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



ITEM: 21.1 (ID # 12570)

MEETING DATE:

Tuesday, June 02, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 1194 (GPA01194) – CEQA EXEMPT Sections 15061(b)(3) and 15301 – Applicant: Schober Family Trust – Representative: Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) – Location: east of Interstate-15 and Rainbow Canyon Road and just south of the City of Temecula – Zoning: Manufacturing – Service Commercial (M-SC), Rural Residential (R-R) – 30.1 acres - REQUEST: The GENERAL PLAN AMENDMENT is a proposal to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) as a Technical General Plan Amendment.

RECOMMENDED MOTION: That the Board of Supervisors:

APN: 918-140-012. District 3. [\$0 Total]

 <u>FIND</u> that the Project is <u>EXEMPT</u> from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption) and Section 15301 (Existing Facilities) and based on the findings and conclusions in the staff report; and

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:

Jeffries, Spiegel, Washington, Perez and Hewitt

5/19/2020

Nays:

None

Absent: None

Date:

June 2, 2020

Assistant TLMA Director

XC:

Planning

21.1

Kecia R. Harper

By:

Clerk of the Board

Deputy

Page 1 of 3

ID# 12570

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

2. <u>TENTATIVELY APPROVE</u> GENERAL PLAN AMENDMENT NO. 1194, which changes the General Plan land use designation on a portion of parcel 918-140-012 from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) on Figure 3 of the Southwest Area Plan and other related tables and figures, in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors.

FINANCIAL DATA	Current Fisca	al Year:	Next Fiscal	Year:	Total Cost:		Ongoing	Cost	
COST	\$	N/A	\$	N/A	\$	N/A	\$	N/A	
NET COUNTY COST	\$	N/A	\$	N/A	\$	N/A	\$	N/A	
SOURCE OF FUNDS: Applicant Fees 100%						Budget Adjustment: No			
					For F	iscal Ye	ar: N	Ά	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

General Plan Initiation Process

General Plan Amendment No. 1194 was applied for on June 2, 2016 as a Regular Foundation Component Amendment. This Amendment proceeded through the General Plan Initiation Process (GPIP) being discussed by the General Plan Advisory Committee (GPAC) on August 25, 2016, Planning Commission on November 2, 2016, and Board of Supervisors on March 21, 2017. The Board of Supervisors decided to initiate the General Plan Amendment.

Technical Amendment Basis

Since the completion of the initiation, further discussions have occurred with the applicant's representative and staff that focused on the basis for the change in the land use designation. The proposed change in land use designations has not been altered since the initiation, but the basis or justification for the change has. The Rural Mountainous (RM) land use designation is intended to apply to "areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater." A slope analysis was prepared by the applicant and provided to the County for review (and is attached with this staff report) that shows out of the whole parcel, which is approximately 30.1 acres, that only 19.6 acres (65% of the site) contains slopes that are 25% or greater. Additionally, the limited approximately 12.8 acre area proposed to change from Rural Mountainous to Light Industrial contains 4.4 acres or 34% of the area to change that contains slopes that are 25% or greater. While this area does contain some slopes, it is noticeably more flat relative to the remaining areas of the parcel. The remaining 17.3 acre area of the parcel that would remain Rural Mountainous would contain 15.2 acres that contain slopes that are 25% or greater which would be 87% of the area, which is more consistent with the definition of the Rural

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

Mountainous land use designation compared to the current land use designation that is applied to the site. The findings necessary for the General Plan Amendment as a Technical Amendment are included in detail in the Findings section of this staff report.

CEQA

The Project is exempt pursuant to State CEQA Guidelines Section15061 (b)(3), as this Project is subject to the general rule that CEQA applies only to those projects that have the potential for causing a significant effect on the environment. The proposed Project is also exempt from CEQA review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) since the subject property contains an existing industrial use and the current General Plan Amendment will not expand the use of the site beyond existing operations.

Impact on Residents and Businesses

The impacts of this Project have been evaluated through the environmental review and public hearing process. Approval of the Project will not result in impacts to residents or businesses.

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Staff Report Package

Jason Farin Principal Management Analyst 5/27/2020



PLANNING COMMISSION MINUTE ORDER MAY 6, 2020

I. AGENDA ITEM 4.6

GENERAL PLAN AMENDMENT NO. 1194 (GPA01194) – **Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities) – Applicant: Schober Family Trust – Representative: Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) – Location: Easterly of Interstate 15 and Rainbow Canyon Road and just southerly of the City of Temecula – Zoning: Manufacturing – Service Commercial (M-SC) – Rural Residential (R-R) – 30.1 Acres.

