-1-12,000 Zone - Schedule A - REQUEST: Change of zone from R-1-12,000 to R-1-8000.**

**ACTION: PD \_ PC \_ WITHDRAWN \_ CONT. \_**

**2:15 P.M. - CASE REVIEW**

**25a. PC (13) FAST TRACK COMMERCIAL WECS PERMIT NO. 107 - EIR NO. 422 - (FTA#00-30)** - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**25b. PC (13) FAST TRACK CHANGE OF ZONE NO. 6486 - EIR NO. 422 - (FTA#00-30)** - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**25c. PC (13) FAST TRACK VARIANCE CASE NO. 1679 - EIR NO. 422 - (FTA#00-30)** - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.

**ACTION : PD\_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

**2:30 P.M. - CASE REVIEW**

**26a. PC (17) TENTATIVE TRACT MAP NO. 29310 - EIR NO. 417** - Winchester Development Co. LLC/ The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide

1100 acres into 135 residential lots.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**26b. PC (17) PLOT PLAN NO. 15979 - EIR NO. 417** - Winchester Development Co. LLC/The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:30 P.M. - CASE REVIEW**

**26c. PC (17) CHANGE OF ZONE NO. 6530 - EIR NO. 417** - Winchester Development Co. LLC/The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - REQUEST: Zone change from R-A-10, R-A-1 1/4 to R-A-10, R-A-1 1/4 and R-5.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**2:45 P.M. - CASE REVIEW**

**27a. PC (20) FAST TRACK COMMERCIAL WECS PERMIT NO. 99 (FTA#98-42) - EA NO. 37552** - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**27b. PC (20) FAST TRACK CHANGE OF ZONE NO. 6429 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**27c. PC (20) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db (A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

**3:00 P.M. - CASE REVIEW**

**28. PC (4) FAST TRACK PUBLIC USE PERMIT NO. 811 (FTA#2000-26) - EIR NO. 420 - Calpine Corporation - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Northeast of Hwy 111 in the Lower Coachella Valley - 100 Acres - W-2 Zone - REQUEST: Public utility underground natural gas pipeline.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

PFC:mm/csa

10/24/00

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# COUNTY OF RIVERSIDE

Planning Department

Aleta J. Laurence

Director of Planning

**DECEMBER 20, 2000**

**LAND DEVELOPMENT COMMITTEE AGENDA**

**82-675 HWY. 111, 2ND FLOOR, INDIO, CA 92201**

**(760) 863-8277**

**MEETING WILL BE HELD IN TLMA 2<sup>nd</sup> FLOOR CONFERENCE ROOM**

**Note:** (1) = Number of months case held in review.

The Riverside County Desert Land Development Committee will present suggested case application revisions and conditions, as well as proposed recommendations of action, at the date and time indicated on this agenda. **THE PURPOSE OF THE LDC MEETING IS TO BRIEFLY REVIEW CASE HIGHLIGHTS AND MAKE SCHEDULING DECISION. APPLICANTS ARE ENCOURAGED TO CONTACT THE VARIOUS LDC AGENCIES PRIOR TO THE DATE AND TIME INDICATED TO RESOLVE CASE ISSUES.** Once all revisions and clearances have been obtained the cases will be scheduled for a public hearing. In order to be scheduled for a **Planning Director's Hearing on January 17, 2001**, all necessary clearances must be received no later than **December 20, 2000**. In order to be scheduled for a **Planning Commission Hearing on January 31, 2000**, all necessary clearances must be received no later than **December 20, 2000**. **FAST TRACK** cases are subject to separate scheduling procedures.

