

JANUARY 7, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: JANUARY 7, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. **JO (1)** **PLOT PLAN NO. 19062** – EXEMPT – GHA Paloma Group, LLC – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Clinton Street, southerly of Fred Waring Drive – R-1, R-5 Zone – 30 Acres – REQUEST: Model homes and landscaping for TR31019.

ACTION: CONTINUED

9:15 A.M. - CASE REVIEW

2. **JO (1)** **PLOT PLAN NO. 19016** – EA No. 39302 – Steve Almquist – Blythe Zoning District – Fourth Supervisorial District – Southerly of 14th Avenue, easterly of South Broadway, westerly of C & D Boulevard – MM Zone 3 Acres- REQUEST: An expansion of existing of auto repair garage with outside storage of vehicles, including addition of paint booth structure.

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

3. **JO (13)** **PLOT PLAN NO. 18221** – EA No. 38826 - White House Design Build 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 totaling 112,195 square feet.

ACTION:

9:45 A.M. - CASE REVIEW

4. **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

10:00 A.M. – CASE REVIEW

5. PC (6) **TENTATIVE PARCEL MAP NO. 31336** – EA No. 39040 – Bruce Kuykendall/ Fiero Engineering – 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

10:15 A.M. – CASE REVIEW

- 6a. JO (2) **CHANGE OF ZONE NO. 6884** - EA No. 39276 - Malvin Bardsnes/ Fiero Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Avenue 42, Westerly of Brownstown 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

- 6b. JO (2) **TENTATIVE PARCEL MAP NO. 31891** - EA No. 39276 - Malvin Bardsnes/ Fiero Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Avenue 42, westerly of Brownstown Drive and easterly of Yucca Lane - R-1-12,000 Zone – ½ Acre - Schedule F - REQUEST: Divide ½ acre into 2 lots.

ACTION: CONTINUED

10:30 A.M. - CASE REVIEW

7. JO (3) **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 including a water ski sports facility, hunting club and guest house.

ACTION: CONTINUED

10:45 A.M. - CASE REVIEW

8. JO (3) **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

**TECHNICAL REVIEW COMMITTEE - WORK ORDER
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11:00 A.M. - CASE REVIEW

9. PC (1) **PRE APPLICATION REVIEW NO. 00479** – Family Development Group – Cathedral City/Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Country Club Drive, easterly of Monterey Avenue – 12 Acres – W-2 Zone – REQUEST: To divide 12 acres into 120 lots.

ACTION: CONTINUED

11:15 A.M. – CASE REVIEW

10. PC (1) **FAST TRACK PLOT PLAN NO. 19059** – EA No. 39328 – Desert Business Park – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Wildcat Drive, westerly of Washington Street – 40 Acres – I-P, M-SC Zone – REQUEST: To construct four light industrial buildings with office.

ACTION: CONTINUED

11:30 A.M. – CASE REVIEW

11. PC (1) **GRADING PERMIT NO. BGR031289** - EA No. 39299 - Perle Cery - Cathedral City/Palm Desert Zoning District - Fourth Supervisorial District - Easterly of Coyote Road, southerly Quail Trail, westerly of Verbenia Road - 5 Acres -R-1-1, W-1 Zone – REQUEST: Grading permit to move approximately 7,500 cubic yards of earth in order to address and establish site restoration and stabilization.

ACTION: CONTINUED

11:45 A.M. – CASE REVIEW

12. PC (2) **CONDITIONAL USE PERMIT NO. 3406** – EA No. 39196 – DACE/ Sergio Carranza – 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 80 bed migrant worker labor camp with a church and community canter facility.

ACTION: CONTINUED

LUNCH

1:30 P.M. – CASE REVIEW

12. PC (3) **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: PLANNING DIRECTOR

1:30 P.M. – CASE REVIEW (Continued...)

13. PC (2) **PLOT PLAN NO. 18990** – EA No. 39290 – Dan Nasca – Blythe Zoning District - Fourth Supervisorial District – Northerly of 14th Avenue, Southerly of Interstate 10 Freeway – 18 Acres- M-M Zone – REQUEST: To construct two industrial buildings and operate an outdoor vehicle, boat and trailer storage facility.

ACTION: CONNTINUED

1:45 P.M. - CASE REVIEW

- 14a. JO (4) **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: PLANNING COMMISSION

- 14b. JO (4) **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: PLANNING COMMISSION

2:00 P.M. – CASE REVIEW

15. JO (4) **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

2:15 P.M. – CASE REVIEW

16. JO (1) **TENTATIVE PARCEL MAP NO. 31828** – EA No. 39306 – Riclyn Construction – Thousand Palms Zoning District – fourth Supervisorial District – Easterly of Del Norte Way, westerly of Marlita Street, northerly of El Centro Way – R-1 Zone – 8 Acres – Schedule H – REQUEST: Divide 8 acres into 3 residential lots.

ACTION: CONTINUED

2:30 P.M. - CASE REVIEW

17a. JO (10) **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: PLANNING COMMISSION

17b. JO (10) **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: PLANNING COMMISSION

17c. JO (10) **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: PLANNING COMMISSION

PC:mm
1/08/03

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FEBRUARY 18, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: FEBRUARY 18, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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

1a. JO (1) SPECIFIC PLAN NO. 225, AMENDED NO. 2 – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Repeal SP00225 Specific plan and replace with conventional general plan designations and zoning classifications.

ACTION: CONTINUED

1b. JO (1) PUBLIC USE PERMIT NO. 866 - EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Construct and operate a educational institution (private high school) for 1,200 students with church facility and accessory outdoor recreational play fields and sport courts, at a building height of approximately 92 feet location on 92 acres of a 215 acre property.

ACTION: CONTINUED

1c. JO (1) COMPREHENSIVE GENERAL PLAN NO. 683 – EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Proposes to amend the Western Coachella Valley Area Plan from "Specific Plan Medium Density Residential" (5-8 du/ac) to "Medium Density Residential" (5-8 du/ac), "Commercial Retail", "Light Industrial", "Business Park", "Open Space-Recreation" and "Open Space-Water".

ACTION: CONTINEUD

1d. JO (1) CHANGE OF ZONE NO. 6905 – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervosrial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Change of Zone from S-P to C-P-S, I-P, R-1, R-2, R-3, R-5 and W-1.

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

2. JO (1) **PRE-APPLICATION REVIEW NO. (PAR) 487-** Warner Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – 24 Acres – R-A-20 Zone – REQUEST: To divide 24 acres into 4 lots.

ACTION: ADMINISTRATIVE ACTION

9:45 A.M. – CASE REVIEW

3. JO (1) **SECOND UNIT PERMIT NO. 819 – CEQA EXEMPT** - Rodney Kent Collins – Thousand Palms Zoning District – Fourth Supervisorial District – Southerly of Canada Way, westerly of Thelma Avenue - .20 Acres – R-1 Zone – REQUEST: To construct a 1,400 square foot building as a second dwelling on the property.

ACTION: ADMINISTRATIVE ACTION

10:00 A.M. – CASE REVIEW

- 4a. JO (3) **COMPREHENSIVE GENERAL PLAN AMEDEMMENT NO. 677** –EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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

- 4b. JO (3) **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

- 4c. JO (3) **CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – 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

10:15 A.M. – CASE REVIEW

- 5a. JO (3) **CHANGE OF ZONE NO. 6884** - EA No. 39276 - Malvin Bardsnes/ Fiero Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Avenue 42, Westerly of Brownstown 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: PLANING COMMISSION

- 5b. JO (3) **TENTATIVE PARCEL MAP NO. 31891** - EA No. 39276 - Malvin Bardsnes/ Fiero Engineering - Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Avenue 42, westerly of Brownstown Drive and easterly of Yucca Lane - R-1-12,000 Zone – ½ Acre - Schedule F - REQUEST: Divide ½ acre into 2 lots.

ACTION: PLANNING COMMISSION

10:30 A.M. - CASE REVIEW

6. JO (4) **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 including a water ski sports facility, hunting club and guest house.

ACTION: CONTINUED

7. JO (4) **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

10:45 A.M. - CASE REVIEW

8. PC (2) **PRE APPLICATION REVIEW NO. 00479** – Family Development Group – Cathedral City/Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Country Club Drive, easterly of Monterey Avenue – 12 Acres – W-2 Zone – REQUEST: To divide 12 acres into 120 lots.

ACTION: ADMINISTRATIVE ACTION

9. PC (2) **PRE-APPLICATION REVIEW NO. (PAR) 465** – Many 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: To divide 8.5 acres into 87 residential lots, change of zone from R-A to R-6.

ACTION: CONTINUED

11:00 A.M. – CASE REVIEW

10. JO (1) **PLOT PLAN NO. 16900, REVISED NO. 2** - CEQA EXEMPT – James Franco – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of Highway 86, easterl of Airport Blvd. – M-SC Zone – 2 Acres – REQUEST: To construct a 5,00 square foot building at a building height of up to approximately 22 f feet for a contractor's office and building materials yard.

ACTION: CONTINUED

11:15 A.M. – CASE REVIEW

11. PC (2) **FAST TRACK PLOT PLAN NO. 19059** – EA No. 39328 – Desert Business Park – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Wildcat Drive, westerly of Washington Street – 40 Acres – I-P, M-SC Zone – REQUEST: To construct four light industrial buildings with office.

ACTION: CONTINUED

12. PC (2) **GRADING PERMIT NO. BGR031289** - EA No. 39299 - Perle Cery - Cathedral City/Palm Desert Zoning District - Fourth Supervisorial District - Easterly of Coyote Road, southerly Quail Trail, westerly of Verbenia Road - 5 Acres -R-1-1, W-1 Zone – REQUEST: Grading permit to move approximately 7,500 cubic yards of earth in Order to address and establish site restoration and stabilization.

ACTION: CONTINUED

11:30 A.M. – CASE REVIEW

13. PC (7) **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. Request waiver of final map.

ACTION: CONTINUED

14. PC (7) **PLOT PLAN NO. 18726** – EA No. 39116 – Damasa, 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 height of up to approximately 18 feet.

ACTION: CONTINUED

LUNCH

1:30 P.M. – CASE REVIEW

15. **PC (3)** **PLOT PLAN NO. 18990** – EA No. 39290 – Dan Nasca – Blythe Zoning District - Fourth Supervisorial District – Northerly of 14th Avenue, Southerly of Interstate 10 Freeway – 18 Acres- M-M Zone – REQUEST: To construct two industrial buildings and operate an outdoor vehicle, boat and trailer storage facility.

ACTION: CONTINUED

1:45 P.M. - CASE REVIEW

16. **JO (5)** **PLOT PLAN NO. 18749** – CEQA EXEMPT – Robert Perrazo – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of of Runaway bay Drive, southerly of Avenue 42 - .26 Acres – R-4-4,000 Zone – REQUEST: To construct a duplex with a building height of up to approximately 18 feet.

ACTION: CONTINUED

2:00 P.M. – CASE REVIEW

17. **JO (5)** **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

2:15 P.M. – CASE REVIEW

18. **JO (2)** **TENTATIVE PARCEL MAP NO. 31828** – EA No. 39306 – Riclyn Construction – Thousand Palms Zoning District – Fourth Supervisorial District – Easterly of Del Norte Way, westerly of Marlita Street, northerly of El Centro Way – R-1 Zone – 8 Acres – Schedule H – REQUEST: Divide 8 acres into 3 residential lots.

ACTION: CONTINUED

FEBRUARY 26, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: FEBRUARY 26, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC agenda is now available on the Planning Department's web site: <http://www.tlma.co.riverside.ca.us/planning/lc.html>

1:30 P.M. - CASE REVIEW

1. JO (1) **FAST TRACK PLOT PLAN NO. 19114(FTA#00-11)** – EA No. 39377 – Desert Business Park – Bermuda Dunes Zoning District- Fourth Supervisorial District- Northerly of Wildcat Drive, southerly of Las Montanas Road, westerly of Washington Street – I-P Zone – 3 Acres – REQUEST: To construct two industrial buildings at a building height of up to approximately 42 feet.

ACTION: PLANNING DIRECTORS

1:45 P.M. – CASE REVIEW

2. JO (1) **PLOT PLAN NO. 15131, REVISED NO. 1** – EA No. 39375 – RM Broadcasting/ Warner Engineering –Chuckawalla Zoning District - Fourth Supervisorial District – Southerly of Colorado River Aqueduct, northeasterly of Dillon Road and northwesterly of Tinker Road in Section 35, T3S, R7E, SBBM. – W-2-10 Zone – 7 Acres - REQUEST: Revised Plot Plan to construct new road access to existing radio broadcasting tower site; project will move approximately 5,000 cubic yards of earth; length driveway about 6,500 feet.

ACTION: CONTINUED

2:00 P.M. – CASE REVIEW

3. JO (1) **TENTATIVE PARCEL MAP NO. 31574** – EA No. 39374 – Maurice Raynor/ Fiero Engineering – Bermuda Dunes Zoning District – Fourth Supervisorial District – Southerly of Avenue 41, northerly of Cecina way, westerly of Carter Lane –R-1-12,000 Zone – 2 Acres – Schedule H – REQUEST: Divide 2 Acres into 2 lots.

ACTION: CONTINUED

2:15 P.M. – CASE REVIEW

4. JO (1) **TENTAIVE PARCEL MAP NO. 30818** – EA No. 39373 – Bruce Kuykendall/ Fiero Engineering – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Southerly of Chuckawalla Way, westerly of Paisano Road in the Cahuilla Hills community – R-1-1 Zone – 5 Acres – Schedule H - REQUEST: Divide 5 Acres into 3 parcels.

ACTION: CONTINUED

2:30 P.M. – CASE REVIEW

5. JO (1) **TENTATIVE TRACT MAP NO. 31987** – EA No. 39378 – La Paloma Homes – Bermuda Dunes Zoning District – Westerly of Clinton Street, southerly of Fred Waring Drive, northerly of Miles Avenue – R-1, R-5 Zone - Schedule A – REQUEST: Divide 18 acres into 69 single-family residential lots.

ACTION: CONTINUED

3:00 P.M. – CASE REVIEW

6. JO (1) **PLOT PLAN NO. 19113** – EA No. 39376 – White Brothers Investments –Thousand Palm Zoning District – Fourth Supervisorial District – Northerly of Varner Road, westerly of Front Street - M-SC Zone – 2 Acres – REQUEST: To construct three industrial buildings totaling 11,300 square feet each at a building height of approximately 28 feet.

ACTION: CONTINUED

PC:mm
3/31/2004
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MARCH 10, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: MARCH 10, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. JO (1) PRE-APPLICATION REVIEW NO. 00490** – George Buono – Chuckawalla Zoning District – Fourth Supervisorial District – Easterly of Washington Street, northerly of Varner Road – 1.7 Acres – W-2-10 Zone – REQUEST: Comprehensive General Plan Amendment to Western Coachella Valley Area Plan from, "Estate Density Residential" to "Light Industrial" and Change of Zone from W-2-10 to W-2.

ACTION: ADMINISTRATIVE ACTION

9:15 A.M. – CASE REVIEW

- 2. RS (1) TENTATIVE PARCEL MAP NO. 31941** – EA No. 39412- Joe Stemmer Jr. – Pass & Desert Zoning District – Fifth Supervisorial District – Northerly of Ekwanok Drive, westerly of Siwanoy – R-1 Zone - .50 Acres – Schedule F – REQUEST: Divide .50 acres into 2 residential lots.

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

- 3. JO (2) PLOT PLAN NO. 15131, REVISED NO. 1** – EA No. 39375- RM Broadcasting / Warner Engineering – Chuckawalla Zoning District – Fourth Supervisorial District – Southerly of Colorado River Aqueduct, northeasterly of Dillon Road and northwesterly of Tinker Road in Section 35, T3S, R7E, SBBM. – W-2 –10 Zone – 498 Acres – REQUEST: Revised Plot Plan to construct new road access to existing radio broadcasting tower site located on 7 acres of the 498 acres site; project will move approximately 5,000 cubic yards of earth; length driveway about 6,500 feet.

ACTION: CONTINUED

TECHNICAL REVIEW COMMITTEE - WORK ORDER
MARCH 10, 2004
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9:45 A.M. – CASE REVIEW

4. **PC (1) SECOND UNIT PERMIT NO. 831** – CEQA EXEMPT – Everardo Gonzalez – Mecca Zoning District – Fourth Supervisorial District – Southerly of 5th Street, westerly of Dale Kiler Road - .29 Acres – R-1 Zone – REQUEST: Detached 1,200 square foot mobilehome as a second unit dwelling on the property.

ACTION: ADMINISTRATIVE ACTION

10:00 A.M. – CASE REVIEW

5. **RS (2) TENTATIVE PARCEL MAP NO. 31574** – EA No. 39374 – Maurice Raynor/ Fiero Engineering – Bermuda Dunes Zoning District – Fourth Supervisorial District – Southerly of Avenue 41, northerly of Cecina Way, westerly of Carter Lane – R-1-12,000 – 2 Acres – Schedule H – REQUEST: Divide 2 acres into 2 lots.

ACTION: CONTINUED

10:15 A.M. – CASE REVIEW

6. **RS (2) TENTATIVE TRACT MAP NO. 30818** – EA No. 39373 – Bruce Kuykendall/ Fiero Engineering – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Southerly of Chuckawalla Way, westerly of Paisano Road in the Cahuilla Hills community – R-1-1 Zone – 5 Acres – Schedule H – REQUEST: Divide 5 Acres into 3 parcels.

ACTION: CONTINUED

10:30 A.M. – CASE REVIEW

7. **JO (2) TENTATIVE TRACT MAP NO. 31987** – EA No. 39378 – La Paloma Homes – Bermuda Dunes Zoning District – Westerly of Clinton Street, southerly of Fred Waring Drive, northerly of Miles Avenue – R-1, R-5 Zone – Scheudle A – REQUEST: divide 18 acres into 69 single-family residential lots with common retention basin lots and with a request for an exception to the lot design standards of Ordinance No. 460.

