



# COUNTY OF RIVERSIDE

## Planning Department



Aleta J. Laurence

Director of Planning

**JANUARY 6, 2003**

### LAND DEVELOPMENT COMMITTEE WORK ORDER

82-675 HWY. 111, 2<sup>nd</sup> FLOOR, ROOM 209

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.

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

- **JO (1) PLOT PLAN NO. 18326** - EA No. 38879 - Huntleigh Development, Inc. - Fourth Supervisorial District - Bermuda Dunes Zoning District - Westerly of Washington Street, southerly of Varner Road - 23572 Feet - S-P Zone - REQUEST: To construct 5,000 square foot retail building with a building height of up to approximately 26 feet.

**ACTION: CONTINUED**

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

**2. MR (2) PLOT PLAN NO. 18264-** EA No. 38854 - Helena Chemical Co. - Fourth Supervisorial District - Blythe Zoning District - Northerly of 16<sup>th</sup> Avenue, southerly of 15<sup>th</sup> Avenue, easterly of Lovekin Blvd. - 5 Acres - M-SC Zone - REQUEST: Replace outdoor storage tanks within an existing liquid fertilizer facility containing an existing 2,700 square foot office, a 6,900 square foot enclosed warehouse and a 1,500 square foot covered outside storage area.

**ACTION: CONTINUED**

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

- **JO (2) TENTATIVE TRACT MAP NO. 30866** - EA No. 38860 - Hacker Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 41, westerly of Adams Street - R-1-12,000 Zone - Schedule B - REQUEST: Divide 11 acres into 13 residential lots.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JANUARY 6, 2003**

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

**4a. JO (5) FAST TRACK TENTATIVE TRACT MAP NO. 30596(FTA#02-02) - EA No. 38788 - Regency Homes - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - R-1, R-3-6,000 Zone - Schedule A - REQUEST: Divide 117 acres into 466 single family lots with separate common retention basin/park lots and well site.**

**ACTION: CONTINUED**

**4b. JO (5) FAST TRACK CHANGE OF ZONE NO. 6712 (FTA#02-02) - EA No. 38788 - Regency Homes - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - 117 Acres - R-1, R-3-6,000 Zone - REQUEST: Change of Zone from R-1, R-3-6,000 to R-4 and R-5.**

**ACTION: CONTINUED**

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

**5. MR (4) TENTATIVE TRACT MAP NO. 30784 - EA No. 38767 -Taillieu Construction - Fourth Supervisorial District - Thousand Palms Zoning District - Westerly of Amite Lane, northerly of Ramon Road - R-A-1 Zone - Schedule B - REQUEST: Divide 40 acres into 33 residential lots.**

**ACTION: CONTINUED**

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

**6. MR (3) FAST TRACK PLOT PLAN NO. 18218 (FTA#02-14) - CEQA EXEMPT/ EA No. 38825 - Richard Bagdasarian Inc. - Fourth Supervisorial District - Lower Coachella Zoning District - Easterly of Hammond Street, northerly of Avenue 66 - 2 Acres - M-M, I-P Zone - REQUEST: To construct a 12,000 square foot office building with a building height of up to approximately 18 feet.**

**ACTION: CONTINUED**

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

**7. MR (3) PLOT PLAN NO. 18221 - EA No. 38826 - White Brothers Design Associates - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet.**

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JANUARY 6, 2003**

**PAGE 3 OF 3**

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

**8. MR (4) PLOT PLAN NO. 18127** - EA No. 38785 - Paula Terifaj - Third Supervisorial District - Pass & Desert Zoning District - Easterly of Mountain View Road, northerly of 8<sup>th</sup> Avenue - 20.21 Acres - W-2 Zone - REQUEST: To construct a 7,200 square foot animal care facility to allow up to 25 dogs.

**ACTION: CONTINUED**

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

**9. MR (6) PLOT PLAN NO. 17971** - CEQA EXEMPT - Coronel Construction - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Lamar Road, westerly of Adams Street - R-2-4000 Zone - REQUEST: To construct a triplex at a building height of up to approximately 17 feet.

**ACTION: CONTINUED**

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

**10. MR (15) PLOT PLAN NO. 17290** - EA No. 38410 - Sprint PCS - Fourth Supervisorial District - Pass & Desert Zoning District - Northerly of Avenue 20<sup>th</sup>, southerly of Dillon Road, easterly of Long Canyon Lane , westerly of Palm Drive - W-2, M-SC Zone - 15.60 Acres - REQUEST: Wireless communications facility with "Monopalm" tower at a height of 75 feet with accessory equipment shelter.

**ACTION: PLANNING DIRECTORS 2/6/03 @ 9:00 A.M.**

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

- **MR (4) PLOT PLAN NO. 13117, REVISED NO. 2** - EA No. 38782 - Pacific Engineering &

Associates - Fourth Supervisorial District - Pass & Desert Zoning Area - Southerly of Dillon Road, westerly of Desert Crest Avenue at 69-391 Dillon Road - 13 Acres - W-2, M-SC Zone - REQUEST: To construct a 3,750 square foot storage building at a building height of approximately 25 feet and re-organize outdoor storage areas at an existing golf cart vehicle manufacturing facility.

**ACTION: PLANNING DIRECTORS 2/6/03 @ 9:00 A.M.**

PC:mm

1/13/03

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# COUNTY OF RIVERSIDE

## Planning Department



Ron Goldman

Assistant Planning Director

**FEBRUARY 19, 2003**

**LAND DEVELOPMENT COMMITTEE WORK ORDER**

**82-675 HWY. 111, 2<sup>nd</sup> FLOOR, ROOM 209**

**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.

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

**1. JO (1) PRE-APPLICATION REVIEW NO. (PAR) 433** - Dudek & Associates - Fourth Supervisorial District - Bermuda Dunes Zoning Area - Westerly of Clinton Street, southerly of Fred Waring Street - 24 Acres - R-1, R-5 Zone - REQUEST: To divide 24 acres into 128 lots.

**ACTION: ADMINISTRATIVE ACTION**

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

- **MR (1) PLOT PLAN NO. 18376** - EA No. 38912 - Pete Valdez - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, easterly of Arbol Road - .50 Acres - C-P-S Zone - REQUEST: To construct a 4884 square foot commercial/retail building with a building height of up to approximately 22 feet.

**ACTION: CONTINUED**

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

- **JO (1) CONDITIONAL USE PERMIT NO. 3356, REVISED NO. 1** - EA No. 38881 - Johnson Rental Services - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, southerly of Ramon Road, westerly of Monterey - 4 Acres - C-P-S, M-SC Zone - REQUEST: To construct a 13,600 square foot construction equipment rental & sales facility with a building height of up to approximately 24 feet.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**FEBRUARY 19, 2003**

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

- **JO (2) PLOT PLAN NO. 18326** - EA No. 38879 - Huntleigh Development, Inc. - Fourth Supervisorial District - Bermuda Dunes Zoning District - Westerly of Washington Street, southerly of Varner Road - 23572 Feet - S-P Zone - REQUEST: To construct 5,000 square foot retail building with a building height of up to approximately 26 feet.

**ACTION: CONTINUED**

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

- 5. MR (3) PLOT PLAN NO. 18264-** EA No. 38854 - Helena Chemical Co. - Fourth Supervisorial District - Blythe Zoning District - Northerly of 16<sup>th</sup> Avenue, southerly of 15<sup>th</sup> Avenue, easterly of Lovekin Blvd. - 5 Acres - M-SC Zone - REQUEST: Replace outdoor storage tanks within an existing liquid fertilizer facility containing an existing 2,700 square foot office, a 6,900 square foot enclosed warehouse and a 1,500 square foot covered outside storage area.

**ACTION: CONTINUED**

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

- 6. JO (3) TENTATIVE TRACT MAP NO. 30866** - EA No. 38860 - Hacker Engineering - Fourth Supervisorial District - Bermuda Dunes Zoning District - Southerly of Avenue 41, westerly of Adams Street - R-1-12,000 Zone - Schedule B - REQUEST: Divide 11 acres into 13 residential lots.

**ACTION: CONTINUED**

**7a. JO (6) FAST TRACK TENTATIVE TRACT MAP NO. 30596(FTA#02-02) - EA No. 38788 - Regency Homes - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - R-1, R-3-6,000 Zone - Schedule A - REQUEST: Divide 117 acres into 466 single family lots with separate common retention basin/park lots and well site.**

**ACTION: CONTINUED**

**7b. JO (6) FAST TRACK CHANGE OF ZONE NO. 6712 (FTA#02-02) - EA No. 38788 - Regency Homes - Fourth Supervisorial District - Thousand Palms Zoning District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - 117 Aces - R-1, R-3-6,000 Zone - REQUEST: Change of Zone from R-1, R-3-6,000 to R-4 and R-5.**

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**FEBRUARY 19, 2003**

**PAGE 3 OF 4**

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

- **MR (1) PLOT PLAN NO. 18366 - CEQA EXEMPT - Phil Adams - Fourth Supervisorial District - Bermuda Dunes Zoning District - Easterly of Lima Hall, southerly of Avenue 42 - 13,000 Feet - R-2-40,000 Zone - REQUEST: To construct a 13,000 square foot building with a building height of up to approximately 17 feet.**

**ACTION: CONTINUED**

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

- 9. MR (5) TENTATIVE TRACT MAP NO. 30784 - EA No. 38767 - Taillieu Construction - Fourth Supervisorial District - Thousand Palms Zoning District - Westerly of Amite Lane, northerly of Ramon Road - R-A-1 Zone - Schedule B - REQUEST: Divide 40 acres into 33 residential lots.**

**ACTION: CONTINUED**

- 10. MR (4) FAST TRACK PLOT PLAN NO. 18218 (FTA#02-14) - CEQA EXEMPT/ EA No. 38825 - Richard Bagdasarian Inc. - Fourth Supervisorial District - Lower Coachella Zoning District - Easterly of Hammond Street, northerly of Avenue 66 - 2 Acres - M-M, I-P Zone - REQUEST: To construct a 12,000 square foot office building with a building height of up to approximately 18 feet.**

**ACTION: ADMINISTRATIVE ACTION**

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

- 11. MR (4) PLOT PLAN NO. 18221 - EA No. 38826 - White Brothers Design Associates - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet.**

**ACTION: CONTINUED**

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

**12. MR (5) PLOT PLAN NO. 18127** - EA No. 38785 - Paula Terifaj - Third Supervisorial District - Pass & Desert Zoning District - Easterly of Mountain View Road, northerly of 8<sup>th</sup> Avenue - 20.21 Acres - W-2 Zone - REQUEST: To construct a 7,200 square foot animal care facility to allow up to 25 dogs.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**FEBRUARY 19, 2003**

**PAGE 4 OF 4**

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

**13. MR (7) PLOT PLAN NO. 17971** - CEQA EXEMPT - Coronel Construction - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Lamar Road, westerly of Adams Street - R-2-4000 Zone - REQUEST: To construct a triplex at a building height of up to approximately 17 feet.

**ACTION: CONTINUED**

PC:mm

02/20/03

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# COUNTY OF RIVERSIDE

## Planning Department



Richard K. Lashbrook Ron Goldman

Agency Director Interim Planning Director

**MARCH 12, 2003**

### LAND DEVELOPMENT COMMITTEE WORK ORDER

82-675 HWY. 111, 2<sup>nd</sup> FLOOR, ROOM 209

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.

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

**1. MR (1) SECOND UNIT PERMIT NO. 756 - CEQA EXEMPT - Raul Perez - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Easterly of Vanderveer Road, northerly of Avenue 70<sup>th</sup> - W-2 Zone - REQUEST: Detached 1,344 square foot mobilehome as a second dwelling on the property.**

**ACTION: OFF CALENDAR**

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

- **KD (2) PLOT PLAN NO. 18376** - EA No. 38912 - Pete Valdez - Thousand Palms Zoning District Fourth Supervisorial District - Southerly of Ramon Road, easterly of Arbol Road - .50 Acres - C-P-S Zone - REQUEST: To construct a 4884 square foot commercial/retail building with a building height of up to approximately 22 feet.

**ACTION: CONTINUED**

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

- **JO (2) CONDITIONAL USE PERMIT NO. 3356, REVISED NO. 1** - EA No. 38881 - Johnson Rental Services - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Varner Road, southerly of Ramon Road, westerly of Monterey - 4 Acres - C-P-S, M-SC Zone - REQUEST: To construct a 13,600 square foot construction equipment rental & sales facility with a building height of up to approximately 24 feet.

**ACTION: PLANNING COMMISSION 4/2/03**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**MARCH 12, 2003**

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

- **JO (3) PLOT PLAN NO. 18326** - EA No. 38879 - Huntleigh Development, Inc. - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Washington Street, southerly of Varner Road - 23572 Feet - S-P Zone - REQUEST: To construct 5,000 square foot retail building with a building height of up to approximately 26 feet.

