

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

802 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 14, 2014

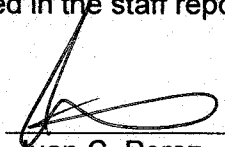
SUBJECT: CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 3696 – CEQA EXEMPT – Applicant: Robar Enterprises – Fourth/Fourth Supervisorial District – Location: Northerly of Varner Road southerly of Haskell Road, westerly of Harry Oliver Trail. REQUEST: The Change of Zone proposes to change the zoning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

RECOMMENDED MOTIONS: That the Board of Supervisors:

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

CONTINUED ON NEXT PAGE

JCP:ms


Juan C. Perez
TLMA Director/ Interim Planning
Director

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

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY

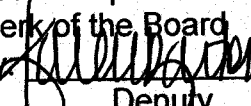
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried,
IT WAS ORDERED that the above matter is approved as recommended and that the
above Ordinance is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: July 1, 2014
xc: Planning, Co.Co., MC, COB

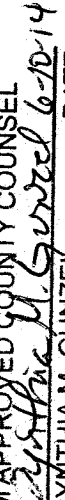
Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-2

FORM APPROVED COUNTY COUNSEL
BY:  CYNTHIA M. GUNZEL
DATE: April 16, 2014
Departmental Concurrence

☐ A-30
☐ Positions Added
☐ Change Order
☐ 4/5 Vote

**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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116-2

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13 STATE OF CALIFORNIA)
14 COUNTY OF RIVERSIDE) ss

15
16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
17 held on July 1, 2014, the foregoing ordinance consisting of 2 Sections was adopted by the
18 following vote:

19 AYES: Jeffries, Stone, Benoit and Ashley

20 NAYS: None

21 ABSENT: Tavaglione

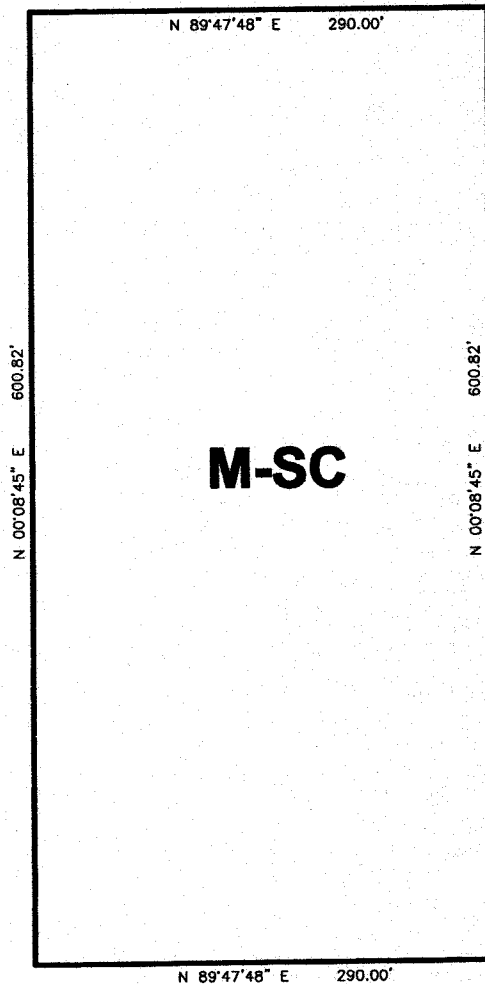
22 DATE: July 1, 2014

23 KECIA HARPER-IHEM
Clerk of the Board

24 BY: 
25 Deputy

26 SEAL

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

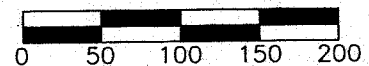


LEGAL DESCRIPTION

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'



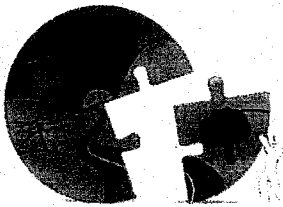
LEGEND

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

7/10/14
Date

Kh
Initial

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)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption (15301, existing facilities)
☐ Statutory Exemption (_____)
☐ 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:
Kelli D. Smith
Signature

Board Assistant
Title

Phone Number:

7/1/14
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

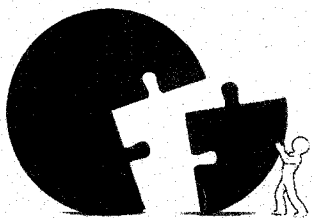
appl type: CFG3

By _____ Oct 17, 2013 11:16
MGARDNER posting date Oct 17, 2013

| Account Code | Description | Amount |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charles C. C. C.

Juan C. Perez
Interim Director

802B

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.

**3 Extra sets were taken to:
Clerk of the Board**

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"

**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.

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, 2nd 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.

Agenda Item No.:

3.2

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. |

66

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 VICINITY/POLICY AREAS

Supervisor Benoit
District 4

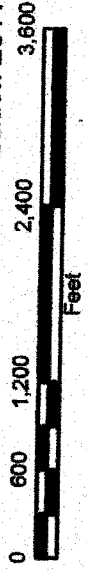
Date Drawn: 12/12/2013
Vicinity Map



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

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. 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 or in San Diego at (619) 463-4277 (Eastern County) or website at <http://www.riverside.ca.gov/planning>.