ACTION: CONTINUED

10:45 A.M. – CASE REVIEW

8. **JO (2) PLOT PLAN NO. 19113** – EA No. 39376 – White Brothers Investments – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, westerly of Front Street – M-SC Zone – 2 Acres – REQUEST: To construct three industrial buildings totaling 11,300 square feet each at a building height of approximately 28 feet.

ACTION: CONTINUED

TECHNICAL REVIEW COMMITTEE - WORK ORDER

MARCH 10, 2004

PAGE 3 OF 7

11:00 A.M. – CASE REVIEW

9. JO (6) **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

11:15 A.M. – CASE REVIEW

10. JO (3) **TENTATIVE PARCEL MAP NO. 31828** – EA No. 39306 – Riclyn Construction – Thousand Palms Zoning District – Fourth Supervisorial District – Easterly of Del Norte Way, westerly of Marlita Street, northerly of El Centro Way – R-1 Zone – 8 Acres – Schedule H – REQUEST: Divide 8 acres into 3 residential lots.

ACTION: CONTINUED

11:30 A.M. – CASE REVIEW

- 11a. JO (2) **SPECIFIC PLAN NO. 225, AMENDED NO. 2** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Repeal SP00225 Specific plan and replace with conventional general plan designations and zoning classifications.

ACTION: CONTNUED

- 11b. JO (2) **PUBLIC USE PERMIT NO. 866** - EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Construct and operate an educational institution (private high school) for 1,200 students with church facility and accessory outdoor recreational play fields and sport courts, at a building height of approximately 92 feet location on 92 acres of a 215 acre property.

ACTION: CONTINUED

- 11c. JO (2) **COMPREHENSIVE GENERAL PLAN NO. 683** – EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Proposes to amend the Western Coachella Valley Area Plan from “Specific Plan Medium Density Residential” (5-8 du/ac) to “Medium Density Residential” (5-8 du/ac), “Commercial Retail”, “Light Industrial”, “Business Park”, “Open Space-Recreation” and “Open Space-Water”.

ACTION: CONTINUED

11:30 A.M. – CASE REVIEW (Continued...)

- 11d. JO (2) **CHANGE OF ZONE NO. 6905** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Change of Zone from S-P to C-P-S, I-P, R-1, R-2, R-3, R-5 and W-1.

ACTION: CONTINUED

LUNCH

1:30 P.M. - CASE REVIEW

- 12a. JO (1) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 687** – EA No. 39253 – Sunset Ranch, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Northerly of Avenue 70, easterly of Lincoln Street – W-1 & W-2 Zone – 163 Acres – REQUEST: Proposes to amend the land use allocation map of eastern Coachella Valley Community Plan from “Agriculture” to Open Space / Recreation”.

ACTION: CONTINUED

- 12b. JO (5) **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 including a water ski sports facility, hunting club and guest house.

ACTION: CONTINUED

1:45 P.M. – CASE REVIEW

13. JO (5) **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

2:00 P.M. – CASE REVIEW

14. JO (1) **VARIANCE NO. 1754** – EA No. 39425 – Graphic Installation Services – Fifth Supervisorial District- Cathedral City/ Palm Desert Zoning Area – Northerly of Interstate 10, easterly of Palm Drive – 1.8 Acres – C-P-S Zone – REQUEST: variance to allow a freeway oriented pole sign from 35 feet to 45 feet in height.

ACTION: PLANNING COMMISSION 4/7/04

2:15 P.M. – CASE REVIEW

15. PC (3) **PRE-APPLICATION REVIEW NO. (PAR) 465** – Many 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: To divide 8.5 acres into 87 residential lots, change of zone from R-A to R-6.

ACTION: ADMINISTRATIVE ACTION

2:30 P.M. – CASE REVIEW

16. JO (2) **PLOT PLAN NO. 16900, REVISED NO. 2** - CEQA EXEMPT – James Franco – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of Highway 86, easterly of Airport Blvd. – M-SC Zone – 2 Acres – REQUEST: To construct a 5,000 square foot building at a building height of up to approximately 22 feet for a contractor's office and building materials yard.

ACTION: CONTINUED

2:45 P.M. – CASE REVIEW

17. RS (1) **PLOT PLAN NO. 19191** – EA No. 39424 – John A. Lasch/ Desert Business Park – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Las Montananas, easterly of Flora Road – M-SC Zone - .87 Acres- REQUEST: To construct a 10,597 square foot warehouse building with light manufacturing and office space at a building height of up to approximately 24 feet.

ACTION: CONTINUED

18. RS (3) **FAST TRACK PLOT PLAN NO. 19059** – EA No. 39328 – Desert Business Park – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Wildcat Drive, westerly of Washington Street – 40 Acres – I-P, M-SC Zone – REQUEST: To construct four light industrial buildings with office.

ACTION: PLANNING DIRECTORS 4/12/04

3:00 P.M. – CASE REVIEW

19. PC (3) **GRADING PERMIT NO. BGR031289** - EA No. 39299 - Perle Cery - Cathedral City/Palm Desert Zoning District - Fourth Supervisorial District - Easterly of Coyote Road, southerly Quail Trail, westerly of Verbenia Road - 5 Acres -R-1-1, W-1 Zone – REQUEST: Grading permit to move approximately 7,500 cubic yards of earth in Order to address and establish site restoration and stabilization.

ACTION: CONTINUED

3:15 P.M. – CASE REVIEW

20. RS (8) **PLOT PLAN NO. 18726** – EA No. 39116 – Damasa, 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 square foot retail/commercial building with a building height of up to approximately 18 feet.

ACTION: CONTINUED

3:30 P.M. – CASE REVIEW

21. RS (4) **PLOT PLAN NO. 18990** – EA No. 39290 – Dan Nasca – Blythe Zoning District - Fourth Supervisorial District – Northerly of 14th Avenue, Southerly of Interstate 10 Freeway – 18 Acres- M-M Zone – REQUEST: To construct two industrial buildings and operate an outdoor vehicle, boat and trailer storage facility.

ACTION: CONTINUED

22. JO (6) **PLOT PLAN 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-4-4,000 Zone – REQUEST: To construct a duplex with a building height of up to approximately 18 feet.

ACTION: CONTINUED

3:45 P.M. – CASE REVIEW

- 23a. JO (4) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 677** –EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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

- 23b. JO (4) **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

3:45 P.M. – CASE REVIEW

- 23c. JO (4) **CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/
Robert Ricciardi – 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

4:00 P.M. – CASE REVIEW

24. JO (1) **CONDITIONAL US PERMIT NO. 3423** – EA No. 39426 – George Kathawa –
Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly
of Palm Oasis Avenue, southerly of Range View Drive, easterly of Overture Drive –
C-P-S Zone - .9 Acre – REQUEST: An 2,720 square foot addition to existing
convenience store, add sale of vehicle fuel and beer & wine sale for off-site
consumption.

ACTION: CONTINUED

APRIL 14, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: APRIL 14, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. RS (1) SECOND UNIT PERMIT NO. 836** – CEQA EXEMPT – Sergio Garcia – Chuckawalla Zoning District – Fourth Supervisorial District – Southerly of Dillon Road, westerly of Northwood Road – 4.7 Acres – W-2-10 Zone – REQUEST: Detached 893 square foot mobilehome as a second dwelling on the property.

ACTION: CONTINUED

9:15 A.M. – CASE REVIEW

- 2. RS (1) SECOND UNIT PERMIT NO. 837** – CEQA EXEMPT – Juanita Huerta – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Easterly of Fillmore Street, southerly of Avenue 60 – 1 Acre – A-2-10 Zone – REQUEST: Detached 880 square foot stick-built unit building as a second dwelling on the property.

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

- 3. RS (1) SECOND UNIT PERMIT NO. 844** – CEQA EXEMPT – Francisco Paniagua – Lower Coachella Valley Zoning District – Southerly of Avenue 60, westerly of Highway 86 – 10 Acres – W-2 Zone – REQUEST: Detached 1,152 square foot mobilehome as a second dwelling on the property.

ACTION: CONTINUED

9:45 A.M. – CASE REVIEW

- 4. JO (1) CONDITIONAL USE PERMIT NO. 3428** – EA No. 39467 – Animal Samaritans Inc. – Thousand Palms Zoning District – Fourth Supervisorial District – Westerly of Rio Del Sol, northerly of Del Norte Way – 5.78 Acres – REQUEST: Animal shelter class IV dog kennel (41 plus dogs) at a building height of approximately 30 feet.

ACTION: CONTINUED

10:00 A.M. – CASE REVIEW

5. **JO (1)** **PLOT PLAN NO. 19242** – EA No. 39457 – The Berger Foundation – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of I-10, easterly of cook Street – SP Zone – 236 Ares – REQUEST: Plot Plan for golf course landscaping/ irrigation improvements.

ACTION: CONTINUED

10:15 A.M. – CASE REVIEW

6. **JO (1)** **PLOT PLAN NO. 19260** – CEQA EXEMPT – General Construction Management – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Adams Street, southerly of Country Club Drive – R-2-4,000 Zone - .30 Acres – REQUEST: To construct a triplex.

ACTION: CONTINUED

10:30 A.M. – CASE REVIEW

7. **RS (1)** **PLOT PLAN NO. 19257** – EA No. 39465 – Leonard Gregory – Bermuda Dunes Zoning District - Fourth Supervisorial District – Southerly of Country Club Drive & I-10, Varner Road – I-P Zone - .75 Acres – REQUEST: To construct a 8,200 square foot industrial building at a building height of up to approximately 24 feet.

ACTION: CONTINUED

10:45 A.M. – CASE REVIEW

8. **RS (2)** **TENTATIVE PARCEL MAP NO. 31941** – EA No. 39412- Joe Stemmer Jr. – Pass & Desert Zoning District – Fifth Supervsiorial District – Northerly of Ekwanok Drive, westerly of Siwanoy – R-1 Zone - .50 Acres – Schedule F – REQUEST: Divide .50 acres into 2 residential lots.

ACTION: PLANNING DIRECTORS 4/17/04 @ 2 P.M.

11:00 A.M. – CASE REVIEW

9. **JO (3)** **PLOT PLAN NO. 15131, REVISED NO. 1** – EA No. 39375- RM Broadcasting / Warner Engineering – Chuckawala Zoning District – Fourth Supervisorial District – Southerly of Colorado River Aqueduct, northeasterly of Dillon Road and northwesterly of Tinker Road in Section 35, T3S, R7E, SBBM. – W-2 –10 Zone – 498 Acres – REQUEST: Revised Plot Plan to existing radio broadcasting tower site for a construct new road access constructed within approximately 7 acres of the 498 acres site; project will move approximately 5,000 cubic yards of earth; length driveway about 6,500 feet.

ACTION: PLANNING DIRECTORS 4/17/04 @ 2 P.M.

11:15 A.M. – CASE REVIEW

- 10. RS (3) TENTATIVE PARCEL MAP NO. 31574** – EA No. 39374 – Maurice Raynor/ Fiero Engineering – Bermuda Dunes Zoning District – Fourth Supervisorial District – Southerly of Avenue 41, northerly of Cecina Way, westerly of Carter Lane – R-1-12,000 – 2 Acres – Schedule H – REQUEST: Divide 2 acres into 2 lots.

ACTION: PLANNING DIRECTORS 4/17/04 @ 2 P.M.

11:30 A.M. – CASE REVIEW

- 11. RS (3) TENTATIVE PARCEL MAP NO. 30818** – EA No. 39373 – Bruce Kuykendall/ Fiero Engineering – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Southerly of Chuckawalla Way, westerly of Paisano Road in the Cahuilla Hills community – R-1-1 Zone – 5 Acres – Schedule H – REQUEST: Divide 5 Acres into 3 parcels.

ACTION: PLANNING DIRECTORS 4/17/04 @ 2 P.M.

11:45 A.M. – CASE REVIEW

- 12. JO (3) TENTATIVE TRACT MAP NO. 31987** – EA No. 39378 – La Paloma Homes – Bermuda Dunes Zoning District – Westerly of Clinton Street, southerly of Fred Waring Drive, northerly of Miles Avenue – R-1, R-5 Zone – Scheudle A – REQUEST: Divide 18 acres into 69 single-family residential lots with common retention basin lots and with a request for an exception to the lot design standards of Ordinance No. 460.

ACTION: CONTINUED

12:00 P.M. – CASE REVIEW

- 13. JO (3) PLOT PLAN NO. 19113** – EA No. 39376 – White Brothers Investments – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, westerly of Front Street – M-SC Zone – 2 Acres – REQUEST: To construct three industrial buildings totaling 11,300 square feet each at a building height of approximately 28 feet.

ACTION: CONTINUED

4/14/2004

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APRIL 15, 2004 TRC MEETING AGENDA

**TECHNICAL REVIEW COMMITTEE
MEETING WORK AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: APRIL 15, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. **JO (7)** **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: PD_____ PC_____ WTHDN_____ CONT._____

9:15 A.M. - CASE REVIEW

- 2a. **JO (3)** **SPECIFIC PLAN NO. 225, AMENDED NO. 2** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Repeal SP00225 Specific plan and replace with conventional general plan designations and zoning classifications.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 2b. **JO (3)** **PUBLIC USE PERMIT NO. 866** - EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Construct and operate an educational institution (private high school) for 1,200 students with church facility and accessory outdoor recreational play fields and sport courts, at a building height of approximately 92 feet location on 92 acres of a 215 acre property.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

TECHNICAL REVIEW COMMITTEE - AGENDA

APRIL 15, 2004

PAGE 2 OF 4

9:15 A.M. – CASE REVIEW (Continued...)

- 2c. JO (3) **COMPREHENSIVE GENERAL PLAN NO. 683** – EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Proposes to amend the Western Coachella Valley Area Plan from “Specific Plan Medium Density Residential” (5-8 du/ac) to “Medium Density Residential” (5-8 du/ac), “Commercial Retail”, “Light Industrial”, “Business Park”, “Open Space-Recreation” and “Open Space-Water”.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

- 2d. JO (3) **CHANGE OF ZONE NO. 6905** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervosrial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Change of Zone from S-P to C-P-S, I-P, R-1, R-2, R-3, R-5 and W-1.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:45 A.M. – CASE REVIEW

3. JO (3) **PLOT PLAN NO. 16900, REVISED NO. 2** - CEQA EXEMPT – James Franco – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of Highway 86, easterly of Airport Blvd. – M-SC Zone – 2 Acres – REQUEST: To construct a 5,000 square foot building at a building height of up to approximately 22 feet for a hardware center accessory office with outdoor contractors storage yard and building materials yard.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:00 A.M. – CASE REVIEW

4. RS (2) **PLOT PLAN NO. 19191** – EA No. 39424- John A. Lash/ Desert Business Park - Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Las Montananas, easterly of Flora Road – M-SX Zone - .87 Acres – REQUEST: To construct a 10,600 square foot warehouse building with light manufacturing and office space at a building height of up to approximately 24 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:15 A.M. – CASE REVIEW

5. PC (4) **GRADING PERMIT NO. BGR031289** - EA No. 39299 - Perle Cery - Cathedral City/Palm Desert Zoning District - Fourth Supervisorial District - Easterly of Coyote Road, southerly Quail Trail, westerly of Verbenia Road - 5 Acres -R-1-1, W-1 Zone – REQUEST: Grading permit to move approximately 7,500 cubic yards of earth in Order to address and establish site restoration and stabilization.

10:30 A.M. – CASE REVIEW

6. RS (9) **PLOT PLAN NO. 18726** – EA No. 39116 – Damasa, 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 square foot retail/ commercial building with a building height of up to approximately 18 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:45 A.M. – CASE REVIEW

7. RS (5) **PLOT PLAN NO. 18990** – EA No. 39290 – Dan Nasca – Blythe Zoning District - Fourth Supervisorial District – Northerly of 14th Avenue, Southerly of Interstate 10 Freeway – 18 Acres- M-M Zone – REQUEST: To construct two industrial buildings and operate an outdoor vehicle, boat and trailer storage facility.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:00 A.M. – CASE REVIEW

- 8a. JO (5) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 677** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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: PD _____ PC _____ WTHDN _____ CONT. _____

- 8b. JO (5) **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: PD _____ PC _____ WTHDN _____ CONT. _____

- 8c. JO (5) **CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – 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: PD _____ PC _____ WTHDN _____ CONT. _____

11:30 A.M. – CASE REVIEW

9. **JO (2)** **CONDITIONAL US PERMIT NO. 3423** – EA No. 39426 – George Kathawa – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Palm Oasis Avenue, southerly of Range View Drive, easterly of Overture Drive – C-P-S Zone - .9 Acre – REQUEST: An 2,700 square foot addition to existing convenience store, with sale of vehicle fuel and beer & wine sale for off-site consumption.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

**PC:mm
3/31/2004
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MAY 13, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: MAY 13, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. RS (1) PLOT PLAN NO. 19369** – EA No. 39517 – Daniel Damon – Mecca Zoning District - Northerly of 4th Street, westerly of Hammond Road, southerly of 5th Street in Mecca - C-P-S Zone - .71 Acre – REQUEST: To construct a 9,000 square foot retail building height of approximately 18 feet.

ACTION: CONTINUED

9:15 A.M. – CASE REVIEW

- 2. RS (1) PLOT PLAN NO. 19370** – EA No.39518 – Daniel Damon – Mecca Zoning District – Fourth Supervisorial District – Northerly of 3rd Street, southerly of 4th Street, westerly of Hammond Road in Mecca – C-P-S Zone - .35 Acre – REQUEST: To construct a 4,500 square foot commercial retail building at a building height of approximately 18 feet.

