

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

530 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 20, 2006

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3145, REVISED PERMIT NO. 2 – EA40088 – Applicant: Z Best Grinding – Engineer/Representative: Matt Cotton – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Vista Chino, easterly of Rio Del Sol, and westerly of Sierra Del Sol – 9.7 gross acres – Zoning: Manufacturing-Service Commercial (M-SC) – REQUEST: The project proposes a revised conditional use permit for the continuation of a recycling facility with accessory office for stockpiling and processing of used concrete (including concrete with rebar, concrete with wire mesh), asphalt, gunite, tile, marble, gypsum, sand, street sweepings, vitreous china and natural rocks. The revised CUP also seeks an expansion of the existing facility from 20 acres to 25 acres, and an extension of the life of the permit from July 1, 2006 until July 1, 2016.

**BACKGROUND:**

The applicant expressed concerns regarding Planning Department condition of approval for paving main internal travel ways and Transportation Department condition of approval for street improvements. These issues were resolved through discussion.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission in Riverside on May 17, 2006.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS BY 5-0 VOTE:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40088**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Robert C. Johnson  
Planning Director

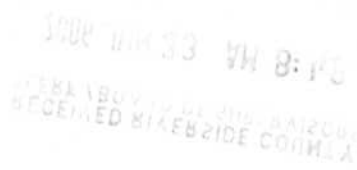
RCJ:mb

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/06 AG

- Dep't Recomm.:  Consent  Policy
- Per Exec. Ofc.:  Consent  Policy



The Honorable Board of Supervisors

RE: Conditional Use Permit No. 3145, Revised Permit No. 2

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**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3145, REVISED PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.