

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

802B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
April 14, 2014

**SUBJECT:** CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 3696 – CEQA EXEMPT – Applicant: Robar Enterprises – Fourth/Fourth Supervisorial District – Location: Northerly of Varner Road southerly of Haskell Road, westerly of Harry Oliver Trail. REQUEST: The Change of Zone proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing-Service Commercial (M-SC). The Conditional Use Permit proposes to 1) permit an existing Concrete Manufacturing Facility as a Concrete Manufacturing Facility, previously permitted under expired Plot Plan No. 7005 and 2) to permit a metal sales center in an existing warehouse structure also previously permitted under expired Plot Plan No. 7005. The structure was properly permitted in the past, but the previous Plot Plan Expired. The proposed use will be new to the warehouse.

**RECOMMENDED MOTIONS:** That the Board of Supervisors:

**APPROVAL** of **CHANGE OF ZONE NO. 7726**, amending the zoning classification for the subject property from Industrial Park (IP) zoning to Manufacturing- Service Commercial (M-SC) (for those portions that do not already have M-SC zoning) in accordance with Exhibit No. 4, subject to the adoption of the Ordinance, and based upon the findings and conclusions incorporated in the staff report; and,

**CONTINUED ON NEXT PAGE**

JCP:ms

Juan C. Perez  
TLMA Director/ Interim Planning  
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**

**For Fiscal Year:**

**C.E.O. RECOMMENDATION:**

APPROVE

BY

Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL

BY: Synthia M. Gunzel DATE: 6-10-14

Departmental Concurrence

☐ Positions Added

☐ Change Order

☐ A-30

☐ 4/5 Vote

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 3696**

**DATE:** March 11, 2014

**PAGE:** Page 2 of 2

**RECOMMENDED MOTIONS (CONTINUED):**

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3696**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**ADOPT Ordinance No. 348.4782**, amending the zoning in the Thousand Palms District shown on Map No. 40.044 Change of Zone Case No. 7726, attached hereto and incorporated herein by reference.

**BACKGROUND:**

**Summary**

The project was before the Planning Commission on February 26, 2014 with a 5-0 vote recommending approval to the Board of Supervisors. The structures are existing. The concrete batch plant and the ware- house structure were properly permitted in the past, but the previous Plot Plan expired. Limited outside storage was added at the Planning Commission to the project description and the attached conditions of approval reflect this change.

**Impact on Citizens and Businesses**

The impacts of this project are negligible because the project structures already exist. They have been evaluated through the public hearing process by Planning staff and the Planning Commission.

**ATTACHMENTS (if needed, in this order):**

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4782**

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AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Thousand Palms District Zoning Plan Map No. 40. as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.044 Change of Zone Case No. 7726," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST: Kecia Harper-Ihem  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

(SEAL)

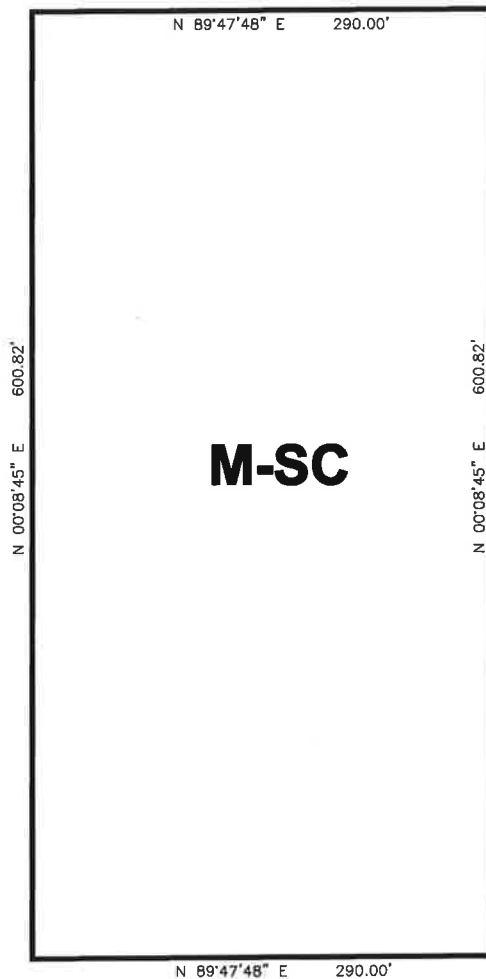
APPROVED AS TO FORM  
May 27, 2014

By: Synthia M. Gunzel  
SYNTHIA M. GUNZEL  
Deputy County Counsel

SMG/MD  
05/23/14

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**SECTION 19, T. 4S., R. 6E., S. B. B. & M.**

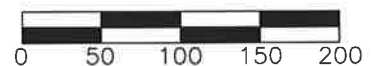


**LEGAL DESCRIPTION**

PARCEL 3, OF RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN BOOK 35, AT PAGE 14, OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, LOCATED IN THE NORTH HALF OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 6 EAST, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN.



SCALE 1" = 50'



**LEGEND**

**M-SC**

**MANUFACTURING - SERVICE COMMERCIAL**

**MAP NO. 40.044  
CHANGE OF OFFICIAL ZONING PLAN  
THOUSAND PALMS  
DISTRICT  
CHANGE OF ZONE CASE NO. 07726  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4782  
JULY 1, 2014**

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**

APN: 693-040-003 & 004