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

- 3. JO (1) PLOT PLAN NO. 19371** – EA No. 39521 – Global Premier – Mecca Zoning District- Fourth Supervisorial District – Southerly of 6th Street, easterly of Lincoln Street, northerly of 7th Street – R-3 Zone – 4.4 Acres – REQUEST: To construct a 61 multi-family apartments units at a building height of approximately 26 feet in height.

ACTION: CONTINUED

9:45 A.M. – CASEREVIEW

- 4. RS (2) PLOT PLAN NO. 19199** – CEQA EXEMPT – GLS Group – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Avenue 42, easterly of Lima Hall Road, westerly of Front Hall Road – R-2-4,000 Zone - .23 Acre – REQUEST: To construct a duplex.

ACTION: CONTINUED

10:00 A.M. – CASE REVIEW

- 5a. JO (1) **TENTATIVE PARCEL MAP NO. 32212** – EA No. 39520 – Robert Kull – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 lots.

ACTION: CONTINUED

- 5b. JO (1) **CHANGE OF ZONE NO. 6957** – EA No. 39520 – Robert Kull – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – 20 Acres – A-1-20 Zone – REQUEST: Change of Zone from A-1-20 to A-1-5.

ACTION: CONTINUED

10:15 A.M. – CASE REVIEW

- 6a. JO (1) **TENTATIVE PARECEL MAP NO. 32331-** EA No. 39522 – Paul Pacera – Chuckwalla Zoning District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 6 Acres – Schedule H – REQUEST: Divide 6 acres into 3 lots.

ACTION: CONTINUED

- 6b. JO (1) **CHANGE OF ZONE NO. 6959** – EA No. 39522 – Paul Pacera – Chuckawalla Zoning District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 6 Acres – REQUEST: Change of Zone from W-2-10 to R-1-2.

ACTION: CONTINUED

10:30 A.M. – CASE REVIEW

7. RS (2) **SECOND UNIT PERMIT NO. 836** – CEQA EXEMPT – Sergio Garcia – Chuckawalla Zoning District – Fourth Supervisorial District – Southerly of Dillon Road, westerly of northewood Road – 4.7 Acres – W-2-10 Zone – REQUEST: Detached 893 square foot mobilehome as a second dwelling on the property.

ACTION: ADMINISTRATIVE ACTION

10:45 A.M. – CASE REVIEW

- 8.RS (2) **SECOND UNIT PERMIT NO. 837** – CEQA EXEMPT – Juanita Huerta – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Easterly of Fillmore Street, southerly of Avenue 60 – 1 Acre – A-2-10 Zone – REQUEST: Detached 880 square foot stick-built unit building as a second dwelling on the property.

ACTION: ADMINISTRATIVE ACTION

11:00 A.M. – CASE REVIEW

9. **RS (2) SECOND UNIT PERMIT NO. 844** – CEQA EXEMPT – Francisco Paniagua – Lower Coachella Valley Zoning District – Southerly of Avenue 60, westerly of Highway 86 – 10 Acres – W-2 Zone – REQUEST: Detached 1,152 square foot mobilehome as a second dwelling on the property.

ACTION: ADMINISTRATIVE ACTION

11:15 A.M. – CASE REVIEW

10. **JO (2) CONDITIONAL USE PERMIT NO. 3428** – EA No. 39467 – Animal Samaritans Inc. – Thousand Palms Zoning District – Fourth Supervisorial District – Westerly of Rio Del Sol, northerly of Del Norte Way – 5.78 Acres – REQUEST: Animal shelter class IV dog kennel (41 plus dogs) at a building height of approximately 30 feet.

ACTION: CONTINUED

11:30 A.M. – CASE REVIEW

11. **RS (2) PLOT PLAN NO. 19260** – CEQA EXEMPT – General Construction Management – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Adams Street, southerly of country Club Drive – R-2-4,000 Zone - .30 Acres – REQUEST: To construct a triplex.

ACTION: CONTINUED

11:45 A.M. – CASE REVIEW

12. **RS (2) PLOT PLAN NO. 19257** – EA No. 39465 – Leonard Gregory – Bermuda Dunes Zoning District - Fourth Supervisorial District – Southerly of Country Club Drive & I-10, Varner Road – I-P Zone - .75 Acres – REQUEST: To construct a 8,200 square foot industrial building at a building height of up to approximately 24 feet.

ACTION: CONTINUED

LUNCH

1:30 P.M. – CASE REVIEW

13. JO (4) **PLOT PLAN NO. 15131, REVISED NO. 1** – EA No. 39375- RM Broadcasting / Warner Engineering – Chuckawala Zoning District – Fourth Supervisorial District – Southerly of Colorado River Aqueduct, northeasterly of Dillon Road and northwesterly of Tinker Road in Section 35, T3S, R7E, SBBM. – W-2 –10 Zone – 498 Acres – REQUEST: Revised Plot Plan to existing radio broadcasting tower site for a construct new road access constructed within approximately 7 acres of the 498 acres site; project will move approximately 5,000 cubic yards of earth; length driveway about 6,500 feet.

ACTION: CONTINUED

2:00 P.M. – CASE REVIEW

14. JO (4) **TENTATIVE TRACT MAP NO. 31987** – EA No. 39378 – La Paloma Homes – Bermuda Dunes Zoning District – Westerly of Clinton Street, southerly of Fred Waring Drive, northerly of Miles Avenue – R-1, R-5 Zone – Schedule A – REQUEST: divide 18 acres into 69 single-family residential lots with common retention basin lots and with a request for an exception to the lot design standards of Ordinance No. 460.

ACTION: PLANNING COMMISSION 6/16/04

2:15 P.M. – CASE REVIEW

15. JO (4) **PLOT PLAN NO. 19113** – EA No. 39376 – White Brothers Investments – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, westerly of Front Street – M-SC Zone – 2 Acres – REQUEST: To construct three industrial buildings totaling 11,300 square feet each at a building height of approximately 28 feet.

ACTION: PLANNING DIRECTORS

16. JO (2) **FAST TRACK PLOT PLAN NO. 19114(FTA#00-11)** –EA nNo. 39377 – Desert Business Park – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Wildcat drive, westerly of Washington Street – I-P Zone – 3 Acres - REQUEST: To construct two industrial buildings at a building height of approximately 42 feet.

ACTION: PLANNING DIRECTORS

2:30 P.M. - CASE REVIEW

17. JO (8) **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

TECHNICAL REVIEW COMMITTEE - WORK ORDER

2:45 P.M. – CASE REVIEW

18. JO (2) **PLOT PLAN NO. 19242** – EA No. 39457 – The Berger Foundation – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of I-10, easterly of cook Street – SP Zone – 236 Ares – REQUEST: Plot Plan for golf course landscaping/ irrigation improvements.

ACTION: CONTINUED

- 19a. JO (4) **SPECIFIC PLAN NO. 225, AMENDED NO. 2** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Repeal SP00225 Specific plan and replace with conventional general plan designations and zoning classifications.

ACTION: CONTINUED

- 19b. JO (4) **PUBLIC USE PERMIT NO. 866** - EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Construct and operate an educational institution (private high school) for 1,200 students with church facility and accessory outdoor recreational play fields and sport courts, at a building height of approximately 92 feet location on 92 acres of a 215 acre property.

ACTION: CONTINUED

- 19c. JO (4) **COMPREHENSIVE GENERAL PLAN NO. 683** – EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Proposes to amend the Western Coachella Valley Area Plan from “Specific Plan Medium Density Residential” (5-8 du/ac) to “Medium Density Residential” (5-8 du/ac), “Commercial Retail”, “Light Industrial”, “Business Park”, “Open Space-Recreation” and “Open Space-Water”.

ACTION: CONTINUED

- 19d. JO (4) **CHANGE OF ZONE NO. 6905** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervosrial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Change of Zone from S-P to C-P-S, I-P, R-1, R-2, R-3, R-5 and W-1.

ACTION: CONTINUED

3:00 P.M. – CASE REVIEW

20. JO (4) **PLOT PLAN NO. 16900, REVISED NO. 2** - CEQA EXEMPT – James Franco – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of Highway 86, easterly of Airport Blvd. – M-SC Zone – 2 Acres – REQUEST: To construct a 5,000 square foot building at a building height of up to approximately 22 feet for a hardware center accessory office with outdoor contractors storage yard and building materials yard.

ACTION: ADMINISTRATIVE ACTION

3:15 P.M. – CASE REVIEW

- 21a. JO (6) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 677** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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

- 21b. JO (6) **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

- 21c. JO (6) **CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – 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

3:30 P.M. – CASE REVIEW

22. JO (3) **CONDITIONAL USE PERMIT NO. 3423** – EA No. 39426 – George Kathawa – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Palm Oasis Avenue, southerly of Range View Drive, easterly of Overture Drive – C-P-S Zone - .9 Acre – REQUEST: An 2,700 square foot addition to existing convenience store, with sale of vehicle fuel and beer & wine sale for off- site consumption.

ACTION: PLANNING COMMISSION 6/16/04

3:45 P.M. – CASE REVIEW

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

ACTION: CONTINUED

PC:mm
5/17/2004
D:\FILES.2004\AGENDAS.TRC5-13-04.wpd

JUNE 24, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: JUNE 24, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. **KB (1) PRE-APPLICATION REVIEW NO. (PAR) 00500** – Leonard Terrazas/ George Webber – Pass & Desert Zoning District – Fifth Supervisorial District – The project site is located approximately 6.5 mile north of Interstate 10 along the northwest portion of Whitewater Canyon Road – 26.25 Acres – W-2 Zone – REQUEST: This is a pre-application review of a small mining operation involving manual labor to selective remove granite river rock to maximum depth of 10 feet. Selected river rock would be collected and placed into a small truck and taken to a standing area for packaging and offsite transport.

ACTION: ADMINISTRATIVE ACTION

9:30 A.M. – CASE REVIEW

2. **RS (1) PRE-APPLICATION REVIEW NO. (PAR) 00511** – Steven Embody – Pass & Desert Zoning District – Fifth Supervisorial District – Easterly of Indian Avenue, southerly of Teagarden Drive in N. Palm Springs Area - .2866 Acres – C-1/C-P Zone – REQUEST: To Construct a 2,304 square foot convenience store including beer and wine sales for off-site premises consumption.

ACTION: ADMINISTRATIVE ACTION

9:45 A.M. – CASE REVIEW

3. **RS (1) SECOND UNIT PERMIT NO. 856** – CEQA EXEMPT – Miguel Navarro – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 71, southerly of Highway 111, easterly of Cleveland Avenue, westerly of Garfield Street – 11 Acres – C-P-S Zone – REQUEST: Detached 1,250 square foot mobilehome as a second unit dwelling on the property; allow construction of main building as a dwelling and conversion of existing mobilehome the second unit.

ACTION: ADMINISTRATIVE ACTION

TECHNICAL REVIEW COMMITTEE - WORK ORDER

JUNE 24, 2004

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10:00 A.M. – CASE REVIEW

4. **RS (1) **SECOND UNIT PERMIT NO. 857**** – CEQA EXEMPT – Rodney Collins – Thousand Palms Zoning District – Fourth Supervisorial District – Westerly of Monte Vista Way, southerly of Canada Way, northerly of Datil Road – 16,875 Sq. Ft. Lot – R-1 Zone – REQUEST: Detached 1,200 square foot building as a second unit dwelling on the property.

ACTION: ADMINISTRATIVE ACTION

10:15 A.M. – CASE REVIEW

5. **RS (1) **PLOT PLAN NO. 19389**** – EA No. 39535 – John M. Rix – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Montanas Road, easterly of Flora Road, easterly of Flora Road, westerly Washington Street – I-P Zone – 2.34 Acres – REQUEST: To construct a 7,000 square foot medical building at building height of up to approximately 27 feet, to be used for radiation therapy.

ACTION: CONTINUED

10:30 A.M. – CASE REVIEW

6. **RS (2) **PLOT PLAN NO. 19369**** – EA No. 39517 – Daniel Damon – Mecca Zoning District - Northerly of 4th Street, westerly of Hammond Road, southerly of 5th Street in Mecca - C-P-S Zone - .71 Acre – REQUEST: To construct a 9,000 square foot retail building at a building height of approximately 18 feet.

ACTION: CONTINUED

10:45 A.M. – CASE REVIEW

7. **RS (2) **PLOT PLAN NO. 19370**** – EA No.39518 – Daniel Damon – Mecca Zoning District – Fourth Supervisorial District – Northerly of 3rd Street, southerly of 4th Street, westerly of Hammond Road in Mecca – C-P-S Zone - .35 Acre – REQUEST: To construct a 4,500 square foot commercial retail building at a building height of approximately 18 feet.

ACTION: CONTINUED

11:00 A.M. – CASE REVIEW

8. **RS (2) **PLOT PLAN NO. 19371**** – EA No. 39521 – Global Premier – Mecca Zoning District- Fourth Supervisorial District – Southerly of 6th Street, easterly of Lincoln Street, northerly of 7th Street – R-3 Zone – 4.4 Acres – REQUEST: To construct a 61 multi-family apartments units at a building height of approximately 26 feet in height.

ACTION: CONTINUED

11:15 A.M. – CASE REVIEW

- 9a. JO (1) **TENTATIVE PARCEL MAP NO. 32021** – EA No. 39532 – Bertha G Leija – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Jefferson Street, northerly of Avenue 39, southerly of Young Way – R-A-10 Zone – Schedule H – REQUEST: Divide 10 Acres into 4 lots.

ACTION: CONTINUED

- 9b. JO (1) **CHANGE OF ZONE NO. 6965** – EA No. 39532 - EA No. 39532 – Bertha G Leija – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Jefferson Street, northerly of Avenue 39, southerly of Young Way – R-A-10 Zone – 10 Acres – REQUEST: Change of Zone from R-A-10 to R-A-2.

ACTION: CONTINUED

11:30 A.M. – CASE REVIEW

10. JO (1) **TENTATIVE PARCEL MAP NO. 32449** – EA No. 39531 – R & S Land Co. LLC – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Painted Canyon Road, southerly of Quail Trail – R-1-1 Zone – 5 Acres – Schedule H – REQUEST: Divide 5 acres into 4 residential parcels.

ACTION: CONTINUED

11:45 A.M. – CASE REVIEW

- 11a. JO (2) **TENTATIVE PARCEL MAP NO. 32212** – EA No. 39520 – Robert Kull/ Fiero Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 20 Acres- Schedule H – REQUEST: Divide 20 acres into 4 lots.

ACTION: CONTINUED OFF CALENDAR

- 11b. JO (2) **CHANGE OF ZONE NO. 6957** – EA No. 39520 – Robert Kull/ Fiero Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – 20 Acres – A-1-20 Zone – REQUEST: Change of Zone from A-1-20 to A-1-5.

ACTION: CONTINUED OFF CALENDAR

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TECHNICAL REVIEW COMMITTEE - WORK ORDER
JUNE 24, 2004
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1:30 P.M. – CASE REVIEW

12. **JO (3)** **CONDITIONAL USE PERMIT NO. 3428** – EA No. 39467 – Animal Samaritans Inc. – Thousand Palms Zoning District – Fourth Supervisorial District – Westerly of Rio Del Sol, northerly of Del Norte Way – 5.78 Acres – REQUEST: Animal shelter class IV dog kennel (41 plus dogs) at a building height of approximately 30 feet.

ACTION: PLANNING COMMISSION

1:45 P.M. – CASE REVIEW

13. **RS (3)** **PLOT PLAN NO. 19199** – CEQA EXEMPT – GLS Group – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Avenue 42, easterly of Lima Hall Road, westerly of Front Hall Road – R-2-4,000 Zone - .23 Acre – REQUEST: To construct a duplex.

ACTION: ADMINISTRATIVE ACTION

2:00 P.M. – CASE REVIEW

14. **RS (3)** **PLOT PLAN NO. 19260** – CEQA EXEMPT – General Construction Management – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Adams Street, southerly of country Club Drive – R-2-4,000 Zone - .30 Acres – REQUEST: To construct a triplex.

ACTION: ADMINISTRATIVE ACTION

2:15 P.M. – CASE REVIEW

15. **JO (1)** **FAST TRACK CONDITIONAL USE PERMIT NO. 3309, REVISED NO. 1 (FTA#00-01)** – EA No. 39568 – Carla Hackett – Mecca Zoning District - Fourth Supervisorial District – Northerly of Avenue 66, easterly of State Highway 86 – 11 Acres – A-1-5, C-P-S Zone – REQUEST: Expand an existing automobile and truck travel center with additional retail store, fast food restaurant with drive through, truck scale and above ground 10,000 gallon fuel tank.

ACTION: CONTINUED

2:30 P.M. – CASE REVIEW

16. **JO (1)** **CONDITIONAL USE PERMIT NO. 3431** – EA No. 39543 – Farmers Market Depot – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Berkey Drive – C-1/C-P Zone – 1 Acre - REQUEST: Add beer and wine sales for off-premises consumption at an existing market and convenience store.

ACTION: CONTINUED OFF CALENDAR

TECHNICAL REVIEW COMMITTEE - WORK ORDER

JUNE 24, 2004

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2:45 P.M. – CASE REVIEW

- 17a. JO (2) **TENTATIVE PARCEL MAP NO. 32331-** EA No. 39522 – Paul Pacera/ Warner Engineering – Chuckwalla Zoning District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 6 Acres – Schedule H – REQUEST: Divide 6 acres into 3 lots.

ACTION: CONTINUED

- 17b. JO (2) **CHANGE OF ZONE NO. 6959** – EA No. 39522 – Paul Pacera/ Warner Engineering – Chuckawalla Zoning District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 6 Acres – REQUEST: Change of Zone from W-2-10 to R-1-2.

