



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Director*

**DATE:** April 14, 2014

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 3696

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> CEQA Exempt  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(4th Dist) Desert Sun and Press Enterprise

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Exemption  
California Department of Fish & Wildlife Receipt (CFG06007)

**Do not send these documents to the County Clerk for  
posting until the Board has taken final action on the subject cases.**

**PLEASE SCHEUDLE FOR July 1, 2014 BOARD AGENDA**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
April 14, 2014

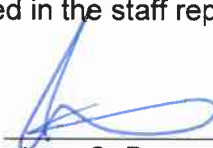
**SUBJECT:** CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 3696 – CEQA EXEMPT – Applicant: Robar Enterprises – Fourth/Fourth Supervisorial District – Location: Northerly of Varner Road southerly of Haskell Road, westerly of Harry Oliver Trail. **REQUEST:** The Change of Zone proposes to change 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 type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**

**For Fiscal Year:**

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

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL

BY: *Synthia M. Gunzel* DATE: *6-10-14*  
SYNTHIA M. GUNZEL

Departmental Concurrence

☐ A-30 ☐ Positions Added

☐ 4/5 Vote

☐ Change Order

**Prev. Agn. Ref.:**

**District:** 4/4

**Agenda Number:**

**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)

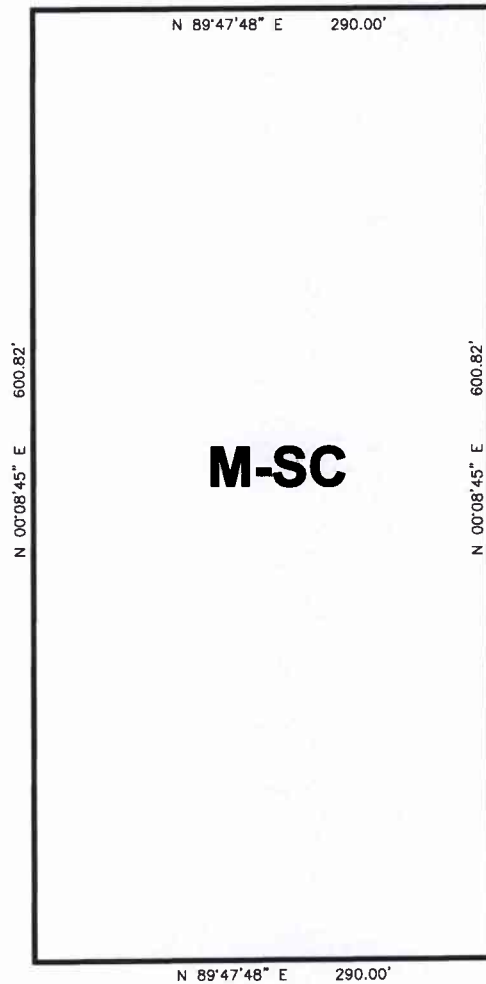
APPROVED AS TO FORM  
May 27, 2014

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

SMG/MD  
05/23/14

G:\PROPERTY\MDUSEK\CZ ZONING ORD & FORM1\FORMAT.348\4782.DOC

**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 38, 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**

**PLANNING COMMISSION  
MINUTE ORDER  
FEBRUARY 26, 2014  
LA QUINTA CITY COUNCIL CHAMBERS**

**I. AGENDA ITEM 3.2**

**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, and westerly of Harry Oliver Trail. (Legislative)

**II. PROJECT DESCRIPTION:**

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, previously permitted under expired PP 7005 and 2) to permit a metal sales center in an existing warehouse structure also previously permitted under expired PP 7005. The structure was properly permitted in the past, but the previous Plot Plan expired. The proposed use will be new to the warehouse. NOTE: No changes are proposed to the property at this time for either use, everything is existing, no new alterations or ground disturbance is proposed.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Spoke in favor of the proposed project:

- Lori Clifton, applicant

No one spoke in a neutral position or in opposition.

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Motion by Chairman Sanchez, 2<sup>nd</sup> by Commissioner Valdivia

A vote of 5-0

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7726**; and,

**TENTATIVE APPROVAL** of **CONDITIONAL USE PERMIT NO. 3696 WITH MODIFICATIONS TO THE CONDITIONS OF APPROVAL.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



3 . 2  
Agenda Item No.:  
Area Plan: Western Coachella Valley  
Zoning Area: Thousand Palms  
Supervisory District: Fourth  
Project Planner: Matt Straite  
Planning Commission: February 26, 2014

CHANGE OF ZONE NO. 7726  
CONDITIONAL USE PERMIT NO. 3696  
Environmental Assessment No. 42360  
Applicant: Robar Enterprises  
Engineer/Representative: Kjelstom and Associates, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7726** proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing- Service Commercial (M-SC).

**Conditional Use Permit No. 3696** proposes to 1) renew the permit for an existing concrete manufacturing facility on the northern portion of the two project parcels, previously permitted under expired Plot Plan No. 7005 and 2) to permit metal sales (with no gas sales) within the existing warehouse structure on the southern portion of the site, also previously permitted under expired Plot Plan No. 7005. The structure and the concrete batch plant were properly permitted in the past, but the previous Plot Plan expired. There will be no outside storage of materials.

### ISSUES OF POTENTIAL CONCERN:

The project site has used an easement for access to Varner Road since the site was originally permitted. The easement is through the adjacent SunLine Transit bus maintenance facility. The SunLine Transit project was recently revised through the County and as part of that review, staff assured that SunLine Transit project provided improvements to the access easement.

Because the property is not adjacent to any residential property, and surrounded by Light Industrial uses, no limitations have been added to the operating hours or the days of the week that the project can operate.

### SUMMARY OF FINDINGS:

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Light Industrial (LI)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Light Industrial (LI) to the north, south, east and west.   |
| 3. Proposed Zoning (Ex. #2):                   | Manufacturing- Service Commercial (M-SC)  |
| 4. Surrounding Zoning (Ex. #2):                | Manufacturing- Service Commercial (M-SC) to the east, north and west, Industrial Park (IP) to the east and the south. |
| 5. Existing Land Use (Ex. #1):                 | Existing unpermitted structures and batch plant.  |
| 6. Surrounding Land Use (Ex. #1):              | Industrial uses to the north, east and south, storage to the west.  |
| 7. Project Data:                               | Total Acreage: 4 gross acres  |
| 8. Environmental Concerns:                     | This project is exempt from CEQA pursuant to CEQA guidelines section 15301, existing facilities.                      |

605

**RECOMMENDATIONS:**

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**TENTATIVE 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, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**TENTATIVE 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.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project sites General Plan Land Use designation is Light Industrial (LI) on the Western Coachella Valley Area Plan.
2. The proposed light industrial use, concrete batch plant and steel sales, is permitted use in the Light Industrial (LI) designation.
3. The project site is surrounded by properties which are designated Light Industrial (LI) to the north, south, east and west.
4. The zoning for the subject site is Industrial Park (IP) zoning Manufacturing- Service Commercial (M-SC).
5. The proposed use, metal sales, is a permitted use subject to approval of a plot plan; however, the second proposed use, a concrete batch plant, is a permitted use with a conditional use permit, in the Manufacturing- Service Commercial (M-SC) zone (Article XI, Section 11.2.c.9).
6. The proposed use, steel sales and a concrete batch plant, is consistent with the development standards set forth in the Manufacturing- Service Commercial (M-SC) zone.
7. The project site is surrounded by properties which are zoned Manufacturing- Service Commercial (M-SC) to the east, north and west, Industrial Park (IP) to the east and the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a conservation area of the Coachella Valley Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Cathedral City. No comments have been received by the City.
11. The project is exempt from CEQA review pursuant to CEQA guidelines section 15301, existing facilities which explains that permitting of private existing structures with previous permits is exempt from the need to perform any CEQA analysis.



