

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 29, 2008

SUBJECT: CHANGE OF ZONE NO. 7318 / PLOT PLAN NO. 21599 – NEGATIVE DECLARATION – Applicant: Mark Zanelli – Engineer / Representative: Mario Zanelli - 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: Northerly of McLaughlin Road, easterly of Dawson Road, and westerly of Antelope Road – 3.0 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 construct an RV/trailer storage facility, with a maximum of 230 spaces, on a 3.0 gross acre lot.

RECOMMENDED MOTION:

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

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40784**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7318**, amending the zoning classification for subject property from Rural Residential (R-R) to Manufacturing - Medium (M-M), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **PLOT PLAN NO. 21599**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Mark F. Balys

Ron Goldman
Planning Director

Mark Balys for
Deputy Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 2/05/08 AG

ATex Gann

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

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