ACTION: CONTINUED

3:00 P.M. – CASE REVIEW

18. JO (5) **PLOT PLAN NO. 15131, REVISED NO. 1** – EA No. 39375- RM Broadcasting / Warner Engineering – Chuckawalla Zoning District – Fourth Supervisorial District – Southerly of Colorado River Aqueduct, northeasterly of Dillon Road and northwesterly of Tinker Road in Section 35, T3S, R7E, SBBM. – W-2 –10 Zone – 498 Acres – REQUEST: Revised Plot Plan to existing radio broadcasting tower site for a construct new road access constructed within approximately 7 acres of the 498 acres site; project will move ‘;approximately 5,000 cubic yards of earth; length driveway about 6,500 feet.

ACTION: CONTINUED

3:15 P.M. - CASE REVIEW

19. JO (9) **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

3:30 P.M. – CASE REVIEW

20. JO (3) **PLOT PLAN NO. 19242** – EA No. 39457 – The Berger Foundation – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of I-10, easterly of cook Street – SP Zone – 236 Ares – REQUEST: Plot Plan for golf course landscaping/ irrigation improvements.

ACTION: CONTINUED

TECHNICAL REVIEW COMMITTEE - AGENDA

JUNE 24, 2024

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3:30 P.M. – CASE REVIEW (Continued...)

- 21a. JO (5) SPECIFIC PLAN NO. 225, AMENDED NO. 2** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Repeal SP00225 Specific plan and replace with conventional general plan designations and zoning classifications.

ACTION: CONTINUED

- 21b. JO (5) PUBLIC USE PERMIT NO. 866** - EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Construct and operate an educational institution (private high school) for 1,200 students with church facility and accessory outdoor recreational play fields and sport courts, at a building height of approximately 92 feet location on 92 acres of a 215 acre property.

ACTION: CONTINUED

- 21c. JO (5) COMPREHENSIVE GENERAL PLAN NO. 683** – EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Proposes to amend the Western Coachella Valley Area Plan from “Specific Plan Medium Density Residential” (5-8 du/ac) to “Medium Density Residential” (5-8 du/ac), “Commercial Retail”, “Light Industrial”, “Business Park”, “Open Space-Recreation” and “Open Space-Water”.

ACTION: CONTINUED

- 21d. JO (5) CHANGE OF ZONE NO. 6905** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Change of Zone from S-P to C-P-S, I-P, R-1, R-2, R-3, R-5 and W-1.

ACTION: CONTINUED

3:45 P.M. – CASE REVIEW

- 22. RS (1) PLOT PLAN NO. 19431** – EA No. 39566 – Robert H. Ricciardi – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Varner Road, westerly of Washington Street – I-P Zone – 3 Acres – REQUEST: To construct four 6,062 square foot industrial buildings each, at a building height of approximately 24 feet in height.

ACTION: CONTINUED OFF CALENDAR

4:00 P.M. – CASE REVIEW

23. RS (3) **PLOT PLAN NO. 19257** – EA No. 39465 – Leonard Gregory/ Robert Ricciardi – Bermuda Dunes Zoning District - Fourth Supervisorial District – Southerly of Country Club Drive & I-10, Varner Road – I-P Zone - .75 Acres – REQUEST: To construct a 8,200 square foot industrial building at a building height of up to approximately 24 feet.

ACTION: CONTINUED

- 24a. JO (7) **COMPREHENSIVE GENERAL PLAN AMEDEMMENT NO. 677** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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

- 24b. JO (7) **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

- 24c. JO (7) **CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – 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

4:15 P.M. – CASE REVIEW

25. JO (10) **TENTATIVE PARCEL MAP NO. 30776** – EA No. 39050 – Jose Montoya/ Mainiero Smith & Associates – Lower Coachella Valley Zoning District – Northerly of Avenue 65, westerly Cricket Lane – A-1-5 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 3 residential lots. Request waiver of final map.

ACTION: CONTINUED OFF CALENDAR

JULY 15, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: JULY 15, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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

1a. JO (1) TENTATIVE TRACT MAP NO. 32463 – EA No. 39616 – SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 80 Acres – Schedule A – REQUEST: Divide 80 acres into 274 single family residential lots.

ACTION: CONTINUED

1b. JO (1) CHANGE OF ZONE NO. 6987 – EA No. 39616/ 39618 - SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – 120 Acres- W-2-20 Zone – REQUEST: Change of Zone from W-2 to R-1.

ACTION: CONTINUED

1c. JO (1) TENTATIVE TRACT MAP NO. 32464 – EA No. 39618 – SUNCAL / The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 40 Acres – Schedule A – REQUEST: Divide 40 Acres into 127 single family residential lots.

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

2. JO (2) CONDITIONAL USE PERMIT NO. 3406, REVISED NO. 1 – EA No. 39585 – DACE-Sergio Carranza – Lower Coachella Valley Zoning District – Fourth Supervisorial 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.

ACTION: PLANNING COMMISSION 8/11/04

TECHNICAL REVIEW COMMITTEE - WORK ORDER

JUULY 15, 2004

PAGE 2 OF 8

9:45 A.M. – CASE REVIEW

3. **RS (1) TENTATIVE PARCEL MAP NO. 32568** – EA No. 39599 – Loren Hoffman – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: CONTINUED

4. **RS (1) TENTATIVE PARCEL MAP NO. 32569** – EA No. 39601 – Brian Less – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon Road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: CONTINUED

10:00 A.M. – CASE REVIEW

5. **RS (1) SECOND UNIT PERMIT NO. 864** – CEQA EXEMPT – Vernon Saint Clair – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Vela Court, easterly of Pierce Street in Thermal Area – 3.5 Acres – R-A-2 ½ Zone – REQUEST: Detached 1,116 square foot mobilehome as the primary unit with the existing 1,116 square foot mobilehome as the second dwelling on the property.

ACTION: ADMINISTRATIVE ACTION

10:15 A.M. – CASE REVIEW

6. **RS (1) SECOND UNIT PERMITNO. 867** – CEQA EXEMPT – Juan Montoya – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Easterly of Jackson Street, Southerly of Avenue 50, northerly of Avenue 51 – 5.65 Acres – A-1- Zone – REQUEST: Detached 1,440 square foot mobilehome as the second unit dwelling on the property.

ACTION: CONTINUED

10:30 A.M. – CASE REVIEW

7. **RS (1) PRE-APPLICATION REVIEW NO. (PAR) 532** – LVT Builders – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Ramon Road , westerly of Date Garden – 2.5 Acres – C-P-S Zone – REQUEST: To construct a 3 story hotel building with 100 rooms.

ACTION: ADMINISTRATIVE ACTION

TECHNICAL REVIEW COMMITTEE - WORK ORDER

JULY 15, 2004

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10:45 A.M. – CASE REVIEW

8. **RS (1) PLOT PLAN NO. 19503** – EA No. 39619 – Desert Rain, LLC – Bermuda Dunes Zoning District – Fourth Supervisorial District – Southerly of Las Montanas Road, westerly of El Desierto Road – I-P Zone – 1.5 Acres – REQUEST: To construct a 18,000 square foot industrial building at a building height of approximately 36 feet.

ACTION: CONTINUED

11:00 A.M. – CASE REVIEW

9. **RS (1) PLOT PLAN NO. 19508** – CEQA EXEMPT – George Muller – Pinon Flats Zoning District – Third Supervisorial District – Northwest corner of Highway 74 and Pine View Drive – C-P-S Zone – 9 Acres – REQUEST: To construct a restaurant within an approximately 2,200 square building at a building height of about 30 feet, and address unpermitted grading on property.

ACTION: CONTINUED

11:15 A.M. – CASE REVIEW

10. **RS (2) PLOT PLAN NO. 19389** – EA No. 39535 – John M. Rix – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Montanas Road, easterly of Flora Road, easterly of Flora Road, westerly Washington Street – I-P Zone – 2.34 Acres – REQUEST: To construct a 7,000 square foot medical building at building height of up to approximately 27 feet, to be used for radiation therapy.

ACTION: OFF CALENDAR

11:30 A.M. – CASE REVIEW

11. **RS (3) PLOT PLAN NO. 19369** – EA No. 39517 – Daniel Damon – Mecca Zoning District – Northerly of 4th Street, westerly of Hammond Road, southerly of 5th Street in Mecca – C-P-S Zone - .71 Acre – REQUEST: To construct a 9,000 square foot retail building at a building height of approximately 18 feet.

ACTION: CONTINUED

11:45 A.M. – CASE REVIEW

12. **RS (3) PLOT PLAN NO. 19370** – EA No. 39518 – Daniel Damon – Mecca Zoning District – Fourth Supervisorial District – Northerly of 3rd Street, southerly of 4th Street, westerly of Hammond Road in Mecca – C-P-S Zone - .35 Acre – REQUEST: To construct a 4,500 square foot commercial retail building at a building height of approximately 18 feet.

ACTION: CONTINUED

TECHNICAL REVIEW COMMITTEE - WORK ORDER

JULY 15, 2004

PAGE 4 OF 8

1:30 P.M. – CASE REVIEW

- 13. RS (3) PLOT PLAN NO. 19371** – EA No. 39521 – Global Premier – Mecca Zoning District- Fourth Supervisorial District – Southerly of 6th Street, easterly of Lincoln Street, northerly of 7th Street – R-3 Zone – 4.4 Acres – REQUEST: To construct a 61 multi-family apartments units at a building height of approximately 26 feet in height.

ACTION: CONTINUED

1:45 P.M. – CASE REVIEW

- 14a. JO (2) TENTATIVE PARCEL MAP NO. 32021** – EA No. 39532 – Bertha G Leija – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Jefferson Street, northerly of Avenue 39, southerly of Young Way – R-A-10 Zone – Schedule H – REQUEST: Divide 10 Acres into 4 lots.

ACTION: CONTINUED

- 14b. JO (2) CHANGE OF ZONE NO. 6965** – EA No. 39532 - EA No. 39532 – Bertha G Leija – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Jefferson Street, northerly of Avenue 39, southerly of Young Way – R-A-10 Zone – 10 Acres – REQUEST: Change of Zone from R-A-10 to R-A-2.

ACTION: CONTINUED

2:00 P.M. – CASE REVIEW

- 15. JO (2) TENTATIVE PARCEL MAP NO. 32449** – EA No. 39531 – R & S Land Co. LLC – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Painted Canyon Road, southerly of Quail Trail – R-1-1 Zone – 5 Acres – Schedule H – REQUEST: Divide 5 acres into 4 residential parcels.

ACTION: CONTINUED

2:15 P.M. – CASE REVIEW

- 16a. JO (3) TENTATIVE PARCEL MAP NO. 32212** – EA No. 39520 – Robert Kull/ Fiero Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 20 Acres- Schedule H – REQUEST: Divide 20 acres into 4 lots.

ACTION: CONTINUED

2:15 P.M. – CASE REVIEW (Continued...)

- 16b. JO (3) **CHANGE OF ZONE NO. 6957** – EA No. 39520 – Robert Kull/ Fiero Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – 20 Acres – A-1-20 Zone – REQUEST: Change of Zone from A-1-20 to A-1-5.

ACTION: CONTINUED

2:30 P.M. – CASE REVIEW

17. JO (2) **FAST TRACK CONDITIONAL USE PERMIT NO. 3309, REVISED NO. 1 (FTA#00-01)** – EA No. 39568 – Carla Hackett – Mecca Zoning District - Fourth Supervisorial District – Northerly of Avenue 66, easterly of State Highway 86 – 11 Acres – A-1-5, C-P-S Zone – REQUEST: Expand an existing automobile and truck travel center with additional retail store, fast food restaurant with drive through, truck scale and above ground 10,000 gallon fuel tank.

ACTION: CONTINUED

2:45 P.M. – CASE REVIEW

- 18a. JO (3) **TENTATIVE PARECEL MAP NO. 32331-** EA No. 39522 – Paul Pacera/ Warner Engineering – Chuckwalla Zoning District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 6 Acres – Schedule H – REQUEST: Divide 6 acres into 3 lots.

ACTION: CONTINUED

- 18b. JO (3) **CHANGE OF ZONE NO. 6959** – EA No. 39522 – Paul Pacera/ Warner Engineering – Chuckawalla Zoning District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 6 Acres – REQUEST: Change of Zone from W-2-10 to R-1-2.

ACTION: CONTINUED

3:00 P.M. – CASE REVIEW

19. JO (6) **PLOT PLAN NO. 15131, REVISED NO. 1** – EA No. 39375- RM Broadcasting / Warner Engineering – Chuckawalla Zoning District – Fourth Supervisorial District – Southerly of Colorado River Aqueduct, northeasterly of Dillon Road and northwesterly of Tinker Road in Section 35, T3S, R7E, SBBM. – W-2 –10 Zone – 498 Acres – REQUEST: Revised Plot Plan to existing radio broadcasting tower site for a construct new road access constructed within approximately 7 acres of the 498 acres site; project will move approximately 5,000 cubic yards of earth; length driveway about 6,500 feet.

ACTION: CONTINUED

TECHNICAL REVIEW COMMITTEE - WORK ORDER

JULY 15, 2004

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3:15 P.M. – CASE REVIEW

- 20. JO (4) PLOT PLAN NO. 19242** – EA No. 39457 – The Berger Foundation – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of I-10, easterly of cook Street – SP Zone – 236 Ares – REQUEST: Plot Plan for golf course landscaping/ irrigation improvements.

ACTION: CONTINUED

3:30 P.M. – CASE REVIEW

- 21a. JO (6) SPECIFIC PLAN NO. 225, AMENDED NO. 2** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Repeal SP00225 Specific plan and replace with conventional general plan designations and zoning classifications.

ACTION: PLANNING COMMISSION 8/11/04

- 21b. JO (6) PUBLIC USE PERMIT NO. 866** - EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Construct and operate an educational institution (private high school) for 1,200 students with church facility and accessory outdoor recreational play fields and sport courts, at a building height of approximately 92 feet location on 92 acres of a 215 acre property.

ACTION: PLANNING COMMISSION 8/11/04

- 21c. JO (6) COMPREHENSIVE GENERAL PLAN NO. 683** – EA No. 39332 –Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervisorial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone – REQUEST: Proposes to amend the Western Coachella Valley Area Plan from “Specific Plan Medium Density Residential” (5-8 du/ac) to “Medium Density Residential” (5-8 du/ac), “Commercial Retail”, “Light Industrial”, “Business Park”, “Open Space-Recreation” and “Open Space-Water”.

ACTION: PLANNING COMMISSION 8/11/04

- 21d. JO (6) CHANGE OF ZONE NO. 6905** – EA No. 39332 – Xavier College Preparatory High School – Thousand Palms Zoning District – Fourth Supervosrial District - Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – SP Zone - REQUEST: Change of Zone from S-P to C-P-S, I-P, R-1, R-2, R-3, R-5 and W-1.

ACTION: PLANNING COMMISSION 8/11/04

TECHNICAL REVIEW COMMITTEE - WORK ORDER

JULY 15, 2004

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3:45 P.M. – CASE REVIEW

- 22. RS (1) PLOT PLAN NO. 19431** – EA No. 39566 – Robert H. Ricciardi – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Varner Road, westerly of Washington Street – I-P Zone – 2.84 Acres – REQUEST: To construct four 6,062 square foot industrial buildings each, at a building height of approximately 24 feet in height.

ACTION: PLANNING DIRECTORS

- 23. RS (1) PLOT PLAN NO. 18620, REVISED NO. 1** – EA No. 39620 – Robert H. Ricciardi – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Wildcat Drive, westerly of Washington Street – M-SC Zone – 1.5 Acre – REQUEST: Convert existing parking area to contractor's storage yard and permit existing storage racks, at a rack height of approximately 28 feet.

ACTION: CONTINUED

4:00 P.M. – CASE REVIEW

- 24. RS (4) PLOT PLAN NO. 19257** – EA No. 39465 – Leonard Gregory/ Robert Ricciardi – Bermuda Dunes Zoning District - Fourth Supervisorial District – Southerly of Country Club Drive & I-10, Varner Road – I-P Zone - .75 Acres – REQUEST: To construct a 8,200 square foot industrial building at a building height of up to approximately 24 feet.

ACTION: CONTINUED

- 25a. JO (8) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 677** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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

- 25b. JO (8) 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

4:00 P.M. – CASE REVIEW (Continued...)

- 25c. JO (8) CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/
Robert Ricciardi – 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

PC:mm
7/29/2004
D:\FILES.2004\AGENDAS.TRC7-15-04.wpd

AUGUST 18, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: AUGUST 18, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. **NM (1) PRE-APPLIACTION REVIEW NO. 538** – Manny Sanchez – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Highway 195, westerly of Buchanan, northerly of 68th Avenue – 343 Acres – A-1-10 Zone – REQUEST: Potential Specific Plan to include 17.4 Ac. commercial, 1182 Single family lots with lot sizes of 4,500 to 6,000 square feet, and 18.69 Ac. of park space.

ACTION: ADMINISTRATIVE ACTION

9:30 A.M. – CASE REVIEW

2. **RS (1) PRE – APPLICATION REVIEW NO. 534** – Damon Digregorio – Chuckawalla Zoning District – Fourth Supervisorial District – Northerly of Avenue 40, southerly of Avenue 37, easterly of Adams Street, westerly of Goodman – 5 Acres – W-2-10 Zone – REQUEST: To construct an RV storage facility at a building height of approximately 24 feet in height.

ACTION: ADMINISTRATIVE ACTION

9:45 A.M. – CASE REVIEW

3. **RS (1) PRE-APPLICATION REVIEW NO. 540** – Fiero Engineering – Pass & Desert Zoning District – Fourth Supervisorial District – Northerly of Dillon Road, easterly of Long Canyon Road – 14.5 Acres – W-2 Zone – REQUEST: To construct an 111 space mobilehome park.