12. The project site features several structures that were previously permitted under Plot Plan No. 7005.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Manufacturing- Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project is categorically exempt from CEQA review.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - b. An area drainage plan, or dam inundation area; or,
  - c. High Fire Area.
3. The project site is located within:
  - a. The Cathedral City sphere of influence;
  - b. A 100-year flood plain,
  - c. Desert Recreation District; and,
  - d. An area of moderate liquefaction.
4. The subject site is currently designated as Assessor's Parcel Numbers 693-040-003 and 693-040-004.

MS

Y:\Planning Case Files-Riverside office\CUP03696\DH-PC-BOS Hearings\DH-PC\Staff Report.docx

Date Prepared: 01/01/01

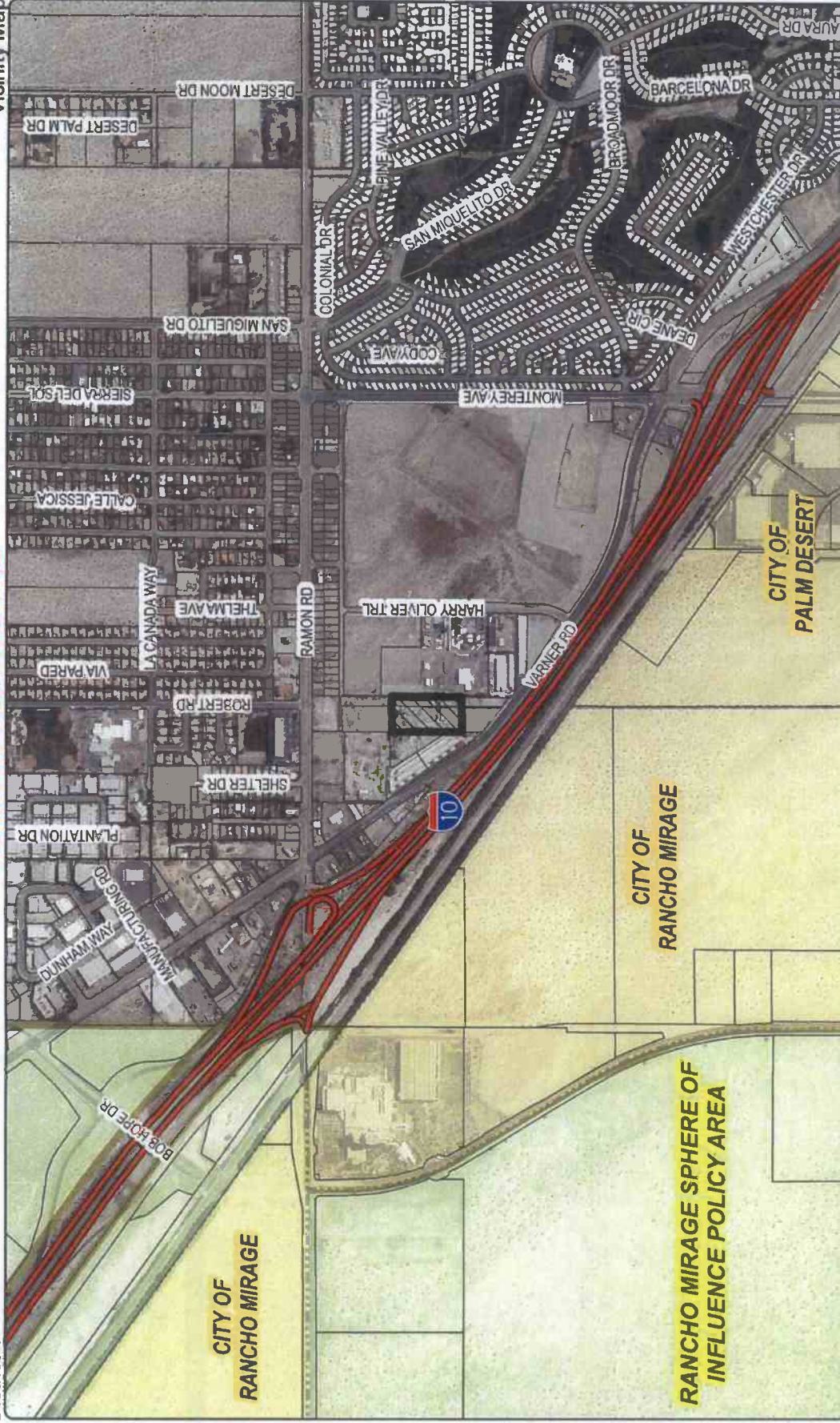
Date Revised: 01/14/14

# RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03696

Supervisor Benoit  
District 4

Date Drawn: 12/12/2013  
Vicinity Map

## VICINITY/POLICY AREAS



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 19

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riversidecountyplanning.com>

Assessors Bk. Pg. 693 - 04  
Thomas Bros. Pg. 788 D3  
Edition 2011





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03696

### LAND USE

Supervisor Benoit  
District 4

Date Drawn: 12/12/2013  
Exhibit 1



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 19

Assessors Bk. Pg. 693 - 04  
Thomas Bros. Pg. 788 D3  
Edition 2011



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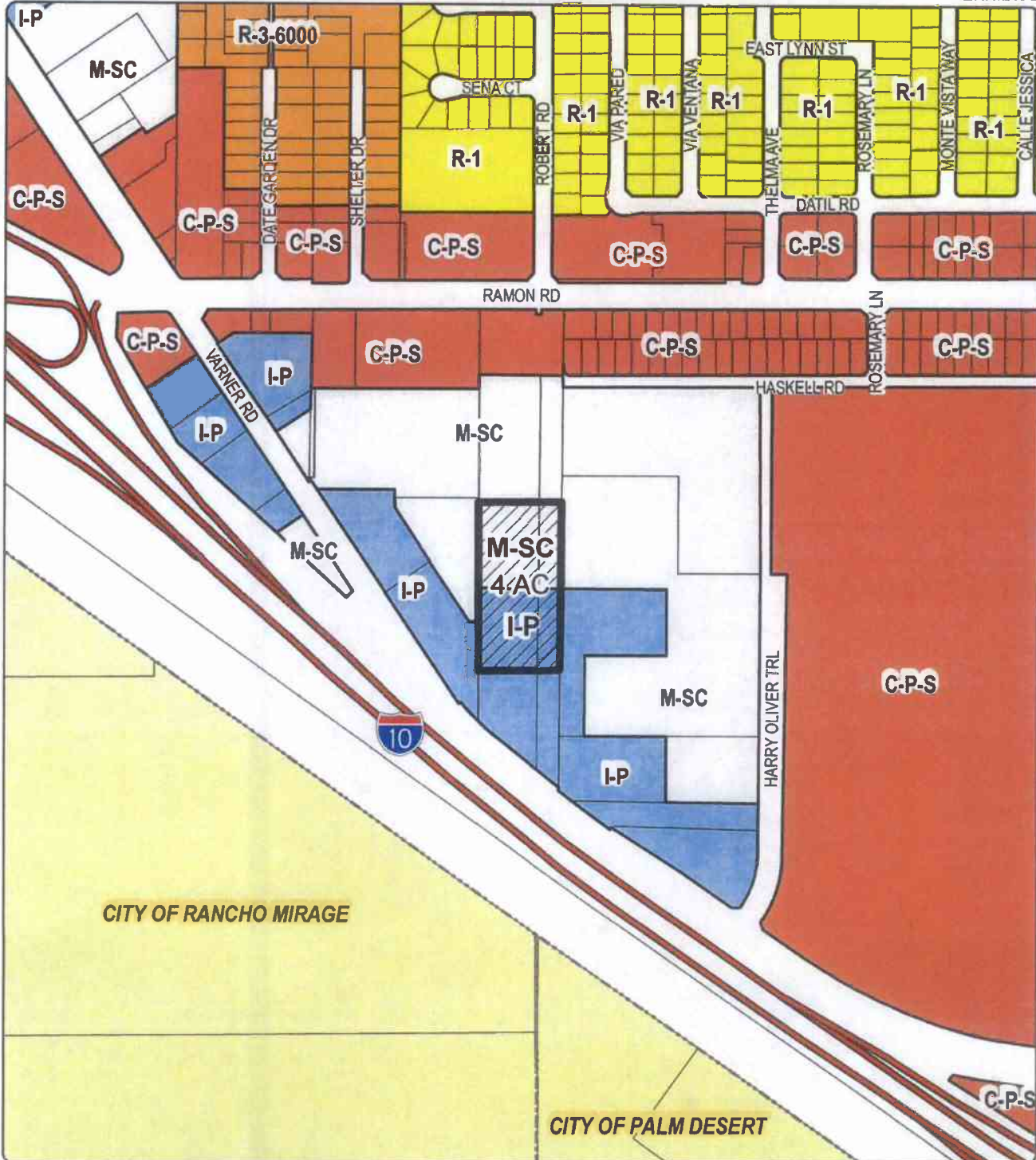
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03696

### EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 12/12/2013/13  
Exhibit 2



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 19

Assessors Bk. Pg. 693 - 04  
Thomas Bros. Pg. 788 D3  
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>

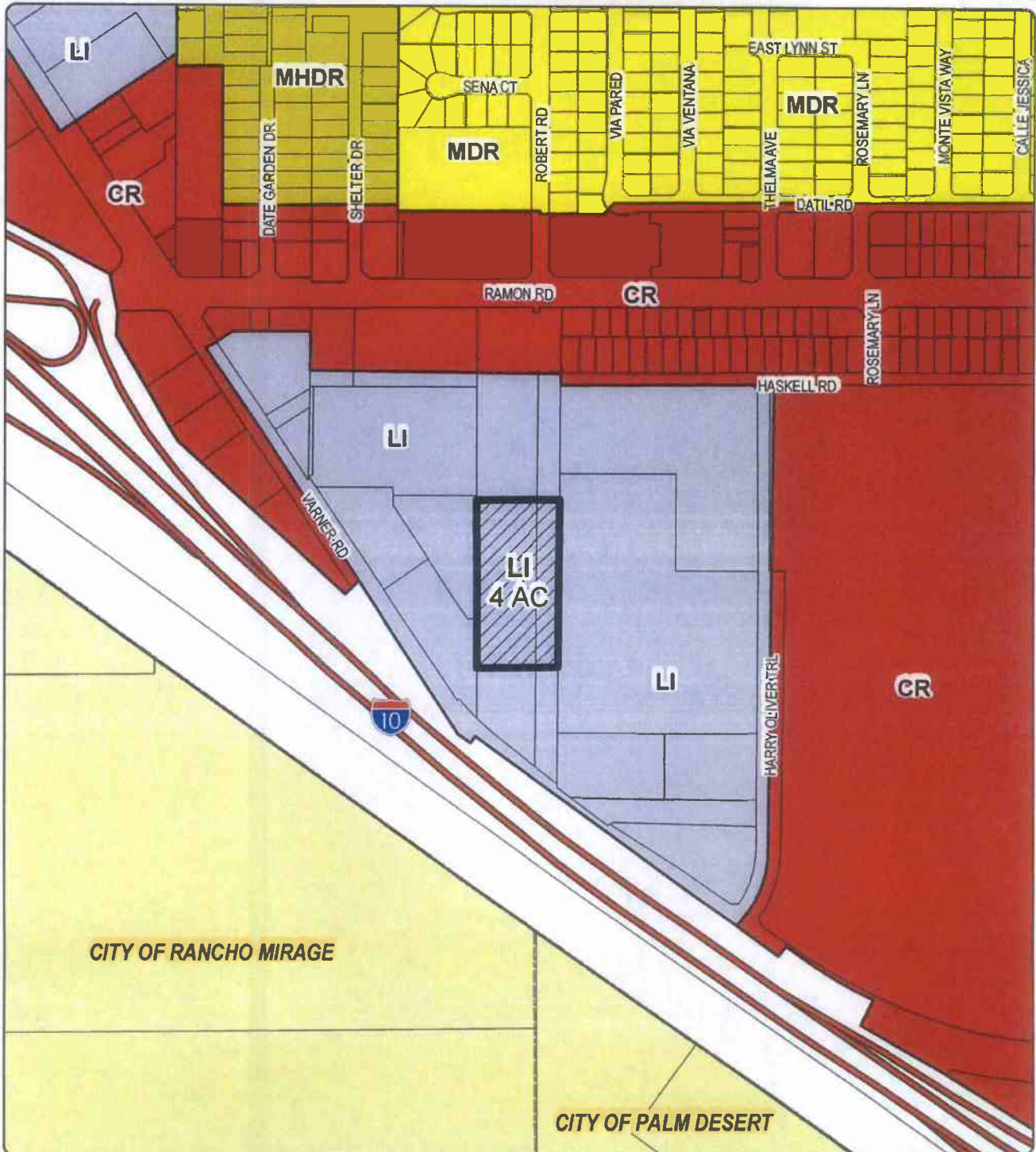
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03696

### EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 12/12/2013  
Exhibit 5



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 19

Assessors Bk. Pg. 693 - 04  
Thomas Bros. Pg. 788 D3  
Edition 2011



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## Change of Zone Exhibit



### ZONING

INTERSTATES  
I-P

HIGHWAYS  
M-SC

PARCELS

ZONING BOUNDARY

#### \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Oct 23 11:53:36 2013

Version 131001

CASE: CZ07726  
DATE: 10/23/13  
PLANNER: M. STRAITE



NO.	REVISIONS	DATE

PROJECT DATE: DECEMBER 24, 2009  
 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PLOT PLAN**  
 EXHIBIT "A"

**LEGAL DESCRIPTION**  
 PART 2, OF RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 10, OF RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LAM TRANSFORMING AND MANUFACTURING, INC.

