



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

LAND DEVELOPMENT COMMITTEE MEETING & INTERNAL REVIEW AGENDA

77-588 El Duna Court, Suite H
Palm Desert, CA 92211
(760) 863-8277

May 25, 2017 9:30AM

Applicants/Representatives: Please be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date. LDC Members: Please have your department's or agency's requests for additional information or corrections and/or recommended conditions in the County's Land Management System (LMS) one week prior to the LDC date.

Items on the Meeting agenda will be discussed between the applicant and/or any representatives and the LDC members. The intent of the meeting is to discuss the project with the LDC members, hear their concerns and outstanding issues, if any; and to ask questions. Items on the Comment agenda, generally speaking, are amended projects that have previously been on a Meeting agenda, or are minor permit applications. Items that are on the Comment agenda are there for the purpose of providing a deadline in which the LDC members are to complete their review of the latest map or exhibit(s), identify any outstanding issues, and/or complete their signoffs and, if applicable, recommended conditions of approval. No meeting will occur on any items on the Comment agenda.

An action will be taken on each agenda item to either "Clear" or "Continue" each project. A project will be continued if there are issues of concern and/or maps/exhibits are missing important information or are otherwise unacceptable. A project can be cleared if there are no significant issues of concern and all maps/exhibits are complete and satisfactory. If a project reaches a point where the applicant cannot or will not make the necessary changes to the project in order to bring the project into conformance with the General Plan, make it consistent with the subject property's zoning, and/or protect the public's health, safety and welfare, the project will be removed from the LDC process and scheduled for a public hearing before the appropriate decision making body with a recommendation of Denial. If an applicant chooses to withdraw project while in the development review process, a written request shall be submitted to the project planner.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Felicia Sierra at (951) 955-8632 or e-mail at fsierra@rivco.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request. Requests should be made at least 48 hours prior to the scheduled meeting. All LDC agendas are available at the Planning Department's website:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

LDC Meeting Agenda

NO MEETING ITEMS

LDC Internal Review Agenda

- 1. J. Olivas**

CONDITIONAL USE PERMIT NO. 3745, AMENDED NO. 1 – EA42877 – Applicant: Robert Mehring – Engineer: Pacific Engineering - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Light Industrial (LI) – Location: Northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road – 25 Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** To re-permit existing full service recycling facility for the outdoor stockpiling and processing of construction related debris on 25 acre site. The existing recycling facility collects demolition and mixed construction debris, concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, and drywell pumping's. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The site includes accessory structures, office trailer and outdoor storage of trucks and equipment with 20 on-site parking spaces. Additionally, the CUP proposes a separate contractors equipment and materials storage yard on approximate 2 acre portion of the 25 acre site at westerly portion of the property. The CUP proposes a 30-year permit life to July 1, 2046. No new construction is proposed. APN's 648-030-006, 648-030-0017, and 648-030-018. Related Cases: CUP03145, CUP03145R1, and CUP03145R2. Project Planner: Jay Olivas at 760-863-7050 or email at jolivas@rivco.org
BBID 886-089-636 UPROJ: CUP03745

- 2. D. Arvizo**

TENTATIVE PARCEL MAP NO. 37228 – EA43000 – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD:CR) – Location: Northeast corner of SR86 and 66th Avenue – Acres: 37.17 gross Zoning: Light Agriculture, 5-acre minimum (A-1-5) and Scenic Highway Commercial (C-P-S) – **REQUEST:** The Tentative Parcel Map proposes a Schedule "E" subdivision of 37.17 acres into 6 parcels. Parcels 1-5 would include existing commercial facilities; Parcel 6 is an existing undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map, and any required improvements would be bonded for. Existing water service is provided by Mecca Arco Travel Water System – APN: 727-100-020. Project Planner: Daniel Arvizo at 760-863-7684 or email at darvizo@rivco.org
BBID: 123-501-033 UPROJ: PM37228