**ACTION: CONTINUED**

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

**5. KD (4) PLOT PLAN NO. 18264**- EA No. 38854 - Helena Chemical Co. - Blythe Zoning District - Fourth Supervisorial District - Northerly of 16<sup>th</sup> Avenue, southerly of 15<sup>th</sup> Avenue, easterly of Lovekin Blvd. - 5 Acres - M-SC Zone - REQUEST: Replace outdoor storage tanks within an existing liquid fertilizer facility containing an existing 2,700 square foot office, a 6,900 square foot enclosed warehouse and a 1,500 square foot covered outside storage area.

**ACTION: CONTINUED**

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

**6. JO (4) TENTATIVE TRACT MAP NO. 30866** - EA No. 38860 - Hacker Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Southerly of Avenue 41, westerly of Adams Street - R-1-12,000 Zone - Schedule B - REQUEST: Divide 11 acres into 13 residential lots.

**ACTION: PLANNING COMMISSION 4/2/03**

**7a. JO (7) FAST TRACK TENTATIVE TRACT MAP NO. 30596(FTA#02-02) - EA No. 38788 - Regency Homes - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - R-1, R-3-6,000 Zone - Schedule A - REQUEST: Divide 117 acres into 466 single family lots with separate common retention basin/park lots and well site.**

**ACTION: CONTINUED**

**7b. JO (7) FAST TRACK CHANGE OF ZONE NO. 6712 (FTA#02-02) - EA No. 38788 - Regency Homes - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - 117 Aces - R-1, R-3-6,000 Zone - REQUEST: Change of Zone from R-1, R-3-6,000 to R-4 and R-5.**

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**MARCH 12, 2003**

**PAGE 3 OF 4**

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

- **KD (2)\_PLOT PLAN NO. 18366** - CEQA EXEMPT - Phil Adams - Bermuda Dunes Zoning District - Fourth Supervisorial District - Easterly of Lima Hall, southerly of Avenue 42 - 13,000 Feet - R-2-40,000 Zone - REQUEST: To construct a triplex with a building height of up to approximately 17 feet.

**ACTION: APPROVED**

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

**9a. JO (1)\_FAST TRACK COMMERCIAL PARCEL MAP NO. 30439, MINOR CHANGE NO. 1 (FTA#02-01)** - EXEMPT - Regency Homes /Peter Solomon - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Del Norte Way, easterly of Rio Del Sol Road - M-SC Zone - 11 Acres - Schedule E - REQUEST: Minor change to add 30' drainage easements.

**ACTION: CONTINUED**

**9b. JO (5) PLOT PLAN NO. 18221** - EA No. 38826 - White Brothers Design Associates - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet.

**ACTION: CONTINUED**

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

**10. MR (6)\_PLOT PLAN NO. 18127** - EA No. 38785 - Paula Terifaj - Pass & Desert Zoning District - Third Supervisorial District - Easterly of Mountain View Road, northerly of 8<sup>th</sup> Avenue - 20.21 Acres - W-2 Zone - REQUEST: To construct a 7,200 square foot animal care facility to allow up to 25 dogs.

**ACTION: OFF CALENDAR**

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

**11. MR (8) PLOT PLAN NO. 17971 - CEQA EXEMPT - Coronel Construction - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Lamar Road, westerly of Adams Street - R-2-4000 Zone - REQUEST: To construct a triplex at a building height of up to approximately 17 feet.**

**ACTION: PLANNING DIRECTORS, TBA**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**MARCH 12, 2003**

**PAGE 4 OF 4**

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

**12. JO (1) FAST TRACK TENTATIVE TRACT MAP NO. 31227(FTA#99-23) - EA No. 38965 - Del Webb California Corp. - Chuckawalla Zoning District - Fourth Supervisorial District - Easterly of Washington Street, westerly of Adams Street - SP Zone - Schedule A - REQUEST: Divide 7.5 acres into 41 residential lots & 1 common lot.**

**ACTION: PLANNING COMMISSION 4/2/03**

PC:mm

3/18/03

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# COUNTY OF RIVERSIDE

## Planning Department

Richard K. Lashbrook  
Goldman

Ron

Agency Director Interim Planning Director

**APRIL 23, 2003** LAND DEVELOPMENT COMMITTEE WORK ORDER

82-675 HWY. 111, 2<sup>nd</sup> FLOOR, ROOM 209  
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.

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

**1. KD (1) PLOT PLAN NO. 18496-** EA No. 38973 – White Brothers Investments – Thousand Palms Zoning District -Fourth Supervisorial District – Easterly of Rio Del Sol, northerly of Varner Road – M-SC Zone -  
REQUEST: Construct two industrial warehouse buildings with a building height of up to approximately 24 feet

**ACTION: CONTINUED**

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

- 2. KD (1) SECOND UNIT PERMIT NO. 763 - CEQA EXEMPT**  
- Henry Hernandez - Lower Coachella Valley Zoning District - Fourth  
Supervisory District - Easterly of Calhoun, northerly of Avenue 52 - 9 Acres  
- A-1-10 Zone - REQUEST: Detached 1,456 square foot mobilehome as a  
second dwelling on the property.

**ACTION: CONTINUED OFF CALENDAR**

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

- 3. KD (2) PLOT PLAN NO. 18376 - EA No. 38912 - Pete Valdez**  
- Thousand Palms Zoning District Fourth Supervisory District - Southerly of  
Ramon Road, easterly of Arbol Road - .50 Acres - C-P-S Zone - REQUEST:  
To construct a 4884 square foot commercial/retail building with a building  
height of up to approximately 22 feet.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**APRIL 23, 2003**

**PAGE 2 OF 6**

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

- 4a. MR (1) COMPREHENSIVE GENERAL PLAN**  
**AMENDMENT NO. 657 - EA No.38961 - JBA Aslan Companies, Inc. -**  
Cathedral City/ Palm Desert Zoning District - Fifth Supervisory District -  
Northerly of Interstate 10, easterly of Palm Drive - W-2 Zone - 5 Acres -  
REQUEST: General Plan Amendment from "Desert" to "Commercial" (2ac  
+/-); Remainder parcel = "Desert".

**ACTION: CONTINUED**

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**4b. MR (1) \_\_\_\_\_ CHANGE OF ZONE NO. 6770 - EA No. 38961 - JBA Aslan Companies, Inc.- Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive -5 Acres - W-2 Zone -REQUEST: Change of Zone from W-2 to C-P-S and W-2.**

**ACTION: CONTINUED**

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**4c. MR (1) \_\_\_\_\_ COMMERCIAL PARCEL MAP NO. 30983 - EA No. 38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive - W-2 Zone - 5 Acres - Schedule E - REQUEST: Divide 5 acres into 1 lot & 1 remainder lot.**

**ACTION: CONTINUED**

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**4d. MR (1) \_\_\_\_\_ CONDITIONAL USE PERMIT NO. 3393 - EA No. 38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive - 5 Acres - W-2 Zone - REQUEST: To construct a 5,000 square foot building with a store and restaurant with a building height of up to approximately 22 feet, and with vehicle fuel sales and the sale of beer/wine for off-premises consumption.**

**ACTION: CONTINUED**

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

**5. MR (1) \_\_\_\_\_ CONDITIONAL USE PERMIT NO. 3270R1 - EA No. 38964 – Moe Nsar – Pass & Desert Zoning District - Fourth Supervisorial District - Northerly of Avenue 18, easterly of Long Canyon Road - 43 Acres - W-2 Zone - REQUEST: Vacation recreational vehicle (RV) park containing 250 spaces with accessory clubhouse and recreational facilities.**

**ACTION: CONTINUED**



**9. MR (4) PLOT PLAN NO. 18326** - EA No. 38879 - Huntleigh Development, Inc. - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Washington Street, northerly of Varner Road - 23572 Feet - S-P Zone - REQUEST: To construct 5,000 square foot retail building with a building height of up to approximately 26 feet.

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**ACTION: PLANNING DIRECTORS**

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

**10. KD (5) PLOT PLAN NO. 18264-** EA No. 38854 - Helena Chemical Co. - Blythe Zoning District - Fourth Supervisorial District - Northerly of 16<sup>th</sup> Avenue, southerly of 15<sup>th</sup> Avenue, easterly of Lovekin Blvd. - 5 Acres - M-SC Zone - REQUEST: Replace outdoor storage tanks within an existing liquid fertilizer facility containing an existing 2,700 square foot office, a 6,900 square foot enclosed warehouse and a 1,500 square foot covered outside storage area.

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**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**APRIL 23, 2003**

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

**11a. JO (8) \_\_\_\_\_ FAST TRACK TENTATIVE TRACT MAP NO. 30596 (FTA#02-02)** - EA No. 38788 - Regency Homes - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - R-1, R-3-6,000 Zone - Schedule A - REQUEST: Divide 117 acres into 466 single family lots with separate common retention basin/park lots and well site.

**ACTION: CONTINUED**

**11b. JO (8) \_\_\_\_\_ FAST TRACK CHANGE OF ZONE NO. 6712 (FTA#02-02) - EA No. 38788 - Regency Homes - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - 117 Acres - R-1, R-3-6,000 Zone - REQUEST: Change of Zone from R-1, R-3-6,000 to R-4 and R-5.**

**ACTION: CONTINUED**

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

**12a. JO (2) \_\_\_\_\_ FAST TRACK COMMERCIAL PARCEL MAP NO. 30439, MINOR CHANGE NO. 1 (FTA#02-01) - EXEMPT - Regency Homes /Peter Solomon - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Del Norte Way, easterly of Rio Del Sol Road - M-SC Zone - 11 Acres - Schedule E - REQUEST: Minor change to add 30' drainage easements.**

**ACTION: CONTINUED**

**12b. JO (6) \_\_\_\_\_ PLOT PLAN NO. 18221 - EA No. 38826 - White Brothers Design Associates - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet.**

**ACTION: CONTINUED**

**LUNCH**

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

**13. MR (6) \_\_\_\_\_ TENTATIVE TRACT MAP NO. 30784 - EA No. 38767 -Taillieu Construction - Fourth Supervisorial District - Thousand Palms Zoning District - Westerly of Amite Lane, northerly of Ramon Road - R-A-1 Zone - Schedule B - REQUEST: Divide 40 acres into 33 residential lots.**

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**APRIL 23, 2003**

**PAGE 5 OF 6**

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

**14a. JO (1) COMPREHENSIVE GENERAL PLAN  
AMENDMENT NO. 645** - EA No.38863 - Pine Mountain Investments/  
Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial  
District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of  
Washington Street - W-1, C-P-S Zone - 40 Acres - REQUEST: General Plan  
Amendment to the Western Coachella Valley Community Plan from  
Commercial "C" & Water Resources" to Residential 2A ( 5-8 dwelling units  
per acre) and waster resources.

**ACTION: CONTINUED**

**14b. JO (1) CHANGE OF ZONE NO. 6739** - EA No. 38863 - Pine  
Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District -  
Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate  
Road, easterly of Washington Street - 40 Acres - W-1, C-P-S Zone -  
REQUEST: Change of Zone from C-P-S and W-1 to R-4 & W-1

**ACTION: CONTINUED**

**14c. JO (1) TENTATIVE TRACT MAP NO. 30966** - EA No.  
38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes  
Zoning District - Fourth Supervisorial District - Northerly of Avenue 40,  
southerly of Manorgate Road, easterly of Washington Street -  
W-1, C-P-S Zone - Schedule B - REQUEST: Planned Residential Development  
to divide 40 acres into 216 condominium lots.

**ACTION: CONTINUED**

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

**15. KD (1) PRE-APPLICATION REVIEW NO. (PAR) 438 -**  
John Hacker - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Easterly of Johnson Street, northerly of Frank J. Valdovino Road - 40 Acres - R-1 Zone - REQUEST: To divide 40 acres into 200 lots.

**ACTION: CONTINUED OFF CALENDAR**

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

**16a. JO (2) ENVIRONMENTAL IMPACT REPORT NO. 00447**  
**(FTA#01-26)** - Mountain View Power Partners - Pass & Desert Zoning District - Third Supervisorial District - Southerly of Dillon Road, easterly of Worsley Road - 357 Acres - W-2 Zone - REQUEST: Environmental Impact report for WCS00112 consisting of 36 wind turbines totalling 21.6 MW (Alternative A) or 35 wind turbines totalling 23.1 MW (Alternative B).

**ACTION: CONTINUED TO 7/2/03 LDC**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**APRIL 23, 2003**

**PAGE 6 OF 6**

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

**16b. JO (2) FAST TRACK WECS PERMIT NO. 112 - (FTA#01-26)** EA No. 38822 - Mounatin View Power Partners - Third Supervisorial District - Pass & Desert Zoning Area - Southerly of Dillon Road, easterly of Worsely Road - 357 Acres - W-2 Zones - REQUEST: Wind Energy Project and ancillary facilities, with 36 wind turbines totalling 21.6 MW (Alternative A) or 35 wind turbines totalling 23.1 MW (Alternative B).

