

**December 18, 2008 LDC MEETING AGENDA**

**LAND DEVELOPMENT COMMITTEE  
MEETING WORK AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
38-686 EL CERRITO ROAD  
PALM DESERT, CA 92211  
(760) 863-8277**

**DATE: December 18, 2008**

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead. NOTE: The LDC agenda is now available on the Planning Department's web site: [http://www.rctlma.org/planning/content/devproc/ldc/current\\_ldc.html](http://www.rctlma.org/planning/content/devproc/ldc/current_ldc.html)

**9:30 A.M. – CASE REVIEW**

- 1. JO (1)      **CONDITIONAL USE PERMIT NO. 3298, SUBSTANTIAL CONFORMANCE NO. 1 –****  
CEQA EXEMPT – Applicant: Thousand Palms Child Care - Engineer/Representative:  
Miguel Tellez - Fourth Supervisorial District – Thousand Palms Zoning District –  
Western Coachella Valley Area Plan: Community Development: Medium High Density  
Residential (CD: MHDR) (5-8 DU/AC) – Location: Northerly of Christy Way, southerly of  
Varner Road, easterly of Ramon Road – General Residential, 6,000 Sq. Ft. Min (R-3-  
6000) Zone – 2.0 Gross Acres - REQUEST: Addition of 1,300 Sq Ft to existing child  
care center. – APN(s): 650-080-004 – Related Cases: CUP03298 – Concurrent Cases:  
N/A

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

**9:45 A.M. – CASE REVIEW**

- 2. JO (4)      **FAST TRACK CONDITIONAL USE PERMIT NO. 3602 (FTA #2008-08) – EA No.:****  
42019 – Applicant: First Solar Electric, LLC – Engineer/ Representative: Mike Palladino  
- Fourth Supervisorial District – Chuckawalla Zoning District – Palo Verde Area Plan:  
Agriculture: Agriculture (AG: AG) (10 Acre Min.) – Location: Northerly of Avenue 16,  
southerly of Blythe Way, easterly of Ford Drive, westerly of Mesa Drive – 200 Gross  
Acres – Controlled Development Areas, 10 Acre Min. (W-2-10) Zone - REQUEST: The  
conditional use permit proposes to construct and operate a 21 megawatt electric  
generation facility consisting of a photovoltaic array facility, including accessory  
operations building and storm water protection facilities and off-site extension of utilities  
and access roads – APN(s): 879-090-002, 879-090-012 – Related Cases: N/A –  
Concurrent Cases: N/A

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

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**10:00 A.M. – CASE REVIEW**

**3. JO (4)      CONDITIONAL USE PERMIT NO.3355, REVISED PERMIT NO. 1 - EA No.42018 – Applicant: Bhatti Enterprise Inc. – Engineer/Representative: Civil Trans Inc. /Javid M. Aslan - Fourth Supervisorial District – Pass & Desert Zoning District. – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) – Location: Southerly of Dillon Road, easterly of Corkill Road, westerly of Langlois Road at 70041 Dillon Road in the Desert Edge community. – 1.0 Gross Acres – Scenic Highway Commercial (C-P-S) Zone – REQUEST: The revised conditional use permit proposes to extend life for previously non-conforming a small shopping center containing a convenience store with gasoline fuel sales and off-premises consumption sale of liquor with retail shops and restaurants – APN(s): 654-190-019 – Related Cases: CUP03355 – Concurrent Cases: N/A**

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

**10:15 A.M. – CASE REVIEW**

**4a. JD (3)      CHANGE OF ZONE NO. 07677 – EA. NO.42025 – Rich Warfield – Engineer/ Representative: JHA Engineering Inc. – Fourth Supervisorial District - Bermuda Dunes -Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) ( 0.25-0.60 FAR) Location: Northerly of Cliff Street, southerly of Avenue 41, easterly of Adams Street – One-Family Dwellings, 12,000 Sq. Ft. Min. (R-1-12,000) Zone - 4.56 Gross Acres- REQUEST: The change of zone proposes to change the zone classification Zone from R-1-12,000 to MSC (Manufacturing Service Commercial) or I-P (Industrial Park). Related Cases: N/A – Concurrent Cases: PP23701.**