**ASSISTANT PLANNING MANAGER**

**APPROVED AND APPROVED**

**PROJECT ADDRESS**

7405 VARNER ROAD

INDUSTRIAL PARK, CALIFORNIA 92504

**APPLICANT / OWNER / DEVELOPER**

INDUSTRIAL PARK, CALIFORNIA 92504

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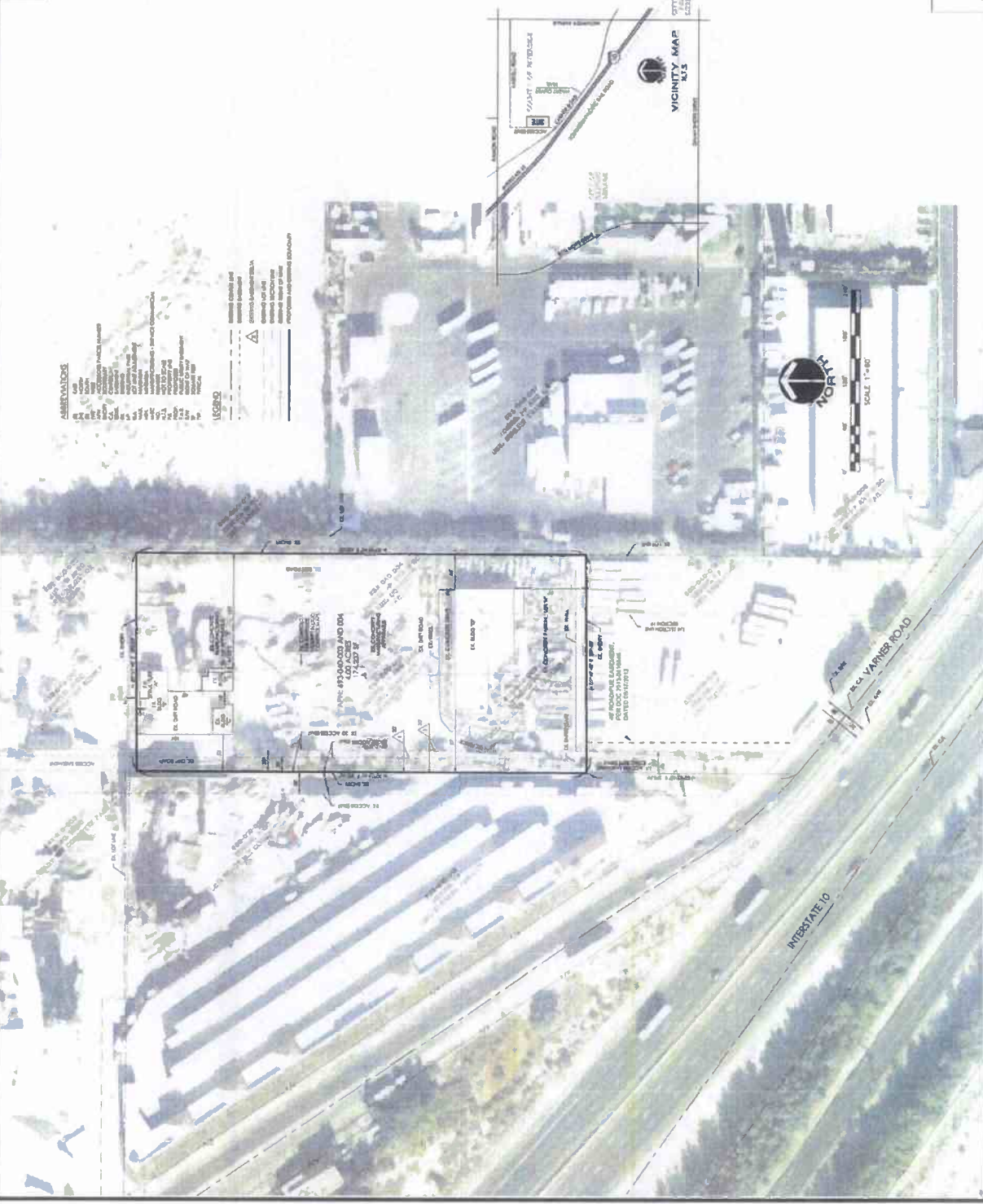
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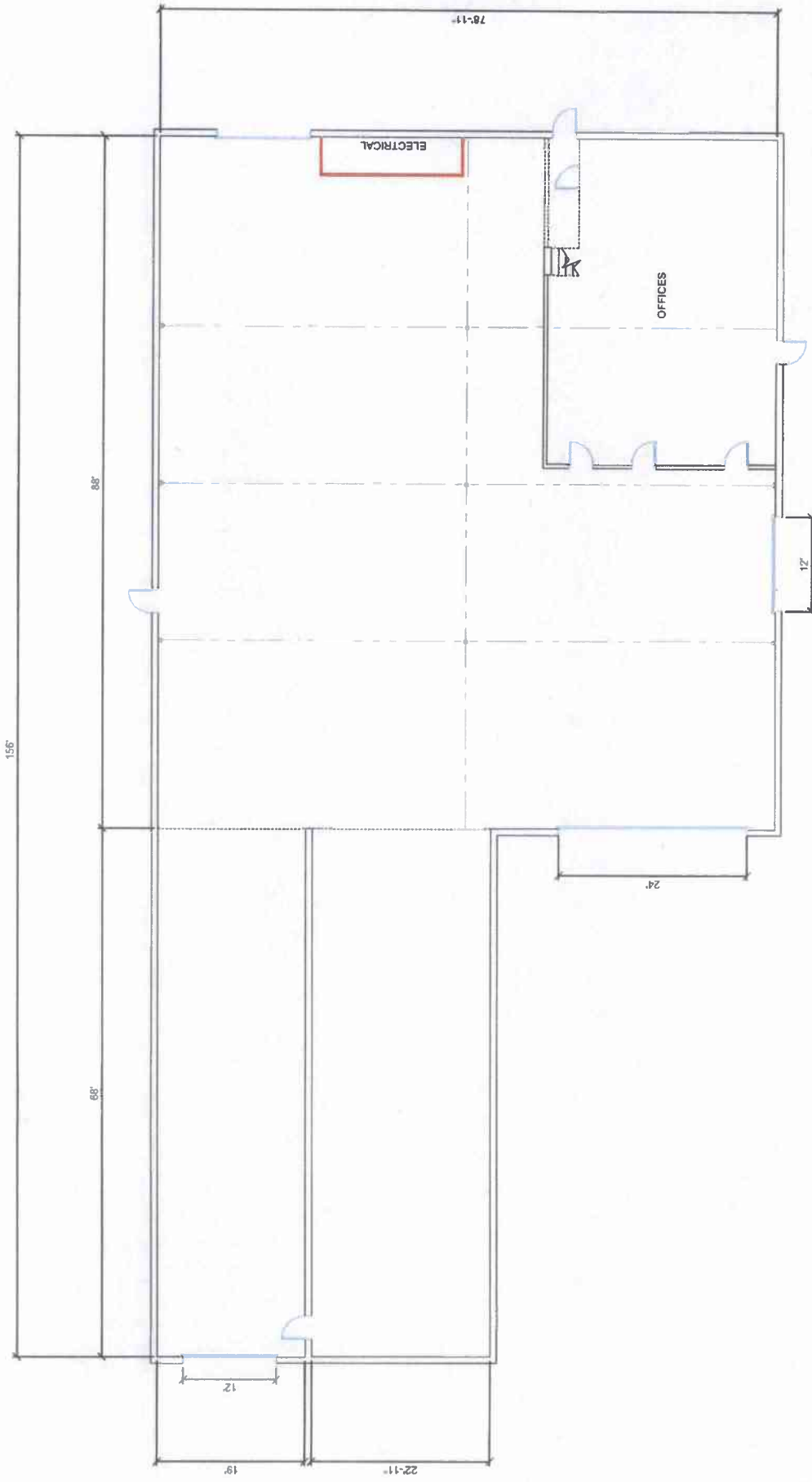
INDUSTRIAL PARK, CALIFORNIA 92504

INDUSTRIAL PARK, CALIFORNIA 92504



**KJELSTROM & ASSOCIATES, Inc.**

60979 867-9444 FAX 60979 867-9425  
 2000 JEFFERSON STREET  
 SUITE 100  
 BIRMINGHAM, AL 35202



**EXHIBIT "C" - EX. BLDG "G" FLOOR PLAN**

**ROBAR ENTERPRISES, INC.**

**FOR CUP SUBMITTAL**

**KJELSTROM & ASSOCIATES, Inc.**

31503 BLISS AVE. SUITE 100  
 REDDING, CA 96001  
 (909) 867-9444 FAX (909) 867-9435 [www.kjstromassociates.com](http://www.kjstromassociates.com)









01/06/14  
15:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

5. DRT CORRECTIONS REQUIRED

BS PLNCK DEPARTMENT

5.BS PLNCK. 1

DRT-BUILD & SAFETY PLNCK

REQUIRED

Please clarify the project/exhibit description. Currently it would appear there is a request to permit a metal sales center within an existing house? The description also mentions a new use as a warehouse?