**ACTION: CONTINUED TO 7/2/03 LDC**

**16c. JO (2) FAST TRACK CHANGE OF ZONE NO. 6723 (FTA#01-26) - EA No. 38822 - Mountain View Power Partners - Third Supervisorial District - Pass & Desert Zoning Area - Southerly of Dillon Road, easterly of Worsely Road - 357 Acres - W-2 Zone -REQUEST: Change of Zone from W-2 to W-E.**

**ACTION: CONTINUED TO 7/2/03 LDC**

**16d. JO (2) FAST TRACK VARIANCE NO. 1739 (FTA#01-26) - EA No. 38822 - Mountain View Power Partners -Third Supervisorial District - Pass & Desert Zoning Area - Southerly of dillon Road, easterly of Worsely Road - 357 Acres - W-2 Zones - REQUEST: Reduce 1000 foot scenic setbacks to 703 foot (Alternative A) or 618 (Alternative B).**

**ACTION: CONTINUED TO 7/2/03 LDC**

PC:mm  
4/28/03.

**D:\FILES.2003\AGENDAS.LDC\4-23-03.wpd**



# COUNTY OF RIVERSIDE

## Planning Department

Richard K. Lashbrook  
Goldman

Ron

Agency Director Interim Planning Director

**MAY 7, 2003** LAND DEVELOPMENT COMMITTEE WORK ORDER

82-675 HWY. 111, 2<sup>nd</sup> FLOOR, ROOM 209  
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.

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

- 1. KD (1) PLOT PLAN NO. 18557-** EA No. 39013 - Matt Johnson - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Manufacturing Road, easterly of Reserve Drive, westerly of Varner Road - 10 Acres - I-P Zone - REQUEST: To construct two industrial buildings with a combined building size of about 18,200 square feet and a

building height of up to approximately 20 feet.

**ACTION: CONTINUED**

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

**2. KD (1) PLOT PLAN NO. 18559-** EA No. 39014 - Desert Oasis Retail Partners - Bermuda Dunes Zoning District - Fourth Supervisorial District - Southerly of Varner Road, westerly of Newcastle Drive, northerly of Interstate 10 - SP Zone - REQUEST: To construct and operate a commercial building including restaurant and drive through, with a building size of about 4,000 square feet and building height of up to approximately 28 feet.

**ACTION: CONTINUED OFF CALENDAR**

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

**3. KD (1) PRE APPLICATION REVIEW NO.00449 -** Coachella Farming Co. – Lower Coachella Valley Zoning District -Fourth Supervisorial District – Southerly of 70<sup>th</sup> Avenue, westerly of Lincoln Street – 150 Acres - W-2 Zone - REQUEST: Conditional Use Permit for a Recreational Lake.

**ACTION: CONTINUED OFF CALENDAR**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**MAY 7, 2003**

**PAGE 2 OF 6**

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

**4. KD (5) PLOT PLAN NO. 18264-** EA No. 38854 - Helena Chemical Co. - Blythe Zoning District - Fourth Supervisorial District - Northerly of 16<sup>th</sup> Avenue, southerly of 15<sup>th</sup> Avenue, easterly of Lovekin Blvd. - 5 Acres - M-SC Zone - REQUEST: Replace outdoor storage tanks within an existing liquid fertilizer facility containing an existing 2,700 square foot office, a 6,900 square foot enclosed warehouse and a 1,500 square foot covered outside storage area.

**ACTION: CONTINUED**

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

**5. KD (3) PLOT PLAN NO. 18376** - EA No. 38912 - Pete Valdez - Thousand Palms Zoning District Fourth Supervisorial District - Southerly of Ramon Road, easterly of Arbol Road - .50 Acres - C-P-S Zone - REQUEST: To construct and operate commercial/retail building with a building size of 4900 square feet and a building height of up to approximately 22 feet.

**ACTION: CONTINUED OFF CALENDAR**

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

**6. KD (2) PLOT PLAN NO. 18510** - EA No. 38987 - Enrique Soria - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Vista Chino Road, easterly of Rio Del Sol Road - 10 Acres - M-SC Zone - REQUEST: To construct and operate a contractor's storage yard for entire ten acre site.

**ACTION: CONTINUED**

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

**7. KD (2) PLOT PLAN NO. 18496**- EA No. 38973 – White Brothers Investments/ Robert Ricciardi - Thousand Palms Zoning District -Fourth Supervisorial District – Easterly of Rio Del Sol, northerly of Varner Road – M-SC Zone - REQUEST: Construct two industrial buildings with combined building size of about 24,400 square feet and a building eight of up to approximately 24 feet.

**ACTION: CONTINUED**

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

**8. MR (5) PLOT PLAN NO. 18326** - EA No. 38879 - Huntleigh Development, Inc. - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Washington Street, northerly of Varner Road - 23572

Feet - S-P Zone - REQUEST: To construct 5,000 square foot retail building with a building height of up to approximately 26 feet.

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**ACTION: PLANNING DIRECTORS 5/27/03 @ 9A.M.**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**MAY 7, 2003**

**PAGE 3 OF 6**

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

**9a. MR (2) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 657 - EA No.38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive - W-2 Zone - 5 Acres - REQUEST: General Plan Amendment from "Desert" to "Commercial" (2ac +/-); Remainder parcel = "Desert".**

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**ACTION: CONTINUED**

**9b. MR (2) CHANGE OF ZONE NO. 6770 - EA No. 38961 - JBA Aslan Companies, Inc.- Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive -5 Acres - W-2 Zone -REQUEST: Change of Zone from W-2 to C-P-S and W-2.**

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**ACTION: CONTINUED**

**9c. MR (2) COMMERCIAL PARCEL MAP NO. 30983 - EA No. 38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive - W-2 Zone - 5 Acres - Schedule E - REQUEST: Divide 5 acres into 1 lot 7 1 remainder lot.**

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**ACTION: CONTINUED**

**9d. MR (2) \_\_\_\_\_ CONDITIONAL USE PERMIT NO. 3393 - EA No. 38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive - 5 Acres - W-2 Zone - REQUEST: To construct and operate a convenience store and restaurant including vehicle fuel sales and the sale of beer/wine for off-premises consumption with a 5,000 square foot building and building height of approximately 22 feet.**

**ACTION: CONTINUED**

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

**10. MR (2) \_\_\_\_\_ CONDITIONAL USE PERMIT NO. 3270R1 - EA No. 38964 – Moe Nsar – Pass & Desert Zoning District - Fourth Supervisorial District - Northerly of Avenue 18, easterly of Long Canyon Road - 43 Acres - W-2 Zone - REQUEST: Vacation recreational vehicle (RV) park containing 250 spaces with accessory clubhouse and recreational facilities.**

**ACTION: PLANNING COMMISSION TBA**

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

**11. MR (7) TENTATIVE TRACT MAP NO. 30784 - EA No. 38767 -Taillieu Construction - Fourth Supervisorial District - Thousand Palms Zoning District - Westerly of Amite Lane, northerly of Ramon Road - R-A-1 Zone - Schedule B - REQUEST: Divide 40 acres into 33 residential lots with off-site street and utility improvements to Amite Lane, Tchoupitaulas Road and Chimayo Road.**

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**MAY 7, 2003**

**PAGE 4 OF 6**

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

**12a. JO (2) \_\_\_\_\_ TENTATIVE TRACT MAP NO. 31278 - EA No. 38975 - Calvin Cree - Lower Coachella Valley Zoning District -Fourth Supervisorial District - Easterly of Jackson Street, northerly of Rosa Avenue and westerly of Cecil Street - R-A-2 ½ Zone - Schedule A - REQUEST: Divide 19 acres into 64 residential lots.**

**ACTION: CONTINUED**

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**12b. JO (2) \_\_\_\_\_ CHANGE OF ZONE NO. 6775 - EA No. 38975 - Calvin Cree - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Easterly of Jackson Street, northerly of Rosa Avenue and westerly of Cecil Street - 19 Acres - R-A-2 ½ Zone -REQUEST: Change of Zone from R-A-2 ½ to R-1-10,000.**

**ACTION: CONTINUED**

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**13. JO (2) \_\_\_\_\_ TENTATIVE TRACT MAP NO. 31279 - EA No. 38976 – Calvin Cree – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Westerly of Calhoun Street, northerly of Rosa Avenue and easterly of Cecil Street – R-1-10,000 Zone – Schedule A - REQUEST: Divide 19 acres into 60 residential lots.**

**ACTION: CONTINUED**

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**LUNCH**

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

**14a. JO (9) \_\_\_\_\_ FAST TRACK TENTATIVE TRACT MAP NO. 30596 (FTA#02-02) - EA No. 38788 - Regency Homes - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - R-1, R-3-6,000 Zone - Schedule A - REQUEST: Divide 117 acres into 466 single family lots with separate common retention basin/park lots and well site.**

**ACTION: CONTINUED**

**14b. JO (9) \_\_\_\_\_ FAST TRACK CHANGE OF ZONE NO. 6712 (FTA#02-02) - EA No. 38788 - Regency Homes - Thousand Palms Zoning**

District - Fourth Supervisorial District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - 117 Aces - R-1, R-3-6,000 Zone - REQUEST: Change of Zone from R-1, R-3-6,000 to R-4 and R-5.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**MAY 7, 2003**

**PAGE 5 OF 6**

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

**15a. JO (3) FAST TRACK COMMERCIAL PARCEL MAP NO. 30439, MINOR CHANGE NO. 1 (FTA#02-01) - EA No. 39018 - Regency Homes /Peter Solomon - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Del Norte Way, easterly of Rio Del Sol Road - M-SC Zone - 11 Acres - Schedule E - REQUEST: Minor change to add 30' drainage easements.**

**ACTION: CONTINUED**

**15b. JO (7) PLOT PLAN NO. 18221 - EA No. 38826 - White Brothers Design Associates - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet.**

**ACTION: CONTINUED**

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

**16a. JO (2) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 645 - EA No.38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - W-1, C-P-S Zone - 40 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Community Plan from "Commercial" & "Water Resources" to "Residential 2A" ( 5-8 dwelling units**

per acre) and “Water Resources”.

**ACTION: CONTINUED**

**16b. JO (2) CHANGE OF ZONE NO. 6739** - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - 40 Acres - W-1, C-P-S Zone - REQUEST: Change of Zone from C-P-S and W-1 to R-4, R-2 & W-1

**ACTION: CONTINUED**

**16c. JO (2) TENTATIVE TRACT MAP NO. 30966** - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Manorgate Road, easterly of Washington Street - W-1, C-P-S Zone  
- Schedule B - REQUEST: Planned Residential Development to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**MAY 7, 2003**

**PAGE 6 OF 6**

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

**17a. JO (3) COMMERCIAL PARCEL MAP NO. 30612** - EA No.38648 - Monterrey Palms, LLC - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, easterly of Monterrey

Avenue, westerly of Boca Chica Trail - C-1/ C-P - 10 Acres - Schedule E -  
REQUEST: Divide 10 acres into 2 commercial lots.

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**ACTION: CONTINUED**

**17b. JO (3)            CONDITIONAL USE PERMIT NO. 3371 - EA No.**  
38648 - Monterrey Palms, LLC - Fourth Supervisorial District - Thousand  
Palms Zoning Area - Northerly of Varner Road, easterly of Monterrey Avenue,  
westerly of Boca Chica Trail - 5.20 Acres - C-1/ C-P, R-3 Zone - REQUEST:  
To construct a mini-warehouse facility with building height of up to 40 feet on  
5.5 acre portion of a 10 acre parcel.

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**ACTION: CONTINUED**

PC:mm  
5/07/03.

**D:\FILES.2003\AGENDAS.LDC\5-7-03.wpd**



# COUNTY OF RIVERSIDE

## Planning Department

Richard K. Lashbrook  
Goldman

Ron

Agency Director Interim Planning Director

**JUNE 18, 2003** LAND DEVELOPMENT COMMITTEE WORK ORDER

82-675 HWY. 111, 2<sup>nd</sup> FLOOR, ROOM 209  
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.

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

- 1. KD (1) SECOND UNIT PERMIT NO. 771 - CEQA EXEMPT - Denis Milner - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Ramon Road, easterly of Via Las Palmas - 3 Acres - R-3-6,000 Zone - REQUEST: Detached 960 square foot**

mobilehome as a second dwelling on the property.

**ACTION: ADMINISTRATIVE ACTION**

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

**2. KD (1) PLOT PLAN NO. 18616** - EA No. 39049 - Chicago Properties - Bermuda Dunes Zoning District - Fourth Supervisorial District - Southerly of Country Club Drive, westerly of Jefferson Street - I-P Zone - REQUEST: To construct a 13074 square feet warehouse and office facility with a building height of up to approximately 26 feet.

**ACTION: CONTINUED**

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

**3. KD (1) FAST TRACK PLOT PLAN NO. 18620 (FTA#00-11)** - CEQA EXEMPT - Tod Tidwell - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Montanas Road, easterly of Washington Street - 1.5 Acres - M-SC Zone - REQUEST: Construct/ operate an industrial warehouse with outside storage in a 21,000 square feet building.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JUNE 18, 2003**

**PAGE 2 OF 6**

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

**4. MR (1) PLOT PLAN NO. 18569** - EA No. 39021 TCU California community Partner - Cabazon Zoning District - Fifth Supervisorial District - Northerly of Bonita Avenue, southerly of Main Street, easterly of Magnolia Street - M-SC Zone - REQUEST: To construct a complex for oil, alt. Fuel and energy systems.