ACTION: ADMINISTRATIVE ACTION

10:00 A.M. – CASE REVIEW

- 4a. **JO (4) TENTATIVE PARCEL MAP NO. 32212** – EA No. 39520 – Robert Kull/ Fiero Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 20 Acres- Schedule H – REQUEST: Divide 20 acres into 4 lots.

ACTION: CONTINUED

TECHNICAL REVIEW COMMITTEE - WORK ORDER
AUGUST 18, 2004
PAGE 2 OF 3

10:00 A.M. – CASE REVIEW (Continued...)

- 4b. JO (4) CHANGE OF ZONE NO. 6957** – EA No. 39520 – Robert Kull/ Fiero Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – 20 Acres – A -1-20 Zone – REQUEST: Change of Zone from A-1-20 to A-1-5.

ACTION: CONTINUED

- 5a. JO (2) TENTATIVE TRACT MAP NO. 32463** – EA No. 39616 – SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 80 Acres – Schedule A – REQUEST: Divide 80 acres into 274 single family residential lots.

ACTION: CONTINUED

- 5b. JO (2) CHANGE OF ZONE NO. 6987** – EA No. 39616/ 39618 - SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – 120 Acres- W-2-20 Zone – REQUEST: Change of Zone from W-2 to R-1.

ACTION: CONTINUED

- 5c. JO (2) TENTATIVE TRACT MAP NO. 32464** – EA No. 39618 – SUNCAL / The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 40 Acres – Schedule A – REQUEST: Divide 40 Acres into 127 single family residential lots.

ACTION: CONTINUED

10:15 A.M. – CASE REVIEW

- 6. RS (2) PLOT PLAN NO. 19508** – CEQA EXEMPT – George Muller – Pinon Flats Zoning District – Third Supervisorial District – Northwest corner of Highway 74 and Pine View Drive – C-P-S Zone – 9 Acres – REQUEST: To construct a restaurant within an approximately 2,200 square building at a building height of about 30 feet, and address unpermitted grading on property.

ACTION: CONTINUED

**TECHNICAL REVIEW COMMITTEE - WORK ORDER
AUGUST 18, 2004
PAGE 3 OF 3**

10:30 A.M. – CASE REVIEW

7. **JO (5) PLOT PLAN NO. 19242** – EA No. 39457 – The Berger Foundation – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of I-10, easterly of cook Street – SP Zone – 236 Ares – REQUEST: Plot Plan for golf course landscaping/ irrigation improvements.

ACTION: CONTINUED

**PC:mm
8/23/2004
D:\FILES.2004\AGENDAS.TRC8-18-04.wpd**

AUGUST 19, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: AUGUST 19, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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

1a. VV (1) TENTATIVE PARCEL MAP NO. 32036 – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – R-1-20 Zone – 24 Acres – Schedule H – REQUEST: Divide 24 acres into 4 parcels.

ACTION: CONTINUED

1b. VV (1) CHANGE OF ZONE NO. 7006 – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – 24 Acres – R-A-20 Zone – REQUEST: Change of Zone from R-A-20 to R-A or R-A-2.

ACTION: CONTINUED

9:15 A.M. – CASE REVIEW

2a. JO (1) TENTATIVE TRACK MAP NO. 32671 – EA No. 39692 – Dennis Martin – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Starlight Lane, northerly of Darby Road – R-2-8,000 Zone – Schedule A – REQUEST: Planned Residential Development to divide 5 acres into 24 condominium units, arranged in 12 duplex buildings at a building height of _____ feet.

ACTION: CONTINUED

2b. JO (1) CHANGE OF ZONE NO. 7007 – EA No. 39692 – Dennis Martin – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Starlight Lane – northerly of Darby Road – R-2-8,000 Zone – 5 Acres – REQUEST: Change of Zone from R-1-12,000 to R-2-8,000.

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

3. **JO (1) TENTATIVE PARCEL MAP NO. 32544** – EA No. 39665 – Marsha Vincelette/ MDS Consulting – Bermuda Dunes Zoning District- Northerly of Varner Road, westerly of Flora Road – I-P, M-SC Zone 40 Acres – Schedule E – REQUEST: Divide 40 acres into 14 industrial lots.

ACTION: CONTINUED

9:45 A.M. – CASE REVIEW

4. **VV (1) CONDITIONAL USE PERMIT NO. 3435** – EA No. 39670 – Joseph Tobias – Cabazon Zoning District – Fifth Supervisorial District – Westerly of Broadway, northerly of Bonita - 1 Acre – M-SC Zone – REQUEST: Recycling facility with outdoor storage areas and accessory office building.

ACTION: CONTINUED

10:00 A.M. – CASE REVIEW

5. **JO (1) PLOT PLAN NO. 19548** – EA No. 39645 – HLDG, LLC – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Varner Road, southerly of Market Street, westerly of Washington Street – S-P Zone – 1 Acre – REQUEST: To construct a 66,500 square foot retail building with drive-thru/ sign & landscape at a building height of up to approximately 30 feet.

ACTION: CONTINUED

10:15 A.M. – CASE REVIEW

6. **RS (2) TENTATIVE PARCEL MAP NO. 32568** – EA No. 39599 – Loren Hoffman – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: CONTINUED

7. **RS (2) TENTATIVE PARCEL MAP NO. 32569** – EA No. 39601 – Brian Less – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon Road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: CONTINUED

10:45 A.M. – CASE REVIEW

8. JO (3) **TENTATIVE PARCEL MAP NO. 32449** – EA No. 39531 – R & S Land Co. LLC – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Painted Canyon Road, southerly of Quail Trail – R-1-1 Zone – 5 Acres – Schedule H – REQUEST: Divide 5 acres into 4 residential parcels.

ACTION: CONTINUED

11:00 A.M. – CASE REVIEW

9. JO (3) **FAST TRACK CONDITIONAL USE PERMIT NO. 3309, REVISED NO. 1 (FTA#00-01)** – EA No. 39568 – Carla Hackett – Mecca Zoning District - Fourth Supervisorial District – Northerly of Avenue 66, easterly of State Highway 86 – 11 Acres – A-1-5, C-P-S Zone – REQUEST: Expand an existing automobile and truck travel center with additional retail store, fast food restaurant with drive through, truck scale and above ground 10,000 gallon fuel tank.

ACTION: CONTINUED

11:15 A.M. – CASE REVIEW

10. JO (7) **PLOT PLAN NO. 15131, REVISED NO. 1** – EA No. 39375- RM Broadcasting / Warner Engineering – Chuckawala Zoning District – Fourth Supervisorial District – Southerly of Colorado River Aqueduct, northeasterly of Dillon Road and northwesterly of Tinker Road in Section 35, T3S, R7E, SBBM. – W-2 –10 Zone – 498 Acres – REQUEST: Revised Plot Plan to existing radio broadcasting tower site for a construct new road access constructed within approximately 7 acres of the 498 acres site; project will move approximately 5,000 cubic yards of earth; length driveway about 6,500 feet.

ACTION: OFF CALENDAR

LUNCH

1:30 P.M. – CASE REVIEW

11. VV (2) **PLOT PLAN NO. 18620, REVISED NO. 1** – EA No. 39620 – Robert H. Ricciradi – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Wildcat Drive, westerly of Washington Street – M-SC Zone – 1.5 Acre – REQUEST: Convert existing parking area to contractor's storage yard and permit existing storage racks, at a rack height of approximately 28 feet.

ACTION: CONTINUED

1:45 P.M. – CASE REVIEW

- 12. RS (5) PLOT PLAN NO. 19257** – EA No. 39465 – Leonard Gregory/ Robert Ricciardi – Bermuda Dunes Zoning District - Fourth Supervisorial District – Southerly of Country Club Drive & I-10, Varner Road – I-P Zone - .75 Acres – REQUEST: To construct a 8,200 square foot industrial building at a building height of up to approximately 24 feet.

ACTION: CONTINUED

- 13a. JO (9) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 677** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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

- 13b. JO (9) 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

- 13c. JO (9) CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – 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

2:00 P.M. – CASE REVIEW

- 14. VV (1) PLOT PLAN NO. 18363** – EA No. 38906 – Somona – Mecca Zoning District – Fourth Supervisorial District – Easterly of Lincoln Avenue, northerly of 6th Street, southerly of 64th Avenue – A-1-5 Zone - .34 Acres – REQUEST: Wireless telecommunications mono-palm tower and accessory equipment shelter at a tower of approximately 82 feet.

ACTION: CONTINUED

2:15 P.M. - CASE REVIEW

15. **VV (1) PLOT PLAN NO. 19263** – EA No. 39454 – Sprint – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Varner Road, southerly of 40th Avenue, easterly of Adams Street – A-1 Zone - .22 Acre – REQUEST: Wireless telecommunications monopine tower and accessory equipment cabinets at a tower height of 75 feet.

ACTION: CONTINUED

2:30 P.M. – CASE REVIEW

16. **VV (1) PLOT PLAN NO. 19571** – EA No. 39653 – AT & T Wireless – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Hammon Drive, westerly of Hayes Street in Mecca Area – A-2-20 Zone – 15 Acres – REQUEST: Wireless communication mono-palm tower and accessory equipment cabinets at a tower height of 70 feet.

ACTION: CONTINUED

2:45 P.M. – CASE REVIEW

17. **VV (1) PLOT PLAN NO. 19572** – CEQA EXEMPT – AT&T Wireless – Mecca Zoning District – Fourth Supervisorial District – Westerly of Highway 86, northerly of Avenue 66 – A-1-5, C-P-S Zone – REQUEST: Wireless telecommunications unipole and accessory equipment cabinets at a tower height of 75 feet.

ACTION: CONTINUED

PC:mm
8/23/2004
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SEPTEMBER 8, 2004 TRC MEETING AGENDA

**TECHNICAL REVIEW COMMITTEE
MEETING WORK AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: SEPTEMBER 8, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC agenda is now available on the Planning Department's web site: <http://www.tlma.co.riverside.ca.us/planning/lcd.html>

1:30 P.M. - CASE REVIEW

- 1a. JO (1) COMPREHENSIVE GENEAL PLAN AMENDMENT NO. 712** – EA No. 39736 – Michael LaMelza – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – 558 Acres – REQUEST: Proposes to amend the land use allocation map of Eastern Coachella Valley Area Plan from "Agricultural" to "Medium Density Residential".
- ACTION: PD_____ PC_____ WTHDN_____ CONT._____**
- 1b. JO (1) CHANGE OF ZONE NO. 7027** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of I-86, easterly Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – REQUEST: Change of Zone from W-2 & A-1-10 to R-1 & R-5.
- ACTION: PD_____ PC_____ WTHDN_____ CONT._____**
- 1c. JO (1) TENTATIVE TRACT MAP NO. 32693** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley zoning District – Fourth Supervisorial District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – A-1-10 Zone – 162 Acres – Schedule A – REQUEST: Divide 162 acres into 281 residential lots.
- ACTION: PD_____ PC_____ WTHDN_____ CONT._____**
- 1d. JO (1) TENTATIVE TRACT MAP NO. 32694** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – 396 Acres – Schedule A – REQUEST: Divide 396 acres into 466 residential lots.
- ACTION: PD_____ PC_____ WTHDN_____ CONT._____**

**TECHNICAL REVIEW COMMITTEE - AGENDA
SEPTEMBER 8, 2004
PAGE 2 OF 4**

1:45 P.M. – CASE REVIEW

- 2a. JO (1) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 714** – EA No. 39738 – Beaty Pacific Development, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Northerly of Airport Blvd., westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 77 Acres – REQUEST: Proposes to amend the land use map allocation of Eastern Coachella Valley Plan from “Agricultural” to “Medium Density Residential”.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

- 2b. JO (1) **CHANGE OF ZONE NO. 7029** – EA No. 39738 – Beaty Development, Inc. – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of airport Blvd., westerly of Jackson Street, easterly of Monore Street – A-1-20 Acres – 77 Acres – REQUEST: Change of Zone from, A-1-20 to R-1.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

- 2c. JO (1) **TENTATIVE TRACT MAP NO. 32861** –EA No. 39738 - Beaty Pacific Development, Inc. – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Airport Blvd., westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – Schedule A – REQUEST: Divide 77 acres into 203 residential lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:00 P.M. – CASE REVIEW

3. JO (1) **VARIANCE NO. 1761** – CEQA EXEMPT – Ontario Neon – Fifth Supervisorial District – Cabazon Zoning District – Northerly of Main Street, westerly of Interstate 10, easterly of Palm Drive – 1 Acre – C-P-S Zone – REQUEST: Variance application from 45 feet Ordinance standards to an 80’ foot high pole sign with 350 square feet of surface area for ARCO.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:15 P.M. – CASE REVIEW

- 4a. JO (5) **TENTATIVE PARCEL MAP NO. 32212** – EA No. 39520 – Robert Kull/ Fiero Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 20 Acres- Schedule H – REQUEST: Divide 20 acres into 4 lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

TECHNICAL REVIEW COMMITTEE - AGENDA
SEPTEMBER 8, 2004
PAGE 3 OF 4

2:15 P.M. – CASE REVIEW (Continued...)

- 4b. JO (5) **CHANGE OF ZONE NO. 6957** – EA No. 39520 – Robert Kull/ Fiero Engineering – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of Avenue 54, westerly of Jackson Street, easterly of Monroe Street – 20 Acres – A -1-20 Zone – REQUEST: Change of Zone from A-1-20 to A-1-5.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 5a. JO (3) **TENTATIVE TRACT MAP NO. 32463** – EA No. 39616 – SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 80 Acres – Schedule A – REQUEST: Divide 80 acres into 274 single family residential lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 5b. JO (3) **CHANGE OF ZONE NO. 6987** – EA No. 39616/ 39618 - SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – 120 Acres- W-2-20 Zone – REQUEST: Change of Zone from W-2 to R-1.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 5c. JO (3) **TENTATIVE TRACT MAP NO. 32464** – EA No. 39618 – SUNCAL / The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 40 Acres – Schedule A – REQUEST: Divide 40 Acres into 127 single family residential lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

2:30 P.M. – CASE REVIEW

6. JO (6) **PLOT PLAN NO. 19242** – EA No. 39457 – The Berger Foundation – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of I-10, easterly of cook Street – SP Zone – 236 Ares – REQUEST: Plot Plan for golf course landscaping/ irrigation improvements.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

2:45 P.M. – CASE REVIEW

7. VV (3) **PLOT PLAN NO. 19508** – CEQA EXEMPT – George Muller – Pinon Flats Zoning District – Third Supervisorial District – Northwest corner of Highway 74 and Pine View Drive – C-P-S Zone – 9 Acres – REQUEST: To construct a restaurant within an approximately 2,200 square building at a building height of about 30 feet, and address unpermitted grading on property.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

**TECHNICAL REVIEW COMMITTEE - AGENDA
SEPTEMBER 8, 2004
PAGE 4 OF 4**

3:00 P.M. – CASE REVIEW

8. **VV (1) FAST TRACK TENTATIVE PARCEL MAP NO. 32789 (FTA#2004-12)**– EA No. 39739
– Cam Watt – Thousand Palms Zoning District – Fourth Supervisorial District –
Easterly of Rio Del Sol, northerly of Norte Way – M-SC Zone – 10.52 Acres – Schedule
E – REQUEST: Divide 10.52 acres into 16 industrial lots, with one retention basin.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

3:15 P.M. – CASE REVIEW

9. **VV (1) PLOT PLAN NO. 19665 – CEQA EXEMPT** – Phil Adams – Bermuda Dunes Zoning
District – Fourth Supervisorial District – Northerly of Avenue 42, westerly of Lima Hall
Lane – R-2-4,000 Zone - .25 Acre – REQUEST: To construct a duplex at a building
height of approximately 15 feet in height.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

**PC:mm
8/24/2004
D:\FILES.2004\AGENDAS.TRC9-8-04.wpd**

SEPTEMBER 9, 2004 TRC MEETING AGENDA

**TECHNICAL REVIEW COMMITTEE
MEETING WORK AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: SEPTEMBER 9, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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

1a. VV (1) TENTATIVE TRACT MAP NO. 32690 – EA No. 39705 – Steve McCarthy – Cabazon Zoning District – Fifth Supervisorial District – Southerly of Esperanza Avenue, westerly of Almond Street, northerly of Delores Avenue – W-2-5 Zone – 5.11 Acres – Schedule B – REQUEST: Divide 5 acres into 8 lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

1b. VV (1) CHANGE OF ZONE NO. 7013 – EA No. 39705 – Steve McCarthy – Cabazon Zoning District – Fifth Supervisorial District – Southerly of Esperanza Avenue, westerly of Almond Street, northerly of Delores Avenue – 5.11 Acres – W-2-5 Zone – REQUEST: Change of Zone from W-2-5 to W-2.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:15 A.M. – CASE REVIEW

2. VV (1) PARCEL MAP NO. 32828 – EA No. 39745 – Ramon Development – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Ramon Road, westerly of Robert Road, easterly of Shelter Road – R-1, C-P-S Zone – Schedule E – REQUEST: Planned Commercial Development to divide 2.5 Acres into 4 lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:30 A.M. – CASE REVIEW

3. VV (1) PLOT PLAN NO. 19654 – EA No, 39733 – Michael Hurst Architect – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Indian Avenue, northerly of Dillon Road – C-1/ C-P Zone – 4.59 Acres – REQUEST: To construct an 8,720 square foot building to restaurant with assembly club/ dance area at a building height of approximately 24 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

TECHNICAL REVIEW COMMITTEE - AGENDA
SEPTEMBER 9, 2004
PAGE 2 OF 5

9:45 A.M. – CASE REVIEW

- 4a. VV (2) **TENTATIVE PARCEL MAP NO. 32036** – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – R-1-20 Zone – 24 Acres – Schedule H – REQUEST: Divide 24 acres into 4 parcels.