The description also states the existing structure(s) were permitted under an expired plot plan. There are numerous buildings indicated on the site plan exhibit, yet at this time no building permits could be located for any structures on the property. Please contact the Building & Safety Records Department to obtain the history of possible building permits for this property.

If there is to be a change of use to the existing residence or part of the existing residence, building permits are required.

Please clarify the scope of the intent, and provide the above requested information.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to 1) renew the permit for an existing Concrete Manufacturing Facility on the northern portion of the two project parcels, previously permitted under expired PP007005 and 2) to permit metal sales (with no gas sales) within the existing warehouse structure on the southern portion of the site, also previously permitted under expired PP007005. The structure and the concrete batch plant were properly permitted in the past, but the previous Plot Plan Expired. There will be no outside storage of materials.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

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10. GENERAL CONDITIONS

10. EVERY. 2

USE - HOLD HARMLESS (cont.)

RECOMMND

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3696 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3696, Exhibit A, Site Plan, dated 10/23/13.

APPROVED EXHIBIT B = Conditional Use Permit No. 3696 Exhibit B, elevations (in the form of images), dated 10/23/13

APPROVED EXHIBIT C = Conditional Use Permit No. 3696 Exhibit C, Floor Plans, dated 10/23/13

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Conditional Use Permit No. 03696 to permit and existing concrete manufacturing facility, previously permitted under expired Plot Plan No. 007005 and to permit a metal sales center in an existing warehouse structure also permitted under expired Plot Plan No. 007005. No grading is proposed as part of this Conditional Use Permit. The Grading Division does not object to this proposal with the following included conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify

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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.



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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1

NO NEW BLDGS/CONSTR PROPOSED

RECOMMND

Based on the information provided on the planning case transmittal coversheet and Plot Plan Exhibit "A" dated 10-23-13, Conditional Use Permit 3696 is proposing to permit an existing Concrete Manufacturing Facility previously approved under PP 7005. No changes are proposed to the property and everything is existing. Moreover, no new alterations or ground disturbances are proposed.

Please note that if there are any significant changes to the information stated above, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

10.E HEALTH. 2

CUP 3696-WTR & WSTWTR COMMENTS

RECOMMND

Conditional Use Permit 3696 is currently receiving potable water service from Coachella Valley Water District (CVWD). It is the responsibility of this facility to ensure that all requirements to continue receiving potable water service are met with CVWD as well as all other applicable agencies.

Per Exhibit "A" dated 10/23/13, the project is also proposing to obtain sanitary sewer service from CVWD. Per sewer plan map provided by David Wilson (CVWD Engineering), an existing CVWD sewer line currently abuts the project's westerly property boundary.

At time of Planning Case submittal, it was noted the project's existing buildings containing sanitation facilities (i.e. wastewater plumbing) were connected to an onsite wastewater treatment system (OWTS). Since there are no new buildings or new construction being proposed for the project, the Department of Environmental Health (DEH) shall allow these buildings to remain on an OWTS until these OWTS are in need of replacement or repair.

Upon the replacement or repair of these existing OWTS, the facility shall ensure that all requirements to obtain sanitary sewer service are met with CVWD as well as all other applicable agencies.

All OWTS removal or abandonment activities shall be



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10. GENERAL CONDITIONS

10.E HEALTH. 2 CUP 3696-WTR & WSTWTR COMMENTS (cont.) RECOMMND

conducted under permit with the Department of Environmental Health. Applicable fees shall apply. For further information, please contact DEH Land Use - Indio Office at (760) 863-7570.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

Based on the information provided and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources\* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County

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10. GENERAL CONDITIONS

10.PLANNING. 1                      USE - INADVERTANT ARCHAEO FIND (cont.)                      RECOMMND

Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 2                      USE - IF HUMAN REMAINS FOUND                      RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3

USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.)

RECOMMND

the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be



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10. GENERAL CONDITIONS

10.PLANNING. 5                   USE - FEES FOR REVIEW (cont.)                   RECOMMND

reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 8                   USE - LAND DIVISION REQUIRED                   RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 10                  USE - BASIS FOR PARKING                   RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), however, the parking for the project is existing, and less than required by the ordinance. The applicant provided a parking plan which was approved by the Director pursuant to Ordinance No. 348.

10.PLANNING. 12                  USE - NO OUTDOOR ADVERTISING                  RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19                  USE - NO SECOND FLOOR                   RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as



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10. GENERAL CONDITIONS

10.PLANNING. 19                   USE - NO SECOND FLOOR (cont.)                   RECOMMND

part of this permit and reviewed for parking standards.

10.PLANNING. 20                   USE- NO RESIDENT OCCUPANCY                   RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 21                   USE - MAINTAIN LICENSING                   RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Building and Safety or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22                   USE - EXTERIOR NOISE LEVELS                   RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23                   USE - NOISE MONITORING REPORTS                   RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of

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10. GENERAL CONDITIONS

10.PLANNING. 23                      USE - NOISE MONITORING REPORTS (cont.)                      RECOMMND

Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 25                      USE - CAUSES FOR REVOCATION                      RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26                      USE - CEASED OPERATIONS                      RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 27                      USE - IND OCCUPANT CHANGE                      RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 30                      USE - MT PALOMAR LIGHTING AREA                      RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 32                      USE- PERMIT SIGNS                      RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the

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10. GENERAL CONDITIONS

10.PLANNING. 32                   USE- PERMIT SIGNS (cont.)                   RECOMMND

requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 35                   USE - BUSINESS LICENSING                   RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

TRANS DEPARTMENT

10.TRANS. 1                   USE-STD INTRO 3 (ORD 460/461)                   RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                   USE - COUNTY WEB SITE                   RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3                   USE - ENCROACHMENT PERMIT                   RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any

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10. GENERAL CONDITIONS

10.TRANS. 3                      USE - ENCROACHMENT PERMIT (cont.)                      RECOMMND  
work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1                      USE - BUSINESS REGISTRATION                      RECOMMND  
Within 30 (thirty) days of receiving final approval of Condition Use Permit No. 03696, the applicant/owner shall register the business with the Department of Building and Safety Business Registration Division. Any person or entity that owns or operates a commercial and or industrial facility shall register such facility for annual inspections.

PLANNING DEPARTMENT

20.PLANNING. 2                      USE- LIFE OF THE PERMIT                      RECOMMND  
The life of Conditional Use Permit No. 3696 shall terminate on July 1, 2044. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4                      USE - EXPIRATION DATE-CUP/PUP                      RECOMMND  
This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.



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20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENTS

RECOMMND

Projects access point from Varner Road up to projects entrance at the property line shall be improved with Curb and gutter and asphalt concrete pavement over Class II Base to carry the truck loading inclusive of traffic signing and striping as approved by Transportation Department.

\* Above mentioned improvements shall be coordinated with Sunline Transit project CUP03670R1. \*

\*\* Above mentioned improvements shall be completed within 6 months of the Board of Supervisors receive and file of the project.\*\*

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 9 USE- REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Change of Zone No. 7726 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

PLANNING DEPARTMENT

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE- REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Change of Zone No. 7726 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3696, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

PLANNING DEPARTMENT

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of 1 (one) accessible parking spaces for persons with disabilities shall be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade,

01/06/14  
15:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 17

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4                      USE- ACCESSIBLE PARKING (cont.)                      RECOMMND

ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 6                      USE- LOADING SPACE                      RECOMMND

A minimum of 1 (one) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8                      USE - ROOF EQUIPMENT SHIELDING                      RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10                      USE- INSTALL BIKE RACKS                      RECOMMND

A bicycle rack with a minimum of 5 spaces shall be provided in convenient locations to facilitate bicycle access to the project area.