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

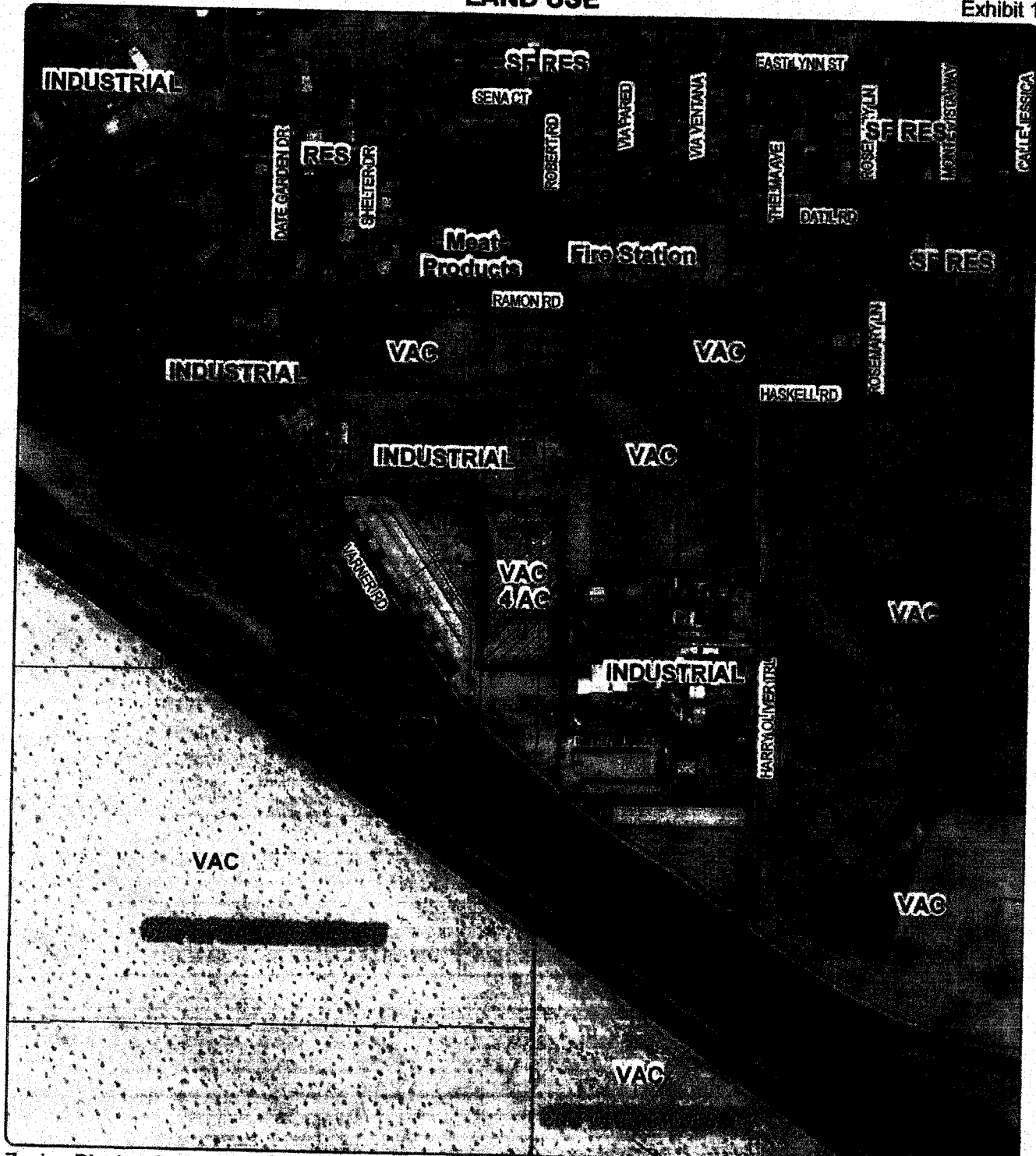


RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Benoit
District 4

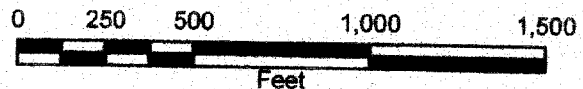
CUP03696
LAND USE

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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This 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.rps.ca.gov/riverside-on-map.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

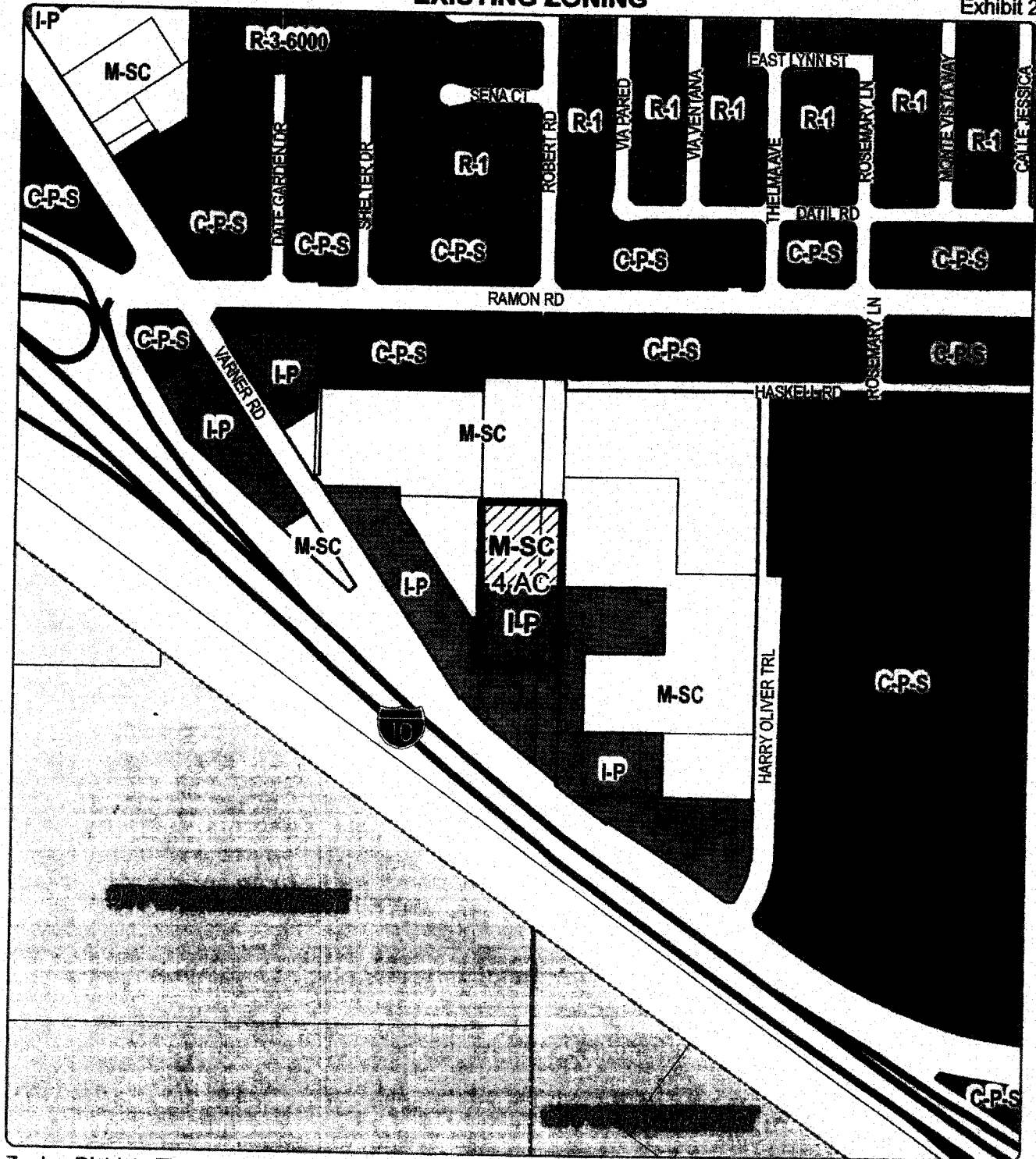
CUP03696

EXISTING ZONING

Supervisor Benoit
District 4

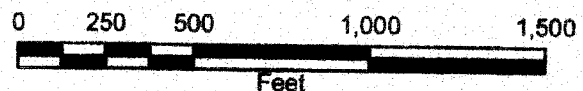
Date Drawn: 12/12/2013/13

Exhibit 2



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

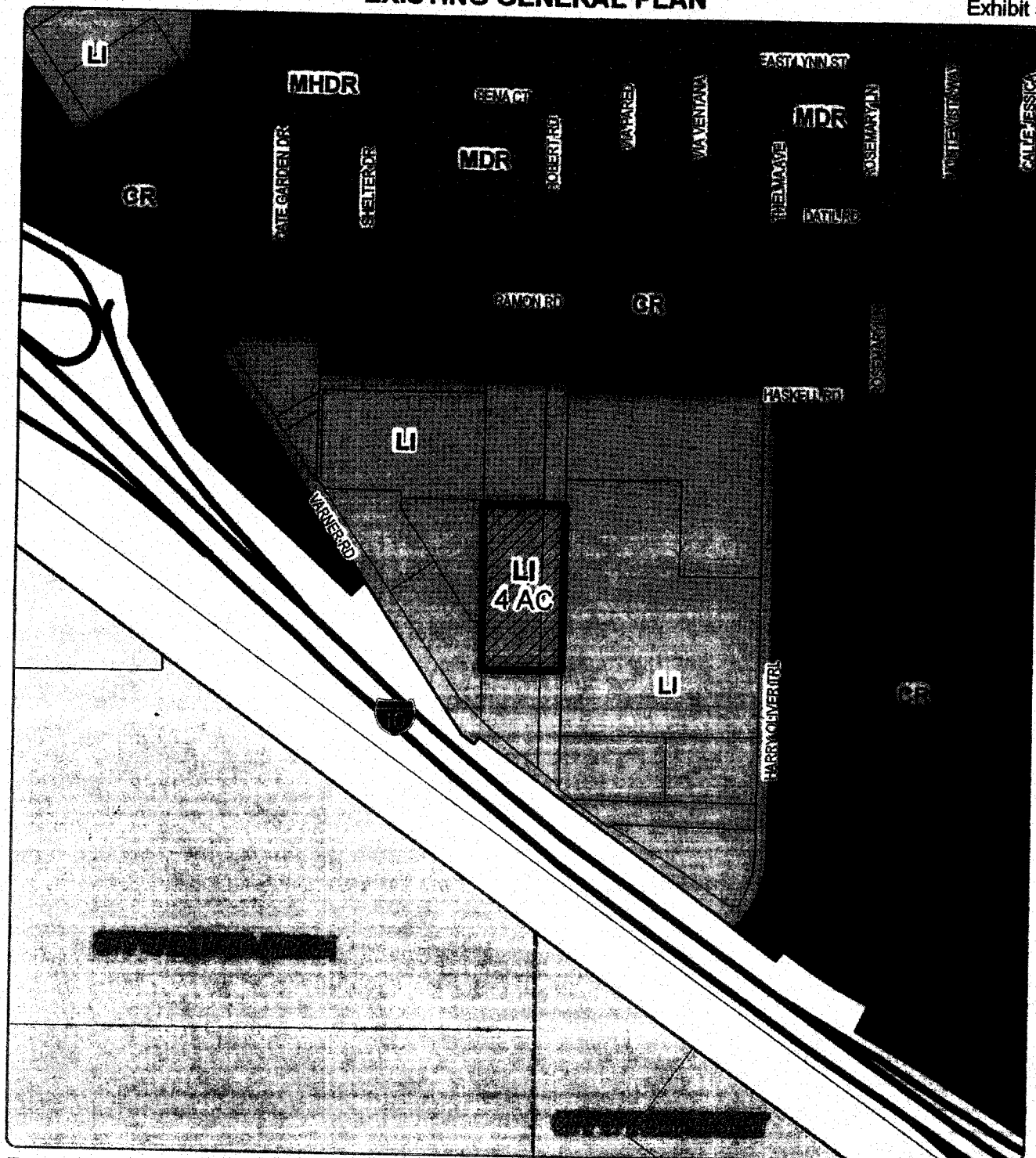
Assessors Bk. Pg. 693 - 04
Thomas Bros. Pg. 788 D3
Edition 2011