ACTION: PD _____ **PC** _____ **WTHDN** _____ **CONT.** _____

- 4b. VV (2) **CHANGE OF ZONE NO. 7006** – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – 24 Acres – R-A-20 Zone – REQUEST: Change of Zone from R-A-20 to R-A or R-A-2.

ACTION: PD _____ **PC** _____ **WTHDN** _____ **CONT.** _____

10:00 A.M. – CASE REVIEW

- 5a. JO (2) **TENTATIVE TRACK MAP NO. 32671** – EA No. 39692 – Dennis Martin – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Starlight Lane, northerly of Darby Road – R-2-8,000 Zone – Schedule A – REQUEST: Planned Residential Development to divide 5 acres into 24 condominium units, arranged in 12 duplex buildings at a building height of _____ feet.

ACTION: PD _____ **PC** _____ **WTHDN** _____ **CONT.** _____

- 5b. JO (2) **CHANGE OF ZONE NO. 7007** – EA No. 39692 – Dennis Martin – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Starlight Lane – northerly of Darby Road – R-2-8,000 Zone – 5 Acres – REQUEST: Change of Zone from R-1-12,000 to R-2-8,000.

ACTION: PD _____ **PC** _____ **WTHDN** _____ **CONT.** _____

10:15 A.M. – CASE REVIEW

6. JO (2) **TENTATIVE PARCEL MAP NO. 32544** – EA No. 39665 – Marsha Vincelette/ MDS Consulting – Bermuda Dunes Zoning District- Northerly of Varner Road, westerly of Flora Road – I-P, M-SC Zone 40 Acres – Schedule E – REQUEST: Divide 40 acres into 14 industrial lots.

ACTION: PD _____ **PC** _____ **WTHDN** _____ **CONT.** _____

10:30 A.M. – CASE REVIEW

7. VV (2) **CONDITIONAL USE PERMIT NO. 3435** – EA No. 39670 – Joseph Tobias – Cabazon Zoning District – Fifth Supervisorial District – Westerly of Broadway, northerly of Bonita - 1 Acre – M-SC Zone – REQUEST: Recycling facility with outdoor storage areas and accessory office building.

ACTION: PD _____ **PC** _____ **WTHDN** _____ **CONT.** _____

TECHNICAL REVIEW COMMITTEE - AGENDA
SEPTEMBER 9, 2004
PAGE 3 OF 5

10:45 A.M. – CASE REVIEW

8. JO (2) **PLOT PLAN NO. 19548** – EA No. 39645 – HLDG, LLC – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Varner Road, southerly of Market Street, westerly of Washington Street – S-P Zone – 1 Acre – REQUEST: To construct a 66,500 square foot retail building with drive-thru/ sign & landscape at a building height of up to approximately 30 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:00 A.M. – CASE REVIEW

9. VV (3) **TENTATIVE PARCEL MAP NO. 32568** – EA No. 39599 – Loren Hoffman – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon Road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10. VV (3) **TENTATIVE PARCEL MAP NO. 32569** – EA No. 39601 – Brian Less – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon Road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:15 A.M. – CASE REVIEW

11. JO (4) **TENTATIVE PARCEL MAP NO. 32449** – EA No. 39531 – R & S Land Co. LLC – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Painted Canyon Road, southerly of Quail Trail – R-1-1 Zone – 5 Acres – Schedule H – REQUEST: Divide 5 acres into 4 residential parcels.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:30 A.M. – CASE REVIEW

12. JO (4) **FAST TRACK CONDITIONAL USE PERMIT NO. 3309, REVISED NO. 1 (FTA#00-01)** – EA No. 39568 – Carla Hackett – Mecca Zoning District - Fourth Supervisorial District – Northerly of Avenue 66, easterly of State Highway 86 – 11 Acres – A-1-5, C-P-S Zone – REQUEST: Expand an existing automobile and truck travel center with additional retail store, fast food restaurant with drive through, truck scale and above ground 10,000 gallon fuel tank.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

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**TECHNICAL REVIEW COMMITTEE - AGENDA
SEPTEMBER 9, 2004
PAGE 4 OF 5**

1:30 P.M. – CASE REVIEW

13. VV (3) **PLOT PLAN NO. 18620, REVISED NO. 1** – EA No. 39620 – Robert H. Ricciradi – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Wildcat Drive, westerly of Washington Street – M-SC Zone – 1.5 Acre – REQUEST: Convert existing parking area to contractor’s storage yard and permit existing storage racks, at a rack height of approximately 28 feet.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

1:45 P.M. – CASE REVIEW

14. VV (6) **PLOT PLAN NO. 19257** – EA No. 39465 – Leonard Gregory/ Robert Ricciardi – Bermuda Dunes Zoning District - Fourth Supervisorial District – Southerly of Country Club Drive & I-10, Varner Road – I-P Zone - .75 Acres – REQUEST: To construct a 8,200 square foot industrial building at a building height of up to approximately 24 feet.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 15a. JO (10) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 677** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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: PD_____ PC_____ WTHDN_____ CONT._____

- 15b. JO (10) **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: PD_____ PC_____ WTHDN_____ CONT._____

- 15c. JO (10) **CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – 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: PD_____ PC_____ WTHDN_____ CONT._____

**TECHNICAL REVIEW COMMITTEE - AGENDA
SEPTEMBER 9, 2004
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2:00 P.M. – CASE REVIEW

16. VV (2) **PLOT PLAN NO. 18363** – EA No. 38906 – Somona – Mecca Zoning District – Fourth Supervisorial District – Easterly of Lincoln Avenue, northerly of 6th Street, southerly of 64th Avenue – A-1-5 Zone - .34 Acres – REQUEST: Wireless telecommunications mono-palm tower and accessory equipment shelter at a tower of approximately 82 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:15 P.M. - CASE REVIEW

17. VV (2) **PLOT PLAN NO. 19263** – EA No. 39454 – Sprint – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Varner Road, southerly of 40th Avenue, easterly of Adams Street – A-1 Zone - .22 Acre – REQUEST: Wireless telecommunications monopine tower and accessory equipment cabinets at a tower height of 75 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:30 P.M. – CASE REVIEW

18. VV (2) **PLOT PLAN NO. 19571** – EA No. 39653 – AT & T Wireless – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Hammon Drive, westerly of Hayes Street in Mecca Area – A-2-20 Zone – 15 Acres – REQUEST: Wireless communication mono-palm tower and accessory equipment cabinets at a tower height of 70 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:45 P.M. – CASE REVIEW

19. VV (2) **PLOT PLAN NO. 19572** – CEQA EXEMPT – AT&T Wireless – Mecca Zoning District – Fourth Supervisorial District – Westerly of Highway 86, northerly of Avenue 66 – A-1-5, C-P-S Zone – REQUEST: Wireless telecommunications unipole and accessory equipment cabinets at a tower height of 75 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

OCTOBER 7, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: OCTOBER 7, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. AR (1) TENTATIVE TRACT NO. 31879** – EIR No. 455 - Applicant: Pulte Homes - Engineer/Rep.: MSA Consulting and Terra Nova: Planning & Research- Fifth Supervisorial District - Pass and Desert Zoning Area – Western Coachella Valley – The project is located northeast of Interstate 10 freeway, east of Palm Drive and west of Bubbling Wells Drive – 119.84 gross acres – W-2 Zone, Proposed SP (SP No. 336) – This project is an Schedule "A" tract map within the proposed Desert Dunes Specific Plan (SP No. 336). The project proposes to create 265 residential lots for age-restricted housing on 115.89 gross acres- Schedule: A - APNs: 657-460-002, 004, 008 - Concurrent Cases: SP336, CZ06876, EIR455, PM31880 - Related Cases: N/A – 2nd Transmittal

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

- 2. VV (3) PLOT PLAN NO. 18363** – EA No. 38906 – Somona – Mecca Zoning District – Fourth Supervisorial District – Easterly of Lincoln Avenue, northerly of 6th Street, southerly of 64th Avenue – A-1-5 Zone -34 Acres – REQUEST: Wireless telecommunications mono-palm tower and accessory equipment shelter at a tower of approximately 65 feet.

ACTION: PLANNING DIRECTORS 10/21/04 @ 9:00 A.M.

- 3. VV (3) PLOT PLAN NO. 19263** – EA No. 39454 – Sprint – Bermuda Dunes Zoning District Fourth Supervisorial District – Northerly of Varner Road, southerly of 40th Avenue, easterly of Adams Street – A-1 Zone - .22 Acre – REQUEST: Wireless telecommunications mono-palm tower and accessory equipment cabinets at a tower height of 75 feet.

ACTION: CONTINUED

9:45 A.M. – CASE REVIEW

4. VV (3) **PLOT PLAN NO. 19571** – EA No. 39653 – AT & T Wireless – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Hammon Drive, westerly of Hayes Street in Mecca Area – A-2-20 Zone – 15 Acres – REQUEST: Wireless communication mono-palm tower and accessory equipment cabinets at a tower height of 70 feet.

ACTION: CONTINUED

5. VV (1) **PLOT PLAN NO. 19695** –EA No. 39757 –AT & T Wireless –Mecca Zoning District – Fourth Supervisorial District –Westerly of Highway 86, northerly of Avenue 66 in Mecca Area –A-1-5, C-P-S Zone –37 Acres –REQUEST: Wireless communication unipole 75 feet high with equipment cabinets.

ACTION: CONTINUED

10:00 A.M. – CASE REVIEW

- 6a. JO (2) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 712** – EA No. 39736 – Michael LaMelza – Fourth Supervisorial District – Lower Coachella Valley Zoning District –Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – 558 Acres – REQUEST: Proposes to amend the land use allocation map of Eastern Coachella Valley Area Plan from “Agricultural” to “Medium Density Residential”.

ACTION: CONTINUED

- 6b. JO (2) **CHANGE OF ZONE NO. 7027** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of I-86, easterly Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – REQUEST: Change of Zone from W-2 & A-1-10 to R-1 & R-5.

ACTION: CONTINUED

- 6c. JO (2) **TENTATIVE TRACT MAP NO. 32693** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley zoning District – Fourth Supervisorial District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – A-1-10 Zone – 162 Acres – Schedule A – REQUEST: Divide 162 acres into 281 residential lots.

ACTION: CONTINUED

- 6d. JO (2) **TENTATIVE TRACT MAP NO. 32694** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – 396 Acres – Schedule A – REQUEST: Divide 396 acres into 466 residential lots.

ACTION: CONTINUED

10:15 A.M. – CASE REVIEW

- 7a. JO (2) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 714** – EA No. 39738 –Beaty Pacific Development, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Northerly of Airport Blvd., westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 77 Acres – REQUEST: Proposes to amend the land use map allocation of Eastern Coachella Valley Plan from “Agricultural” to “Medium Density Residential”.

ACTION: CONTINUED

- 7b. JO (2) **CHANGE OF ZONE NO. 7029** – EA No. 39738 – Beaty Development, Inc. – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of airport Blvd.,westerly of Jackson Street, easterly of Monore Street – A-1-20 Acres – 77 Acres –REQUEST: Change of Zone from, A-1-20 to R-1.

ACTION: CONTINUED

- 7c. JO (2) **TENTATIVE TRACT MAP NO. 32861** –EA No. 39738 - Beaty Pacific Development, In Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Airport Blvd., westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – Schedule A – REQUEST: Divide 77 acres into 203 residential lots.

ACTION: CONTINUED

10:30 A.M. – CASE REVIEW

- 8a. JO (2) **VARIANCE NO. 1761** – CEQA EXEMPT – Ontario Neon – Fifth Supervisorial District – Cabazon Zoning District – Northerly of Main Street, westerly of Interstate 10, easterly of Palm Drive – 1 Acre – C-P-S Zone – REQUEST: Variance application from 45 feet Ordinance standards to an 80’ foot high pole sign with 350 square feet of surface area for ARCO.

ACTION: PLANNING COMMISSION 12/1/04

- 8b. JO (1) **PLOT PLAN NO. 15498, REVISED NO. 1** –EA No.39697 –Ontario Neon –Cabazon Zoning District –Fifth Supervisorial District –Northerly of Main Street, southerly of 1-10 Freeway, easterly of Palm Street in Cabazon Area –C-P-S Zone –1Acre - REQUEST: Plot Plan for a freeway sign associated with Variance No. 1761.

ACTION: PLANNING COMMISSION 12/01/04

10:45 A.M. – CASE REVIEW

- 9a. JO (4) **TENTATIVE TRACT MAP NO. 32463** – EA No. 39616 – SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 80 Acres – Schedule A – REQUEST: Divide 80 acres into 274 single family residential lots.

ACTION: CONTINUED

TECHNICAL REVIEW COMMITTEE - AGENDA

OCTOBER 7, 2004

PAGE 4 OF 6

10:45 A.M. –CASE REVIEW (Continued...)

- 9b. JO (4) **CHANGE OF ZONE NO. 6987** – EA No. 39616/ 39618 - SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – 120 Acres- W-2-20 Zone – REQUEST: Change of Zone from W-2 to R-1.

ACTION: CONTINUED

- 9c. JO (4) **TENTATIVE TRACT MAP NO. 32464** – EA No. 39618 – SUNCAL / The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 40 Acres – Schedule A – REQUEST: Divide 40 Acres into 127 single family residential lots.

ACTION: CONTINUED

11:00 A.M. – CASE REVIEW

- 10a. JO (7) **PLOT PLAN NO. 19242** – EA No. 39457 – The Berger Foundation – Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of I-10, easterly of cook Street – SP Zone – 236 Ares – REQUEST: Plot Plan for golf course landscaping/ irrigation improvements.

ACTION: PLANNING DIRECTORS

- 10b. JO (1) **PLOT PLAN NO. 19740** –EA No.39782 –The Berger Foundation –Thousand Palms Zoning District –Fourth Supervisorial District –Northerly of 1-10 and Varner Road, southerly of Ramon Road, easterly of Cook Street, westerly of Washington Street – SP Zone –4 Acres –REQUEST: Approval for Clubhouse for 18 hole Golf Course.

ACTION: CONTINUED

LUNCH

1:30 P.M. – CASE REVIEW

- 11a. JO (3) **TENTATIVE TRACT MAP NO. 32671** – EA No. 39692 – Dennis Martin – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Starlight Lane, northerly of Darby Road – R-2-8,000 Zone – Schedule A – REQUEST: Planned Residential Development to divide 5 acres into 24 condominium units, arranged in 12 duplex buildings at a building height of _____ feet.

ACTION: CONTINUED

- 11b. JO (3) **CHANGE OF ZONE NO. 7007** – EA No. 39692 – Dennis Martin – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Starlight Lane – northerly of Darby Road – R-2-8,000 Zone – 5 Acres – REQUEST: Change of Zone from R-1-12,000 to R-2-8,000.

ACTION: CONTINUED

TECHNICAL REVIEW COMMITTEE - AGENDA

OCTOBER 7, 2004

PAGE 5 OF 6

1:45 P.M. – CASE REVIEW

12. JO (3) **TENTATIVE PARCEL MAP NO. 32544** – EA No. 39665 – Marsha Vincelette/ MDS Consulting – Bermuda Dunes Zoning District- Northerly of Varner Road, westerly of Flora Road – I-P, M-SC Zone 40 Acres – Schedule E – REQUEST: Divide 40 acres into 14 industrial lots.

ACTION: CONTINUED

2:00 P.M. – CASE REVIEW

13. JO (3) **PLOT PLAN NO. 19548** – EA No. 39645 – HLDG, LLC – Bermuda Dunes Zoning District– Fourth Supervisorial District – Northerly of Varner Road, southerly of Market Street, westerly of Washington Street – S-P Zone – 1 Acre – REQUEST: To construct a 8,000 square foot retail building with drive-thru/ sign & landscape at a building height of up to approximately 30 feet.

ACTION: CONTINUED

2:15 P.M. – CASE REVIEW

14. JO (5) **TENTATIVE PARCEL MAP NO. 32449** – EA No. 39531 – R & S Land Co. LLC – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Painted Canyon Road, southerly of Quail Trail – R-1-1 Zone – 5 Acres – Schedule H -REQUEST: Divide 5 acres into 4 residential parcels.

ACTION: CONTINUED

2:30 P.M. – CASE REVIEW

- 15a. JO (11) **COMPREHENSIVE GENERAL PLAN AMENDEMENT NO. 677** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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

- 15b. JO (11) **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

- 15c. JO (11) CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/
Robert Ricciardi – 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

PC:mm

9/22/2004

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OCTOBER 14, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: OCTOBER 14, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. **VV (1) SECOND UNIT PERMIT NO. 883** – CEQA EXEMPT – Luis Rodriguez – Sky Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 21, easterly of Springs Road – westerly of Smith Road at 20900 Hot Springs Road – 5 Acres – R-1-1 ¼ Zone – REQUEST: Detached 1,800 square foot conventional wood frame dwelling as a second unit on the property.

ACTION: CONTINUED

9:15 A.M. – CASE REVIEW

2. **VV (1) TENTATIVE PARCEL MAP NO. 32389** –EA No. 39769 -John Ballinger -Cathedral City/Palm Desert Zoning District -Fifth Supervisorial District –Northerly of Avenue 21, westerly of Palm Drive -W-2 Zone –81Acres –Schedule H –REQUEST: Divide 81acres into 3 residential lots

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

3. **VV (4) PLOT PLAN NO. 19508** – CEQA EXEMPT – George Muller – Pinon Flats Zoning District – Third Supervisorial District – Northwest corner of Highway 74 and Pine View Drive – C-P-S Zone – 9 Acres – REQUEST: To construct a restaurant within an approximately 2,200 square building at a building height of about 30 feet, and address unpermitted grading on property.