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

**4b. JD (3)      PLOT PLAN NO. 23701 – EA NO. 42025 – Applicant: Rich Warfield – Engineer/ Representative: JHA Engineering, Inc. Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley plan Area Plan Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) – Location: Northerly of Cliff Street, southerly of Avenue 41, easterly of Adams Street. – 4.56 Gross Acres – One Family Dwellings (R-1) Zone – REQUEST: The plot plan proposes to permit an existing Nursery and Contractors storage yard. – APN(s): 607-270-003 – Related Cases: N/A – Concurrent Cases: CZ07677.**

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

**10:30 A.M. – CASE REVIEW**

**5. JD (2)      CONDITIONAL USE PERMIT NO. 3583 – EA41763 – Applicant: Mr. Martin R. Davis – Engineer/Representative: Feiro Engineering Inc – Fourth Supervisorial District – Lower Coachella Valley Zoning District– Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Min.) – Location: Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of Highway 111 – 10 Gross Acres – Heavy Agriculture, 10 Acre Min. (A-2-10) Zone – REQUEST: The conditional use permit proposes to construct and operate a migrant agricultural worker mobile home park containing 47 mobile home spaces and a accessory recreation area. – APN(s): Related Cases: Concurrent Cases:**

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

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**10:45 A.M. – CASE REVIEW**

**6a. JD (2) CHANGE OF ZONE NO. 7495** – EA41300 – Applicant: Robert J. Mainiero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Min.) – Location: Northerly of Avenue 57, southerly of Avenue 56, easterly of CVSWC, westerly of Fillmore Street – 10 Gross Acres – Residential Agriculture, 20 Acre Min. (R-A-20) Zone – REQUEST: The change of zone proposes a change of the zoning classification from R-A-20 to R-A-2. – APN(s): 757-080-016 – Related Cases: N/A – Concurrent Cases: PM33490

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

**6b. JD (2) TENTATIVE PARCEL MAP NO. 33490** – EA41300 – Applicant: Robert J. Mainiero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Min.) – Location: Northerly of Avenue 57, southerly of Avenue 56, easterly of CVSWC, westerly of Fillmore Street – 10 Gross Acres – Residential Agriculture, 20 Acre Min. (R-A-20) Zone – Schedule H – REQUEST: The tentative parcel map proposes to divide 10 Acres into 3 residential parcels with waiver of the final map. – APN(s): 757-080-016 – Related Cases: N/A – Concurrent Cases: CZ07495

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

**11:00 A.M. – CASE REVIEW**

**7. MB (1) FAST TRACK PRE APPLICATION REVIEW NO. 01227 (FTA #2008-20)** - CEQA EXEMPT – Applicant: National Core – Engineer/Representative: Urrutia Architects - Fourth Supervisorial District - Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) – Location: Northerly of Miles Avenue, southerly of Fred Waring Drive, westerly of Clinton Street – Mobile Home Subdivisions & Mobile Home Parks (R-T) (7,200 Sq. Ft. Min.) Zone – 4.15 Gross Acres – REQUEST: Pre Application Review for a eighty unit affordable multi-unit apartment complex. – APN(s): 608-340-029 – Related Cases: GPA01072 – Concurrent Cases: N/A

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

**11:15 A.M. – CASE REVIEW**

**8. MB (1) CONDITIONAL USE PERMIT NO. 03614** - EA No. 42079 –Applicant: Verizon Wireless – Engineer/Representative: Derra Design - Fifth Supervisorial District – Pass & Desert Zoning District. – Western Coachella Valley Area Plan: Open Space: Rural (OS: RUR) (20 Acre Min.) – Location – Northerly of Indian Avenue, easterly of Highway 62, westerly of Worsley Road. - 1 Gross Acre – Controlled Development Areas (W-2) (20,000 Sq. Ft. Min.) Zone – REQUEST: Proposed Verizon Wireless communications facility consisting of a monopole structurally engineered to encourage future co-location and an accessory prefabricated equipment shelter. – APN(s): 671-190-011 – Related Cases: N/A – Concurrent Cases: N/A

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

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**11:30 A.M. – CASE REVIEW**

**9a. MB (3) TENTATIVE PARCEL MAP NO. 35962** – EA No. 41919 – Applicant: Blair Dahl – Engineer/Representative: T & B Planning – Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: Northerly of 20<sup>th</sup> Street and Interstate 10, easterly of Indian Avenue – 64.91 Gross Acres – Manufacturing Service Commercial (M-SC) Zone – REQUEST: The parcel map proposes to divide 64 acres into 14 parcels Schedule E – APN(s): 666-370-019 – Related Cases: PP09008, PP11780, VAR01446 and CZ03464 – Concurrent Cases: PP23353.