DISCLAIMER: On October 7, 2003, this 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.riverside.ca.us/index.html>

CUP03696
EXISTING GENERAL PLAN

Date Drawn: 12/12/2013
Exhibit 5



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.sirna.co.riverside.ca.us/index.html>



Change of Zone Exhibit



ZONING

N INTERSTATES

I-P

HIGHWAYS

M-SC

PARCELS

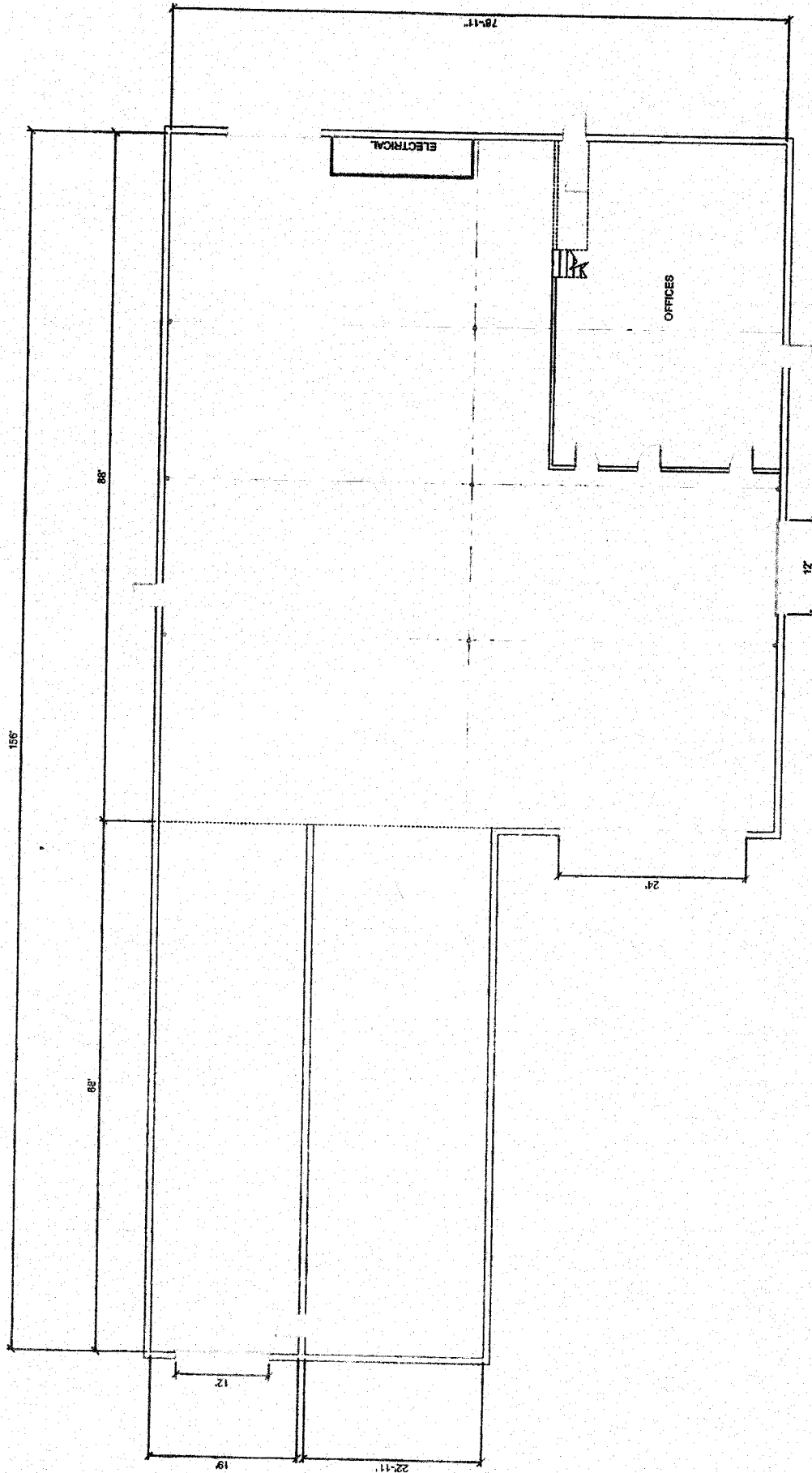
ZONING BOUNDARY

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



KJELSTROM & ASSOCIATES, Inc.

PHONE: 867-9444 FAX: (909) 857-5423 WWW.CSLPROGRESS.COM

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

**ROBAR ENTERPRISES, INC.
FOR CUP SUBMITTAL**

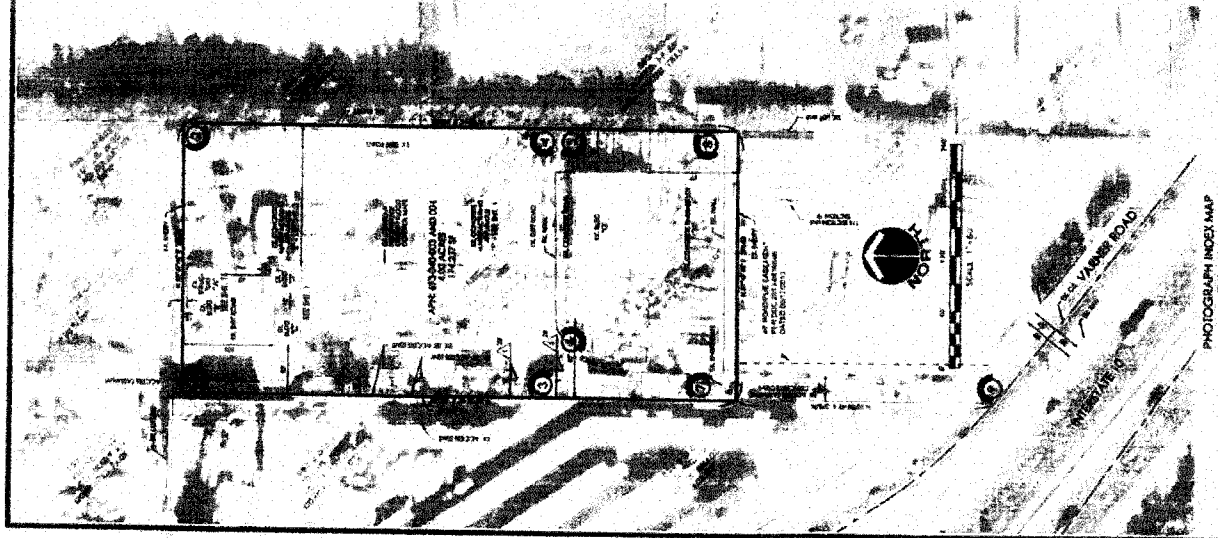


EXHIBIT DATE: DECEMBER 24, 2007
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**PANORAMIC
PHOTOGRAPHS**

SHEET 2 OF 2

[illegible]