**ACTION: CONTINUED**

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

**5. KD (6) PLOT PLAN NO. 18264-** EA No. 38854 - Helena Chemical Co. - Blythe Zoning District - Fourth Supervisorial District - Northerly of 16<sup>th</sup> Avenue, southerly of 15<sup>th</sup> Avenue, easterly of Lovekin Blvd. - 5 Acres - M-SC Zone - REQUEST: Replace outdoor storage tanks within an existing liquid fertilizer facility containing an existing 2,700 square foot office, a 6,900 square foot enclosed warehouse and a 1,500 square foot covered outside storage area.

**ACTION: PLANNING DIRECTORS**

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

**6. KD (3) PLOT PLAN NO. 18510 -** EA No. 38987 - Enrique Soria - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Vista Chino Road, easterly of Rio Del Sol Road - 10 Acres - M-SC Zone - REQUEST: To construct and operate a contractor's storage yard for entire ten acre site.

**ACTION: CONTINUED**

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

**7. JO (8) PLOT PLAN NO. 18221 -** EA No. 38826 - White Brothers Design Associates - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet.

**ACTION: PLANNING DIRECTORS**

**8. KD (3) PLOT PLAN NO. 18496-** EA No. 38973 – White Brothers Investments - Thousand Palms Zoning District -Fourth Supervisorial District – Easterly of Rio Del Sol, northerly of Varner Road – M-SC Zone - REQUEST: Construct two industrial buildings with combined building size of about 24,400 square feet and a building eight of up to approximately 24 feet.

**ACTION: PLANNING DIRECTORS**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JUNE 18, 2003**

**PAGE 3 OF 6**

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

**9. KD (2) PLOT PLAN NO. 18557-** EA No. 39013 - Matt Johnson - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Manufacturing Road, easterly of Reserve Drive, westerly of Varner Road - 10 Acres - I-P Zone - REQUEST: To construct two industrial buildings with a combined building size of about 18,200 square feet and a building height of up to approximately 20 feet.

**ACTION: CONTINUED**

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

**10a. MR (3) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 657 -** EA No.38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive - W-2 Zone - 5 Acres - REQUEST: General Plan Amendment from "Desert" to "Commercial" (2ac +/-); Remainder parcel = "Desert".

**ACTION: CONTINUED**

**10b. MR (3) CHANGE OF ZONE NO. 6770 -** EA No. 38961 - JBA Aslan Companies, Inc.- Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive -5 Acres - W-2 Zone -REQUEST: Change of Zone from W-2 to C-P-S and W-2.

**ACTION: CONTINUED**

**10c. MR (3) \_\_\_\_\_ COMMERCIAL PARCEL MAP NO. 30983 - EA No. 38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive - W-2 Zone - 5 Acres - Schedule E - REQUEST: Divide 5 acres into 1 lot 7 1 remainder lot.**

**ACTION: CONTINEUD**

**10d. MR (3) \_\_\_\_\_ CONDITIONAL USE PERMIT NO. 3393 - EA No. 38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive - 5 Acres - W-2 Zone - REQUEST: To construct and operate a convenience store and restaurant including vehicle fuel sales and the sale of beer/wine for off-premises consumption with a 5,000 square foot building and building height of approximately 22 feet.**

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JUNE 18, 2003**

**PAGE 4 OF 6**

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

**11. MR (8) TENTATIVE TRACT MAP NO. 30784 - EA No. 38767 -Taillieu Construction - Fourth Supervisorial District - Thousand Palms Zoning District - Westerly of Amite Lane, northerly of Ramon Road - R-A-1 Zone - Schedule D - REQUEST: Divide 40 acres into residential lots with off-site street improvements to Amite Lane, Tchoupitaulas Road and Chimayo Road.**

**ACTION: CONTINUED**

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

**12. MR (1) TENTATIVE PARCEL MAP NO. 31336** - EA No. 39040 - Bruce Kuykendall - Fourth Supervisorial District - Cathedral City/ Palm Desert Zoning District - Southerly of Cholla road, westerly of Cat Canyon Creek Road - R-1-1 Zone - 2.5 Acres - Schedule H -REQUEST: Divide 5 acres into 2 residential lots.

**ACTION: CONTINUED**

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

**13a. JO (3) TENTATIVE TRACT MAP NO. 31278** - EA No. 38975 - Calvin Cree - Lower Coachella Valley Zoning District -Fourth Supervisorial District - Easterly of Jackson Street, northerly of Rosa Avenue and westerly of Cecil Street - R-A-2 ½ Zone - Schedule A - REQUEST: Divide 19 acres into 64 residential lots.

**ACTION: CONTINUED**

**13b. JO (3) CHANGE OF ZONE NO. 6775** - EA No. 38975 - Calvin Cree - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Easterly of Jackson Street, northerly of Rosa Avenue and westerly of Cecil Street - 19 Acres - R-A-2 ½ Zone -REQUEST: Change of Zone from R-A-2 ½ to R-1-10,000.

**ACTION: CONTINUED**

**LUNCH**

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

**13. JO (3) TENTATIVE TRACT MAP NO. 31279** - EA No. 38976 – Calvin Cree – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Westerly of Calhoun Street, northerly of Rosa Avenue

and easterly of Cecil Street – R-1-10,000 Zone – Schedule A - REQUEST:  
Divide 19 acres into 60 residential lots.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JUNE 18, 2003**

**PAGE 5 OF 6**

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

**14a. JO (10) \_\_\_\_\_ FAST TRACK TENTATIVE TRACT MAP NO. 30596 (FTA#02-02) - EA No. 38788 - Regency Homes - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - R-1, R-3-6,000 Zone - Schedule A - REQUEST: Divide 117 acres into 466 single family lots with separate common retention basin/park lots and well site.**

**ACTION: CONTINUED**

**14b. JO (10) \_\_\_\_\_ FAST TRACK CHANGE OF ZONE NO. 6712 (FTA#02-02) - EA No. 38788 - Regency Homes - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Ramon Road, easterly of Vista Del Sol Road, extended - 117 Acres - R-1, R-3-6,000 Zone - REQUEST: Change of Zone from R-1, R-3-6,000 to R-4 and R-5.**

**ACTION: CONTINUED**

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

**15. JO (4) \_\_\_\_\_ FAST TRACK COMMERCIAL PARCEL MAP NO. 30439, MINOR CHANGE NO. 1 (FTA#02-01) - EA No. 39018 - Regency Homes /Peter Solomon - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Del Norte Way, easterly of Rio Del Sol Road - M-SC Zone - 11 Acres - Schedule E - REQUEST: Minor change to add 30' drainage easements.**

**ACTION: CONTINUED**

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

**16a. JO (3) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 645** - EA No.38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - W-1, C-P-S Zone - 40 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Community Plan from “Commercial” & “Water Resources” to “Residential 2A” ( 5-8 dwelling units per acre) and “Water Resources”.

**ACTION: CONTINUED**

**16b. JO (3) CHANGE OF ZONE NO. 6739** - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - 40 Acres - W-1, C-P-S Zone - REQUEST: Change of Zone from C-P-S and W-1 to R-4, R-2 & W-1

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JUNE 18, 2003**

**PAGE 6 OF 6**

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

**16c. JO (3) TENTATIVE TRACT MAP NO. 30966** - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Manorgate Road, easterly of Washington Street - W-1, C-P-S

Zone

- Schedule B - REQUEST: Planned Residential Development to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities.

**ACTION: CONTINUED**

PC:mm  
6/19/03.

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# COUNTY OF RIVERSIDE

## Planning Department

Richard K. Lashbrook  
Goldman

Ron

Agency Director Interim Planning Director

**JULY 2, 2003 LAND DEVELOPMENT COMMITTEE WORK ORDER**

**82-675 HWY. 111, 2<sup>nd</sup> FLOOR, ROOM 209  
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.

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

- 1. KD (1) PLOT PLAN NO. 18679 - CEQA EXEMPT -**  
Coachella Valley Aggregates - Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - Northerly of Frago Canyon Road, easterly of Dillon Road - 38 Acres -W-1 Zone - REQUEST: To construct a block plant within SMP00193.

**ACTION: CONTINUED**

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

**2. KD (2) PLOT PLAN NO. 18616** - EA No. 39049 - Chicago Properties - Bermuda Dunes Zoning District - Fourth Supervisorial District - Southerly of Country Club Drive, westerly of Jefferson Street - I-P Zone - REQUEST: To construct an approximate 13,000 square foot warehouse and office facility with a building height of up to approximately 26 feet.

**ACTION: PLANNING DIRECTORS**

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

**3. KD (2) FAST TRACK PLOT PLAN NO. 18620 (FTA#00-11)** - CEQA EXEMPT - Tod Tidwell - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Montanas Road, easterly of Washington Street - 1.5 Acres - M-SC Zone - REQUEST: Construct/ operate an industrial warehouse with outside storage in a 21,000 square feet building.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JULY 2, 2003**

**PAGE 2 OF 5**

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

**4. MR (1) TENTATIVE PARCEL MAP NO. 30776** - EA No. 39050 - Jose Montoya / Mainiero Smith & Associates - Lower Coachella Valley Zoning District - Northerly of Avenue 65, westerly of Cricket Lane - A-1-5 Zone - 20 Acres - Schedule H - REQUEST: Divide 20 acres into 3 residential lots. Requests waiver of final map.

**ACTION: CONTINUED**

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

**5. MR (2) PLOT PLAN NO. 18569** - EA No. 39021 - TCU California Community Partner - Cabazon Zoning District - Fifth Supervisorial District - Northerly of Bonita Avenue, southerly of Main Street, easterly of Magnolia Street - M-SC Zone - REQUEST: To construct a manufacturing complex with accessory offices with a building height of approximately 32 feet and total building area of 37,500 square feet.

**ACTION: CONTINUED**

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

**6. KD (4) PLOT PLAN NO. 18510** - EA No. 38987 - Enrique Soria - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Vista Chino Road, easterly of Rio Del Sol Road - 10 Acres - M-SC Zone - REQUEST: To construct and operate a contractor's storage yard for entire ten acre site.

**ACTION: CONTINUED**

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

**7a. MR (4) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 657** - EA No.38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive, southerly of Varner Road - W-2 Zone - 5 Acres - REQUEST: General Plan Amendment from "Desert" to "Commercial" (2ac +/-); Remainder parcel = "Desert".

**ACTION: PLANING COMMISSION 8/6/03**

**7b. MR (4) CHANGE OF ZONE NO. 6770** - EA No. 38961 - JBA Aslan Companies, Inc.- Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive, southerly of Varner Road - 5 Acres - W-2 Zone -REQUEST: Change of Zone from W-2 to C-P-S and W-2.

**ACTION: PLANNING COMMISSION 8/6/03**

**7c. MR (4) \_\_\_\_\_ COMMERCIAL PARCEL MAP NO. 30983 - EA No. 38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive, southerly of Varner Road - W-2 Zone - 5 Acres - Schedule E - REQUEST: Divide 5 acres into 1 lot and 1 remainder lot.**

**ACTION: PLANNING COMMISSION 8/6/03**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JULY 2, 2003**

**PAGE 3 OF 5**

**10:30 A.M. - CASE REVIEW(Continued...)**

**7d. MR (4) \_\_\_\_\_ CONDITIONAL USE PERMIT NO. 3393 - EA No. 38961 - JBA Aslan Companies, Inc. - Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District - Northerly of Interstate 10, easterly of Palm Drive, southerly of Varner Road - 5 Acres - W-2 Zone - REQUEST: To construct and operate a convenience store and restaurant including vehicle fuel sales and the sale of beer/wine for off-premises consumption, within a 5,000 square foot building at a building height of approximately 22 feet.**

**ACTION: PLANING COMMISSION 8/6/03**

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

**8. MR (9) TENTATIVE TRACT MAP NO. 30784 - EA No. 38767 -Taillieu Construction - Fourth Supervisorial District - Thousand Palms Zoning District - Westerly of Amite Lane, northerly of Ramon Road - R-A-1 Zone - Schedule D - REQUEST: Divide 40 acres into 8 residential lots with off-site street improvements to Amite Lane and Tchoupitaulas Road.**

**ACTION: PLANNING COMMISSION 8/6/03**

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

**9. MR (2) TENTATIVE PARCEL MAP NO. 31336 - EA No. 39040 - Bruce Kuykendall - Fourth Supervisorial District - Cathedral City/ Palm Desert Zoning District - Southerly of Cholla road, westerly of Cat Canyon Creek Road - R-1-1 Zone - 2.5 Acres - Schedule H -REQUEST: Divide 5 acres into 2 residential lots.**

**ACTION: CONTINUED**

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

**10. JO (9) PLOT PLAN NO. 18221** - EA No. 38826 - White Brothers Design Associates - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet.