90.PLANNING. 15                      USE- TRASH ENCLOSURE                      RECOMMND

1 (one) trash enclosure which is adequate to enclose a minimum of 2 (two) bins shall be constructed on site prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block or chain link. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and

01/06/14  
15:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 18

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE- TRASH ENCLOSURE (cont.)

RECOMMND

rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, or as interpreted by the County fee administrator. The Project Area for Conditional Use Permit No. 3696 has been calculated to be 4 net acres.

In the event Riverside County Ordinance No. 659 is



01/06/14  
15:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

90. PRIOR TO BLDG FINAL INSPECTION

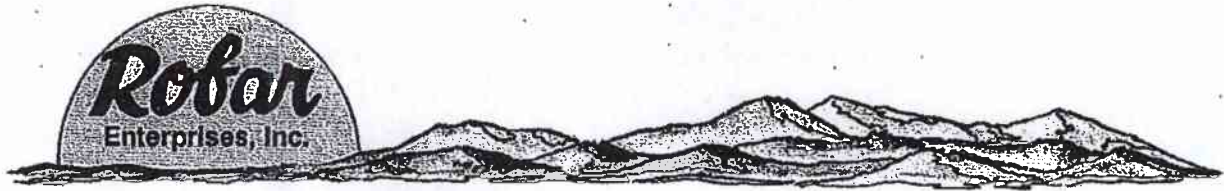
90.PLANNING. 28

USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

rescinded, this condition will no longer be applicable.  
However, should Riverside County Ordinance No. 659 be  
rescinded and superseded by a subsequent mitigation fee  
ordinance, payment of the appropriate fee set forth in that  
ordinance shall be required.

HI-GRADE MATERIALS CO. • ENDURA STEEL • SMITH IRONWORKS • ASCON RECY. CO.



17671 Bear Valley Rd., Hesperia, California 92345

(760) 244-9325

December 3, 2013

Matt Straite  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501

Dear Matt:

Robar Enterprises, Inc. (Hi-Grade Materials Co./Endura Steel, Inc.) is requesting parking exemption for the proposed concrete batch plant and metals service center to be located at 72740 Varner Road, Thousand Palms. The existing parking is 20 spaces plus handicap parking spot.

Hi-Grade Materials will be batching concrete at the plant and delivering in our ready mix concrete trucks. Parking will be primarily for employees, approximately 5-7. Customers typically do not come to concrete plant to place orders. Endura Steel, Inc. is a metals service center (retail steel yard) with approximately 3-5 employees to start. Product will be delivered in our trucks as well as we will have some walk in customers.

Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori A. Clifton", written over a horizontal line.

Lori A. Clifton  
VP, Planning & Development

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

FILE COPY

DATE: October 24, 2013

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Transportation Dept. - Palm Desert  
Riv. Co. Environmental Health Dept.  
Coachella Valley Water Dist.  
Riv. Co. Fire Department - Palm Desert  
Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Sunline Transit Agency  
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.  
4th District Supervisor  
4th District Planning Commissioner  
Colorado River RWQCB  
Cathedral City

**CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 03696 - EA42360 - Applicant: Robar Enterprises- Engineer/Representative: Kjelstrom and Associates Inc. - Fourth/Fourth Supervisorial District - Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) - Location: Northerly of Varner Road southerly of Haskell Road, westerly of Harry Oliver Trail - 4 Gross Acres - Zoning: Industrial Park (IP) and Manufacturing- Service Commercial (M-SC) - 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 PP007005 and 2) to permit a metal sales center in an existing where house structure also previously permitted under expired PP007005. The structure was properly permitted in the past, but the previous Plot Plan Expired. The proposed use will be new to the warehouse. NOTE: No changes are proposed to the property at this time for either use, everything is existing, no new alterations or ground disturbance is proposed.- APN(s): 693-040-003 and 693-040-004**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on November 14, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at [mstraite@rctima.org](mailto:mstraite@rctima.org) / MAILSTOP# 1070.

Public Hearing Path: DH: ☐ PC: ☒ BOS: ☒

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*





Established in 1918 as a public agency

## Coachella Valley Water District

**Directors:**

John P. Powell, Jr., President - Div. 3  
Franz W. De Klotz, Vice President - Div. 1  
Ed Pack - Div. 2  
Peter Nelson - Div. 4  
Debi Livesay - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

November 6, 2013

File: 0163.1  
0421.1  
0721.1  
1150.011  
Geo. 040619-1  
PZ: 13-4968

NOV 07 2013

Matt Straite  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

Dear Mr. Straite:

Subject: Change of Zone No. 7726 (CUP No. 03696)

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

The proposed Change of Zone No. 7726 (CUP No. 03696) does not conflict with CVWD facilities.

Approval of the proposed Change of Zone No. 7726 (CUP No. 03696) does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

November 6, 2013

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

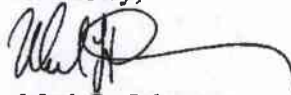
This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson  
Director of Engineering

cc: See list

SL:ch/eng/sw/13/Nov/Change of Zone 7726-County-M Straite



cc: Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

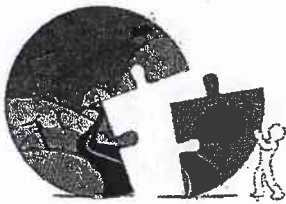
Alan French  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mike Mistica  
County of Riverside, Department of Environmental Health  
Land Use & Water Resources Program  
3880 North Lemon Street, Suite 200  
Riverside, CA 92501-3374

cc: Robar Enterprises, Inc.  
17671 Bear Valley Road  
Hesperia, CA 92345

SL:ch/eng/sw/13/Nov/Change of Zone 7726-County-M Straite





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: Building with Parking Lot and Concrete Manufacturing Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPO3696

DATE SUBMITTED: 10/17/13

### APPLICATION INFORMATION

Applicant's Name: Robar Enterprises, Inc. c/o Lori Clifton

E-Mail: lclifton@robarenterprises.com

Mailing Address: 17671 Bear Valley Road

Hesperia, CA 92345

Street

City

State

ZIP

Daytime Phone No: (760) 244-9325

Fax No: (760) 244-1819

Engineer/Representative's Name: Kjelstrom & Associates, Inc. c/o Kit Kjelstrom

E-Mail: kit@kjelstromassociates.com

Mailing Address: PO Box 2833

Running Springs, CA 92382

Street

City

State

ZIP

Daytime Phone No: (909) 867-9444

Fax No: (909) 867-9435

Property Owner's Name: Robar Enterprises, Inc.

E-Mail: lclifton@robarenterprises.com

Mailing Address: 17671 Bear Valley Road

Hesperia, CA 92345

Street

City

State

ZIP

Daytime Phone No: (760) 244-9325

Fax No: (760) 244-1819

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

## APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Robar Enterprises, Inc.

PRINTED NAME OF APPLICANT

by:   
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Robar Enterprises, Inc.