II. PROJECT DESCRIPTION:

The **General Plan Amendment** is a proposal to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R-RM) to Community Development: Light Industrial (CD-LI) as a Technical General Plan Amendment.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (955) 951-3025 or email at rbrady@rivco.org.

Spoke in favor:

Larry Markham, Applicants Representative, 28693 Old Town Front Street, Temecula, 92590

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: Closed Motion by Commissioner Thornhill, 2nd by Commissioner Shaffer A vote of 5-0

ADOPTED Planning Commission Resolution No. 2020-004; and.

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve General Plan Amendment No. 1194.



PLANNING COMMISSION MINUTE ORDER MAY 6, 2020

I. AGENDA ITEM 4.7

CHANGE OF ZONE NO. 2000003 – No New Environmental Document Required – EIR380 – Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) –Zoning: Specific Plan (SP293) – Location: Southerly of Olive Avenue, westerly of Rice Road, and northerly of Salt Creek for Planning Area 30 and northerly of Domenigoni Parkway, easterly of Frontier Loop Road, westerly of Beeler Road, and southerly of Salt Creek for Planning Area 35 – 45.9 Acres.

II. PROJECT DESCRIPTION:

Change of Zone No. 2000003 is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN's: 461-520-001 through 461-520-023, 461-521-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

No one spoke in favor, opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed Motion by Commissioner Thornhill, 2nd by Commissioner Sanchez A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the No New Environmental Document is Required; and,

TENTATIVELY Change of Zone No. 2000003.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.6

Planning Commission Hearing: May 6, 2020

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Case Number(s): General Plan Amendment No. 1194 Applicant(s): Schober Family Trust

CEQA Exempt Sections 15061(b)(3) and 15301

Area Plan: Southwest Representative(s): Larry Markham

Zoning Area/District: Rancho California Area

Supervisorial District: Third District

Project Planner: Russell Brady

Project APN(s): 918-140-012

-/- W,

Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 1194 is a proposal to change the Land Use designation of a portion of APN 918-140-012, from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) ("Project"). This change includes a change to the Foundation component on the site, but is considered a Technical Amendment based on the slope analysis for the site that does not support the current designation of Rural: Rural Mountainous (R:RM) that was previously applied to the property in 2003. This change would also be consistent with the existing zoning to apply the Community Development: Light Industrial (CD:LI) designation to the portion of the site that is currently zoned Manufacturing – Service Commercial (M-SC).

The project site is located east of Interstate-15 and Rainbow Canyon Road and just south of the City of Temecula.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

<u>ADOPT</u> PLANNING COMMISSION RESOLUTION NO. 2020-004 recommending adoption of General Plan Amendment No. 1194 to the Board of Supervisors.

STAFF ALSO RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

<u>FIND</u> that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption) and Section 15301 (Existing Facilities) and based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1194, which changes the General Plan land use designation on a portion of parcel 918-140-012 from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) on Figure 3 of the Southwest Area Plan and other related tables and figures, in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors.

PROJECT DATA	的现在分词 医神经神经神经神经神经神经神经神经神经神经神经神经神经神经神经神经神经神经神经
and Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	Community Development, Rural
Existing General Plan Land Use Designation:	Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	Light Industrial (LI), Rural Mountainous (RM)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	City of Temecula
East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM), Light Industrial (LI)
West:	Public Facilities, Medium High Density Residential, Rural Mountainous
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC), Rura Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Temecula
East:	Rural Residential (R-R)
South:	Manufacturing – Service Commercial (M-SC), Residential Agricultural, ten-acre minimum (R-A-10
West:	Rural Residential (R-R)
Existing Use:	Contractors Storage Yard
Surrounding Uses	
North:	Vacant land
East:	Vacant land
South:	Industrial, vacant land
West:	Vacant land

Lo	ca	tec	d V	Vit	hi	n:
LV	va	101				

City's Sphere of Influence:	Yes - City of Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes
WRCMSHCP Criteria Cell:	Yes, Criteria Cell 7592
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

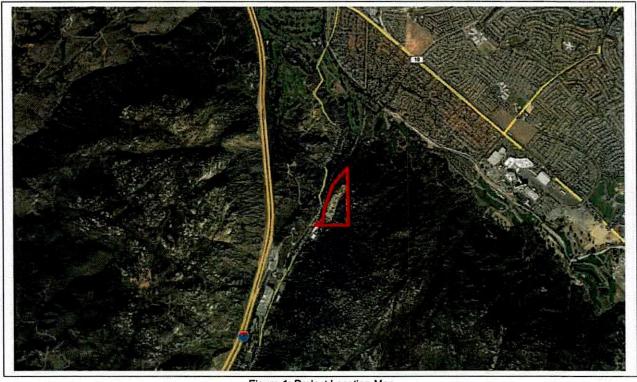


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Initiation Process

General Plan Amendment No. 1194 was applied for on June 2, 2016 as a Regular Foundation Component Amendment. This Amendment proceeded through the General Plan Initiation Process (GPIP) being discussed by the General Plan Advisory Committee (GPAC) on August 25, 2016, Planning Commission on November 2, 2016, and Board of Supervisors on March 21, 2017. The Board of Supervisors decided to initiate the General Plan Amendment.