APPLICANT ADDRESS
12345 VINEYARD
CITY AND STATE, CALIFORNIA 92521

APPLICANT COMPANY / EMPLOYER
ABC COMPANY, INC.
1001 MAIN STREET
CITY AND STATE, CALIFORNIA 92521
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GENERAL NOTE
STANDARD TYPING
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TOWNS GUIDE INFORMATION: INDEPENDENT COUNTY 2007 EDITION - PAGE 788
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1. **ROADSIDE ASSESSMENT**
 A 25' ROAD ASSESSMENT FOR 25'14
 A 25' ROADSIDE ASSESSMENT FOR 25'14

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SECRET

ELECTRONIC & LOGISTICS

WELSH & ASSOCIATES, INC.

9344 FAX (936) 827-8427 www.juinfo.com 936-827-8427

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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.)

RECOMMEND

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.

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

ADDITIONAL 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 Stralte
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,

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 Vamer 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 / 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

November 6, 2013

Redwine and Sherrill, Attorneys

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.

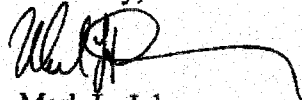
This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

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



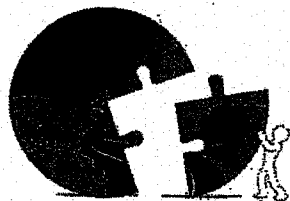
cc: Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th 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

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: *Jonathan D. Howe, Pres.*
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: *Jonathan D. Howe, Pres.*
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) *[Signature]* Date 10-15-13

Owner/Authorized Agent (2) _____ Date _____

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

Street
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

Street
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

Street
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]

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]

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

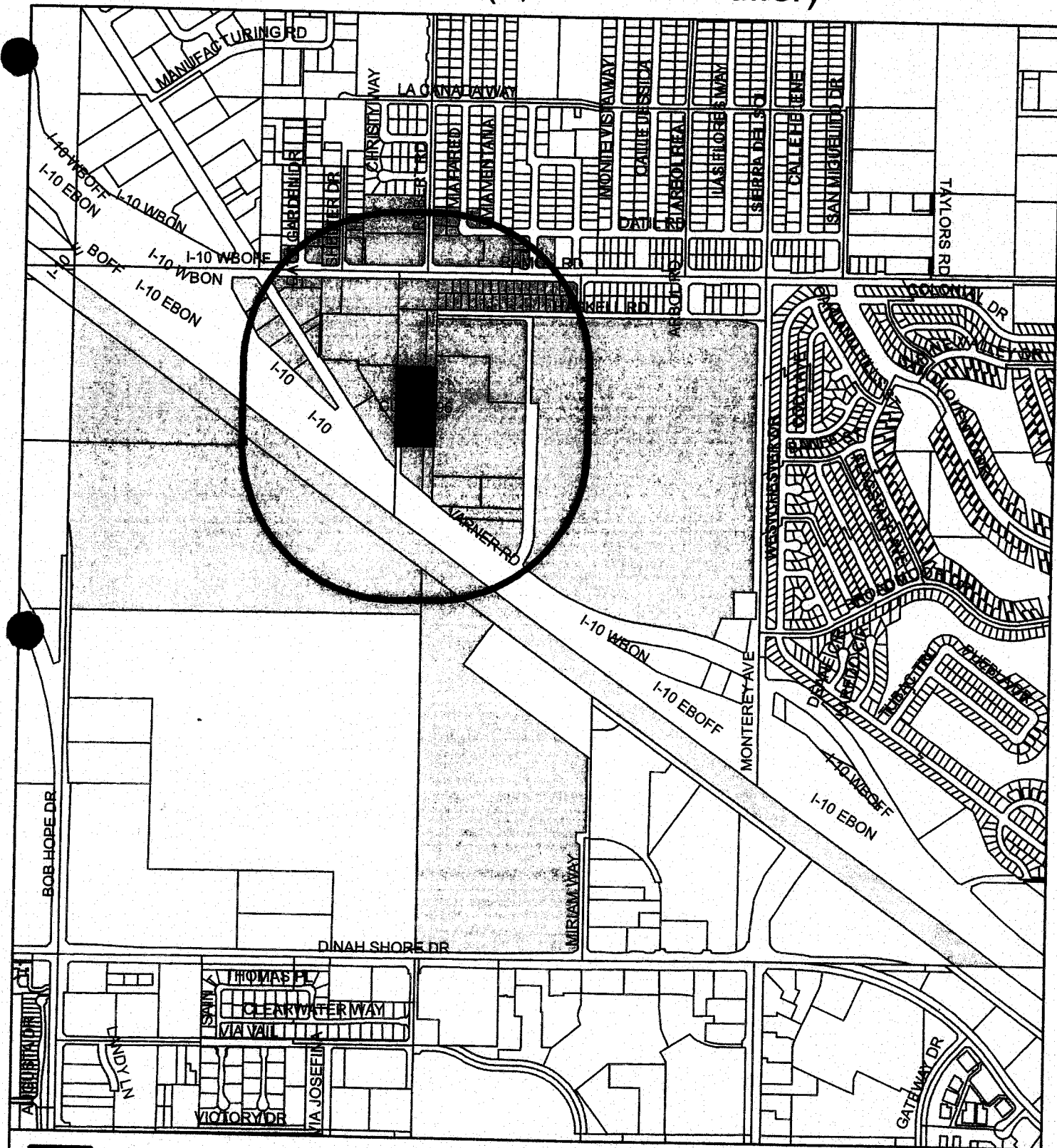
ADDRESS: 4080 Lemon Street 2nd Floor





Riverside, Ca. 92502

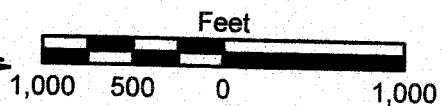
TELEPHONE NUMBER (8 a.m. - 5 p.m.): 951-955-8631

checked by
Matt
24
11/16/14

CUP03696 (1,200 Foot Buffer)



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



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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
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THOUSAND PLMS, CA. 92276

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SUNLINE TRANSIT AGENCY
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PALM SPRINGS, CA. 92263

SUPERIOR READY MIX CONCRETE
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C/O REAL ESTATE ASSISTANT DIRECTOR
P O BOX 1180
RIVERSIDE, CA. 92502

COUNTY OF RIVERSIDE SERVICE AREA NO 121
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RIVERSIDE, CA. 92507

CVWD
P O BOX 1058
COACHELLA, CA. 92236

DEL TACO RESTAURANT PROP III
25521 COMMERCENTRE NO 200
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MEYMOUR LAZAR
334 HERMOSA PL
PALM SPRINGS, CA. 92262

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IRFAN UL QAZI
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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

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17671 Bear Valley Road
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Kjelstrom and Associates Inc
C/O KJK Kjelstrom
PO Box 2833
Running Springs CA 92382

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OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 19, 2014

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7726; CUP 3696

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, June 21, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Thursday, June 19, 2014 11:19 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: ZC 7726 CUP 3696

Received for publication on June 21. Proof with cost to follow.

