

LDC Comment Agenda

maintenance shop, mechanical room, covered parking structures, a truck wash and equipment area, a 60,000 gallon above ground water tank and a water well and approximately 29,600 square feet of outdoor vehicle storage and impoundment area and with this substantial conformance relocate the office building with a new mezzanine, relocate maintenance shop, the mechanical room, the truck wash and equipment area, the above ground water tank, and water well from the northwesterly property line to the southeasterly property line along Rio Del Sol Road.- APN: 648-030-013 – Concurrent Cases: None – Related Case: CUP03473, EA40139, CFG03586, GEO01648, CUP03473S1, PP20414

2.
C. Arrieta **LOT LINE ADJUSTMENT NO. 5361 – CEQA EXEMPT – Applicant: USS Cal Builders, Inc. – Engineer/Representative: APD Consultants, Inc. - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Community Area Plan: Community Development: Light Industrial (CD: LI) – Location: Northerly of Varner Road, southerly of Haskell Road, westerly of Harry Oliver Trail, located at 32505 Harry Oliver Trail, Thousand Palms, CA. – 20.92 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The project proposes to adjust two contiguous lot lines. – APN(s): 693-040-007, 693-040-015 - Concurrent Cases: None - Related Cases: CUP03170S6, PP24041**
3.
J. Deertrack **PLOT PLAN NO. 09967, REVISED PERMIT NO. 1, AMENDED NO. 4 – EA41598 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates – Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Open Space: Recreation (OS: R) – Location: Easterly of Palm Drive, northerly of Avenue 20, located at 19300 Palm Drive, Desert Hot Springs, CA. – 174 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to remodel the parking area and driveway access for an existing golf course and clubhouse due to construction of street. – APN(s): 660-040-003, 657-470-004, 657-470-005, 657-470-006, 657-470-007, 657-460-005, 657-460-006, 657-460-007 & 657-460-009 – Concurrent Cases: PP09967R1, EA41598, GEO02023, TR34552, EA40920, CFG04332, GEO01728, TR34553, EA41060, CFG04458, GEO01767, PM36257, EA42216, CFG05568, LLA05335, CPM01827, CPM01828 – Related Cases: SP00336, PM31880, TR31879, CZ06876, PP09967, TR31879, EIR00455, LLA04873, GEO01276**
4.
M. Straite **SPECIFIC PLAN NO. 375 SCREENCHECK NO. 3, ENVIRONMENTAL IMPACT REPORT NO. 514 SCREENCHECK NO. 3- Applicant: Black Emerald LLC - Engineer/Rep Innovative Land Concepts, Inc. - Fourth Supervisorial District - Eastern Coachella Valley Area Plan - Located east and west of Highway 86 south northerly of the Imperial County line and south of 81st Avenue – 5,131 acres (3,936 in Riverside County) - W-2, A-1 & A-2 Zone - **REQUEST:** The **Specific Plan** proposes to arrange 5,131 acres into 4 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 12,300 residential units. The **Environmental Impact Report** will analyze the impacts of the project. - APNs: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45 - Concurrent Cases: GPA00910, CZ07623**