Technical Amendment Basis

Since the completion of the initiation, further discussions have occurred with the applicant's representative and staff that focused on the basis for the change in the land use designation. The proposed change in land use designations has not altered since the initiation, but the basis or justification for the change has. The Rural Mountainous (RM) land use designation is intended to apply to "areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater." A slope analysis was prepared by the applicant and provided to the County for review (and is attached with this staff report) that shows out of the whole parcel, which is approximately 30.1 acres, that only 19.6 acres (65% of the site) contains slopes that are 25% or greater. Additionally, the limited approximately 12.8 acre area proposed to change from Rural Mountainous to Light Industrial contains 4.4 acres or 34% of the area to change that contains slopes that are 25% or greater. While this area does contain some slopes, it is noticeably more flat relative to the remaining areas of the parcel. The remaining 17.3 acre area of the parcel that would remain Rural Mountainous would contain 15.2 acres that contain slopes that are 25% or greater which would be 87% of the area, which is more consistent with the definition of the Rural Mountainous land use designation compared to the current land use designation that is applied to the site. The findings necessary for the General Plan Amendment as a Technical Amendment are included in detail in the Findings section of this staff report.

Property History and Permitted Uses

The property has long been used for various types of industrial type uses since approximately the 1950s when an aluminum die casting business was started on the property. In 1986 a General Plan Amendment (CGPA70) was approved to change the open space designation on a portion of the site from Mountainous to Areas Not Designated as Open Space. In 1988 a Change of Zone (CZ04995) changed the zone of a portion of the site from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), which is the zoning that exists today. With the County's General Plan update in 2003, the County designated the property as entirely Rural Mountainous as an extension of the hillside area that exists to the east, north, and south of the project site. The existing use, zoning, and detailed topography appear to not have been taken into account when this designation was applied.

The applicant had submitted for a Determination of Non-Conforming Use (PPN180001) to determine whether any of the historical and existing uses may have been historically permitted by right based on the zoning classifications applied to the property and the zoning ordinance requirements in place at these times. The review of this request determined that there is no indication that the uses that have existed on the property and that continue to exist were ever permitted by right. Therefore, the appropriate use permit application (i.e. a Plot Plan or Conditional Use Permit) is necessary to be submitted, reviewed, and

approved for the existing uses to be permitted. Staff had requested this use permit application to be submitted to be processed concurrently with this General Plan Amendment. However, the applicant requested that this General Plan Amendment be processed first to provide greater certainty on the outcome of the General Plan designation before spending money on preparing and submitting a use permit application. If the Planning Commission and Board of Supervisors to decide to approve the General Plan Amendment, the applicant then plans on submitting an implementing project and processing of that permit may occur.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project is exempt pursuant to State CEQA Guidelines Section15061 (b)(3), as this Project is subject to the general rule that CEQA applies only to those projects that have the potential for causing a significant effect on the environment. The proposed Project is for a change to the land use designation in the General Plan for the subject property. No construction or grading are proposed or would be allowed via the General Plan Amendment and the existing industrial use would not be permitted or otherwise authorized via the General Plan Amendment. This proposed Project is also exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) since the subject property contains an existing industrial use and the current General Plan Amendment will not expand the use of the site beyond existing operations. This General Plan Amendment is required to ensure consistency with the site's existing zoning.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

- 1. The project site currently has a General Plan Land Use Designation of Rural: Rural Mountainous (R:RM) and proposes to change the land use designation on a portion of the project site to Community Development: Light Industrial (CD:LI). That portion of the Project site is currently zoned Manufacturing Service Commercial (M-SC). The Community Development: Light Industrial (CD:LI) land use designation is being proposed since the current Rural Mountainous (RM) land use designation is improperly applied to the site based on the description of Rural Mountainous (RM) land use designation that it applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater", which does not apply to the site. The Light Industrial land use designation is specifically proposed since it would be consistent with the existing zoning and the existing onsite operations.
- 2. The CD:LI land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.
- 3. The project site currently has a Zoning Classification of Rural Residential (R-R) and Manufacturing Service Commercial (M-SC).