ACTION: CONTINUED

**TECHNICAL REVIEW COMMITTEE - AGENDA
OCTOBER 14, 2004
PAGE 2 OF 4**

9:45 A.M. – CASE REVIEW

4. **VV (2) FAST TRACK TENTATIVE PARCEL MAP NO. 32789 (FTA#2004-12)**– EA No. 39739
– Cam Watt – Thousand Palms Zoning District – Fourth Supervisorial District –
Easterly of Rio Del Sol, northerly of Norte Way – M-SC Zone – 10.52 Acres – Schedule
E – REQUEST: Divide 10.52 acres into 16 industrial lots, with one retention basin.

ACTION: CONTINUED

10:00 A.M. – CASE REVIEW

5. **VV (2) PLOT PLAN NO. 19665** – CEQA EXEMPT – Phil Adams – Bermuda Dunes Zoning
District – Fourth Supervisorial District – Northerly of Avenue 42, westerly of Lima Hall
Lane – R-2-4,000 Zone - .25 Acre – REQUEST: To construct a duplex at a building
height of approximately 15 feet in height.

ACTION: CONTINUED

10:15 A.M. – CASE REVIEW

- 6a. **VV (2) TENTATIVE TRACT MAP NO. 32690** – EA No. 39705 – Steve McCarthy – Cabazon
Zoning District – Fifth Supervisorial District – Southerly of Esperanza Avenue,
westerly of Almond Street, northerly of Delores Avenue – W-2-5 Zone – 5.11 Acres –
Schedule B – REQUEST: Divide 5 acres into 8 lots.

ACTION: CONTINUED

- 6b. **VV (2) CHANGE OF ZONE NO. 7013** – EA No. 39705 – Steve McCarthy – Cabazon Zoning
District – Fifth Supervisorial District – Southerly of Esperanza Avenue, westerly of
Almond Street, northerly of Delores Avenue – 5.11 Acres – W-2-5 Zone –
REQUEST: Change of Zone from W-2-5 to W-2.

ACTION: CONTINUED

10:30 A.M. – CASE REVIEW

7. **VV (2) TENTATIVE PARCEL MAP NO. 32828** – EA No. 39745 – Ramon Development –
Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Ramon
Road, westerly of Robert Road, easterly of Shelter Road – R-1, C-P-S Zone –
Schedule E – REQUEST: Planned Commercial Development to divide 2.5 Acres into
4 lots.

ACTION: CONTINUED

**TECHNICAL REVIEW COMMITTEE - AGENDA
OCTOBER 14, 2004
PAGE 3 OF 4**

10:45 A.M. – CASE REVIEW

8. VV (2) **PLOT PLAN NO. 19654** – EA No, 39733 – Michael Hurst Architect – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Indian Avenue, northerly of Dillon Road – C-1/ C-P Zone – 4.59 Acres – REQUEST: To construct an 8,720 square foot building to restaurant with assembly club/ dance area at a building height of approximately 24 feet.

ACTION: CONTINUED

11:00 A.M. – CASE REVIEW

9. VV (4) **TENTATIVE PARCEL MAP NO. 32568** – EA No. 39599 – Loren Hoffman – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon Road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: CONTINUED

10. VV (4) **TENTATIVE PARCEL MAP NO. 32569** – EA No. 39601 – Brian Lees – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon Road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: CONTINUED

11:15 A.M. – CASE REVIEW

11. JO (1) **PRE-APPLICATION REVIEW NO. (PAR) 586** –Ernie Carino –Lower Coachella Valley District –Fourth Supervisorial District –Northerly of Avenue 59, westerly of Van Buren Street –20 Acres –A-1-20 Zone –REQUEST: To construct 57 single-family lots on 20 acres and re-zone from A-1-20 to R-1.

ACTION: ADMINISTRATIVE ACTION

11:30 A.M. – CASE REVIEW

12. PC (1) **PRE-APPLICATION REVIEW NO. (PAR) 592** –Michael Peroni –Lower Coachella Valley –Fourth Supervisorial District –Southerly of Avenue 60, northerly of Avenue 61, westerly of Buchanan Street –273 Acres –A-2-10, C-1/C-P Zone –REQUEST: PAR for tract with up to 1173 lots.

ACTION: ADMINISTRATIVE ACTION

**TECHNICAL REVIEW COMMITTEE - AGENDA
OCTOBER 14, 2004
PAGE 4 OF 4**

11:30 A.M. -CASE REVIEW (Continued...)

- 13a. VV (3) TENTATIVE PARCEL MAP NO. 32036** – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – R-1-20 Zone – 24 Acres – Schedule H – REQUEST: Divide 24 acres into 4 parcels.

ACTION: CONTINUED

- 13b. VV (3) CHANGE OF ZONE NO. 7006** – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – 24 Acres – R-A-20 Zone – REQUEST: Change of Zone from R-A-20 to R-A or R-A-2.

ACTION: CONTINUED

**PC:mm
9/22/2004
D:\FILES.2004\AGENDAS.TRC10-14-04.wpd**

NOVEMBER 4, 2004 TRC MEETING AGENDA

**TECHNICAL REVIEW COMMITTEE
MEETING WORK AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: NOVEMBER 4, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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

1a. VV (1) CHANGE OF ZONE NO. 7053 –EA No. 39810 –Stan McNaughton –Bermuda Dunes Zoning District –Fourth Supervisorial District –Northerly of Avenue 40, easterly of Adams Street –R-A-10 Zone –5 Acres –Schedule H –REQUEST: Change of Zone from R-A –10 to R-1-20,000 or R-A.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

1b. VV (1) TENTATIVE PARCEL MAP NO. 32712 –EA No. 39810 –Stan McNaughton – Bermuda Dunes Zoning District –Fourth Supervisorial District -Northerly of Avenue 40, Easterly of Adams Street –R-A-10 Zone –5 Acres –Schedule H –REQUEST: Divide 5 acres into 4 lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

9:15 A.M. – CASE REVIEW

2. VV (1) PRE APPLICATION REVIEW NO. 599 – World Development Inc. - Pass & Desert Zoning District - Fifth Supervisorial District – Northerly of Avenue 18TH, westerly of Palm Drive – 85 Acres W-2 Zone - REQUEST: PAR review for GPA/CZ for future land division.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

9:30 A.M. – CASE REVIEW

3a. JO (1) CHANGE OF ZONE NO. 7057 –EA No. 39822 –Desert Crest CC INC –Pass & Desert Zoning District –Fourth Supervisorial District –Northerly of Dillon Road, easterly of Long Canyon Road, westerly of Corkill Road, R-T Zone –101 Acres – REQUEST: Change of Zone from R-T to W-2 and R-5.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

**TECHNICAL REVIEW COMMITTEE - AGENDA
NOVEMBER 4, 2004
PAGE 2 OF 7**

9:30 A.M. – CASE REVIEW (Continued...)

- 4b. JO (1) **CONDITIONAL USE PERMIT NO. 3441** –EA No. 39822 –Desert Crest CC INC – Pass & Desert Zoning District –Fourth Supervisorial District –Northerly of Dillon Road, easterly of Long Canyon Road, westerly of Corkill Road, R-T Zone –101 Acres –REQUEST: 402 space RV park with RV storage golf course, recreation, and open space area.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

9:45 A.M. – CASE REVIEW

5. JO (1) **CONDITIONAL USE PERMIT NO. 3442** – EA No. 39824 – William Murray – Pass and Desert Zoning District - Fourth Supervisorial District – Easterly of Bennett Road, southerly of Charles Street – W-2 Zone - 60 Acres - REQUEST: To construct and operate two landing fields.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

10:00 A.M. – CASE REVIEW

- 6a. JO (3) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 712** – EA No. 39736 – Michael LaMelza – Fourth Supervisorial District – Lower Coachella Valley Zoning District –Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – 558 Acres – REQUEST: Proposes to amend the land use allocation map of Eastern Coachella Valley Area Plan from “Agricultural” to “Medium Density Residential”.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 6b. JO (3) **CHANGE OF ZONE NO. 7027** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of I-86, easterly Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – REQUEST: Change of Zone from W-2 & A-1-10 to R-1 & R-5.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 6c. JO (3) **TENTATIVE TRACT MAP NO. 32693** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley zoning District – Fourth Supervisorial District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – A-1-10 Zone – 162 Acres – Schedule A – REQUEST: Divide 162 acres into 281 residential lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

**TECHNICAL REVIEW COMMITTEE - AGENDA
NOVEMBER 4, 2004
PAGE 3 OF 7**

10:00 A.M. – CASE REVIEW (Continued.....)

- 6d. JO (3) **TENTATIVE TRACT MAP NO. 32694** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – 396 Acres – Schedule A – REQUEST: Divide 396 acres into 466 residential lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

10:15 A.M. – CASE REVIEW

- 7a. JO (3) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 714** – EA No. 39738 – Beaty Pacific Development, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Northerly of Airport Blvd., westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 77 Acres – REQUEST: Proposes to amend the land use map allocation of Eastern Coachella Valley Plan from “Agricultural” to “Medium Density Residential”.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 7b. JO (3) **CHANGE OF ZONE NO. 7029** – EA No. 39738 – Beaty Development, Inc. – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of airport Blvd., westerly of Jackson Street, easterly of Monore Street – A-1-20 Acres – 77 Acres –REQUEST: Change of Zone from, A-1-20 to R-1.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 7c. JO (3) **TENTATIVE TRACT MAP NO. 32861** –EA No. 39738 - Beaty Pacific Development, In Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Airport Blvd., westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – Schedule A – REQUEST: Divide 77 acres into 203 residential lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

10:30 A.M. – CASE REVIEW

- 8a. JO (5) **TENTATIVE TRACT MAP NO. 32463** – EA No. 39616 – SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 80 Acres – Schedule A – REQUEST: Divide 80 acres into 274 single family residential lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

**TECHNICAL REVIEW COMMITTEE - AGENDA
NOVEMBER 4, 2004
PAGE 4 OF 7**

10:30 A.M. – CASE REVIEW (Continued...)

- 8b. JO (5) CHANGE OF ZONE NO. 6987** – EA No. 39616/ 39618 - SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – 120 Acres- W-2-20 Zone – REQUEST: Change of Zone from W-2 to R-1 and R-5.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

- 8c. JO (5) TENTATIVE TRACT MAP NO. 32464** – EA No. 39618 – SUNCAL / The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 40 Acres – Schedule A – REQUEST: Divide 40 Acres into 127 single family residential lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:45 A.M. – CASE REVIEW

- 9a. VV (3) TENTATIVE TRACT MAP NO. 32690** – EA No. 39705 – Steve McCarthy – Cabazon Zoning District – Fifth Supervisorial District – Southerly of Esperanza Avenue, westerly of Almond Street, northerly of Delores Avenue – W-2-5 Zone – 5.11 Acres – Schedule B – REQUEST: Divide 5 acres into 8 lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

- 9b. VV (3) CHANGE OF ZONE NO. 7013** – EA No. 39705 – Steve McCarthy – Cabazon Zoning District – Fifth Supervisorial District – Southerly of Esperanza Avenue, westerly of Almond Street, northerly of Delores Avenue – 5.11 Acres – W-2-5 Zone – REQUEST: Change of Zone from W-2-5 to W-2 or R-A.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:00 A.M. – CASE REVIEW

- 10a. JO (4) TENTATIVE TRACT MAP NO. 32671** –EA No. 39692 –Dennis Martin –Bermuda Zoning District – Fourth Supervisorial District – Westerly of Starlight Lane – northerly of Darby Road – R-2-8,000 Zone – 5 Acres –REQUEST: Planned Residential Development to divide 5 Acres into 24 condominium units, arranged in 12 duplex buildings at a building height of 20 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

**TECHNICAL REVIEW COMMITTEE - AGENDA
NOVEMBER 4, 2004
PAGE 5 OF 7**

11:00 A.M. – CASE REVIEW (Continued...)

- 10b. JO (4) CHANGE OF ZONE NO. 7007** – EA No. 39692 – Dennis Martin – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Starlight Lane – northerly of Darby Road – R-2-8,000 Zone – 5 Acres – REQUEST: Change of Zone from R-1-12,000 to R-2-8,000.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:15 A.M. – CASE REVIEW

- 11. JO (4) TENTATIVE PARCEL MAP NO. 32544** – EA No. 39665 – Marsha Vincelette/ MDS Consulting – Bermuda Dunes Zoning District- Northerly of Varner Road, westerly of Flora Road – I-P, M-SC Zone 40 Acres – Schedule E – REQUEST: Divide 40 acres into 14 industrial lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:30 A.M. – CASE REVIEW

- 12a. VV (4) TENTATIVE PARCEL MAP NO. 32036** – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – R-1-20 Zone – 24 Acres – Schedule H – REQUEST: Divide 24 acres into 4 parcels.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

- 12b. VV (4) CHANGE OF ZONE NO. 7006** – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – 24 Acres – R-A-20 Zone – REQUEST: Change of Zone from R-A-20 to R-A or R-A-2.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

LUNCH

1:30 P.M. – CASE REVIEW

- 13. JO (6) TENTATIVE PARCEL MAP NO. 32449** – EA No. 39531 – R & S Land Co. LLC – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Painted Canyon Road, southerly of Quail Trail – R-1-1 Zone – 5 Acres – Schedule H -REQUEST: Divide 5 acres into 4 residential parcels.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

TECHNICAL REVIEW COMMITTEE - AGENDA
NOVEMBER 4, 2004
PAGE 6 OF 7

1:45 P.M. – CASE REVIEW

- 14a. JO (12) COMPREHENSIVE GENERAL PLAN AMEDEMMENT NO. 677** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – Fourth Supervisorial District – Bermuda Dunes Zoning District – Northerly of Fred Waring Drive, 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: PD_____ PC_____ WTHDN_____ CONT._____

- 14b. JO (12) 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: PD_____ PC_____ WTHDN_____ CONT._____

- 14c. JO (12) CONDITIONAL USE PERMIT NO. 3413** – EA No. 39245 – Mohamed Fadel/ Robert Ricciardi – 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: PD_____ PC_____ WTHDN_____ CONT._____

2:00 P.M. – CASE REVIEW

- 15a. VV (1) VARIANCE NO. 1764** –EA No. 39830 –AT&T Wireless Services –Pinon Pines Zoning District –Fourth Supervisorial District –Northeasterly of Highway 74 at Mountain Center –R-1-1Zone –15 Acres –REQUEST: Variance from 50’ to 65’ high mono-palm communication tower.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

- 15b. VV (1) PLOT PLAN NO. 19810** –EA No. 39830 –AT&T Wireless Services –Pinon Pines Zoning District –Fourth Supervisorial District –Northeasterly of Highway 74 at Mountain Center –R-1-1Zone –15 Acres – REQUEST: Installation of wireless telecommunication mono-pine tower and accessory equipment cabinets at tower height of 65 feet.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

**TECHNICAL REVIEW COMMITTEE - AGENDA
NOVEMBER 4, 2004
PAGE 7 OF 7**

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

- 16a. VV (4) **PLOT PLAN NO. 19571** – EA No. 39653 – AT & T Wireless – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Hammon Drive, westerly of Hayes Street in Mecca Area – A-2-20 Zone – 15 Acres – REQUEST: Wireless communication facility consisting of mono-palm tower and accessory equipment cabinets at a tower height of 73 feet.

ACTION: PD_____ **PC**_____ **WTHDN**_____ **CONT.**_____

17. VV (2) **PLOT PLAN NO. 19695** –EA No. 39757 –AT & T Wireless –Mecca Zoning District – Fourth Supervisorial District –Westerly of Highway 86, northerly of Avenue 66 in Mecca Area –A-1-5, C-P-S Zone –37 Acres –REQUEST: Wireless communication unipole 75 feet high with equipment cabinets.

ACTION: PD_____ **PC**_____ **WTHDN**_____ **CONT.**_____

2:30 P.M. – CASE REVIEW

18. VV (3) **FAST TRACK TENTATIVE PARCEL MAP NO. 32789 (FTA#2004-12)** –EA No. 39739 –Cam Watt –Thousand Palms Zoning District –Fourth Supervisorial District – Easterly of Rio Del Sol, northerly of Norte Way –M-SC Zone –10.52 Acres – Schedule E –REQUEST: Divide 10.52 acres into 16 industrial lots, with one retention basin.

ACTION: PD_____ **PC**_____ **WTHDN**_____ **CONT.**_____

PC:sp
10/25/2004
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NOVEMBER 18, 2004 TRC MEETING AGENDA

**TECHNICAL REVIEW COMMITTEE
MEETING WORK AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: NOVEMBER 18, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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. **VV (1) TENTATIVE PARCEL MAP NO. 32389** –EA No. 39769 -John Ballinger -Cathedral City/Palm Desert Zoning District -Fifth Supervisorial District –Northerly of Avenue 21, westerly of Palm Drive -W-2 Zone –81Acres –Schedule H –REQUEST: Divide 81acres in 3 residential lots

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:15 A.M. – CASE REVIEW

2. **VV (1) PLOT PLAN NO. 19820** – EA No. 39834 – The Courtyard at Bermuda Dunes – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of 42 Avenue, easterly of Adams Street – R-2-4000 Zone - 1.38 Acres - REQUEST: Construct an apartment complex consisting of 15 dwelling units within two story buildings, approximately 27 feet high.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:30 A.M. – CASE REVIEW

- 3a. **JO (1) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 719** –EA No. 39805 – Mission Development, LLC –Fourth Supervisorial District –Lower Coachella Valley Zoning District –Southerly of Avenue 54, easterly of Calhoun Street, westerly of Van Buren Street –A-1-10 Zone -80 Acres –REQUEST: Proposes to amend the land use map of Eastern Coachella Valley Plan from "Agricultural" to "Medium Density Residential " (2-5 du/ac) and "Commercial Retail".