**9:00 A.M. - CASE REVIEW**

**1. LH (1) PRE-APPLICATION REVIEW NO. (PAR) 388 - CEQA EXEMPT - Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of**

**Ramon Road, easterly of Desert Moon Drive - Schedule B - REQUEST: Divide 51 acres into 22 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**9:15 A.M. - CASE REVIEW**

**2. JO (4) TENTATIVE PARCEL MAP NO. 29738 - EA NO. 38039 - Midway National Bank/Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Ramon Road, easterly of Desert Moon Drive - R-1,R-3-6000,C-P-S Zone - Schedule H - REQUEST: Divide 40 acres into 4 lots & 1 remainder lot.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**3. JO (2) TRACT MAP NO. 29884 - EA NO. 38102 - South Shore Development/Hacker Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Ramon Road, westerly of Amite Lane - R-1-, C-P-S Zone - Schedule B & E - REQUEST: Divide 40 acres into 28 residential lots with one retention basin.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**4. JO (3) PARCEL MAP NO. 29877 - EA NO. 38083 - Peter Tynberg/Warner Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, easterly of Vista Del Este Road - R-3-6,000 Zone - Schedule H - REQUEST: Divide 10 acre into 4 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**9:30 A.M. - CASE REVIEW**

**5a. JO (1) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 555 - EA NO. 38137 - The**

**Rivett Group, LLC/ Warner Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District -Westerly of Washington Street, Northerly of Varner Road, easterly of berkey Drive - 5.24 Acres - REQUEST: Amend Western Coachella Valley Plan from "Commercial" to "Industrial".**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**5b. JO (1) CHANGE OF ZONE NO. 6567 - EA NO. 38137 - The Rivett Group, LLC/Warner Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District -Westerly of Washington Street, Northerly of Varner Road, easterly of berkey Drive - 5.24 Acres - REQUEST: Change of zone from C-1/C-P to I-P.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**9:30 A.M. - CASE REVIEW(Continued...)**

**6a. JO (1) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 556 - EA NO. 38138 - The Rivett Group, LLC/Warner Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District -Easterly of Berkey Drive, southerly of Wildcat Drive - 3.27 Acres - REQUEST: Amend Western Coachella Valley Plan from "Commercial" to "Industrial".**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**6b. JO (1) CHANGE OF ZONE NO. 6568 - EA NO. 38138 - The Rivett Group, LLC/Warner Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District -Southerly of Wildcat Drive, easterly of Berkey Drive - 6.13 Acres - REQUEST: Change of zone from C-P-S to I-P.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**6c. JO (1) COMMERCIAL PARCEL MAP NO. 29908 - EA NO. 38138 - The Rivett Group LLC/ Warner Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District -\_Southerly of Wildcat, easterly of Berkey Drive - C-P-S zone - Schedule E - REQUEST: Divide 7.5 acres into 2 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**9:45 A. M. - CASE REVIEW**

**7. JO (2) PARCEL MAP NO. 29803 - EA NO. 38107 - Morrison & Foerster LLC/Warner Engineering - Third Supervisorial District - San Gorgonio zoning District - Northerly of I-10, westerly of Rushmore Avenue - R-R Zone - Schedule H - REQUEST: Divide 10 acre into 1 lots.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

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**8. JO (2) PARCEL MAP NO. 29804 - EA NO. 38105 - Morrison & Foerster LLC/Warner Engineering - Third Supervisorial District - San Gorgonio zoning District - Northerly of I-10, westerly of Rushmore Avenue - R-R Zone - Schedule H - REQUEST: Divide 10 acre into 1 lots.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

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**10:00 A.M. - CASE REVIEW**

**9. JO (1) PLOT PLAN NO. 09470 SUBSTANTIAL CONFORMANCE NO. 3 - CEQA EXEMPT - R.S. Herman Architects, Inc - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, westerly of Varner Road - 1 Acre - C-P-S Zone - REQUEST: Add 358 square feet to restaurant.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT.**

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**10:00 A.M. - CASE REVIEW(Continued...)**