Entitlement Findings:

For a Technical General Plan Amendment, the following findings are required to be made:

The first finding is required to be made for all Technical GPAs and a least one additional finding is also required. The additional finding selected is noted as number 2 and 3 below, which corresponds with subsections c. and e., respectively, for the additional findings pursuant to Section 2.4 C.1. of Ordinance No. 348, as follows:

1. The proposed amendment would not change any policy direction or intent of the General Plan.

The technical amendment is intended to correct the boundary of the Rural Mountainous land use designation, which pursuant to the General Plan Land Use Element Table LU-4 notes applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. The land use boundaries of Rural Mountainous areas were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot contours; whereas, the updated topography was obtained using 1-foot contours. A slope analysis was prepared by the applicant and provided to the County for review (and is attached with this staff report) that shows out of the whole parcel, which is approximately 30.1 acres, that only 19.6 acres (65% of the site) contains slopes that are 25% or greater. Additionally, the limited approximately 12.8 acre area proposed to change from Rural Mountainous to Light Industrial contains 4.4 acres or 34% of the area to change that contains slopes that are 25% or greater. While this area does contain some slopes, it is noticeably more flat relative to the remaining areas of the parcel. The remaining 17.3 acre area of the parcel that would remain Rural Mountainous would contain 15.2 acres that contain slopes that are 25% or greater which would be 87% of the area, which is more consistent with the definition of the Rural Mountainous land use designation compared to the current land use designation that is applied to the site. The technical amendment would correct the boundary to reflect the actual topography and toe of slope to be consistent with the policy direction and intent of the General Plan for this land use designation. Thus, the Technical Amendment will provide for correct information and does not change the intent of the General Plan.

2. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan

The land use boundaries of Rural Mountainous areas were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot contours; whereas, the updated topography was obtained using 1-foot contours. The updated, more accurate information indicates that the existing boundaries of the General Plan land use designations do not accurately reflect actual topography. The information generally results in reducing the amount of area designated as Rural Mountainous and increasing the amount of area designated as non-mountainous. With this General Plan Amendment, the land use designations following more detailed topography are more accurately reflected. Moreover, by changing the land use designation from Rural Mountainous to Light Industrial, the land use designation would be consistent with the existing M-SC zone.

3. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries

The Technical Amendment will rectify errors related to mapping which resulted in inaccuracies related to specific areas with slopes greater than and less than 25% slope. The data used to determine the boundaries of the Rural Mountainous land use designation were hand drawn using USGS 10-foot

contours; whereas, the updated toe-of-slope line was utilizes 1-foot contours. The land use boundaries of Rural Mountainous were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. This technical correction will provide an accurate representation of the topographic features on the project site and provide correct General Plan land use designations. Thus, the Technical Amendment will provide a point of clarification to more accurately express the General Plan's meaning and eliminate a source of confusion by providing for correct information which does not change the intent of the General Plan.

Other Findings:

- 1. A small portion of project site is located within Criteria Cell 7592 of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed area of change is located outside of the Criteria Cell. Additionally, when there is an implementing project, the site(s) will still need to show compliance with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan. This project fulfills the plan requirements of the Multi-Species Habitat Conservation Plan.
- The project site is located within the City of Temecula Sphere of Influence. No memorandum of understanding exists between the City of Temecula and County that requires review or coordination of General Plan Amendments. The City of Temecula was noticed of the public hearing and as of the writing of this staff report no comments have been received.
- 3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
- 4. In compliance with Senate Bill 18 (SB18), the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Although as a categorical exemption AB 52 does not apply, the County mailed joint notices regarding this project to the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseno Indians, Ramona Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians on February 21, 2019. Responses from Agua Caliente, Cahuilla, and Soboba were received that deferred to Pechanga. Response received from Pechanga on March 20, 2019 requested consultation. On March, 21 2019 consultation was formally initiated between the County and Pechanga. On November 4, 2019, December 9, 2019 and December 31, 2019 emails were sent to Pechanga requesting input on Tribal Cultural Resources. Consultation via email with Pechanga on February 10, 2020 confirmed they had no further comments related to the General Plan Amendment understanding that any future development permits at the site will include a Tribal Cultural Resource analysis at that time.
- 5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
- 6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels

proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Pursuant to Ordinance No. 663, this project does not meet the definition of a development permit; therefore, SKRHCP Fees are not required at this time.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. The project under consideration does not include any building permits, subdivision, or use permits. Any subsequent use permits would be required to comply with applicable requirements for projects within a SRA and very high fire hazard severity zone.

Conclusion:

 For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication either in support or opposition to the proposed project.