**ACTION: CONTINUED**

**LUNCH**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JULY 2, 2003**

**PAGE 4 OF 5**

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

**11a. JO (4) \_\_\_\_\_ TENTATIVE TRACT MAP NO. 31278** - EA No. 38975 - Calvin Cree - Lower Coachella Valley Zoning District -Fourth Supervisorial District - Easterly of Jackson Street, northerly of Rosa Avenue and westerly of Cecil Street - R-A-2 ½ Zone - Schedule A - REQUEST: Divide 19 acres into 64 residential lots.

**ACTION: CONTINUED**

**11b. JO (4) \_\_\_\_\_ CHANGE OF ZONE NO. 6775** - EA No. 38975 -

Calvin Cree - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Easterly of Jackson Street, northerly of Rosa Avenue and westerly of Cecil Street - 19 Acres - R-A-2 ½ Zone -REQUEST: Change of Zone from R-A-2 ½ to R-1-10,000.

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**ACTION: CONTINUED**

**12. JO (4) \_\_\_\_\_ TENTATIVE TRACT MAP NO. 31279** - EA No. 38976 – Calvin Cree – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Westerly of Calhoun Street, northerly of Rosa Avenue and easterly of Cecil Street – R-1-10,000 Zone – Schedule A - REQUEST: Divide 19 acres into 60 residential lots.

**ACTION: PLANNING COMMISSION 8/6/03**

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

**13. JO (1) \_\_\_\_\_ TENTATIVE TRACT MAP NO. 25145, AMENDMENT TO FINAL MAP NO. 1** - CEQA EXEMPT - Calvin Cree - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Easterly of Jackson Street, northerly of Rosa Avenue and southerly of Avenue 54 - R-1-10,000 Zone - Schedule A - REQUEST: Change Conditions of Approval for TR25145M1 from 25 foot front yard setbacks to 20 foot front yard setbacks.

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**ACTION: PLANNING COMMISSION 8/6/03**

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

**14a. JO (1) \_\_\_\_\_ TENTATIVE TRACT MAP NO. 31027** - EA No. 39062 - Coachella Valley Housing Coalition - Lower Coachella Valley Zoning District -Fourth Supervisorial District - Northerly of Katherine Drive, southerly of Avenue 64, easterly of Johnson Street - R-1 Zone - Schedule A - REQUEST: Divide 40 acres into 200 residential lots. \_\_\_\_\_

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**ACTION: CONTINUED**

**14b. JO (1) \_\_\_\_\_ CHANGE OF ZONE NO. 6810** - EA No. 39062 - Coachella Valley Housing Coalition - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Northerly of Katherine Drive, southerly of

Avenue 64, easterly of Johnson Street - 40 Acres - R-1 Zone -REQUEST:  
Change of Zone from R-1 to R-6.

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**JULY 2, 2003**

**PAGE 5 OF 5**

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

**15. JO (5) FAST TRACK COMMERCIAL PARCEL MAP NO. 30439, MINOR CHANGE NO. 1 (FTA#02-01) - EA No. 39018 - Regency Homes /Peter Solomon - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Del Norte Way, easterly of Rio Del Sol Road - M-SC Zone - 11 Acres - Schedule E - REQUEST: Minor change to add 30' drainage easements.**

**ACTION: CONTINUED**

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

**16a. JO (4) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 645 - EA No.38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - W-1, C-P-S Zone - 40 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Community Plan from "Commercial" & "Water Resources" to "Residential 2A" ( 5-8 dwelling units per acre) and "Water Resources".**

**ACTION: CONTINUED**

**16b. JO (4) CHANGE OF ZONE NO. 6739 - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - 40 Acres - W-1, C-P-S Zone - REQUEST: Change of Zone from C-P-S and W-1 to R-4, R-2 & W-1**

**ACTION: CONTINUED**

**16c. JO (4) TENTATIVE TRACT MAP NO. 30966** - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Manorgate Road, easterly of Washington Street - W-1, C-P-S Zone

- Schedule B - REQUEST: Planned Residential Development to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities.

**ACTION: CONTINUED**

PC:mm  
7/3/03

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## **PLANNING DIRECTOR'S HEARING**

Robert C. Johnson, Planning Director

### **WORK ORDER**

**9:00 a.m. RIVERSIDE COUNTY PLANNING DEPARTMENT JULY 22, 2003**  
**DIRECTOR'S HEARING**

**82-675 Hwy. 111, 3RD FLOOR, ROOM 3120**  
**TLMA - HEARING ROOM**  
**INDIO, CA 92201**

**NOTE:** If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing officer or Planning staff. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

**1.0 9:00 a.m. - ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA.**

**2.0 9:00 a.m. - PUBLIC HEARING**

**2.1 PLOT PLAN NO. 18496 - EA No. 38973 - White Brothers Investments - Thousand Palms Zoning District - Fourth Supervisorial District - Easterly of Rio Del Sol, northerly of Varner Road - 1.83 Acres - M-SC Zone - REQUEST: Construct two industrial buildings with combined building size of about 24,400 square feet and a**

building height of up to approximately 24 feet.

**ACTION: APPROVED**

**2.2 PLOT PLAN NO. 18557** - EA No. 39013 - Matt Johnson - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Manufacturing Road, easterly of Reserve Drive, easterly of Varner Road - .54 Acres - I-P Zone - REQUEST: To construct one industrial building with a building size of about 8,500 square feet and a building height of up to approximately 30 feet.

**ACTION: APPROVED**

**PFC: mm**  
**7/22/03**

# **AUGUST 13, 2003 LDC MEETING AGENDA**

**LAND DEVELOPMENT COMMITTEE  
MEETING AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
82-675 HWY. 111, 2<sup>nd</sup> FLOOR, ROOM 209  
INDIO, CA 92201**

**(760) 863-8277**

**DATE: AUGUST 13, 2003**

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

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

- 1. WH (1) RECLAMATION PLAN NO. 152, REVISED NO. 1 - EA**  
No. 38575 - James E. Simon Company/ Webber and Webber - Lower Berdoo Canyon Zoning District - Fourth Supervisorial District - Northerly of Interstate 10, easterly of Palms Canyon Road - 348.7 Acres - W-1 Zone - REQUEST: To increase the project area from 320 acres to 348.7 acres; extend life of te permit by 19 years, expiring in te year 2027; and increasing the annual mining rate from 200,000 yards to 300,000 yards.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS:\_**

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

- 2. MR (1) PRE-APPLICATION REVIEW NO. (PAR) 458 - Wilson**  
Income Properties Bermuda Dunes Zoning District - Fourth Supervisorial District - Easterly of Adams Street, northerly of Avenue 41 - 4.5 Acres - I-P Zone - REQUEST: To divide 4.5 acres into 7 lots.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS:\_**

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

3. **MR (2)** **PLOT PLAN NO. 18679** - CEQA EXEMPT - Coachella Valley Aggregates - Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - Northerly of Frago Canyon Road, easterly of Dillon Road - 38 Acres -W-1 Zone - REQUEST: To construct a block plant within SMP00193.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS:\_**

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

4. **MR (1)** **CONDITIONAL USE PERMIT NO. 3400** - EA 39092 - Gordon Harton - Fourth Supervisorial District - Chuckawalla Zoning District - Southerly of Kaiser Road in the Desert Center - 36 Acres- W-2-10 Acres - REQUEST: To construct a 23 space RV park and 4,005 square foot clubhouse with a bath & laundry area.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS:\_**

**LAND DEVELOPMENT COMMITTEE - AGENDA**

**AUGUST 13, 2003**

**PAGE 2 OF 4**

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

5. **MR (1)** **PLOT PLAN NO. 18726** - EA No. 39116 - Damasaj, Inc. - Mecca Zoning District - Fourth Supervisorial District - Easterly of Cahuilla Street, southerly of 2<sup>nd</sup> Street - .10 Acre - C-P-S Zone - REQUEST: To construct a 7,000 foot retail/commercial building with a building eight of up to approximately 18 feet.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS:\_**

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

6. **MR (2)** **TENTATIVE PARCEL MAP NO. 30776** - EA No. 39050 - Jose Montoya / Mainiero Smith & Associates - Lower Coachella Valley Zoning District - Northerly of Avenue 65, westerly of Cricket Lane - A-1-5 Zone - 20 Acres - Schedule H - REQUEST: Divide 20 acres into 3 residential lots. Requests waiver of final map.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS: \_**

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

**7. MR (1) TENTATIVE PARCEL MAP NO. 31605** - EA No. 39115  
- David McCann - Lower Coachella Valley Zoning District - Fourth  
Supervisory District - Westerly of Van Buren Street, southerly of Avenue 61 -  
A-1-10 Zone - 40 Acres - Schedule H- REQUEST: Divide  
40 acres into 4 parcels.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS: \_**

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

**8. MR (3) PLOT PLAN NO. 18569** - EA No. 39021 - TCU  
California Community Partner - Cabazon Zoning District - Fifth Supervisory  
District - Northerly of Bonita Avenue, southerly of Main Street, easterly of  
Magnolia Street - M-SC Zone - REQUEST: To construct a manufacturing  
complex with accessory offices with a building height of approximately 32 feet  
and total building area of 37,500 square feet.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS: \_**

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

**9. MR (3) TENTATIVE PARCEL MAP NO. 31336** - EA No. 39040  
- Bruce Kuykendall - Fourth Supervisory District - Cathedral City/ Palm  
Desert Zoning District - Southerly of Cholla Road, westerly of Cat Canyon  
Creek Road - R-1-1 Zone - 2.5 Acres - Schedule H - REQUEST: Divide 5  
acres into 2 residential lots.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS: \_**

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

**10a. JO (1) FAST TRACK PLOT PLAN NO. 18791(FTA#02-07)** -  
EA No. 39160 - W & V Marketplace, LLC - Bermuda Dunes Zoning District -  
Fourth Supervisory District - Easterly of Washington Street, southerly of  
Manorgate Road - 118,000 Feet - S-P Zone - REQUEST: To construct a 4,402  
square foot commercial building at a building height of up to 18 feet.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS: \_**

**LAND DEVELOPMENT COMMITTEE - AGENDA  
AUGUST 13, 2003  
PAGE 3 OF 4**

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

**10b. JO (1) FAST TRACK PARCEL MAP NO. 30887(FTA#02-07) -**  
EA No. 39160 - W & V Marketplace, LLC - Bermuda Dunes Zoning District -  
Fourth Supervisorial District - Easterly of Washington Street, southerly of  
Monorgate Road - 118,000 Feet - S-P Zone - Schedule E - REQUEST: To  
divide 12 acres into 9 commercial parcels.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS: \_**

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

**11. JO (1) TENTATIVE TRACT MAP NO. 29151, MINOR**  
**CHANGE NO. 3 - CEQA EXEMPT -** Shenandoah Springs, LLC - Thousand  
Palms Zoning District - Fourth Supervisorial District - Northerly of Interstate  
10, easterly of Monterey Street, northerly of Varner Road - R-T, R-5 Zone - 48  
Acres - Schedule A - REQUEST: Minor Change on Conditions of Approval  
relating to architecture and building setback as contained in revised tract  
Design Manual.

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS: \_**

**LUNCH**

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

**12a. JO (5) \_\_\_\_\_ TENTATIVE TRACT MAP NO. 31278 -** EA No. 38975 -  
Calvin Cree - Lower Coachella Valley Zoning District -Fourth Supervisorial  
District - Easterly of Jackson Street, northerly of Rosa Avenue and westerly of



**14. JO (6) FAST TRACK COMMERCIAL PARCEL MAP NO. 30439, MINOR CHANGE NO. 1 (FTA#02-01) - EA No. 39018 - Regency Homes /Peter Solomon - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Del Norte Way, easterly of Rio Del Sol Road - M-SC Zone - 11 Acres - Schedule E - REQUEST: Minor change to add 30' drainage easements.**

**ACTION: PD\_PC\_WTHDN\_CONT. LABELS:\_**

PC:mm  
8/05/03

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# LAND DEVELOPMENT COMMITTEE MEETING AGENDA

## RIVERSIDE COUNTY PLANNING DEPARTMENT

82-675 HWY. 111, 3rd FLOOR, ROOM 3120

INDIO, CA 92201

(760) 863-8277

**DATE: September 3, 2003**

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

9:00 A.M. Case Review	
1. WH (1)	<b>SURFACE MINING PERMIT NO. 00161, REVISED NO. 3</b> - EA No. 39089 - Applicant: West Coast Aggregate Supply - Engineer/Rep.: George Webber - Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - The project site is located easterly of Dillon Road and southerly of Berdoo Canyon Road - 640 Acres - W-1, M-R-A Zone - REQUEST: This is revision to increase the block plant storage area, provide for block plant accessory structures, extend operating hours to 24 hours per day and to increase south quarry depth to 70 feet - Schedule: N/A - APN: 745-360-001
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT. _____</b> <b>LABELS: _____</b>
9:15 A.M. Case Review	
2. WH (1)	<b>SURFACE MINING PERMIT NO. 00211</b> , - EA No. 39107 - Applicant: James E. Simon Company - Engineer/Rep.: Webber and Webber - Fourth Supervisorial District - Lower Berdoo Canyon Zoning District - The project site is located North of I-10 and west of Dillon Road approximately 12 miles northeast of the City of Indio- 312.3 Acres - W-1 Zone - REQUEST: This is a request to surface mine sand and gravel at a maximum rate of 600,000 cubic yards per year for a total of 25 years and to establish the use of onsite concrete and asphalt batch plants. - Schedule: N/A - APN: 745-370-001, 002, 003
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT. _____</b> <b>LABELS: _____</b>
9:30 A.M. Case Review	