**10a. JO (1) PUBLIC USE PERMIT NO. 808 - EA NO. 37972 - Caraway Communications, Inc. - Fourth Supervisorial District - Pinyon Flats Zoning Area - Terminus of Spring Crest Drive, easterly of Highway 74 - 1 Acre - R-1-1/2 Zone - REQUEST: Construct a telecommunications facility consisting of a 100 foot high monopole and seven (7) equipment cabinets in 900 square feet of leased property surrounded by a 6 foot high chain link fence.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**10b. JO (1) VARIANCE CASE NO. 1695- EA NO. 37972 - Cox PCS Assests - Fourth Supervisorial District - Pinyon Flats Zoning Area - Terminous of Spring Crest Drive, easterly of Highway 74 - R-1-1/2 Zone - REQUEST: Modification to height requirements of R-1 zone from 40 feet to 100 feet for a telecommunications facility.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**10:15 A.M. - CASE REVIEW**

**11a. JO (1) COMMERCIAL WECS PERMIT NO. 25, REVISED NO. 2 - EA NO. 38139 - Energy Unlimited, Inc. - Third Supervisorial District - Painted Hills Zoning District - Northerly of Avenue 16, westerly of Windhaven Road - 310 Acres - W-E Zones - REQUEST: Revised permit to add 5 turbines to WECS25.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

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**11b. JO (1) VARIANCE CASE NO. 1707- EA NO. 38139 - Energy Unlimited, Inc - Third Supervisorial District - Painted Hills Zoning District - Northerly of Avenue 16, westerly of Windhaven Road - 310 Acres - W-E Zone - REQUEST: Variance to reduce safety and wind access setbacks.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

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**12a. JO (1) COMMERCIAL WECS NO.71R7 - EA NO. 38142 - Mark Technologies Corp - Third Supervisorial District - Whitewater District - Northerly of I-10, westerly of Whitewater Canyon Road - 2 Acres - R-R, W-E Zone - Request: Revised permit to add 23 wind turbines to WCS071R6.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

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**12b. JO (1) VARIANCE CASE NO. 1708 - EA NO. 38142 - Mark Technologies Corp - Third Supervisorial District - Whitewater District - Northerly of I-10, westerly of Whitewater Canyon Road - 2 Acres - R-R, W-E Zone - Request: Variance to reduce westerly safety and access wind setbacks.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

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**10:30 A.M. - CASE REVIEW**

**13. JO (1) COMMERCIAL PARCEL MAP NO. 29976 - EA NO. 38140 - Mowers Plus - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Country Club Drive, easterly of Adams Street - W-2, I-P Zone - Schedule E - REQUEST: Divide 2.3 acres into 2 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**14a. SK (3) SURFACE MINING PERMIT NO. 147, REVISED PERMIT NO. 1 - EA NO. 38057 - Sam**

**Jones/Southland Engineering - Supervisorial District - Thousand Palms Zoning District - Northerly of Vista Chino, westerly of Rio Del Sol Road - 40 Acres - M-H Zone - REQUEST: Surface Mining Permit .**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**14b. JO (3) CONDITIONAL USE PERMIT NO. 3319 - EA NO. 38057 - Sam Jones/Southland Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Vista Chino, westerly of Rio Del Sol Road, 40 Acres - M-H- Zone - REQUEST: Dump site for inert material landfill disposal.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**15. LH (2) SURFACE MINING PERMIT NO. 161, REVISED PERMIT NO. 1 - EA 37810 - R. C. Sand & Gravel, Inc. Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - Section 29, T4S, R8E - 104 Acres - REQUEST: Revision to existing surface mining permit.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**10:45 A.M. - CASE REVIEW**

**16. LH (1) TENTATIVE PARCEL MAP NO. 29971 and REQUEST FOR WAIVER OF FINAL MAP - EA NO. 38132 - Feiro Engineering - Fourth Supervisorial District - Sky Valley Zoning District - Easterly of Skyridge, southerly of Avenue 20 - R-A-1 1/4 Zone - Schedule H - REQUEST: Divided 5.44 acres into 4 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_\_\_\_\_**

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**17. LH (1) CONDITIONAL USE PERMIT NO. 3326 - CEQA EXEMPT - Cruz Romo Loza - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Ramon Road, westerly of Robert Road - C-P-S Zone - REQUEST: 2,000 square feet grocery store & market with beer and wine sales for off-site consumption within an existing building with application for letter of public necessity and convenience.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**11:00 A.M. - CASE REVIEW**