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx

Template Revision: 03/19/20

Planning Commission

County of Riverside

RESOLUTION 2020-004

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 1194

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on May 6, 2020 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the recommendation to consider the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15301 and has been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 6, 2020, that it has recommended that the project be found exempt from the California Environmental Quality Act and recommends the following based on the staff report and the findings and conclusions stated therein:

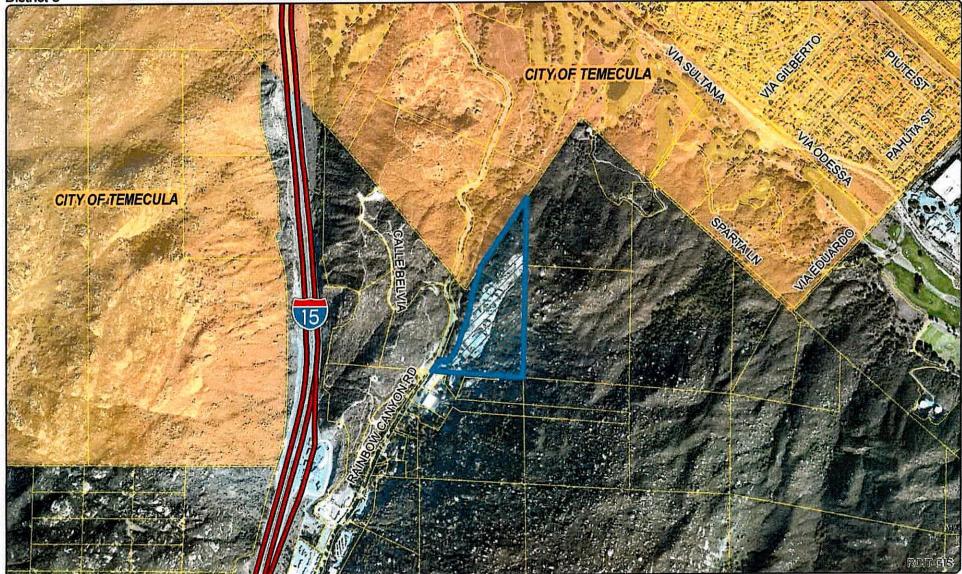
APPROVAL of GENERAL PLAN AMENDMENT NO. 1194.