Thank You!
Legal Advertising

Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.
Additional days required for larger ad sizes

On Thu, Jun 19, 2014 at 11:04 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Here it is....Notice of Publication for Saturday, June 21, 2014. Please confirm. THANK YOU VERY MUCH ☺

Cecilia Gil

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 19, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7726; CUP 3696

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Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Thursday, June 19, 2014 11:11 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7726 CUP 3696

Hi Cecilia,

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
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legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, June 19, 2014 11:05 AM
To: tds-legals
Subject: FOR PUBLICATION: ZC 7726 CUP 3696

Here it is.....Notice of Publication for Saturday, June 21, 2014. Please confirm. THANK YOU VERY MUCH ☺

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 1, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Robar Enterprises, for **Change of Zone No. 7726**, which proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3696**, which 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 project"). The project is located northerly of Varner Road, southerly of Haskell Road, westerly of Harry Oliver Trail in the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or EMAIL at mstraite@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 19, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 19, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for: CHANGE OF ZONE NO. 7726 & CUP 3696

to be posted, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 1, 2014 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: June 19, 2014
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, June 19, 2014 11:24 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: ZC 7726 CUP 3696

received

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, June 19, 2014 11:06 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: ZC 7726 CUP 3696

Good morning! Notice of Public Hearing is attached, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding;
that on June 19, 2014, I mailed a copy of the following document:

Notice of Public Hearing for: CHANGE OF ZONE NO. 7726 & CUP 3696

to the parties listed in the attached labels, by depositing said copy with postage thereon fully
prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: July 1, 2014 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: June 19, 2014
Cecilia Gil

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

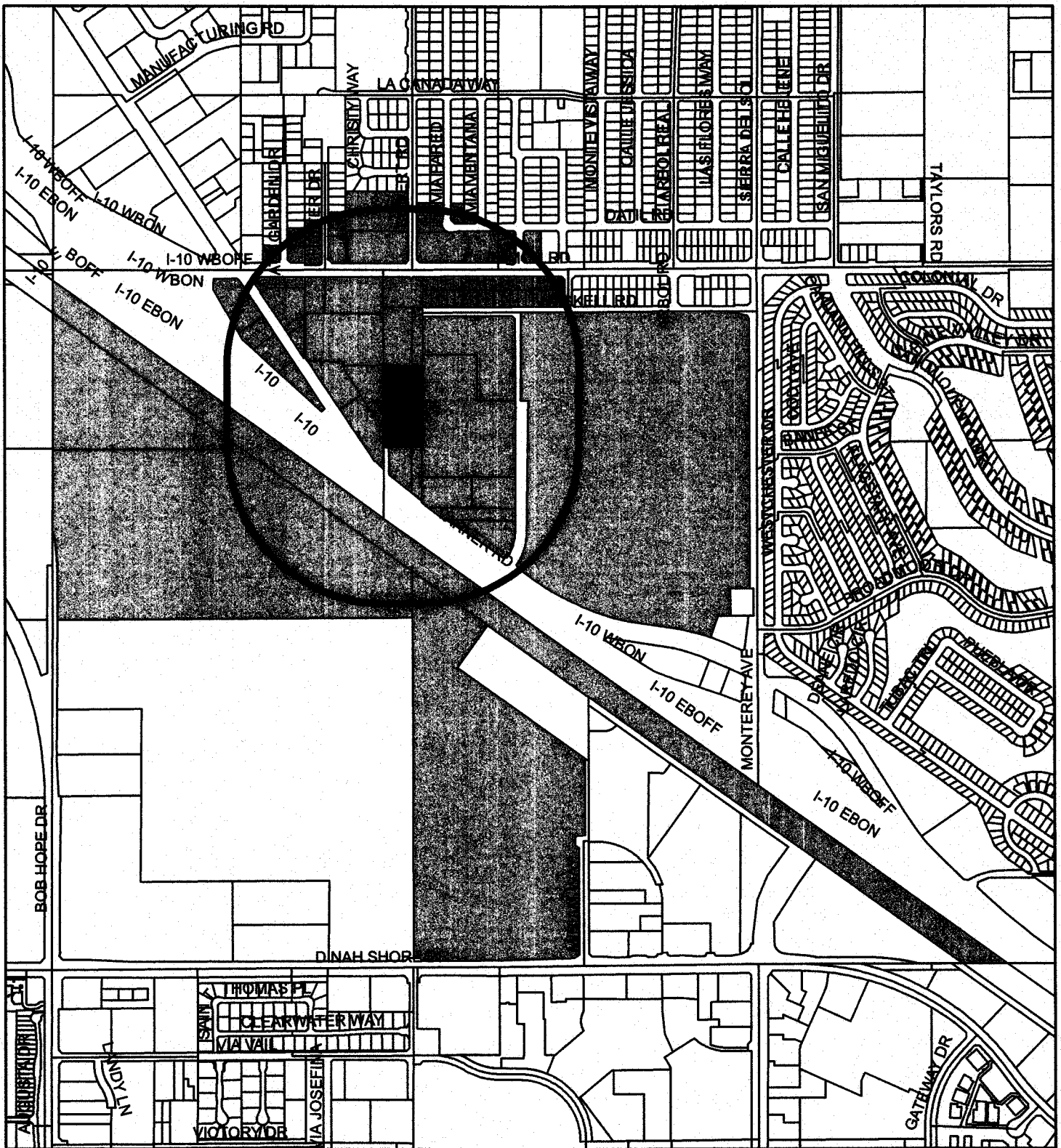
ADDRESS: 4080 Lemon Street 2nd Floor





Riverside, Ca. 92502

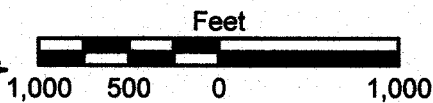
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checked by
Matt
EP
11/16/14

CUP03696 (1,200 Foot Buffer)



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



Printed by mstraita on 5/16/2014

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CUP03696

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THOUSAND PALMS, CA. 92276

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ACTON, CA. 93510

CLK INC
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PALM DESERT, CA. 92260

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

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

COUNTY OF RIVERSIDE SERVICE AREA NO 121
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RIVERSIDE, CA. 92507

CWWD
P O BOX 1058
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DEL TACO RESTAURANT PROP III
25521 COMMERCE CENTRE NO 200
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CUP03696

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

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

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

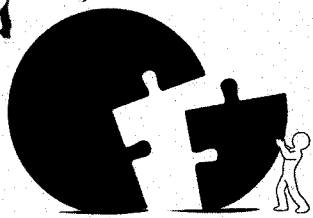
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C/O ARNOLD VELDKAMP
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VALERO CALIF RETAIL CO
C/O AD VALOREM
1 VALERO WAY
SAN ANTONIO, TX. 78249

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

|||||
Robar Enterprises
17671 Bear Valley Road
Hesperia CA 92345

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



Juan C. Perez
Interim Planning Director

Clerk's Copy
RIVERSIDE COUNTY
PLANNING DEPARTMENT

MEMO

To: Board of Supervisors

From: Matt Straite, project planner

RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 16.2- CZ7726 and CUP3696

The attached Exhibit 4 was referenced in the Form 11 but not included in the packet. The Exhibit is hereby included in the record.