3. WH (1)	<p><b>SURFACE MINING PERMIT NO. 209</b> - EA No. 39064 - Applicant: Bill Blomgren, Channel &amp; Basin Reclamation Inc. - Engineer/Rep.: John Heter - Fourth Supervisorial District – Chuckwalla Zoning Area - The project site is located south of the I-10 freeway, north of the Coachella Canal, approximately 8 miles southeast of the City of Coachella and 6 miles northeast of Thermal – 47 Acres out of 320 to be mined – W-2-10 zone - REQUEST: This is an application to permit surface mining of sand and gravel for export to an existing offsite processing facility over a permit life of 20 years, and to reclaim the site as open space. - Schedule: N/A APN: 717-140-001 (1st LDC)</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
<b>9:45 A.M. Case Review</b>	
4. MR (2)	<p><b>CONDITIONAL USE PERMIT NO. 3400</b> - EA 39092 - Gordon Harton - Fourth Supervisorial District - Chuckawalla Zoning District - Southerly of Kaiser Road in the Desert Center - 36 Acres- W-2-10 Acres - REQUEST: To construct a 23 space RV park and 4,005 square foot clubhouse with a bath &amp; laundry area.</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
<b>10:00 A.M. Case Review</b>	
5. MR (2)	<p><b>PLOT PLAN NO. 18726</b> - EA No. 39116 - Damasaj, Inc. - Mecca Zoning District - Fourth Supervisorial District - Easterly of Cahuilla Street, southerly of 2nd Street - .50 Acres - C-P-S Zone - REQUEST: To construct a 7,000 foot retail/commercial building with a building eight of up to approximately 18 feet.</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
<b>10:15 A.M. Case Review</b>	
6. MR (3)	<p><b>TENTATIVE PARCEL MAP NO. 30776</b> - EA No. 39050 - Jose Montoya / Mainiero Smith &amp; Associates - Lower Coachella Valley Zoning District - Northerly of Avenue 65, westerly of Cricket Lane - A-1-5 Zone - 20 Acres - Schedule H - REQUEST: Divide 20 acres into 3 residential lots. Requests waiver of final map.</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
<b>10:30 A.M. Case Review</b>	
7. MR (2)	<p><b>TENTATIVE PARCEL MAP NO. 31605</b> - EA No. 39115 - David McCann - Lower Coachella Valley Zoning District - Fouth Supervisorial District - Westerly of Van Buren Street, southerly of Avenue 61 - A-1-10 Zone - 40 Acres - Schedule H- REQUEST: Divide 40 acres into 4 parcels.</p>

	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>10:45 A.M. Case Review</b>	
<b>8. MR (4)</b>	<b>PLOT PLAN NO. 18569</b> - EA No. 39021 - TCU California Community Partner - Cabazon Zoning District - Fifth Supervisorial District - Northerly of Bonita Avenue, southerly of Main Street, easterly of Magnolia Street - M-SC Zone - REQUEST: To construct a manufacturing complex with accessory offices with a building height of approximately 32 feet and total building area of 37,500 square feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>11:00 A.M. Case Review</b>	
<b>9. MR (4)</b>	<b>TENTATIVE PARCEL MAP NO. 31336</b> - EA No. 39040 - Bruce Kuykendall - Fourth Supervisorial District - Cathedral City/ Palm Desert Zoning District -Southerly of Cholla Road, westerly of Cat Canyon Creek Road - R-1-1 Zone -2.5 Acres - Schedule H - REQUEST: Divide 5 acres into 2 residential lots.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>11:15 A.M. Case Review</b>	
<b>10. MR (1)</b>	<b>PLOT PLAN NO. 18749</b> - CEQA EXEMPT -Robert Perrazo - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Runaway Bay Drive, southerly of Avenue 42 - .26 Acres - R-2-4,000 Zone - REQUEST: To construct a 4,402 square foot duplex with a building height of up to approximately 18 feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>11:30 A.M. Case Review</b>	
<b>11. MR (1)</b>	<b>SECOND UNIT PERMIT NO. 788</b> - CEQA EXEMPT - Jerry Shuford - Chuckawalla Zoning District - Easterly of Sunnyslope road, southerly of Desert Charm Road - 5 Acres - W-2-10 Zone - REQUEST: Detached 1057 square foot mobilehome as a second dwelling on the property.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>11:45 A.M. Case Review</b>	
<b>12. MR (1)</b>	<b>PLOT PLAN NO. 11215, REVISED NO. 1</b> - EA No. 39167 - Supelveda Building Materials - Thousand Palms Zoning District - Fourth Supervisorial District - Westerly of Harry Oliver Trail, northerly of Varner Road - 2 Acres - M-SC Zone - REQUEST: Revised Plot Plan for outdoor display racks for building materials.

	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>LUNCH</b>	
<b>1:30 P.M. Case Review</b>	
<b>13a. MR (1)</b>	<b>FAST TRACK WECS PERMIT NO. 113 - (FTA#02-19)</b> EA No. 39169 - Wintec Energy, LTD. - Fifth Supervisorial District - Pass & Desert Zoning Area - Southerly of Dillon Road, easterly of Worsely Road - 357 Acres - W-2 Zones - REQUEST: To construct and operate 4 (660 KW) wind turbines approximately 274 feet tall, 1 meteorological tower approximately 240 feet tall, and al related infrastructure .
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>13b. MR (1)</b>	<b>FAST TRACK CHANGE OF ZONE NO. 6844(FTA#02-19) - EA</b> No. 39169 - Wintec Energy, LTD. - Pass & Desert Zoning District - Fifth Supervisorial District - Southerly of Dillon Road, easterly of Worsely Road - 37 Acres - W-2 Zone -REQUEST: Change of Zone from W-2 to W-E.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>13c. MR (1)</b>	<b>FAST TRACK VARIANCE NO. 1745 (FTA#02-19) - EA</b> No. 39169 - Wintec Energy, LTD. - Fifth Supervisorial District - Pass & Desert Zoning Area - Southerly of Dillon Road, easterly of Worsely Road - 37 Acres - W-2 Zone REQUEST: To measure the required 1/4 mile scenic setback from the existing edge of Highway 62 instead of from the right-of-way boundary.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>1:45 P.M. Case Review</b>	
<b>14. JO (1)</b>	<b>PLOT PLAN NO. 18221 - EA</b> No. 38826 - White Brothers Design Associates - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>2:00 P.M. Case Review</b>	
<b>15a. JO (1)</b>	<b>CONDITIONAL USE PERMIT NO. 3314 - EA</b> No.37981 - Robertsons Ready Mix - Fourth Supervisorial District - Thousand Palms Zoning District - Northerly of Varner Road, southerly of Haskell Road, Easterly of I-10 - M-SC Zone - 1.36 Acres - REQUEST: Ready mix concrete batch plant.

	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>15b. JO (1)</b>	<b>PLOT PLAN NO. 18770</b> - EA No. 39148 - Robertson's Ready Mix Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Varner Road, southerly of Ramon Road - 3.90 Acres - I-P Zone - REQUEST: To construct a 68,927 square foot mini warehouse with a building height of up to approximately 23 feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>2:15 P.M. Case Review</b>	
<b>16a. JO (2)</b>	<b>FAST TRACK PLOT PLAN NO. 18791(FTA#02-07)</b> - EA No. 39160 - W & V Marketplace, LLC - Bermuda Dunes Zoning District - Fourth Supervisorial District - Easterly of Washington Street, southerly of Manorgate Road - 118,000 Feet -S-P Zone - REQUEST: To construct a 4,402 square foot commercial building at a building height of up to 18 feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>16b. JO (2)</b>	<b>FAST TRACK PARCEL MAP NO. 30887(FTA#02-07)</b> - EA No. 39160 - W & V Marketplace, LLC - Bermuda Dunes Zoning District - Fourth Supervisorial District - Easterly of Washington Street, southerly of Monorgate Road - 118,000 Feet - S-P Zone - Schedule E - REQUEST: To divide 12 acres into 9 commercial parcels.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>2:30 P.M. Case Review</b>	
<b>17. JO (1)</b>	<b>TENTATIVE TRACT MAP NO. 29151, MINOR CHANGE NO. 3</b> - CEQA EXEMPT - Shenandoah Springs, LLC - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Interstate 10, easterly of Monterey Street, northerly of Varner Road - R-T, R-5 Zone - 48 Acres - Schedule A - REQUEST: Minor Change on Conditions of Approval relating to architecture and building setback as contained in revised tract Design Manual.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>3:00 P.M. Case Review</b>	
<b>18a. JO (2)</b>	<b>TENTATIVE TRACT MAP NO. 31027</b> - EA No. 39062 - Coachella Valley Housing Coalition - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Northerly of Katherine Drive, southerly of Avenue 64, easterly of Johnson Street - 40 Acres - R-1 Zone - Schedule A - REQUEST: Divide 40 acres into 200 residential lots.

	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>18b. JO (2)</b>	<b>CHANGE OF ZONE NO. 6810</b> - EA No. 39062 - Coachella Valley Housing Coalition - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Northerly of Katherine Drive, southerly of Avenue 64, easterly of Johnson Street - 40 Acres - R-1 Zone -REQUEST: Change of Zone from R-1 to R
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>3:15 P.M. Case Review</b>	
<b>19a. JO (6)</b>	<b>COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 645</b> - EA No.38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - W-1, C-P-S Zone - 40 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Community Plan from "Commercial" & "Water Resources" to "Residential 2A" ( 5-8 dwelling units per acre) and "Water Resources".
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>19b. JO (6)</b>	<b>CHANGE OF ZONE NO. 6739</b> - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - 40 Acres - W-1, C-P-S Zone -REQUEST: Change of Zone from C-P-S and W-1 to R-4, R-2 & W
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>19c. JO (6)</b>	<b>TENTATIVE TRACT MAP NO. 30966</b> - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Manorgate Road, easterly of Washington Street - W-1, C-P-S Zone - Schedule B - REQUEST: Planned Residential Development to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____

# LAND DEVELOPMENT COMMITTEE MEETING AGENDA

## RIVERSIDE COUNTY PLANNING DEPARTMENT

82-675 HWY. 111, 3rd FLOOR, ROOM 3120

INDIO, CA 92201

(760) 863-8277

**DATE: September 3, 2003**

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

<b>9:00 A.M. Case Review</b>	
<b>1. JO(1)</b>	<b>PLOT PLAN NO. 18860</b> - EA No. 39208 - David McFarland / Robert Ricciardi - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Quarry Trail, easterly of Corporate Way and westerly of Roberts Road- .54 - I-P Zone - REQUEST: To construct a 8,000 square foot industrial building with a building height of approximately 24 feet, including yard for accessory outside storage.
	<b>ACTION: PLANNING DIRECTOR'S</b>
<b>9:15 A.M. Case Review</b>	
<b>2. JO (12)</b>	<b>PLOT PLAN NO. 18221</b> - EA No. 38826 - White Brothers Design Associates/ Robert Ricciardi - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Corporate Way, southerly of Del Norte Way - 8 Acres - M-SC Zone - REQUEST: To construct 14 industrial buildings totalling approximately 112,000 square feet in floor area, at a building height of approximately 26 feet.
	<b>ACTION: PLANNING DIRECTOR'S</b>
<b>9:30 A.M. Case Review</b>	
<b>3. JO (1)</b>	<b>PLOT PLAN NO. 18867</b> - EA No. 39209 - David Cervantes - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Ramon Road, westerly of San Miguelito Drive - C-P-S Zone - 1 Acre - REQUEST: To construct a 9,400 square foot commercial building with a building height of approximately 24 feet.
	<b>ACTION: CONTINUED TO 12/10/03</b>
<b>9:45 A.M. Case Review</b>	