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01194 VICINITY/POLICY AREAS

Supervisor: Washington District 3

Date Drawn: 03/11/2020

Vicinity Map



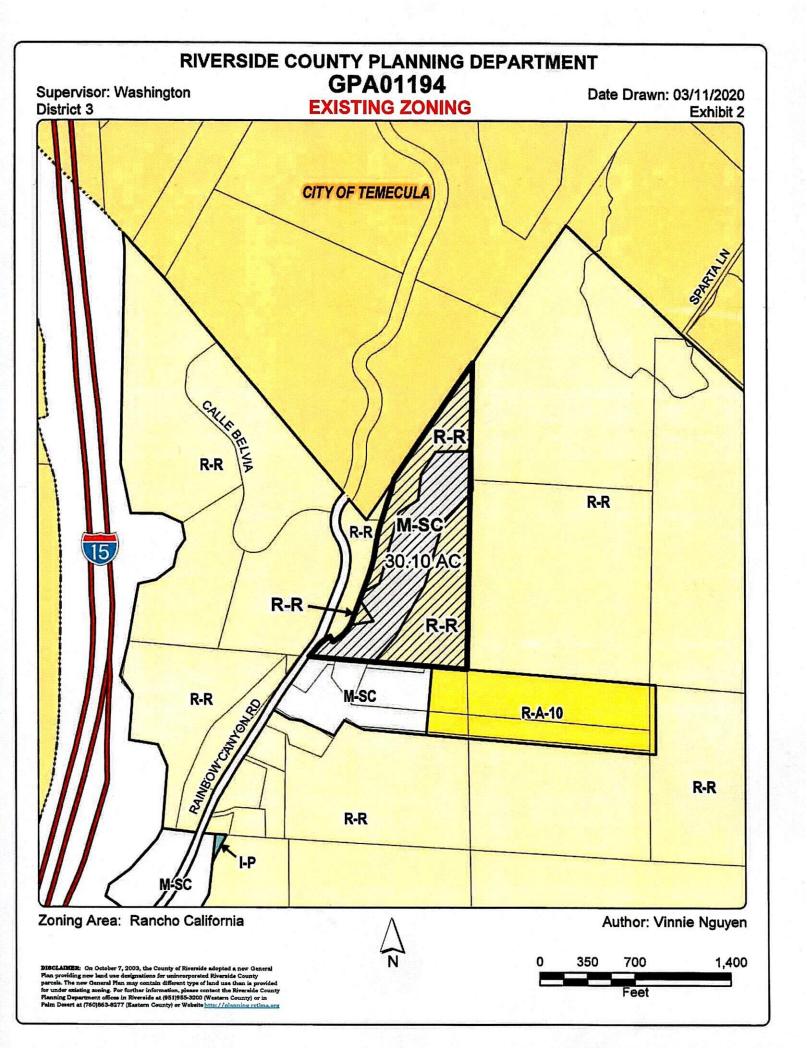
Zoning Area: Rancho California

Author: Vinnie Nguyen



2,400 1,200

RIVERSIDE COUNTY PLANNING DEPARTMENT **GPA01194** Supervisor: Washington Date Drawn: 03/11/2020 PROPOSED GENERAL PLAN District 3 Exhibit 6 CITY OF TEMECULA RM MHDR (RM) RM PF 30.10 AC RM RM RM RR RR RM PF/ OS-C Zoning Area: Rancho California Author: Vinnie Nguyen 350 700 1,400 a. The new General Flam may contain different type of land use than is provided der existing soning. For further information, please contact the Riverside County any Department offices in Riverside at (951)955-2200 (Western County) or in Desert at (760)863-8277 (Eastern County) or Website http://blenning.retima.org



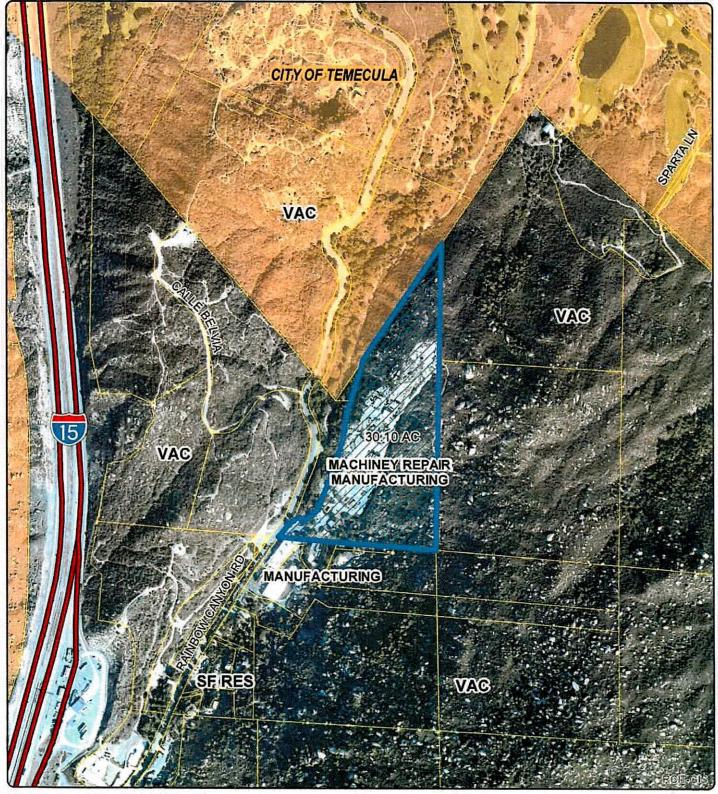
RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01194