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"

07/01/14
16-2

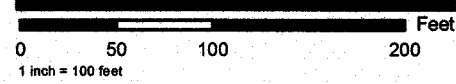
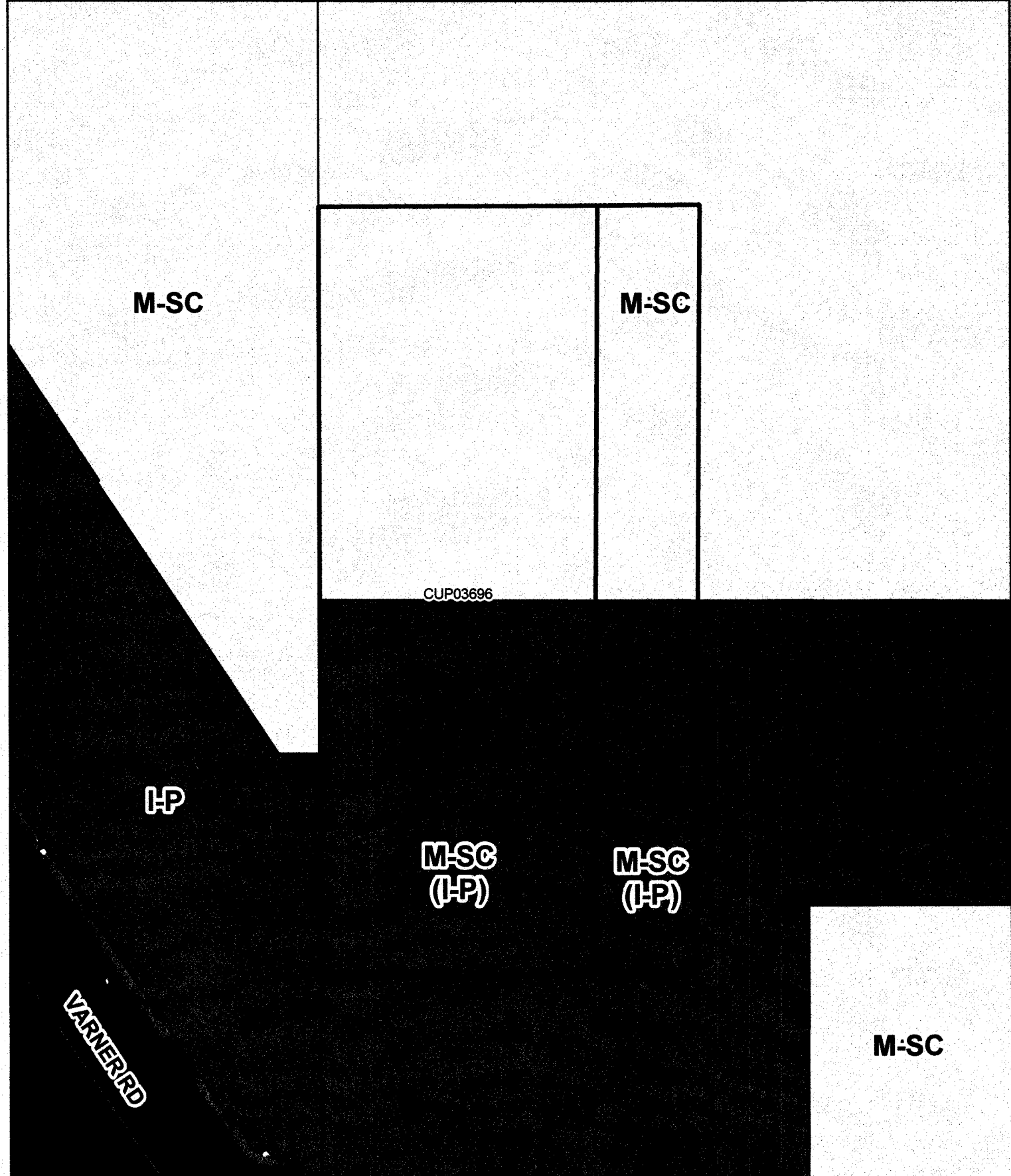
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03696 CZ7726

PROPOSZED ZONING



Supervisor Benoit
District 4



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 7/1/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

The Desert Sun

mydesert.com

750 N. Gene Autry Trail
Palm Springs, CA 92262
Billing Inquiries: (866) 875-0854
Main Office: (760) 322-8889

ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING CO.
P.O. Box 677368 Dallas, TX 75267-7368
A finance charge of 1.5% per month (18% Annually) will be
added to balances not paid by the 20th.

RIV06900000000000000000000049934340197650710823

83

RIVERSIDE COUNTY-BOARD OF SUP.
PO BOX 1147
RIVERSIDE CA 92502-1147

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE
ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER
ON REMITTANCE.

| Customer No. | Invoice No. |
|--------------------|-------------|
| RIV069 | 0004993434 |
| For the Period | Thru |
| 06/02/14 | 06/29/14 |
| Due Date | Amount Due |
| 07/14/14 | 19,765.07 |
| AMOUNT PAID | |

| Date | EDT | Class | Description | Times Run | Col | Depth | Total Size | Rate | Amount |
|--|----------------|-----------------|--------------------------|--------------|--------------------|-------------|---------------|------|---|
| 0602 | | | BALANCE FORWARD | | | | | | 10,478.24 |
| 0605 | | | 06/05 Xfer Pmt Debit | | | | | | 52.32 |
| 0601 | CLS | 0001 | CECILIA NO 0877 RES 201 | 2 | 4 | 10.00 | 80.00 | | 1,220.80 |
| 0620 | CLS | 0001 | CECILIA NO 1008 - CZ 781 | 1 | 3 | 8.75 | 26.25 | | 400.58 |
| 0620 | CLS | 0001 | CECILIA NO 1009 NOTICE O | 2 | 2 | 637.00 | 2548.00 | | 1,394.66 |
| 0620 | CLS | 0001 | CECILIA NO 1010 NOTICE O | 2 | 2 | 84.00 | 336.00 | | 189.12 |
| 0620 | CLS | 0001 | CECILIA NO 1015 NOTICE O | 4 | 2 | 90.00 | 720.00 | | 398.40 |
| 0621 | CLS | 0001 | CECILIA NO 1019 NOTICE O | 2 | 2 | 90.00 | 360.00 | | 202.20 |
| 0629 | CLS | 0001 | CECILIA NO 1042 - ORD. 6 | 1 | 10 | 21.00 | 210.00 | | 3,204.60 |
| 0629 | CLS | 0001 | CECILIA NO 1042 - ORD. 6 | 1 | 10 | 12.75 | 127.50 | | 1,945.65 |
| 0629 | CLS | 0001 | CECILIA NO 1060 NOTICE O | 2 | 2 | 125.00 | 500.00 | | 278.50 |
| <p>Planning 16-2 of 87/01/14 ZC 7726</p> | | | | | | | | | <p>2014 JUL - 7 PM 2:50</p> <p>RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISERS</p> |
| Current | | Over 30 Days | Over 60 Days | Over 90 Days | Over 120 Days | Total Due | | | |
| 9,156.57 | | 4,588.38 | 5,029.12 | .00 | .00 | 19,765.07 | | | |
| Contract Type | Contract Qnty. | Expiration Date | Current Usage | Total Used | Quantity Remaining | Salesperson | | | |
| | | | | | | BARTELMEY | | | |

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

| Customer Number | Name | Invoice Number | Amount Paid |
|-----------------|--------------------------------|----------------|-------------|
| RIV069 | RIVERSIDE COUNTY-BOARD OF SUP. | 0004993434 | |

THE DESERT SUN PUBLISHING CO.
ADVERTISING INVOICE/STATEMENT

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000439778

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

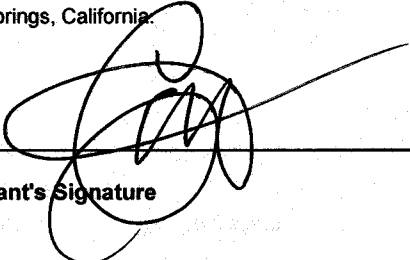
Newspaper: .The Desert Sun

6/21/2014

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 21st day of June, 2014 in Palm Springs, California.