**18a. JO (4) TRACT MAP NO. 29787 - EA NO. 38052 - John Argyros/Fiero Engineering - Fourth Supervisorial District- Bermuda Dunes Zoning District - Southerly of Avenue 42, westerly of Yucca Lane - R-1-12000 Zone - Schedule A - REQUEST: Divide 5 acres into 20 lots with one retention basin.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_\_\_\_\_**

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**18b. JO (4) CHANGE OF ZONE NO. 6548 - EA NO. 38052 - John Argyros/Fiero Engineering- Bermuda Dunes Zoning District - Fourth Supervisorial District - 5 Acres - Southerly of Avenue 42, westerly of Yucca Lane - REQUEST: Change of Zone from R-1-12 to R-1-8000.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_\_\_\_\_**

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**11:15 A.M. - CASE REVIEW**

**19. JO (1) PLOT PLAN NO. 16810 - EA NO. 38136 - Wil Moore/ Robert Ricciardi - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Varner Road, westerly of Badger Sreet - 1.47 Acres - I-P Zone - REQUEST: To construct two industrial buildings.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**20. JO (2) PLOT PLAN NO. 16750- EA NO. 38101 - Scott Kincade/Robert Ricciardi - Fourth Supervisorial District - Thousand Palms Zoning District - Westerly of Robert Road, northerly of Manufacturing Road - .50 Acres - I-P Zone - REQUEST: To construct a 10,000 sq ft industrial building at a height of approximately 27 feet.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_ WITHDRAWN \_\_\_\_\_ CONT**

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**21. JO (6) PLOT PLAN NO. 16591 - EA NO. 38006 - RDW Properties - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Maroon Town Dr, northerly of Savanna La Mar Road, westerly of Adams Street - .6 Acres - R-2-4000 Zone - REQUEST: 7 unit apartment.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_\_\_\_\_**

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**11:30 A.M. - CASE REVIEW**

**22. JO (1) PUBLIC USE PERMIT NO. 818 - EA NO. 38082 - Ampac Development - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Avenue 42, easterly of Hopewell Avenue, westerly of Cambridge Avenue - 1.30 Acres - R-2-4,000 Zone - REQUEST: 9 unit apartment complex including a 29 person residential care facility for the elderly (retirement home).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**11:30 A.M. - CASE REVIEW(Continued...)**

**23. JO (3) PLOT PLAN NO. 16700 - EA NO. 38066 - Nextel of California/Russell Abravanel - Supervisorial District - Lower Coachella Valley Area - Southerly of 59<sup>th</sup> Street, easterly of Polk Street, westerly of Fillmore Street - 20 Acres - A-2-20 Zone - REQUEST: Telecommunications tower at a height of 105 feet with accessory radio equipment shelter.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**11:45 A.M. - CASE REVIEW**

**24. JO (4) CONDITIONAL USE PERMIT NO. 2885, REVISED NO. 3 - EA NO. 38050 - Whitewater Rock & Supply/Inland Planning Services - Fourth Supervisorial District - Northerly of I-10, easterly of Whitewater Canyon Road - Whitewater Zoning Area - 5 Acres - R-R Zone - REQUEST: Expand existing rock and materials sales yard with additional outdoor decorative rock and gravel storage and utilize existing building for storage purposes.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_\_\_\_\_**

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**25a. JO (6) PUBLIC USE PERMIT NO. 809 (FORMERLY PP 16574) - EA NO. 37996 - Sprint PCS/ William Bennett - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Telecommunication tower at a height of 48 feet with accessory equipment buildings.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**25b. JO (6) VARIANCE CASE NO. 1692 - EA NO. 37996 - Sprint PCS/William Bennett - Third Supervisorial District - Pass & Desert Zoning Area - Northerly of Augusta Avenue, westerly of Little Morongo Road - 1 Acre - S-P Zone - REQUEST: Variance from 40 feet high to 48 feet high for telecommunications tower.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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## **LUNCH**

