

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

511B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 14, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE 3/31/11 Tina Grande

Departmental Concurrence

SUBJECT: CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robertson's Ready Mix – Engineer/Representative: Christine Goeyvaerts – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: southerly of 20th Street and westerly of Van Dell Road – 3.68 Gross Acres – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** The Revised Conditional Use Permit proposes to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate, with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043.

Frank Coyle, Deputy Director for
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

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

Prev. Agn. Ref.

District: Second

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

Re: CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1

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RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on April 6, 2011.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42281**, 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,

APPROVED **CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.