4. JO (1)	<b>CONDITIONAL USE PERMIT NO. 3406</b> - EA No. 39196 - Sergio Carranza/ Mainiero Smith & Associates - Lower Coachella Valley Zoning District - Southerly of Old Highway 86, easterly of Middleton street and westerly of Tyler Street - 1 Acre - W-2 Zone - REQUEST: To construct a 48 bed migrant worker labor camp with a church and community center facility.
	<b>ACTION: CONTINUED</b>
<b>10:00 A.M. Case Review</b>	
5. PC (4)	<b>TENTATIVE PARCEL MAP NO. 30776</b> - EA No. 39050 - Jose Montoya / Mainiero Smith & Associates - Lower Coachella Valley Zoning District - Northerly of Avenue 65, westerly of Cricket Lane - A-1-5 Zone - 20 Acres - Schedule H - REQUEST: Divide 20 acres into 3 residential lots. Requests waiver of final map.
	<b>ACTION: CONTINUED</b>
<b>10:15 A.M. Case Review</b>	
6. JO (1)	<b>PUBLIC USE PERMIT NO. 865</b> - EA No. 39187 - Palm Desert Church of Christ - Bermuda Dunes Zoning District - Southerly of Avenue 42, easterly of Washington Street - 1 Acre - R-1, R-1-12,000 Zone - REQUEST: To construct and maintain a church within a 6,000 square foot building at a building height of approximately 20 feet.
	<b>ACTION: CONTINUED</b>
<b>10:30 A.M. Case Review</b>	
7. JO (1)	<b>PRE-APPLICATION REVIEW NO. (PAR) 465</b> - Manny Sanchez - Cabazon Zoning District - Fifth Supervisorial District- Westerly of Broadway Street, northerly of Carmen Avenue, southerly of Bonita Avenue - 8.5 Acres- R-A Zone- REQUEST: Divide 8.5 acres into 87 residential lots, change of zone from R-A to R
	<b>ACTION: ADMINISTRATIVE ACTION</b>
<b>10:45 A.M. Case Review</b>	
8. PC (1)	<b>PLOT PLAN NO. 16134, SUBSTANTIAL CONFORMANCE NO. 2</b> - CEQA EXEMPT - Man-West Enterprises - Cathedral City/Palm Desert Zoning District - Fourth Supervisorial District - Northerly of Varner Road, easterly of Date Drive - W-2 Zone - 7500 Feet - REQUEST: To install back up generators for existing tower site.
	<b>ACTION: CONTINUED</b>
<b>11:00 A.M. Case Review</b>	
9. PC (3)	<b>CONDITIONAL USE PERMIT NO. 3400</b> - EA 39092 - Fraternal Order of Eagles - Fourth Supervisorial District - Chuckawalla Zoning District - Southerly of Kaiser Road and easterly of Eagle Mountain Road in Section 17, T4S, R15E, SBBM - 36 Acres- W-2-10 Acres - REQUEST: To construct and operate a 23 space vacation RV park with an accessory clubhouse and private park.

	<b>ACTION: CONTINUED</b>
<b>11:15 A.M. Case Review</b>	
<b>10. PC (3)</b>	<b>PLOT PLAN NO. 18726</b> - EA No. 39116 - Damasaj, Inc. - Mecca Zoning District - Fourth Supervisorial District - Easterly of Cahuilla Street, southerly of 2nd Street - .50 Acres - C-P-S Zone - REQUEST: To construct a 7,000 foot retail/commercial building with a building eight of up to approximately 18 feet.
	<b>ACTION: CONTINUED</b>
<b>11:30 A.M. Case Review</b>	
<b>11. PC (3)</b>	<b>TENTATIVE PARCEL MAP NO. 31605</b> - EA No. 39115 - David McCann - Lower Coachella Valley Zoning District - Fouth Supervisorial District - Westerly of Van Buren Street, southerly of Avenue 61 - A-1-10 Zone - 40 Acres - Schedule H- REQUEST: Divide 40 acres into 4 parcels.
	<b>ACTION: CONTINUED</b>
<b>11:45 A.M. Case Review</b>	
<b>12. PC (5)</b>	<b>PLOT PLAN NO. 18569</b> - EA No. 39021 - TCU California Community Partner - Cabazon Zoning District - Fifth Supervisorial District - Northerly of Bonita Avenue, southerly of Main Street, easterly of Magnolia Street - M-SC Zone - REQUEST: To construct a manufacturing complex with accessory offices with a building height of approximately 32 feet and total building area of 37,500 square feet. .
	<b>ACTION: CONTINUED</b>
<b>LUNCH</b>	
<b>1:30 P.M. Case Review</b>	
<b>13. PC (5)</b>	<b>TENTATIVE PARCEL MAP NO. 31336</b> - EA No. 39040 - Bruce Kuykendall - Fourth Supervisorial District - Cathedral City/ Palm Desert Zoning District -Southerly of Cholla Road, westerly of Cat Canyon Creek Road - R-1-1 Zone -2.5 Acres - Schedule H - REQUEST: Divide 5 acres into 2 residential lots.
	<b>ACTION: CONTINUED</b>
<b>1:45 P.M. Case Review</b>	
<b>14. PC (6)</b>	<b>PLOT PLAN NO. 18510</b> - EA No. 38987 - Enrique Soria - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Vista Chino Road, easterly of Rio Del Sol Road - 10 Acres - M-SC Zone - REQUEST: To construct and operate a contractor's storage yard for entire ten acre site.
	<b>ACTION: CONTINUED</b>
<b>2:00 P.M. Case Review</b>	

15. JO (2)	<b>PLOT PLA NO. 18749</b> - CEQA EXEMPT - Robert Perrazo - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Runaway Bay Drive, southerly of Avenue 42 - .26 Acres - R-2-4,000 Zone - REQUEST: To construct a 4,402 square foot duplex with a building height of up to approximately 18 feet.
	<b>ACTION: CONTINUED</b>
<b>2:15 P.M. Case Review</b>	
16a. JO (1)	<b>FAST TRACK PARCEL MAP NO. 31704(FTA#03-03)</b> - EA No. 39210 - Careage Development Corp./ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Washington Street, northerly of Wildcat Street - SP Zone - 7 Acres - Schedule E - REQUEST: Divide 7 acres into 7 commercial parcels.
	<b>ACTION: CONTINUED</b>
16b. JO (1)	<b>FAST TRACK PLOT PLAN NO. 18868(FTA#03-03)</b> - EA No. 39210 - Careage Development Corp./ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Washington Street, northerly of Wildcat Street - SP Zone - 7 Acres - Schedule E - REQUEST: To construct a 5,600 square foot business office building at a building height of approximately 32 feet and a parking lot for approximately 165 spaces.
	<b>ACTION: CONTINUED</b>
<b>2:30 P.M. Case Review</b>	
17a. JO (3)	<b>FAST TRACK PLOT PLAN NO. 18791 (FTA#02-07)</b> - EA No. 39160 - W & V Marketplace, LLC/ Warner Engineering - Fourth Supervisorial District - Easterly of Washington Street, southerly of Manorgate Road - 118,000 Feet - S-P Zone - REQUEST: To construct a 4,402 square foot commercial building height of up to 18 feet.
	<b>ACTION: BOARD OF SUPERVISORS</b>
17b. JO (3)	<b>FAST TRACK PARCEL MAP NO. 30887(FTA#02-07)</b> - EA No. 39160 - W & V Marketplace, LLC/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Easterly of Washington Street, southerly of Manorgate Road - 118,000 Feet - S-P Zone Schedule E - REQUEST: to divide 12 acres into 9 commercial parcels.
	<b>ACTION: BOARD OF SUPERVISORS</b>
<b>3:00 P.M. Case Review</b>	

<p><b>18a. JO (7)</b></p>	<p><b>COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 645</b> - EA No.38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - W-1, C-P-S Zone - 40 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Community Plan from “Commercial” &amp; “Water Resources” to “Residential 2A” ( 5-8 dwelling units per acre) and “Water Resources”.</p>
	<p><b>ACTION: CONTINUED</b></p>
<p><b>18b. JO (7)</b></p>	<p><b>CHANGE OF ZONE NO. 6739</b> - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - 40 Acres - W-1, C-P-S Zone -REQUEST: Change of Zone from C-P-S and W-1 to R-4, R-2 &amp; W</p>
	<p><b>ACTION: CONTINUED</b></p>
<p><b>18c. JO (7)</b></p>	<p><b>TENTATIVE TRACT MAP NO. 30966</b> - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Manorgate Road, easterly of Washington Street - W-1, C-P-S Zone - Schedule B - REQUEST: Planned Residential Development to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities.</p>
	<p><b>ACTION: CONTINUED</b></p>

# LAND DEVELOPMENT COMMITTEE MEETING AGENDA

## RIVERSIDE COUNTY PLANNING DEPARTMENT

82-675 HWY. 111, 3rd FLOOR, ROOM 3120

INDIO, CA 92201

(760) 863-8277

**DATE: NOVEMBER 5, 2003**

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

9:00 A.M. Case Review	
1. JO(1)	<b>PRE APPLICATION REVIEW NO. 00473</b> - Kenneith Withworth/ Warner Engineering - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Southerly of Avenue 52, easterly of Calhoun and westerly of Van Buren Boulevard - 10 Acres - A-1-10 - REQUEST: Divide 10 acres into 4 residential lots. <b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> <b>LABELS: _____</b>
9:15 A.M. Case Review	
2. JO (1)	<b>CONDITIONAL USE PERMIT NO. 3416</b> - EA NO. 39253 - Sunset Ranch LLC - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Northerly of Avenue 70, easterly of Lincoln Street - 165 Acres - W-2 Zone - REQUEST: Conditional Use Permit for recreational lake, hunting club and a 18 space RV park. <b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> <b>LABELS: _____</b>
9:30 A.M. Case Review	
3. JO (1)	<b>TENTATIVE TRACT MAP NO. 31782</b> - EA No. 39247 - Trans West Housing - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 42, southerly of Avenue 41 on Lima Hall Road on Starlight Lane - 20 Acres - R-1- 12,000 Zone - Schedule A - REQUEST: Divide 20 acres into 36 single family residential lots with off-site improvements to Lima Hall Road and Starlight Lane. <b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> <b>_____</b>
9:45 A.M. Case Review	

4a. JO (1)	<p><b>COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 677</b> - EA No.39245 - Mohamed Fadel/ Robert Ricciardi - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Fred Waring, westerly of Washington Street - R-1 Zone - 1 Acre - REQUEST: To amend the Riverside General Plan designation from medium density residential 2-5 DU/AC to commercial retail.</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
4b. JO (1)	<p><b>CHANGE OF ZONE NO. 6869</b> - EA No. 39245 -Mohamed Fadel/ Robert Ricciardi - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Fred Waring Drive, westerly of Clinton Street - 1 Acre - R-1 Zone -REQUEST: Change of Zone from R-1 to C-1/C-P or C-P-S.</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
4c. JO (1)	<p><b>CONDITIONAL USE PERMIT NO. 3413</b> - EA No. 39245 - Mohamed Fadel/ Robert Ricciardi - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Fred waring Drive, westerly of Clinton Street - 1 Acre - R-1 Zone - REQUEST: To construct a 11,904 square foot convenience store including beer and wine sales for off-site premises consumption with a building height of approximately 27 feet.</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
<b>10:00 A.M. Case Review</b>	
5. PC (2)	<p><b>CONDITIONAL USE PERMIT NO. 3406</b> - EA No. 39196 - Sergio Carranza/ Mainiero Smith &amp; Associates - Lower Coachella Valley Zoning District - Southerly of Old Highway 86, easterly of Middleton street and westerly of Tyler Street - 1 Acre - W-2 Zone - REQUEST: To construct a 48 bed migrant worker labor camp with a church and community center facility.</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
<b>10:15 A.M. Case Review</b>	
6. PC (1)	<p><b>PLOT PLAN NO. 18926</b> - CEQA EXEMPT - Ramiro Islas - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Southerly of Avenue 55, easterly of Harrison Street, westerly of Shady Lane - 31,650 Feet - M-M Zone - REQUEST: To construct a 31,650 square foot auto impound storage yard.</p>
	<p><b>ACTION: PD</b> _____ <b>PC</b> _____ <b>WTHDN</b> _____ <b>CONT.</b> _____</p>
<b>10:30 A.M. Case Review</b>	

7. PC (5)	<b>TENTATIVE PARCEL MAP NO. 30776</b> - EA No. 39050 - Jose Montoya / Mainiero Smith & Associates - Lower Coachella Valley Zoning District - Northerly of Avenue 65, westerly of Cricket Lane - A-1-5 Zone - 20 Acres - Schedule H - REQUEST: Divide 20 acres into 3 residential lots. Requests waiver of final map.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>10:45 A.M. Case Review</b>	
8. JO (2)	<b>PUBLIC USE PERMIT NO. 865</b> - EA No. 39187 - Palm Desert Church of Christ - Bermuda Dunes Zoning District - Southerly of Avenue 42, easterly of Washington Street - 1 Acre - R-1, R-1-12,000 Zone - REQUEST: To construct and maintain a church within a 6,000 square foot building at a building height of approximately 20 feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>11:00 A.M. Case Review</b>	
9. PC (2)	<b>PLOT PLAN NO. 16134, SUBSTANTIAL CONFORMANCE NO. 2</b> - CEQA EXEMPT - Man-West Enterprises - Cathedral City/Palm Desert Zoning District - Fourth Supervisorial District - Northerly of Varner Road, easterly of Date Drive - W-2 Zone - 7500 Feet - REQUEST: To install back up generators for existing tower site.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>11:15 A.M. Case Review</b>	
10. PC (4)	<b>CONDITIONAL USE PERMIT NO. 3400</b> - EA 39092 - Fraternal Order of Eagles - Fourth Supervisorial District - Chuckawalla Zoning District - Southerly of Kaiser Road and easterly of Eagle Mountain Road in Section 17, T4S, R15E, SBBM - 36 Acres- W-2-10 Acres - REQUEST: To construct and operate a 23 space vacation RV park with an accessory clubhouse and private park.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>11:30 A.M. Case Review</b>	
11. PC (4)	<b>PLOT PLAN NO. 18726</b> - EA No. 39116 - Damasaj, Inc. - Mecca Zoning District - Fourth Supervisorial District - Easterly of Cahuilla Street, southerly of 2nd Street - .50 Acres - C-P-S Zone - REQUEST: To construct a 7,000 foot retail/commercial building with a building eight of up to approximately 18 feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>11:45 A.M. Case Review</b>	