PRINTED NAME OF PROPERTY OWNER(S)

by:   
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners' signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 693-040-003 & 693-040-004

Section: 19 Township: 5 South Range: 6 East

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 4.0 acres

General location (nearby or cross streets): North of Varner Road, South of Ramon Road, East of Varner Road, West of Monterey Avenue

Thomas Brothers map, edition year, page number, and coordinates: "2009" Edition, p.788, sections D2 & D3

Project Description: (describe the proposed project in detail)

Obtain a Conditional Use Permit for an existing Concrete Manufacturing Facility and Metal Sales Center.

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). CZ 7726 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 42260 E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

Is sewer service available at the site? Yes ☒ No ☐ Septic System

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0.0 cubic yards



**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 0.0 cubic yards

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither 0.0

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 174,240 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☒ No ☐

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River

☐ Santa Margarita River

☒ Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

## APPLICATION FOR LAND USE PROJECT

### HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list: For: R. Bay Enterprises Inc.

Applicant (1) by: [Signature] D. [Signature], Pres.

Date 10-15-13

Applicant (2) \_\_\_\_\_

Date \_\_\_\_\_

### HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☒ No ☐

**APPLICATION FOR LAND USE PROJECT**

---

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

I (we) certify that my (our) answers are true and correct.

For: *Robert Enterprises Inc.*

Owner/Authorized Agent (1) *by Matthew D. Hovey, Inc.* Date 10-15-13

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



J.D.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman - Planning Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.  
☐ Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.  
☐ Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: C207726 DATE SUBMITTED: 12/29/09

### APPLICATION INFORMATION

Applicant's Name: Granite Construction  
c/o Dave Lowry E-Mail: dave.lowry@gcinc.com

Mailing Address: 38000 Monroe Street  
Indio CA 92203  
City State ZIP

Daytime Phone No: (760) 775-7500 Fax No: (760) 775-8228  
Margo Thibeault c/o mthibeault@msaconsultinginc.com

Engineer/Representative's Name: MSA Consulting Inc E-Mail: \_\_\_\_\_

Mailing Address: 34200 Bob Hope Drive  
Rancho Mirage CA 92270  
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: (760) 323-7893

Property Owner's Name: Granite Construction Co. E-Mail: dave.lowry@gcinc.com

Mailing Address: PO Box 50085  
Watsonville CA 95077  
City State ZIP

Daytime Phone No: (831) 768-4160 Fax No: (831) 761-7846

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

## APPLICATION FOR CHANGE OF ZONE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PATRICK C. KELLY  
PRINTED NAME OF APPLICANT

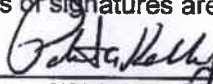
  
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

PATRICK C. KELLY  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 693-040-003 / 693-040-004

Section: 19 Township: 4S Range: 6E

Approximate Gross Acreage: 1.21 acres

General location (nearby or cross streets): North of Varner Rd, South of Ramon, East of I-10, West of Harry Oliver Trail

Thomas Brothers map, edition year, page number, and coordinates: Riv Co, 2007, Page 788, D-2





## PROPERTY OWNERS CERTIFICATION FORM

I, Matt Straite, certify that on May 16, 2014

The attached property owners list was prepared by Riverside County,

APN (s) or case numbers CUP 03696 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Matt Straite

TITLE Planner

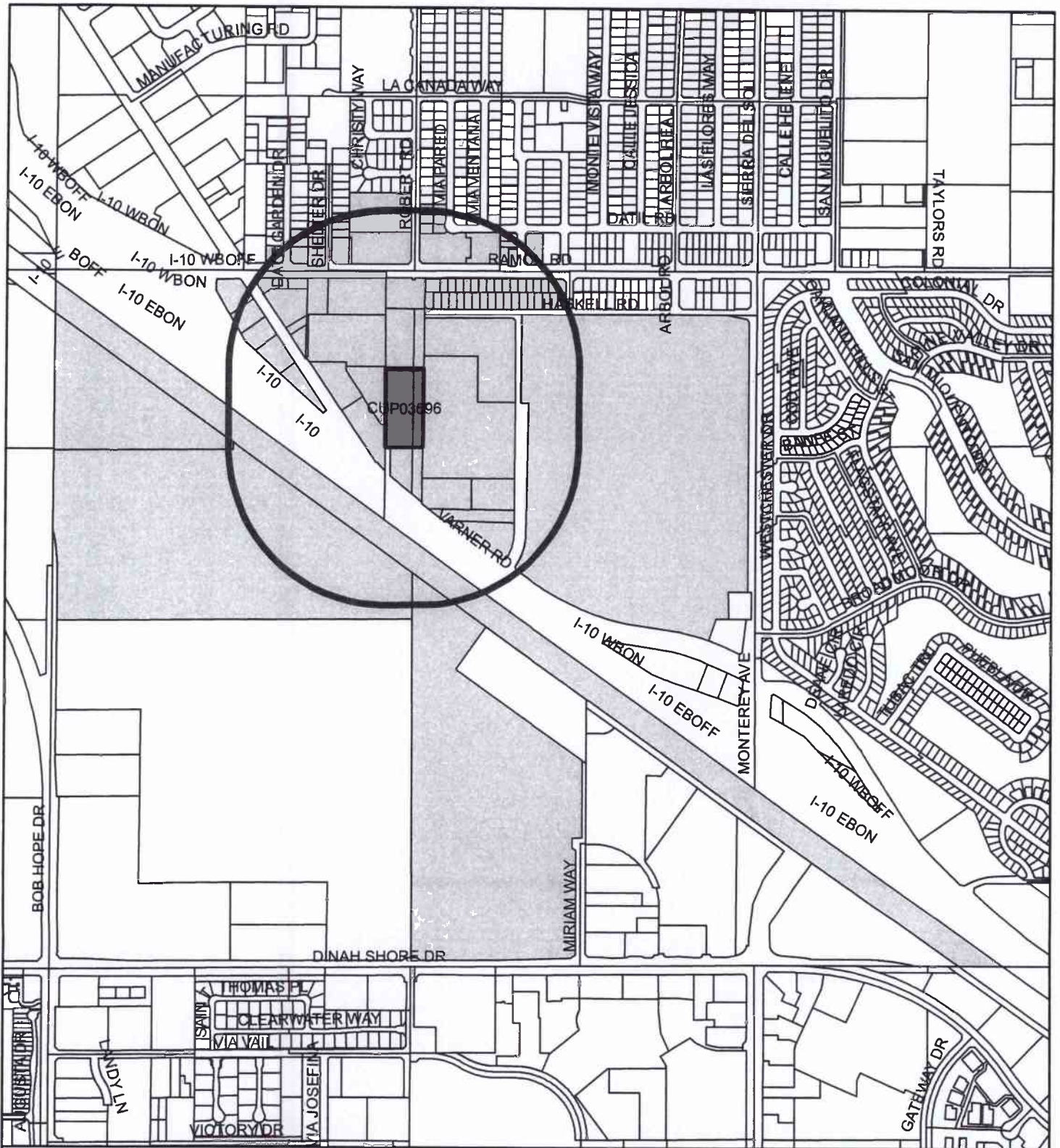
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): 951-955-8631

