

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

903B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 5, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7040 / PLOT PLAN NO. 19728 – EA39775 – Applicant: Trip Hord Associates – Engineer / Representative: Trip Hord - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) within a Community Center Overlay – Location: Westerly of Patterson Avenue and southerly of Cajalco Road – 5.0 Gross Acres - Zoning: Residential Agriculture - 1 Acre Minimum (R-A-1) - **REQUEST:** The Change of Zone proposes to change the existing zone of Residential Agriculture - 1 Acre Minimum (R-A-1) to Manufacturing - Service Commercial (M-SC). The Plot Plan proposes to establish a new contractor's storage and maintenance yard. The proposed development includes a 9,600 square-foot building consisting of 2,000 square feet of warehouse space, 5,600 square feet of maintenance shop space, and 2,000 square feet of office space; and outdoor storage areas for heavy equipment, vehicles, materials, and inventory, totaling 60,000 square feet.

**RECOMMENDED MOTION:**

The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

REVIEWED BY EXECUTIVE OFFICE

DATE 12/20/06 YMG

Departmental Concurrence

*David Mares For*

Ron Goldman  
Interim Planning Director

RG:cv

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

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Prev. Agn. Ref. | District: First | Agenda Number:

16.9

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7040 / PLOT PLAN NO. 19728

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39775**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7040**, from Residential Agriculture – 1 Acre Minimum (R-A-1) to Manufacturing – Service Commercial (M-SC), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **PLOT PLAN NO. 19728**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report.