Declarant's Signature



5011

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2014 JUN 24 PM 4:32

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 1, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Robar Enterprises, for **Change of Zone No. 7726**, which proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3696**, which 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 project"). The project is located northerly of Varner Road, southerly of Haskell Road, westerly of Harry Oliver Trail in the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or EMAIL at mstraite@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 19, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

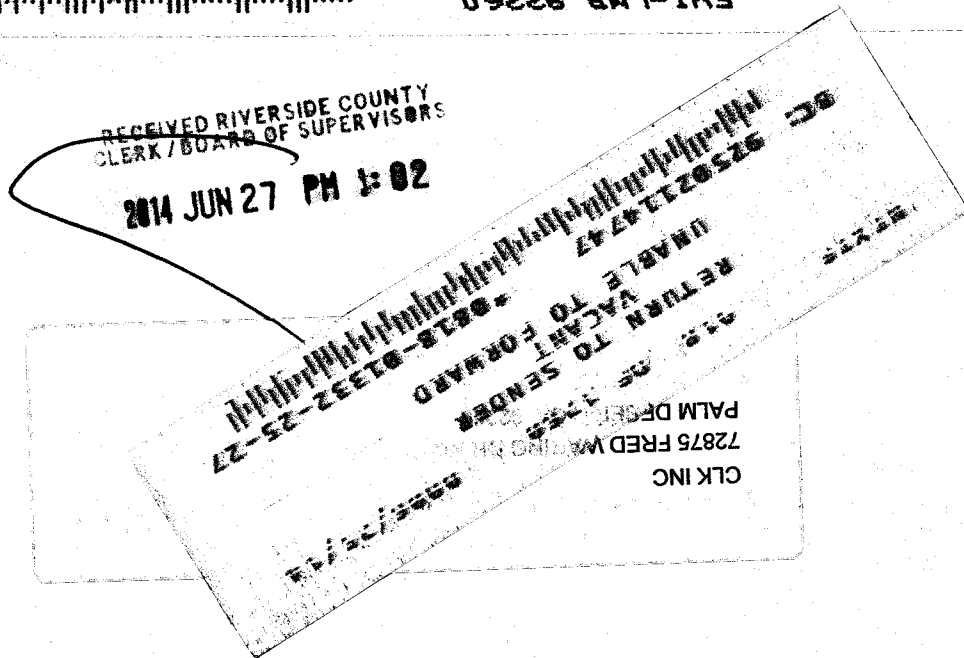
16-2 of 07/01/14



EY1-LMB 92260

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2014 JUN 27 PM 1:02



This may affect your property

PUBLIC HEARING NOTICE

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



PRESORTED
FIRST CLASS



02 1R 0002005437 JUN 20 2014
\$00.435
MAILED FROM ZIP CODE 92504



92502 1147

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

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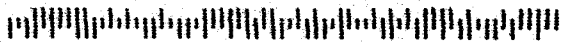
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 19, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-2 of 07/01/14



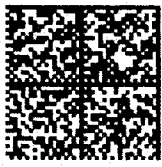
09226 BWL-1A3

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2014 JUN 27 PM 1:02

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

MAILED FROM ZIP CODE 92501
JUN 20 2014
\$00.43

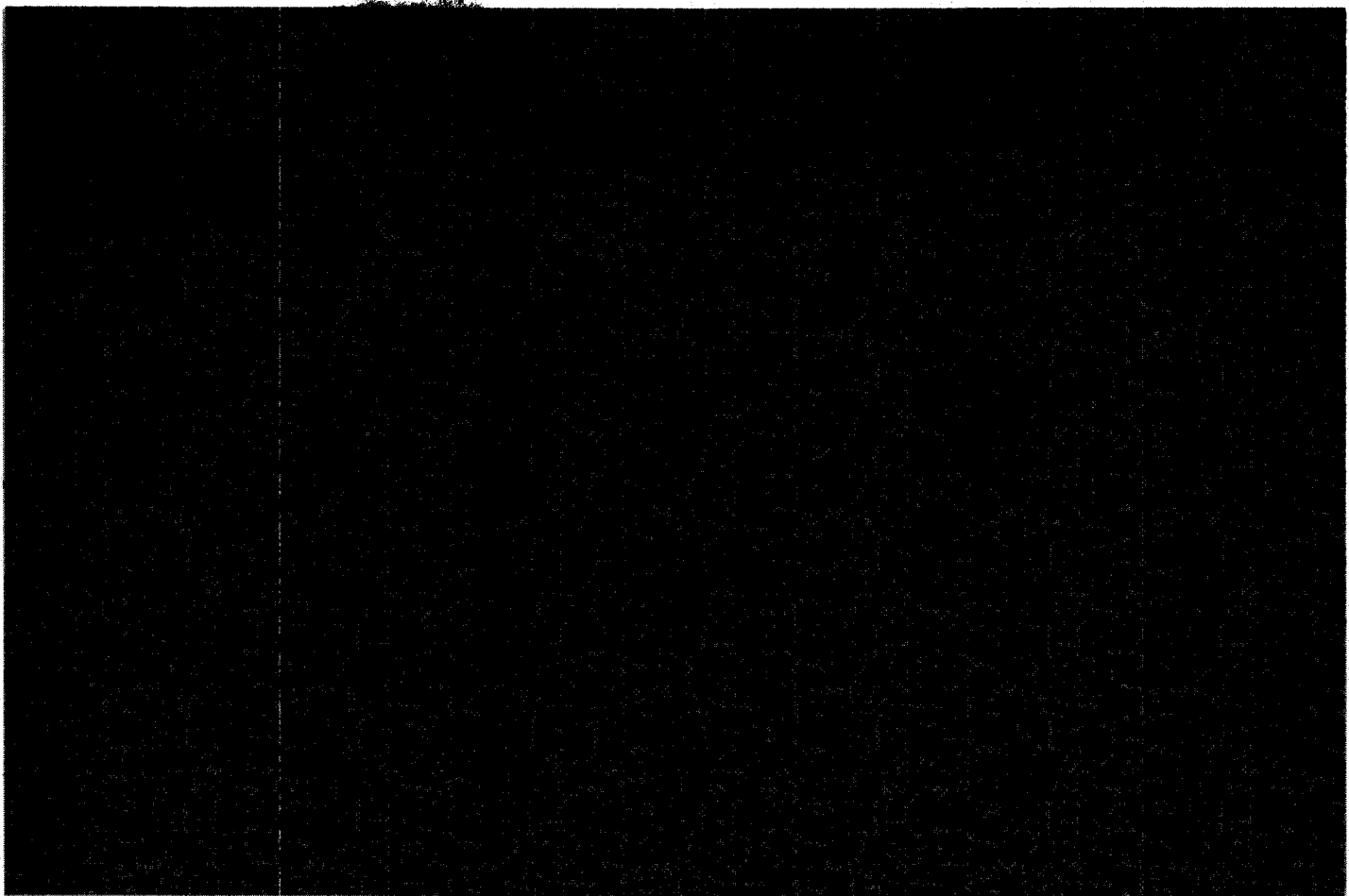


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FIRST CLASS

92502@1147

This may affect your property

NOTICE
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 92502114747 92502-01332-25-27



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 7, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4773

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, July 9, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Monday, July 07, 2014 8:52 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4773



Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4731
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Monday, July 07, 2014 8:41 AM
To: tds-legals
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4773

Good morning again ☺!

Attached is an Adoption of Ordinance, for publication on Wednesday, July 9, 2014. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

- (2) Any part of a structure or land occupied by a nonconforming use, which use is discontinued for 2 years or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.
- f. **ISSUANCE OF PERMIT FOR STRUCTURE PRIOR TO ESTABLISHMENT OF NONCONFORMING STATUS.** Any structure for which a permit has been legally issued before the effective date of an amendment to this ordinance making the use nonconforming, may nevertheless be continued and completed in accordance with the plans and specifications upon which the permit was issued.
- g. **DAMAGE TO NONCONFORMING STRUCTURE.** The provisions of this section shall not prevent the reconstruction, repairing, rebuilding, or replacement and continued use of any nonconforming structure that is damaged by fire, explosion, vehicular accidents, or acts of God.
- h. **REPAIR AND MAINTENANCE.** The provisions of this section shall not prevent the general repair and maintenance of any nonconforming structure.
- i. **RETROFITTING.** The provisions of this section shall not prevent reconstruction required to reinforce unreinforced masonry structures provided such retrofitting is limited to compliance with earthquake safety standards or other applicable legal requirements.
- j. **EXCEPTIONS AND LIMITATIONS.** The provisions of this section apply to structures and uses which become nonconforming by reason of the adoption of this ordinance or any amendment thereof, as of the effective date of such adoption or amendment. In addition, the following exceptions and limitations shall apply:
- (1) No structure or use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the acquisition of any portion of the lot for public road, storm or drainage channel, or other public use or the adoption by a public agency of a plan for such public use.
 - (2) Agricultural crops shall not be deemed nonconforming and shall not be subject to the provisions of this section. Agricultural uses that involve permanent structures are subject to this section; provided, however, that such uses shall be permitted to make any changes or improvements that are required by any law, including structural alterations that are necessary as part thereof.
 - (3) No structure or use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from any amendment of this ordinance that changes the method of calculation of lot sizes from gross acreage to net acreage.
 - (4) No structure or use shall be deemed to have become nonconforming by virtue of any amendment of this ordinance that changes the permit required to establish a use from one permit to another permit or if an amendment to this ordinance requires a permit prior to approval for an existing structure or use if that structure or use was previously established as an allowed use without requiring any permit."