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

**TECHNICAL REVIEW COMMITTEE - AGENDA
NOVEMBER 18, 2004
PAGE 2 OF 4**

9:30 A.M. – CASE REVIEW (Continued....)

- 3b. **JO (1) CHANGE OF ZONE NO. 7049** - EA No. 39805 –Mission Development, LLC
–Fourth Supervisorial District –Lower Coachella Valley Zoning District –Southerly of
Avenue 54, easterly of Calhoun Street, westerly of Van Buren Street –A-1-10 Zone -80
Acres – REQUEST: Change of Zone form A-1-10 to R-1 & C-R.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:45 A.M. – CASE REVIEW

4. **JO (1) PLOT PLAN NO. 19805** – EA No. 39821/EXEMPT – ORR Builders – Bermuda Dunes
Zoning District - Fourth Supervisorial District – Northerly of Las Montanas, southerly of
Flora Road – M-SC Zone –3.55 Acres - REQUEST: To construct 3 industrial buildings
on lots 26, 27, 28 totaling 49,375 square feet with concurrent landscape plan review.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:00 A.M. – CASE REVIEW

5. **VV (2) SECOND UNIT PERMIT NO. 883** – CEQA EXEMPT – Luis Rodriguez – Sky Valley
Zoning District – Fourth Supervisorial District – Northerly of Avenue 21, easterly of
Springs Road – westerly of Smith Road at 20900 Hot Springs Road – 5 Acres – R-1-1
¼ Zone – REQUEST: Detached 1,800 square foot conventional wood frame dwelling
as a second unit on the property.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:15 A.M. - CASE REVIEW

6. **VV (2) TENTATIVE PARCEL MAP NO. 32828** – EA No. 39745 – Ramon Development –
Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Ramon
Road, westerly of Robert Road, easterly of Shelter Road – R-1, C-P-S Zone –
Schedule E – REQUEST: Planned Commercial Development to divide 2.5 Acres into
4 lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:30 A.M. – CASE REVIEW

7. **VV (3) PLOT PLAN NO. 19654** – EA No, 39733 – Michael Hurst Architect – Pass & Desert
Zoning District – Fifth Supervisorial District – Westerly of Indian Avenue, northerly of
Dillon Road – C-1/ C-P Zone – 4.59 Acres – REQUEST: To construct an 8,720
square foot building to restaurant with assembly club/ dance area at a building
height of approximately 24 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

TECHNICAL REVIEW COMMITTEE - AGENDA

NOVEMBER 18, 2004

PAGE 3 OF 4

10:45 A.M. – CASE REVIEW

8. VV (5) **TENTATIVE PARCEL MAP NO. 32568** – EA No. 39599 – Loren Hoffman – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon Road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

9. VV (5) **TENTATIVE PARCEL MAP NO. 32569** – EA No. 39601 – Brian Less – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Canyon Road, southerly of Opperman Road – W-2 Zone – 20 Acres – Schedule H – REQUEST: Divide 20 acres into 4 residential lots.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

11:00 A.M. – CASE REVIEW

10. JO (4) **PLOT PLAN NO. 19548** – EA No. 39645 – HLDG, LLC – Bermuda Dunes Zoning District– Fourth Supervisorial District – Northerly of Varner Road, southerly of Market Street, westerly of Washington Street – S-P Zone – 1 Acre – REQUEST: To construct a 8,000 square foot retail building with drive through at a building height of up to approximately 30 feet.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

11:15 A.M. – CASE REVIEW

11. VV (4) **PLOT PLAN NO. 19263** – EA No. 39454 – Sprint – Bermuda Dunes Zoning District Fourth Supervisorial District – Northerly of Varner Road, southerly of 40th Avenue, easterly of Adams Street – A-1 Zone - .22 Acre – REQUEST: Wireless communications facility consisting of a mono-palm tower and accessory equipment cabinets at a tower height of 75 feet.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

11:30 A.M. – CASE REVIEW

12. VV (5) **PLOT PLAN NO. 19508** – CEQA EXEMPT – George Muller – Pinon Flats Zoning District – Third Supervisorial District – Northwest corner of Highway 74 and Pine View Drive – C-P-S Zone – 9 Acres – REQUEST: To construct a restaurant and motel within at a building height of about 30 feet, and address restoration/stabilization of unpermitted grading on property.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

LUNCH

**TECHNICAL REVIEW COMMITTEE - AGENDA
NOVEMBER 18, 2004
PAGE 4 OF 4**

1:30 P.M. – CASE REVIEW

13. JO (2) **PLOT PLAN NO. 19740** –EA No.39782 –The Berger Foundation –Thousand Palms Zoning District –Fourth Supervisorial District –Northerly of 1-10 and Varner Road, southerly of Ramon Road, easterly of Cook Street, westerly of Washington Street – SP Zone –4 Acres –REQUEST: Approval for Clubhouse for 18 hole Golf Course.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

2:00 P.M. – CASE REVIEW

14. VV (3) **PLOT PLAN NO. 19665** – CEQA EXEMPT – Phil Adams – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Avenue 42, westerly of Lima Hall Lane – R-2-4,000 Zone - .25 Acre – REQUEST: To construct a duplex at a building height of approximately 15 feet in height.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

2:15 P.M. – CASE REVIEW

15. JO (1) **PRE-APPLICATION REVIEW NO. 603** –MSA Consulting –Lower Coachella Valley -Fourth Supervisorial District –Easterly of Monroe Street, southerly of Avenue 53, westerly of Jackson Street –A-1-20 Zone –113 Acres –REQUEST: General Plan Amendment from Agriculture to Medium Density Residential (2-5 dwelling units per acre), and a Change of Zone from A-1-20 to R-1-8,000 and R-1-12,000.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

16. JO (1) **PRE-APPLICATION REVIEW NO. 604** –MSA Consulting-Lower Coachella Valley -Fourth Supervisorial District –Southerly of Avenue 58, easterly of Monroe Street, westerly of Jackson Street –A-1-20 Zone –80 Acres –REQUEST: General Plan Amendment from Agriculture to Medium Density Residential (2-5 dwelling units per acre), and a Change of Zone from A-1-20 to R-1-8,000.

ACTION: PD_____ PC_____ WTHDN_____ CONT._____

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DECEMBER 9, 2004 TRC MEETING WORK ORDER

**TECHNICAL REVIEW COMMITTEE
MEETING WORK ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277**

DATE: DECEMBER 9, 2004

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC 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 TRC 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

- 1a. VV (2) CHANGE OF ZONE NO. 7053** –EA No. 39810 –Stan McNaughton –Bermuda Dunes Zoning District –Fourth Supervisorial District –Northerly of Avenue 40, easterly of Adams Street –R-A-10 Zone –5 Acres –Schedule H –REQUEST: Change of Zone from R-A –10 to R-1-20,000 or R-A.

ACTION: CONTINUED

- 1b. VV (2) TENTATIVE PARCEL MAP NO. 32712** –EA No. 39810 –Stan McNaughton – Bermuda Dunes Zoning District –Fourth Supervisorial District -Northerly of Avenue 40, Easterly of Adams Street –R-A-10 Zone –5 Acres –Schedule H –REQUEST: Divide 5 acres into 4 lots.

ACTION: CONTINUED

9:15 A.M. – CASE REVIEW

- 2a. JO (2) CHANGE OF ZONE NO. 7057** –EA No. 39822 –Desert Crest CC INC –Pass & Desert Zoning District –Fourth Supervisorial District –Northerly of Dillon Road, easterly of Long Canyon Road, westerly of Corkill Road, R-T Zone –101 Acres – REQUEST: Change of Zone from R-T to W-2 and R-5.

ACTION: CONTINUED

- 2b. JO (2) CONDITIONAL USE PERMIT NO. 3441** –EA No. 39822 –Desert Crest CC INC – Pass & Desert Zoning District –Fourth Supervisorial District –Northerly of Dillon Road, easterly of Long Canyon Road, westerly of Corkill Road, R-T Zone –101 Acres –REQUEST: 402 space RV park with RV storage golf course, recreation, and open space area.

ACTION: CONTINUED

9:30 A.M. – CASE REVIEW

- 3a. **JO (4) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 712** – EA No. 39736 – Michael LaMelza – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – 558 Acres – REQUEST: Proposes to amend the land use allocation map of Eastern Coachella Valley Area Plan from “Agricultural” to “Medium Density Residential”.

ACTION: CONTINUED

- 3b. **JO (4) CHANGE OF ZONE NO. 7027** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of I-86, easterly Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – REQUEST: Change of Zone from W-2 & A-1-10 to R-1 & R-5.

ACTION: CONTINUED

- 3c. **JO (4) TENTATIVE TRACT MAP NO. 32693** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley zoning District – Fourth Supervisorial District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – A-1-10 Zone – 162 Acres – Schedule A – REQUEST: Divide 162 acres into 281 residential lots.

ACTION: CONTINUED

- 3d. **JO (4) TENTATIVE TRACT MAP NO. 32694** – EA No. 39736 – Michael LaMelza – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62 – W-2 & A-1-10 Zone – 396 Acres – Schedule A – REQUEST: Divide 396 acres into 466 residential lots.

ACTION: CONTINUED

9:45 A.M. – CASE REVIEW

- 4a. **JO (4) COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 714** – EA No. 39738 – Beaty Pacific Development, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Northerly of Airport Blvd., westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – 77 Acres – REQUEST: Proposes to amend the land use map allocation of Eastern Coachella Valley Plan from “Agricultural” to “Medium Density Residential”.

ACTION: CONTINUED

9:45 A.M. – CASE REVIEW (Continued...)

- 4b. JO (4) **CHANGE OF ZONE NO. 7029** – EA No. 39738 – Beaty Development, Inc. – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of airport Blvd., westerly of Jackson Street, easterly of Monore Street – A-1-20 Acres – 77 Acres – REQUEST: Change of Zone from, A-1-20 to R-1.

ACTION: CONTINUED

- 4c. JO (4) **TENTATIVE TRACT MAP NO. 32861** –EA No. 39738 - Beaty Pacific Development, In Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Airport Blvd., westerly of Jackson Street, easterly of Monroe Street – A-1-20 Zone – Schedule A – REQUEST: Divide 77 acres into 203 residential lots.

ACTION: CONTINUED

10:00 A.M. – CASE REVIEW

- 5a. JO (6) **TENTATIVE TRACT MAP NO. 32463** – EA No. 39616 – SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 80 Acres – Schedule A – REQUEST: Divide 80 acres into 274 single family residential lots.

ACTION: CONTINUED

- 5b. JO (6) **CHANGE OF ZONE NO. 6987** – EA No. 39616/ 39618 - SUNCAL/ The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – 120 Acres- W-2-20 Zone – REQUEST: Change of Zone from W-2 to R-1 and R-5.

ACTION: CONTINUED

- 5c. JO (6) **TENTATIVE TRACT MAP NO. 32464** – EA No. 39618 – SUNCAL / The Keith Companies – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 40 Acres – Schedule A – REQUEST: Divide 40 Acres into 127 single family residential lots.

ACTION: CONTINUED

**TECHNICAL REVIEW COMMITTEE - WORK ORDER
DECEMBER 9, 2004
PAGE 4 OF 7**

10:15 A.M. – CASE REVIEW

6. JO (5) **TENTATIVE PARCEL MAP NO. 32544** – EA No. 39665 – Marsha Vincelette/ MDS Consulting – Bermuda Dunes Zoning District- Northerly of Varner Road, westerly of Flora Road – I-P, M-SC Zone 40 Acres – Schedule E – REQUEST: Divide 40 acres into 14 industrial lots.

ACTION: CONTINUED

10:30 A.M. – CASE REVIEW

- 7a. VV (5) **TENTATIVE PARCEL MAP NO. 32036** – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – R-1-20 Zone – 24 Acres – Schedule H – REQUEST: Divide 24 acres into 4 parcels.

ACTION: CONTINUED

- 7b. VV (5) **CHANGE OF ZONE NO. 7006** – EA No. 39689 – Miguel Leon – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 57, easterly of Highway 86 – 24 Acres – R-A-20 Zone – REQUEST: Change of Zone from R-A-20 to R-A or R-A-2.

ACTION: CONTINUED

10:45 A.M. – CASE REVIEW

8. JO (7) **TENTATIVE PARCEL MAP NO. 32449** – EA No. 39531 – R & S Land Co. LLC – Cathedral City/ Palm Desert Zoning District – Fourth Supervisorial District – Northerly of Painted Canyon Road, southerly of Quail Trail – R-1-1 Zone – 5 Acres – Schedule H -REQUEST: Divide 5 acres into 4 residential parcels.

ACTION: CONTINUED

11:00 A.M. – CASE REVIEW

- 9a. VV (2) **VARIANCE NO. 1764** –EA No. 39830 –AT&T Wireless Services –Pinon Pines Zoning District –Fourth Supervisorial District –Northeasterly of Highway 74 at Mountain Center –R-1-1Zone –15 Acres –REQUEST: Variance from 50' to 65' high mono-pine communication tower.

ACTION: CONTINUED

11:00 A.M. – CASE REVIEW (Continued....)

- 9b. VV (2) PLOT PLAN NO. 19810** –EA No. 39830 –AT&T Wireless Services –Pinon Pines Zoning District –Fourth Supervisorial District –Northeasterly of Highway 74 at Mountain Center –R-1-1Zone –15 Acres – REQUEST: Installation of wireless telecommunication mono-pine tower and accessory equipment cabinets at tower height of 65 feet.

ACTION: CONTINUED

11:15 A.M. – CASE REVIEW

- 10. BM (5) PLOT PLAN NO. 19571** – EA No. 39653 – AT & T Wireless – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Hammon Drive, Westerly of Hayes Street in Mecca Area – A-2-20 Zone – 15 Acres – REQUEST: Wireless communication facility consisting of mono-palm tower and accessory equipment cabinets at a tower height of 73 feet.

ACTION: CONTINUED

- 11. VV (3) PLOT PLAN NO. 19695** –EA No. 39757 –AT & T Wireless –Mecca Zoning District – Fourth Supervisorial District –Westerly of Highway 86, northerly of Avenue 66 in Mecca Area –A-1-5, C-P-S Zone –37 Acres –REQUEST: Wireless communication unipole 75 feet high with equipment cabinets.

ACTION: CONTINUED

LUNCH

1:30 P.M. – CASE REVIEW

- 12. VV (4) FAST TRACK TENTATIVE PARCEL MAP NO. 32789 (FTA#2004-12)** –EA No. 39739 –Cam Watt –Thousand Palms Zoning District –Fourth Supervisorial District – Easterly of Rio Del Sol, northerly of Norte Way –M-SC Zone –10.52 Acres – Schedule E –REQUEST: Divide 10.52 acres into 16 industrial lots, with one retention basin.

ACTION: CONTINUED

1:45 P.M. – CASE REVIEW

13. JO (2) **CONDITIONAL USE PERMIT NO. 3442** – EA No. 39824 – William Murray – Pass and Desert Zoning District – Fourth Supervisorial District –Easterly of Bennett Road, southerly of Charles Street– W-2 Zone -60 Acres – REQUEST: To construct and operate two landing fields.

ACTION: CONTINUED

2:00 P.M. – CASE REVIEW

14. VV (3) **SECOND UNIT PERMIT NO. 883** – CEQA EXEMPT – Luis Rodriguez – Sky Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 21, easterly of Springs Road – westerly of Smith Road at 20900 Hot Springs Road – 5 Acres – R-1-1¼ Zone – REQUEST: Detached 1,800 square foot conventional wood frame dwelling as a second unit on the property.

ACTION: CONTINUED

2:15 P.M. – CASE REVIEW

15. BM (2) **PLOT PLAN NO. 19805** – EA No. 39821/EXEMPT – ORR Builders – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Las Montanas, southerly of Flora Road – M-SC Zone –3.55 Acres - REQUEST: To construct 3 industrial buildings on lots 26, 27, 28 totaling 49,375 square feet with concurrent landscape plan review.

ACTION: CONTINUED

2:30 P.M. – CASE REVIEW

- 16a. JO (2) **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 719** –EA No. 39805 – Mission Development, LLC –Fourth Supervisorial District –Lower Coachella Valley Zoning District –Southerly of Avenue 54, easterly of Calhoun Street, westerly of Van Buren Street –A-1-10 Zone -80 Acres –REQUEST: Proposes to amend the land use map of Eastern Coachella Valley Plan from “Agricultural” to “Medium Density Residential “ (2-5 du/ac) and “Commercial Retail”.

ACTION: CONTINUED

2:45 P.M. – CASE REVIEW (Continued...)

- 16b. JO (2) CHANGE OF ZONE NO. 7049** - EA No. 39805 –Mission Development, LLC
–Fourth Supervisorial District –Lower Coachella Valley Zoning District –Southerly of Avenue 54, easterly of Calhoun Street, westerly of Van Buren Street –A-1-10 Zone - 80 Acres – REQUEST: Change of Zone form A-1-10 to R-1 & C-R.

ACTION: CONTINUED

3:00 P.M. – CASE REVIEW

- 17. VV (2) TENATIVE PARCEL MAP NO. 32389** –EA No. 39769 -John Ballinger -Cathedral City/Palm Desert Zoning District -Fifth Supervisorial District –Northerly of Avenue 21, westerly of Palm Drive -W-2 Zone –81Acres –Schedule H –REQUEST: Divide 81acres in 3 residential lots

ACTION: CONTINUED

PC:sp

12/9/2004

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