**1:30 A.M. - CASE REVIEW**

**26. JO (6) CONDITIONAL USE PERMIT NO. 3314 - EA NO. 37981 - Robertsons Ready Mix - Fourth Supervisorial District - Thousand Palms Zoning District - Northeasterly of Varner Road, southerly of Ramon Road - M-SC Zone - 2 Acres - REQUEST: Concrete batch plant with outdoor storage, accessory office and a 78 foot high central mixing structure.**

**ACTION : PD\_\_\_\_\_ PC \_\_\_\_\_ WITHDRAWN \_\_\_\_\_ CONT. \_\_\_\_\_**

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**27a. JO (15) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 512 - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of Lovekin Road -10 Acres - R-R Zone - REQUEST Amendment to the Open Space and Conservation map from "Agriculture" to "ANDOS" (Not Designated as Open Space) on a 11.6 acre portion of 38 acres.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**27b. JO (15) TENTATIVE PARCEL MAP NO. 29240 - EA NO. 37790 - Robert Means - Fourth Supervisorial District - North Palo Verde Zoning Area - Southerly of Sixth Avenue, easterly of**

**Lovekin Road - R-R Zone - Schedule H - REQUEST: Divide 30 Acres into 4 parcels and one remainder parcel.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**1:45 P.M. - CASE REVIEW**

**28a. JO (1) FAST TRACK COMMERCIAL PARCEL MAP NO. 29948(FTA#00-22) - EA NO. 38153 - North Shore Development/Richards Mueting Wilkes - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, westerly of Rosemary Lane - W-2, C-P-S Zone - Schedule E - REQUEST: Divide 5.5 acres into 14 lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**28b. JO (1) FAST TRACK PLOT PLAN NO. 16829(FTA#00-22) - EA NO. 38153 - North Shore Development/Richards Mueting Wilkes - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, westerly of Rosemary Lane - 5.5 Acres - W-2, C-P-S Zone - REQUEST: To construct a 60,000 square feet commercial building.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**29a. JO (17) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 500 - EA NO. 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10, easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone - REQUEST Amendment to the Open Space and Conservation map from "Desert" to "ANDOS" (Not Designated as Open Space).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**1:45 P.M. - CASE REVIEW(Continued...)**

**29b. JO (17) CHANGE OF ZONE NO. 6468 - EA NO. 37722 - Thomas & William Hood/Richards Mueting Wilkes - Fourth Supervisorial District - Chuckwalla Zoning District - Northerly of I-10,**

**easterly of Wiley's Wells Road, in NW 1/4 of Section 33, T6S, R20E, SBBM - 67 Acres - N-A Zone  
- REQUEST: Change of zone from N-A to C-P-S.**

**ACTION: PD    PC    WITHDRAWN    CONT.**

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**2:00 P.M. - CASE REVIEW**

**30. JO (2) COMMERCIAL PARCEL MAP NO. 29944 - EA NO. 38106 - Robert G. Ross - Fourth  
Supervisory District - Thousand Palms Zoning District - Northerly of Metroplex Dr., easterly of  
Rio Del Sol Rd., I-P Zone - Schedule E - REQUEST: Divide 4.5 acres into 3 lots.**

**ACTION: PD    PC    WITHDRAWN    CONT.**

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**31. JO (5) PLOT PLAN NO. 16627 - CEQA EXEMPT - JRC & Associates - Fourth Supervisory  
District - Mecca Zoning District - Northerly of Second Street, easterly of Date Palm Street- .30  
Acres - C-P-S Zone - REQUEST: Construct 1880 square foot laundry building with caretaker's  
residence.**

**ACTION: PD    PC    WITHDRAWN    CONT.**

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**2:15 P.M. - CASE REVIEW**

**32a. JO (3) TRACT MAP NO. 29882 - EA NO. 38075 - World Development /Dudek & Associates -  
Fourth Supervisory District- Bermuda Dunes Zoning District - Easterly of Yucca Lane, southerly  
of Avenue 42 - R-1-12,000 Zone - Schedule A - REQUEST: Divide 10 acres into 39 residential lots  
with one retention basin lot..**

