

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 mg

Departmental Concurrence

*Ron Goldman*

Ron Goldman  
Interim Planning Director

RG:cv

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

DEC 5 2006 10:03

RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: First

Agenda Number:

16.1

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.

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



**16.9**

1:30 p.m. being the time set for public hearing on the application of Trip Hord Associates – Trip Hord for Fast Track Change of Zone 7040, to change zone from Residential Agriculture – 1 Acre Minimum (R-A-1) to Manufacturing – Service Commercial (M-SC) and for Plot Plan 19728 to establish a new contractor's storage and maintenance yard, located in the North Perris Zoning Area – Mead Valley Area Plan, 1<sup>st</sup> District, the Chairman called the matter for hearing.

Keith Gardner, Planning staff, recommended the matter be continued for one month.

The following individuals spoke in opposition:

Charles Brooker  
Debbie Walsh  
Helen Toth  
Lee Cussins

The Chairman declared the hearing continued to Tuesday, February 6, 2007 at 1:30 p.m.