Section 2. Section 21.52 of Ordinance No. 348 is amended to read as follows:

"Section 21.52. **NONCONFORMING STRUCTURE.**

A structure which was legal when established but which, because of the adoption or amendment of this ordinance conflicts with the provisions of this ordinance applicable to the zone in which such structure is located."

Section 3. Section 21.53 of Ordinance No. 348 is amended to read as follows:

"Section 21.53. **NONCONFORMING USE.**

The use of a structure or land which was legal when established but which, because of the adoption or amendment of this ordinance, conflicts with the provisions of this ordinance applicable to the zone in which such use is located.”

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 1, 2014**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 7, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4782

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, July 9, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Monday, July 07, 2014 8:52 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4782

Good Morning Cecilia,

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4731
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Monday, July 07, 2014 8:38 AM
To: tds-legals
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4782

Good morning! Attached is an Adoption of Ordinance, for publication on Wednesday, July 9, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

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

[REDACTED]

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 1, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Stone, Benoit and Ashley

NAYS: None

ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4782

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

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

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

10
11 ~~BOARD OF SUPERVISORS OF THE COUNTY~~
12 ~~OF RIVERSIDE, STATE OF CALIFORNIA~~

13
14 By: ~~Chairman, Board of Supervisors~~

15
16 ATTEST: Kecia Harper-Ihem
17 Clerk of the Board

18 By: _____
19 Deputy

20 (SEAL)

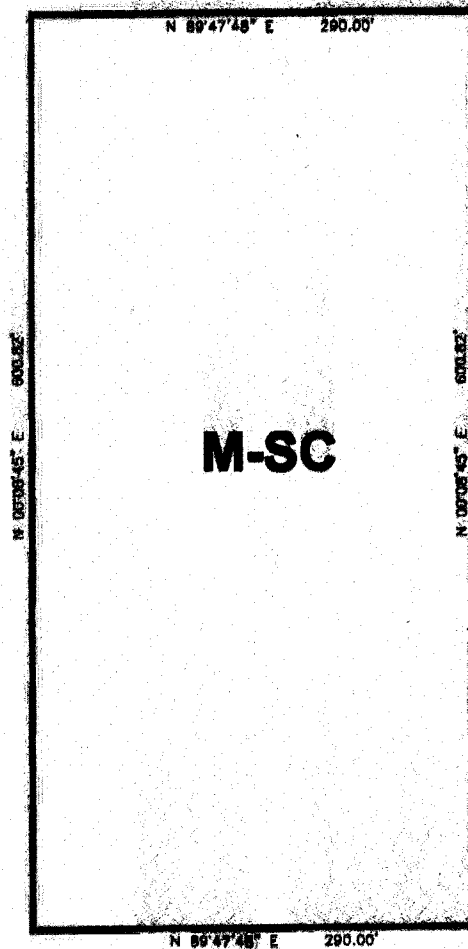
21
22 APPROVED AS TO FORM
23 May 27, 2014

24 By: Synthia M. Gunzel
25 SYNTHIA M. GUNZEL
26 Deputy County Counsel

27 SMG/MD
05/23/14

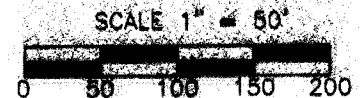
28 I:\PROPERTY\MDUSEK\CZ ZONING ORD & FORM1\FORMAT\348\4782.DOC

SECTION 19, T. 49., R. 6E., S. B. B. & M.



LEGAL DESCRIPTION

PARTIAL E. OF RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN BOOK 26, 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.



LEGEND

M-SC **MANUFACTURING - SERVICE COMMERCIAL**

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 693-040-003 & 004

| 10 | 11 | 12 | 13 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------|--------------------|---|------------------|-----------|--------------|-----------|------|--------------|------------|
| DATE | REFERENCE NUMBER | DESCRIPTION - OTHER COMMENTS/CHARGES | PRODUCT/ZONE | SIZE | BILLED UNITS | TIMES RUN | RATE | GROSS AMOUNT | NET AMOUNT |
| 06/21/2014 | 109925445-06212014 | Change of Zone No. 7726 / Conditional L Order Placed by: Cecilia Gil | Press-Enterprise | 2 x 74 LI | 148 | 1 | 1.45 | 214.60 | 214.60 |

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2014 JUL 31 PM 1:38

*Planning
16-2 of 07/01/14
CZ 7726
1 hr*

Legal Advertising Invoice

BALANCE
\$214.60

| SALES CONTACT INFORMATION | | ADVERTISER INFORMATION | | | |
|--------------------------------|-------------------------|------------------------|--------------------------|------------------------|--|
| 25 | 1 | 6 | 7 | 2 | |
| Maria Tinajero 951-368-9225 | BILLING PERIOD | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER | ADVERTISER/CLIENT NAME | |
| | 06/21/2014 - 06/21/2014 | 1100141323 | 1100141323 | BOARD OF SUPERVISORS | |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

| ADVERTISER/CLIENT NAME | | | |
|-------------------------|-----------------------|--------------------------|--|
| BOARD OF SUPERVISORS | | | |
| 1 | 6 | 7 | |
| BILLING PERIOD | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER | |
| 06/21/2014 - 06/21/2014 | 1100141323 | 1100141323 | |
| 23 | 24 | 3 | |
| BALANCE | INVOICE NUMBER | TERMS OF PAYMENT | |
| \$214.60 | 109925445-06212014 | DUE UPON RECEIPT | |

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

The Press-Enterprise
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Change of Zone No. 7726 / Conditional Us /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/21/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: June 21, 2014
At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0009925445-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EX- EMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 1, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Robar Enterprises, for **Change of Zone No. 7726**, which proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate, and, **Conditional Use Permit No. 3696**, which 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 project"). The project is located northerly of Varner Road, southerly of Haskell Road, westerly of Harry Oliver Trail in the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or EMAIL at mstraite@rctima.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 19, 2014
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

6/21

The Desert Sun

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80

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| <div style="text-align: right;"> \$9565.34 <i>Planning</i> <i>16-2 of 07/01/14</i> </div> | | | | | | | | | 2014 AUG 13 PM 1:32 |
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I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

7/9/2014

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 9th day of July, 2014 in Palm Springs, California.


Declarant's Signature

No 1112
BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

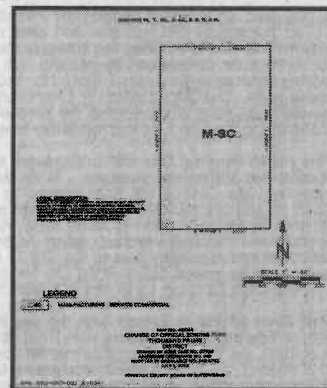
ORDINANCE NO. 348.4782

**AN ORDINANCE OF THE COUNTY OF
RIVERSIDE 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.



Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 1, 2014, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 7/9/14