

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

101 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 23, 2011

SUBJECT: FAST TRACK CONDITIONAL USE PERMIT NO. 3574, REVISED PERMIT NO. 1 (FTA No. 2007-39) - Intent to Adopt a Mitigated Negative Declaration – Applicant: Match Corp. – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR), Rural: Rural Desert (R:RD) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum) - Cabazon Policy Area - Location: Southerly of Interstate 10 and westerly of Apache Trail – 55.44 Gross Acres - Zoning: Manufacturing Service Commercial (MSC), Controlled Development Areas - 10 Acre Minimum (W-2-10) - **REQUEST:** Proposal to modify the previously approved hours of operation to 24-hours a day, seven days a week for an existing asphalt batch plant for all projects including for public and emergency work. No other site modifications are proposed.

RECOMMENDED MOTION:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42438**, 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,

APPROVE **CONDITIONAL USE PERMIT NO. 3574, REVISED PERMIT NO. 1**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Lurja

Carolyn Syms Lurja
Planning Director

Initials:
CSL:jo

Continued on Next Page

REVIEWED BY EXECUTIVE OFFICE

DATE

6/9/11/ML

Tina Grande

Departmental Concurrence

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: 5th

Agenda Number:

16.7

The Honorable Board of Supervisors

Re: FAST TRACK CONDITIONAL USE PERMIT NO. 3574, REVISED PERMIT NO. 1

Page 2 of 2

BACKGROUND:

CUP03574 was originally approved in 2008 with operating hours from 4:00 a.m. to 6:00 p.m. with occasional Saturdays for emergency services. The applicant is now proposing up to 24-hours per day, seven days a week, as needed for public or emergency work. No other site modifications are proposed. The existing asphalt batch plant has an average annual production of up to 750,000 tons of asphalt. The plant includes three silos for dispensing product into delivery trucks; truck trips estimated not to exceed 300 per day. The plant is located on the Cabazon Quarry, operated by Robertson's Ready Mix. The project will use existing lighting and will not add any additional lighting than is currently on-site.