

**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

*David Marcus for*  
Ron Goldman  
Interim Planning Director

RG:cv

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

5008 DEC 50 10:03

RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: First

Agenda Number:

15.1

The Honorable Board of Supervisors

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

December 5, 2006

Page 2 of 3

**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



**16.1**

1:30 p.m. being the time set for further 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 to February 27, 2007.

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, February 27, 2007 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 6, 2007 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: February 6, 2007  
Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Nancy Romero* Deputy

AGENDA NO.

16.1

xc: Planning, Applicant, COB