Supervisor: Washington District 3

LAND USE

Date Drawn: 03/11/2020

Exhibit 1



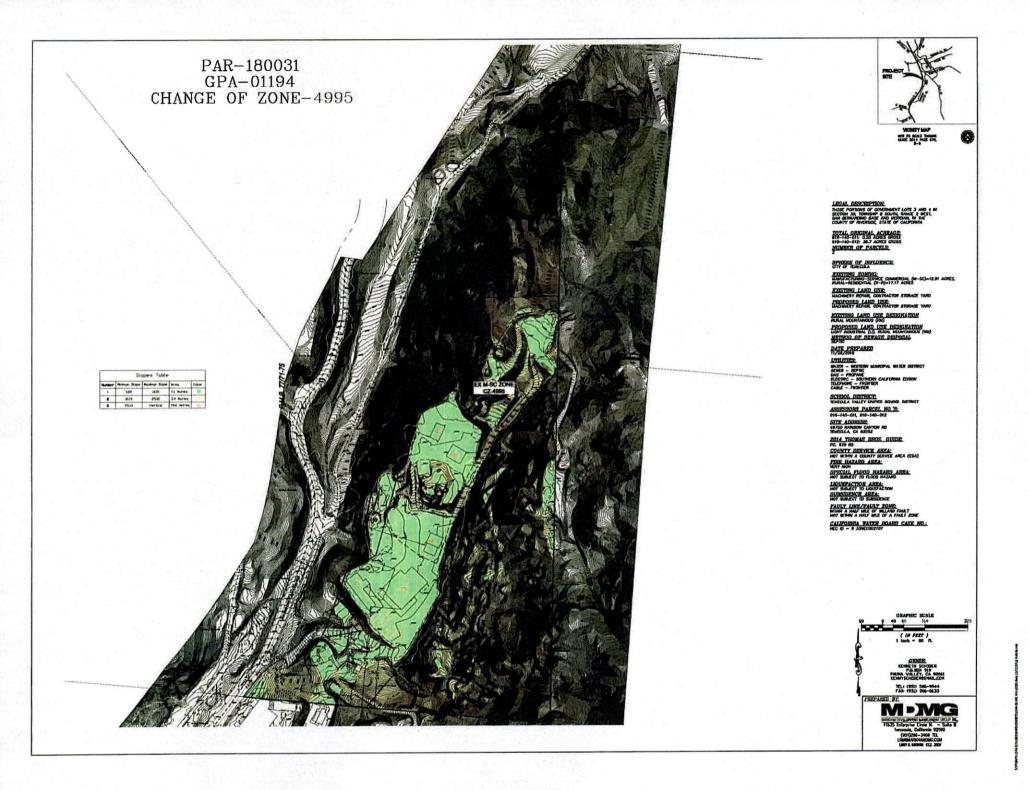
Zoning Area: Rancho California

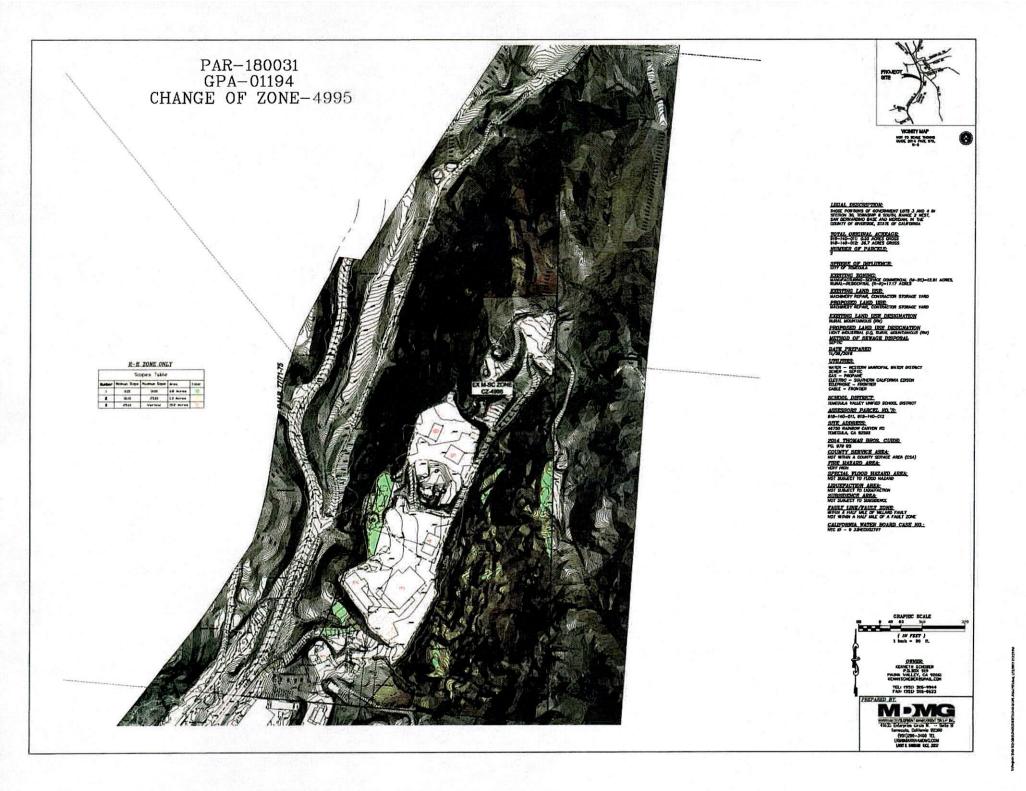
A

Author: Vinnie Nguyen

0 350 700 1,400 Feet

DISCLAMMER: On October 7, 2003, the County of Rivarside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing soning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Planning Department offices in Riverside at (951)955-3200 (Western County) or Information Planning County of the Planning County of Website http://planning.retima.or







Planning Director

PLANNING DEPARTMENT

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

. GENERAL INFORMATION:

GPA 01194

<u>APPLICATION INFORMATION:</u>

Contact Person:	James Bach			E-Mail: jrb@m	arkhamdmg.com
Mailing Address:	41635 Ente	prise Circle North	Suite B		
	Temecula	CA	Street	92590	
	City		State	ZIP	
Daytime Phone No	c (_95L_)	296-3466 ext 221	-	Fax No: (951	296-3476
ineer/Representativ	Name: _	MDMG, Inc.			
Contact Person:	James Bach			E-Mail: jrb@m	arkhamdmg.com
Mailing Address:	41635 Enter	prise Circle North,	Suite B		
1 ag , a 1 a 1 a 1 a 1 a 1 a 1 a 1 a 1 a 1 a	Temecula		Street CA	92590	
*************************************	City		State	ZIP	
Daytime Phone No	o: (<u>951</u>)	296-3466 ext 221		Fax No: (951	296-3476
perty Owner Name:	Schober Fa	amily Trust			
Contact Person:	Kenny Sci	nober		E-Mail: kennysch	ober@gmail.com
Mailing Address:	P. O. Box	919			
	Pauma Va		Street CA	92061	
12	City		State	ZIP	
Daytime Phone No				Fax No: (951	

