

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

927B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
July 27, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7341 / PLOT PLAN NO. 21764 – MITIGATED NEGATIVE DECLARATION – Applicant: Luis H. Sanchez – Engineer / Representative: A&A Surveying and Mapping - Third Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Heavy Industrial (CD: HI) (0.15-0.50 Floor Area Ratio) – Location: Southerly of Ethanac Road, westerly of Sherman Road, and easterly of Trumble Road – 1.0 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the site's current zoning classification from Rural Residential (R-R) to Manufacturing - Medium (M-M). The Plot Plan proposes to manufacture concrete fountains, birdbaths, and statues on a 1-acre lot with an existing house. The project proposes to add one 100 square foot shed, one 378 square foot carport, one three foot high block embankment to hold sand, gravel, and cement bags, and remove the existing 1,624 square foot shed. Finished product will be stored outside in rows.

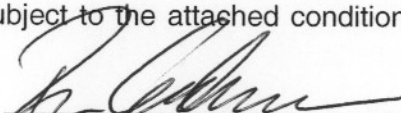
**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40870**, 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. 7341** from Rural Residential (R-R) to Manufacturing - Medium (M-M) in accordance with Exhibit 3, subject to final adoption by the Board of Supervisors; and,

**APPROVAL** of **PLOT PLAN NO. 21764**, subject to the attached conditions of approval, and

  
\_\_\_\_\_  
Ron Goldman  
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE

DATE 9/6/07

Tina Grande  
Departmental Concurrence

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

RECEIVED RIVERSIDE COUNTY  
MAY 31 3:15 PM '07

**Prev. Agn. Ref.** | **District:** Third | **Agenda Number:**

15.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7341 / PLOT PLAN NO. 21764

July 27, 2007

Page 2 of 2

based upon the findings and conclusions incorporated in the staff report.