12. PC (4)	<b>TENTATIVE PARCEL MAP NO. 31605</b> - EA No. 39115 - David McCann - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Westerly of Van Buren Street, southerly of Avenue 61 - A-1-10 Zone - 40 Acres - Schedule H- REQUEST: Divide 40 acres into 4 parcels.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>LUNCH</b>	
<b>1:30 P.M. Case Review</b>	
13. PC (6)	<b>PLOT PLAN NO. 18569</b> - EA No. 39021 - TCU California Community Partner - Cabazon Zoning District - Fifth Supervisorial District - Northerly of Bonita Avenue, southerly of Main Street, easterly of Magnolia Street - M-SC Zone - REQUEST: To construct a manufacturing complex with accessory offices with a building height of approximately 32 feet and total building area of 37,500 square feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>2:00 P.M. Case Review</b>	
14. PC (6)	<b>PLOT PLAN NO. 18510</b> - EA No. 38987 - Enrique Soria - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Vista Chino Road, easterly of Rio Del Sol Road - 10 Acres - M-SC Zone - REQUEST: To construct and operate a contractor's storage yard for entire ten acre site.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>2:15 P.M. Case Review</b>	
15. JO (3)	<b>PLOT PLAN NO. 18749</b> - CEQA EXEMPT - Robert Perrazo - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Runaway Bay Drive, southerly of Avenue 42 - .26 Acres - R-2-4,000 Zone - REQUEST: To construct a 4,402 square foot duplex with a building height of up to approximately 18 feet.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>2:30 P.M. Case Review</b>	
16a. JO (2)	<b>FAST TRACK PARCEL MAP NO. 31704(FTA#03-03)</b> - EA No. 39210 - Careage Development Corp./ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Washington Street, northerly of Wildcat Street - SP Zone - 7 Acres - Schedule E - REQUEST: Divide 7 acres into 7 commercial parcels.

	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>16b. JO (2)</b>	<b>FAST TRACK PLOT PLAN NO. 18868(FTA#03-03)</b> - EA No. 39210 - Careage Development Corp./ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Washington Street, northerly of Wildcat Street - SP Zone - 7 Acres - Schedule E- REQUEST: To construct a 5,600 square foot business office building at a building height of approximately 32 feet and a parking lot for approximately 165 spaces.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>3:00 P.M. Case Review</b>	
<b>17a. JO (8)</b>	<b>COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 645</b> - EA No.38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - W-1, C-P-S Zone - 40 Acres - REQUEST: General Plan Amendment to the Western Coachella Valley Community Plan from "Commercial" & "Water Resources" to "Residential 2A" ( 5-8 dwelling units per acre) and "Water Resources".
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>17b. JO (8)</b>	<b>CHANGE OF ZONE NO. 6739</b> - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - 40 Acres - W-1, C-P-S Zone -REQUEST: Change of Zone from C-P-S and W-1 to R-4, R-2 & W-1
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____
<b>17c. JO (8)</b>	<b>TENTATIVE TRACT MAP NO. 30966</b> - EA No. 38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Manorgate Road, easterly of Washington Street - W-1, C-P-S Zone - Schedule B - REQUEST: Planned Residential Development to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities.
	<b>ACTION: PD _____ PC _____ WTHDN _____ CONT.</b> _____

**DECEMBER 10, 2003 LDC MEETING WORK ORDER**

**LAND DEVELOPMENT COMMITTEE  
MEETING WORK ORDER  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
82-675 HWY. 111, 2<sup>ND</sup> FLOOR, ROOM 209  
INDIO, CA 92201  
(760) 863-8277**

**DATE: DECEMBER 10, 2003**

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

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

1. JO (1) **TENTATIVE PARCEL MAP NO. 31909** - EA No. 39277 - Nathan Dunn - Bermuda Dunes Zoning District - Fourth Supervisorial District - Southerly of Emerald Crest Drive, westerly of Yucca Lane - R-1-12,000 Zone - 3 Acres - Schedule H - REQUEST: Divide 2.5 acres into 2 parcels.

**ACTION: PLANNING DIRECTORS**

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

2. JO (1) **PLOT PLAN NO. 18991** - CEQA EXEMPT - Phil Adams - Bermuda Dunes Zoning District - Fourth Supervisorial District - Southerly of Avenue 42, westerly of Adams Street, easterly of Saint Thomas Drive - R-2-4,000 SP Zone - .30 Acre - REQUEST: To construct a triplex at a building height of up to approximately 17 feet.

**ACTION: CONTINUED**

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

- 3a. JO (1) **CHANGE OF ZONE NO. 6884** - EA No. 39276 - Malvin Bardsnes - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Browstown Drive and easterly of Yucca Lane - ½ Acre - R-1-12,000 Zone - REQUEST: Change of Zone from R-1-12,000 to R-1.

**ACTION: CONTINUED**

- 3b. JO (1) **TENTATIVE PARCEL MAP NO. 31891** - EA No. 39276 - Malvin Bardsnes - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Browstown Drive and easterly of Yucca Lane - R-1-12,000 Zone - ½ Acre - Schedule F - REQUEST: Divide ½ acre into 2 lots.

**ACTION: CONTINUED**

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

4. JO (2) **CONDITIONAL USE PERMIT NO. 3416** - EA NO. 39253 - Sunset Ranch LLC - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Northerly of Avenue 70, easterly of Lincoln Street - 165 Acres - W-2 Zone - REQUEST: Recreational lake and vacation Recreational Vehicle (RV) Park including 18 RV spaces, water ski sports facility, hunting club and guest house.

**ACTION: CONTINUED**

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

5. JO (2) **TENTATIVE TRACT MAP NO. 31782** - EA No. 39247 - Trans West Housing - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 42, southerly of Avenue 41 on Lima Hall Road on Starlight Lane - 20 Acres - R-1-12,000 Zone - Schedule A - REQUEST: Divide 20 acres into 36 single family residential lots with off-site street and utility improvements to Starlight Lane.

**ACTION: CONTINUED**

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

- 6a. JO (2) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 677** - EA No.39245 - Mohamed Fadel/ Robert Ricciardi - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Fred Waring, westerly of Washington Street - R-1 Zone - 1 Acre - REQUEST: To amend the RCIP Western Coachella Valley Area Plan designation from "Medium Density Residential" (2-5 du/ac) to "Commercial Retail".

**ACTION: CONTINUED 2/2004**

- 6b. JO (2) **CHANGE OF ZONE NO. 6869-** EA No. 39245 -Mohamed Fadel/ Robert Ricciardi - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Fred Waring Drive, westerly of Clinton Street - 1 Acre - R-1 Zone -REQUEST: Change of Zone from R-1 to C-1/C-P or C-P-S.

**ACTION: CONTINUED 2/2004**

- 6c. JO (2) **CONDITIONAL USE PERMIT NO. 3413** - EA No. 39245 - Mohamed Fadel/ Robert Ricciardi - Fourth Supervisorial District - Bermuda Dunes Zoning District - Northerly of Fred waring Drive, westerly of Clinton Street - 1 Acre - R-1 Zone - REQUEST: To construct a 12,000 square foot convenience store including beer and wine sales for off-site premises consumption with a building height of approximately 27 feet.

**ACTION: CONTINUED 2/2004**

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

7. JO (3) **PLOT PLAN NO. 18867** - EA No. 39209 - David Cervantes - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Ramon Road, westerly of San Miguelito Drive - C-P-S Zone - 1 Acre - REQUEST: To construct a 9,400 square foot commercial building with a building height of approximately 24 feet.

**ACTION: CONTINUED**

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

8. PC (2) **PLOT PLAN NO. 18926** - CEQA EXEMPT - Ramiro Islas - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Southerly of Avenue 55, easterly of Harrison Street, westerly of Shady Lane – 2.2 Acres - M-M Zone - REQUEST: Outdoor vehicle impoundment and storage yard with outdoor repair garage on an approximately one acre of the 2.2 acre site.

**ACTION: CONTINUED**

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

9. PC (6) **TENTATIVE PARCEL MAP NO. 30776** - EA No. 39050 - Jose Montoya / Mainiero Smith & Associates - Lower Coachella Valley Zoning District - Northerly of Avenue 65, westerly of Cricket Lane - A-1-5 Zone - 20 Acres - Schedule H - REQUEST: Divide 20 acres into 3 residential lots. Requests waiver of final map.

**ACTION: CONTINUED 2/2004**

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

10. PC (5) **PLOT PLAN NO. 18726** - EA No. 39116 - Damasaj, Inc. - Mecca Zoning District - Fourth Supervisorial District - Easterly of Cahuilla Street, southerly of 2<sup>nd</sup> Street - .50 Acres – C-P-S Zone – REQUEST: To construct a 7,000 foot retail/commercial building with a building eight of up to approximately 18 feet.

**ACTION: CONTINUED 2/2004**

**11:30 A.M. - CASE REVIEW (addendum to agenda)**

- 1 PC (1) **PLOT PLAN NO. 18990** - EA No. 39290 - Dan Nasca - Blythe Zoning District - Fourth Supervisorial District - Northerly of 14<sup>th</sup> Avenue, southerly of Interstate 10 Freeway - 18 Acres - M-M Zone - REQUEST: To construct two industrial buildings and operate a boat and trailer storage facility.

**ACTION: CONTINUED**

**LUNCH**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**DECEMBER 10, 2003**

**PAGE 4 OF 5**

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

11. PC (7) **PLOT PLAN NO. 18510** - EA No. 38987 - Enrique Soria - Thousand Palms Zoning District - Fourth Supervisorial District - Southerly of Vista Chino Road, easterly of Rio Del Sol Road - 10 Acres - M-SC Zone - REQUEST: Contractor's storage yard for entire ten acre site.

**ACTION: PLANNING DIRECTORS**

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

12. JO (4) **PLOT PLA NO. 18749** - CEQA EXEMPT - Robert Perrazo - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Runaway Bay Drive, southerly of Avenue 42 - .26 Acres - R-2-4,000 Zone - REQUEST: To construct a duplex with a building height of up to approximately 18 feet.

**ACTION: CONTINUED 2/2004**

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

- 13a. JO (3) **FAST TRACK PARCEL MAP NO. 31704(FTA#03-03)**- EA No. 39210 - Careage Development Corp./ Warner Engineering - Bermuda Dunes Zoning District - Fourth Sueprvisorial District- Westerly of Washington Street, northerly of Wildcat Street - SP Zone - 7 Acres - Schedule E - REQUEST: Divide 7 acres into 7 commercial parcels.

**ACTION: CONTINUED**

- 13b. JO (3) **FAST TRACK PLOT PLAN NO. 18868(FTA#03-03)** - EA No. 39210 - Careage Development Corp./ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Westerly of Washington Street, northerly of Wildcat Street - SP Zone - 7 Acres - Schedule E- REQUEST: To construct a 5,600 square foot business office building at a building height of approximately 32 feet and a parking lot for approximately 165 spaces.

**ACTION: CONTINUED**

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

- 14a. JO (9) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 645** - EA No.38863 - Pine Mountain Investments/ Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington Street - W-1, C-P-S Zone - 40 Acres - REQUEST: General

Plan Amendment to the Western Coachella Valley Community Plan from  
"Commercial" & "Water Resources" to "Residential 2A" ( 5-8 dwelling units per acre)  
and "Water Resources".

**ACTION: CONTINUED**

**LAND DEVELOPMENT COMMITTEE - WORK ORDER**

**DECEMBER 10, 2003**

**PAGE 5 OF 5**

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

**14b. JO (9) CHANGE OF ZONE NO. 6739** - EA No. 38863 - Pine Mountain Investments/  
Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District  
- Northerly of Avenue 40, southerly of Monorgate Road, easterly of Washington  
Street - 40 Acres - W-1, C-P-S Zone -REQUEST: Change of Zone from C-P-S and  
W-1 to R-4, R-2 & W-1

**ACTION: CONTINUED**

**14c. JO (9) TENTATIVE TRACT MAP NO. 30966** - EA No. 38863 - Pine Mountain Investments/  
Warner Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District  
- Northerly of Avenue 40, southerly of Manorgate Road, easterly of Washington  
Street - W-1, C-P-S Zone - Schedule B - REQUEST: Planned Residential  
Development to divide 40 acres into 216 condominium lots with clubhouse and other  
recreational and drainage facilities.

**ACTION: CONTINUED**

PC:mm

12/11/03

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