



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
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## LAND DEVELOPMENT COMMITTEE MEETING & INTERNAL REVIEW AGENDA

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

**August 31, 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 Internal Review agenda, generally speaking, are amended projects that have previously been on a Meeting agenda, or are minor permit applications. Items that are on the Internal Review 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 Internal Review 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](mailto: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. 3713, AMENDED NO. 1 – EA42738 –**  
Owner/Applicant: Palm Silage, Inc. – Representative: Gary D. Green – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: North of Airport Boulevard, west of Tyler Avenue, east of Shady Lane – 19.43 Acres – Zoning: M-SC – **REQUEST:** The conditional use permit is to build a recycling and processing facility that converts clean palm frond waste into livestock feed (animal feed manufacturer). Palms are brought to the site already mulched and placed in windrows approximately 1000 feet in length x 3 feet high and 8 feet wide for drying purposes (up to 500 tons total on-site). Drying process takes approximately 7 days and then tractor shreds the windrows and flips the material. Next a forage harvester picks up windrows, cuts it again, and mechanically loads into a trailer. The trailer then dumps palm silage into a grinder and is processed again along with a small portion of culled dates. Stockpiles are then ready to be transported to western mills in Tulare, CA to be pelletized. At the off-site mill, wheat and rice bran are added to finished product, which is then shipped to feed lots throughout California and the country (process patent pending). The site also includes existing 7,500 square foot steel warehouse building for dry feed storage, offices and restrooms, along with 3 outdoor finished product stock piles, and a grinder, on an existing 90,000 square foot asphalt pad. – APN: 763-250-031 – Related Case: PP17237. Project Planner: Jay Olivas at 760-863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org)  
**BBID: 557-270-451, UPROJ: CUP03713**