**ACTION: PD    PC    WITHDRAWN    CONT.**

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**32b. JO (3) CHANGE OF ZONE NO. 6553 - EA NO. 38075 - World Development / Dudek & Associates - Fourth Supervisorial District- Bermuda Dunes Zoning District - Easterly of Yucca Lane, southerly of Avenue 42 - R-1-12,000 Zone - Schedule A - REQUEST: Change of zone from R-1-12,000 to R-1-8000.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**2:30 P.M. - CASE REVIEW**

**33a. LH (14) FAST TRACK COMMERCIAL WECS PERMIT NO. 107 - EIR NO. 422 - (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Installation and operation of twenty-nine 900 kW wind turbines at a height of 283 feet.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**2:30 P.M. - CASE REVIEW (Continued...)**

**33b. LH (14) FAST TRACK CHANGE OF ZONE NO. 6486 - EIR NO. 422 - (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Change of zone from W-2 to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**33c. LH (14) FAST TRACK VARIANCE CASE NO. 1679 - EIR NO. 422 - (FTA#00-30) - Seawest Windpower, Inc./ASL Consultants - Third Supervisorial District - Pass & Desert Zoning District - Southerly of I-10, westerly of Wall Road - 306 Ares - W-2 Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to reduce WECS scenic highway setback from 1000 feet to 940 feet.**

**ACTION : PD \_\_\_\_ PC \_\_\_\_ WITHDRAWN \_\_\_\_ CONT. \_\_\_\_**

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**34a. JO (18) TENTATIVE TRACT MAP NO. 29310 - EIR NO. 417 - Winchester Development Co. LLC/ The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Divide 1100 acres into 135 residential lots.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**34b. JO (18) PLOT PLAN NO. 15979 - EIR NO. 417 - Winchester Development Co. LLC/The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - R-A-10, R-A-1 1/4 Zone - REQUEST: Golf course and country club.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**34c. JO (18) CHANGE OF ZONE NO. 6530 - EIR NO. 417 - Winchester Development Co. LLC/ The Keith Companies - Fourth Supervisorial District - Sky Valley Zoning District - Northerly of Dillon Road, southerly of Colorado River Aquaduct and easterly of Larson Lane in Section 14 and 23, Township 3 South, Range 6 East, SBBM - 1100 Acres - REQUEST: Zone change from R-A-10, R-A-1 1/4 to R-A-10, R-A-1 1/4 and R-5.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**2:45 P.M. - CASE REVIEW**

**35a. JO (21) FAST TRACK COMMERCIAL WECS PERMIT NO. 99 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: WECS permit to allow for the installation of twenty-five wind turbines at 300 feet high.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.\_**

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**2:45 P.M. - CASE REVIEW(Continued...)**

**35b. JO (21) FAST TRACK CHANGE OF ZONE NO. 6429 (FTA#98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Change of zone from R-R to W-E.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**35c. JO (21) VARIANCE CASE NO. 1669 -(FAST TRACK #98-42) - EA NO. 37552 - Enron Wind Development Corp. - Third Supervisorial District - Whitewater Zoning Area - Southerly of I-10, easterly of Snow Creek Road, and Highway 111 - 600 Acres - R-R Zone - REQUEST: Modification to Section 18.41d of Ordinance No. 348 to increase WECS permit approval noise standards from 45 db(A) to 50db(A).**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**3:00 P.M. - CASE REVIEW**

**36. LH (5) FAST TRACK PUBLIC USE PERMIT NO. 811 (FTA#2000-26) - EIR NO. 420 - Calpine Corporation - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Northeast of Hwy 111 in the Lower Coachella Valley - 100 Acres - W-2 Zone - REQUEST: Public utility underground natural gas pipeline.**

**ACTION: PD\_PC\_WITHDRAWN\_CONT.**

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**Last Posted 12/19/00**