



PLANNING & DEVELOPMENT DEPARTMENT

"Promoting and Sustaining Quality Development"

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PRC AGENDA

PROJECT & ENVIRONMENTAL REVIEW COMMITTEE

(THIS MEETING IS NOT OPEN TO THE PUBLIC)

September 18, 2025

Packet Distribution

**Mike Enriquez, I.T. Dept.
J. Belding, Econ. Development
Cpl. E. Fox, Police Dept.
J. Luna, Public Works Dept.**

**C. Horn, Planning & Development Dept.
R. Ureno, Public Works
X. Baker, Fire Department
A. Hurley, Planning & Development Dept.**

<u>TIME:</u>	<u>NEW CASE:</u>	<u>PLANNER:</u>
9:00 AM	GPA2025-0001, SPA2025-0002, TTM 39317 and PP2025-0001	Rocio L.

General Plan Amendment GPA2025-0001, Specific Plan Amendment SPA2025-0002, Amendment No. 5, Tentative Map TTM 39317 and Precise Plan PP2025-0001: A request to allow Amendment No. 5 to the Chase Ranch Specific Plan (SP-89-2) for proposed annexation of 15 lots totaling 9.5 gross acres into the document's Planning Area 9A, a General Plan Amendment to revise the designated Land Use for the properties from ER (Estate Residential) to LDR (Low Density Residential), a Tentative Map to reconfigure existing lots as well as allow individual ownership (airspace subdivision) of proposed residential units, and a Precise Plan for proposed construction of 56 residential condominiums, surface parking, recreational amenities and drainage infrastructure. The project site is located north of Keith Street, south of Masters Drive, east of Nelson Street and west of Riverstone Circle.

**Applicant: Rick Engineering (Dennis Armstrong)
1770 Iowa Avenue, Suite No. 100, Riverside, CA 92507**