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

**9b. MB (3) PLOT PLAN NO. 23353** – EA No. 41919 – Applicant: Blair Dahl – Engineer/ Representative: T & B Planning – Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) Location: Northerly of 20<sup>th</sup> Street and Interstate 10, easterly of Indian Avenue – 64.91 Gross Acres – Manufacturing Service Commercial (M-SC) Zone – REQUEST: The plot plan proposes to construct an 1.5 million square-foot warehouse center consisting of three tilt-up concrete buildings ranging in size from 175,030 square-foot to 1,105,000 square-foot at a building height of about 40 feet – APN(s): 666-370-019 – Related Cases: PP09008, PP11780, VAR01446 and CZ03464 – Concurrent Cases: PM35962.

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

**11:45 A.M. – CASE REVIEW**

**10. MB (4) FAST TRACK PLOT PLAN NO. 23635 (FTA NO. 2007-29)** – EA NO. 42013 – Applicant: Chelsea Property Group, Inc. - Engineering/ Representative: KCT Consultants, INC. – Fifth Supervisorial District – Pass & Desert Zoning District – Cabazon Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Northerly of Seminole Drive, southerly of Martin Road, easterly of Johnson Lane, westerly of Millard Pass – 39.5 Gross Acres – Scenic Highway Commercial (C-P-S) Zone - REQUEST: The plot plan proposes to construct and operate an additional 206,000 square feet of retail space, to an existing approximately 281,000 square foot major shopping center known as the Desert Hills Premium Outlets, at a building height of approximately 68 feet at the tower elements, a four - story parking structure and grading of the site to move approximately \_\_\_\_\_ million cubic yards of earth. – APN(s): 519-110-037 – Related Cases: N/A – Concurrent Cases: N/A.

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

**LUNCH BREAK 12:00 P.M. – 1:30 P.M**

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**1:45 P.M. – CASE REVIEW**

**11. MB (3) TENTATIVE TRACT MAP NO. 34651** - EA No. 40918 –Applicant: Lee Consulting Group, Mee H. Lee – Engineer/Representative: PBS & J - Fourth Supervisorial District – Bermuda Dunes Zoning District. – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 DU/AC) – Location – Northerly of Varner Road, southerly of Avenue 38, westerly of Washington Street – 55 Gross Acres – Controlled Development Areas (W-2) (20,000 Sq. Ft. Min.) Zone – Schedule A - REQUEST: The tentative tract map proposes to divide 55 Acres into 416 single family residential lots. – APN(s): 626-130-019 – Related Cases: N/A – Concurrent Cases: SP00360.

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

**2:00 P.M. – CASE REVIEW**

**12. MB (4) TENTATIVE TRACT MAP NO. 35058** - EA No. 42021 – Applicant: Hunsaker & Associates Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 –0.35 FAR), Commercial Tourist (CD: CT) (0.20–0.35 FAR), Light Industrial (CD: LI) (0.25–0.6 FAR) ,Medium Density Residential (CD: MDR) (2-5 DU/AC), and Very High Density Residential (CD: VHDR) (14-20 DU/AC) – Location: Northerly of Varner Road, southerly of Avenue 38, easterly of Annette Street, westerly of Washington Street – 189 Gross Acres- Controlled Development Areas, 10 Acre Min. (W-2-10), Controlled Development Areas (W-2) (20,000 Sq. Ft. Min), Scenic Highway Commercial (C-P-S), and Specific Plan (SP) Zone – Schedule C - REQUEST: The tentative tract map proposes to divide 189 acres into 16 lots ranging in size from 2 acres to 20 acres and grading of site to move approximately two million cubic yards of earth – APN(s): 626-140-003, 626-150-004, 626-150-005, 626-150-006, 626-150-008, 626-150-009, 626-150-010, 626-150-011, 626-150-012, 626-150-013, 626-150-014, 626-150-025 – Related Cases: SP00338, GPA00776 and CZ07263 – Concurrent Cases: N/A.

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

PC: cm

12/18/08

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