checked by  
Matt  
11/16/14

# CUP03696 (1,200 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraite on 5/16/2014

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

MARIO JOSEPH SANPAOLO  
250 SAN BERNANCIO RD  
SALINAS, CA. 93908

SEITZ CAROLINE M REVOCABLE LIVING TRUST  
31888 SHELTER DR  
THOUSAND PALMS, CA. 92276

SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA, NE. 68102

SUNLINE TRANSIT AGENCY  
3205 HARRY OLIVER TR  
THOUSAND PLMS, CA. 92276

SUNLINE TRANSIT AGENCY  
32505 HARRY OLIVER TRL  
THOUSAND PLMS, CA. 92276

SUNLINE TRANSIT AGENCY  
P O BOX 2185  
PALM SPRINGS, CA. 92263

SUPERIOR READY MIX CONCRETE  
1508 W MISSION RD  
ESCONDIDO, CA. 92029

SUPERIOR READY MIX CONCRETE  
C/O ARNOLD VELDKAMP  
1508 W MISSION RD  
ESCONDIDO, CA. 92029

VALERO CALIF RETAIL CO  
C/O AD VALOREM  
1 VALERO WAY  
SAN ANTONIO, TX. 78249

WCP DSSH HOLDINGS 4  
2000 POWELL ST STE 1240  
EMERYVILLE, CA. 94608



ABSOLUTE STORAGE THOUSAND PALMS VARNER ROAD  
211 W RINCON ST NO 108  
CORONA, CA. 92880

ANIMAL SAMARITANS  
P O BOX 513  
THOUSAND PALMS, CA. 92276

MICHAEL E BIZIER  
P O BOX 2882  
PALM DESERT, CA. 92261

CLIFFORD J BOCHNER  
615 N FOOTHILL RD  
BEVERLY HILLS, CA. 90210

RICHARD L BRUBAKER  
31867 SHELTER DR  
THOUSAND PLMS, CA. 92276

DEMETRIO CALDERON  
31846 SHELTER DR  
THOUSAND PLMS, CA. 92276

TERRI CALDERON  
31842 ROBERT RD  
THOUSAND PLMS, CA. 92276

CALIFORNIA INCOME FUND LTD  
C/O DAVID EASSA  
32433 MICHIGAN ST  
ACTON, CA. 93510

CLK INC  
72875 FRED WARING DR NO C  
PALM DESERT, CA. 92260

COACHELLA VALLEY ASSN OF GOVTS  
73710 FRED WARING DR 200  
PALM DESERT, CA. 92260

COUNTY OF RIVERSIDE  
C/O REAL ESTATE ASSISTANT DIRECTOR  
P O BOX 1180  
RIVERSIDE, CA. 92502

COUNTY OF RIVERSIDE SERVICE AREA NO 121  
3133 MISSION INN AVE  
RIVERSIDE, CA. 92507

CVWD  
P O BOX 1058  
COACHELLA, CA. 92236

DEL TACO RESTAURANT PROP III  
25521 COMMERCE CENTRE NO 200  
LAKE FOREST, CA. 92630

SEYMOUR LAZAR  
334 HERMOSA PL  
PALM SPRINGS, CA. 92262

BENITO MEZA  
P O BOX 367  
THOUSAND PLMS, CA. 92276

STEPHEN DANIEL MISTRIEL  
31841 VIA VENTANA  
THOUSAND PLMS, CA. 92276

LINDA LEE MOFFITT  
21770 CLEARWATER DR  
YORBA LINDA, CA. 92887

WILLARD J PALM  
4850 W 95TH ST  
INGLEWOOD, CA. 90301

LORENA PEREZ  
P O BOX 277  
THOUSAND PLMS, CA. 92276

PRO LANDSCAPING INC  
72374 RAMON RD  
THOUSAND PLMS, CA. 92276

RAY PURCELL  
72295 RAMON RD  
THOUSAND PLMS, CA. 92276

IRFAN UL QAZI  
31840 VIA PARED  
THOUSAND PLMS, CA. 92276

RAMON DEV  
C/O WESLEY D OLIPHANT  
77900 AVE OF THE STATES  
PALM DESERT, CA. 92211

ROBAR ENTERPRISES INC  
17671 BEAR VALLEY RD  
HESPERIA, CA. 92345

RRM PROP LTD  
P O BOX 3600  
CORONA, CA. 92878

DAVID M SANCHEZ  
65959 HWY 86  
THERMAL, CA. 92274

MARIO JOSEPH SANPAOLO  
250 SAN BENANCIO RD  
SALINAS, CA. 93908

ROBERT DELGAGNON  
73612 HIGHWAY 111  
PALM DESERT, CA. 92260

DESERT COMMUNITY COLLEGE DIST  
C/O COLLEGE OF THE DESERT  
43500 MONTEREY AVE  
PALM DESERT, CA. 92260

DEWEY REAL PROP MGMT  
72395 VARNER RD  
THOUSAND PLMS, CA. 92276

FIRST ST FINANCIAL CENTER  
C/O CATANZARITE LAW  
2331 W LINCOLN AVE  
ANAHEIM, CA. 92801

G & G PROP  
P O BOX 14138  
PALM DESERT, CA. 92255

FEDERICO VILLEGAS GALLEG0  
31811 VIA PARED  
THOUSAND PLMS, CA. 92276

JOSE ESPARZA GARCIA  
31837 VIA PARED  
THOUSAND PLMS, CA. 92276

HIGGINS ROBERT & MICHELE LIV TRUST  
14 HEADLAND DR  
RCH PALOS VERDES, CA. 90275

HOPE PARK 85  
40004 COOK ST NO 3  
PALM DESERT, CA. 92211

RONALD R HOWARD  
31919 SHELTER DR  
THOUSAND PLMS, CA. 92276

JAMES L HURST  
P O BOX 644  
EUREKA, MT. 59917

IN N OUT BURGER  
4199 CAMPUS DR NO 900  
IRVINE, CA. 92612

ATEF D JABER  
83389 MATADOR CT  
INDIO, CA. 92203

KCM PARTNERS  
26833 WESTVALE RD  
PALOS VERDES PENINSULA, CA. 90274

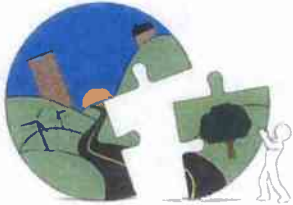


Robar Enterprises  
17671 Bear Valley Road  
Hesperia CA 92345

Robar Enterprises  
17671 Bear Valley Road  
Hesperia CA 92345

Kjelstrom and Associates Inc  
C/O Kit Kjelstrom  
PO Box 2833  
Running Springs CA 92382

Kjelstrom and Associates Inc  
C/O Kit Kjelstrom  
PO Box 2833  
Running Springs CA 92382



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR) P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☐ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, CA 92201

Project Title/Case No.: CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 03696

Project Location: In the unincorporated area of Riverside County, more specifically located Northerly of Varner Road southerly of Haskell Road, westerly of Harry Oliver Trail

Project Description: 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 PP007005 and 2) to permit a metal sales center in an existing where house structure also previously permitted under expired PP007005. The structure was properly permitted in the past, but the previous Plot Plan Expired. The proposed use will be new to the warehouse. NOTE: No changes are proposed to the property at this time for either use, everything is existing, no new alterations or ground disturbance is proposed.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Robar Enterprises 17671 Bear Valley Rd Hesperia CA 92345

**Exempt Status: (Check one)**

- |   |  |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (15301, existing facilities) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption (_____)                                   |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____  |

Reasons why project is exempt: The project is exempt from CEQA review pursuant to CEQA guidelines section 15301, existing facilities which explains that permitting of private existing structures with previous permits is exempt from the need to perform any CEQA analysis.

County Contact Person

Phone Number

Signature

Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 06/27/2013: Y:\Planning Case Files-Riverside office\CUP03696\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1309968

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: ROBAR ENTERPRISES

\$50.00

paid by: CK 129797

paid towards: CFG06007

CALIF FISH & GAME: DOC FEE

EA42630

at parcel #: 72470 VARNER RD THOU

appl type: CFG3

By

MGARDNER

Oct 17, 2013 11:16

posting date Oct 17, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code  
658353120100208100

Description  
CF&G TRUST: RECORD FEES

Amount  
\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COPY 1-CUSTOMER

\* REPRINTED \*