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811 Desert Office · 77-588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

JAMES R BACH MUMG INC

IGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATI	ON:				
Assessor's Parcel Number	er(s): 918-140-012			4.00	Est.
Approximate Gross Acrea	ge:36.7	T C			
General location (nearby	or cross streets): North of	15 F	WY	, Sc	outh of
CITY OF TEMECULY	East of Rainbow C	anyon Rd	West of _SPARTA	LN	
Existing General Plan Fou	indation Component(s): _	Rural			
Proposed General Plan Fo	oundation Component(s):	Community D	evelopment / Rural		
Existing General Plan Lan	d Use Designation(s):	Rural Mountai	nous		
Proposed General Plan La	and Use Designation(s):	Light Industria	al / Rural Mountainous		
General Plan Policy Area(s) (if arry):	None			
Existing Zoning Classifica	tion(s): Manufacturing S	Service Commen	cial (MSC)		
Foundation GPA is to fix use and zoning inconsiste also downgraded the valu	nt and thereby making the	existing use no	ne 2003 General Plan in a conforming. The GP	A adoption	on
Are there previous develo			_		
Initial Study (EA) No. (if kr	10wn)	EID N	o. (if applicable):		
Have any special studies of geological or geotechnical lifyes, indicate the type of	or reports, such as a traffic reports, been prepared for	study, biologic or the subject pro	al report, archaeologica operty? Yes \(\square\) No		
Name of Company or Distri	ct serving the area the proje	ct site is located I	Are facilities/services	available	~t
(if none, write "none.")		or onto to totalen	the project site?	Yes	No
Electric Company	Edison			X	
Gas Company	So. Cal Gas	S		X	
Telephone Company Water Company/District	Verizon			X	
** audi CompanyiUismer	TID CITE				1

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services		at
Sewer District	the project site?	Yes	No
"No," how far away are the nearest facilities/services? (No. of feet/n		1 .	X
	nies):		
	*		
s the Foundation Component General Plan Amendment located with	in any of the following	g watersh	eds?
Santa Ana River/San Jacinto Valley			
X Santa Margarita River			
Whitewater River			
lease refer to Riverside County's Map My County website to detrithin any of these watersheds (using the Geographic Layer - Watershttp://webintprod.agency.tima.co.riverside.ca.us/MMC_Viewer/Custo	shed)		cate
any of these watersheds are checked, click on the adjacent hyperlorm. Complete the form and attach a copy as part of this application	ink to open the applic submittal package.	cable Che	cklis
HAZARDOUS WASTE SITE DISCLOSURE S	TATEMENT	-	
Sovernment Code Section 65962.5 requires the applicant for an pecified state-prepared lists of hazardous waste sites and submanagement indicating whether the project is located on or near an ide pplication shall be accepted as complete without this signed statement.	it a signed statement	nt to the	loos
(we) certify that I (we) have investigated our project with respect to azardous waste site and that my (our) answers are true and correctly (Our) investigation has shown that:	its location on or nea to the best of my (or	ar an ider ur) knowk	ntifie edge
The project is not located on or near an identified hazardous was	te site.		
The project is located on or near an identified hazardous waste azardous waste site(s) on an attached sheet.	site. Please list the	location o	of the
wner/Representative (1)	Tagate 6.1.16		
	The second secon		-

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings. (Please be specific. Attach separate pages if needed.):

The 2003 General Plan was erroneous	sly changed making the existing use and zoning
inconsistent.	
No new condition or circumstance ex	ist, rather the use and zoning existing prior to the
2003 general plan adoption continue	and remain in a non-conforming status.
	•

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)
No

NOTES:

- Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
- 2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
- Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
- 3. Application submittal items a for Foundation General Plan Amendment:
 - This completed application form.
 - o Application filing fees.
 - Site map showing the project area and extent.
 - Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 1194 (GPA01194) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities) – Applicant: Schober Family Trust – Representative: Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) – Location: Easterly of Interstate 15 and Rainbow Canyon Road and just southerly of the City of Temecula – Zoning: Manufacturing – Service Commercial (M-SC) – Rural Residential (R-R) – 30.1 Acres – REQUEST: The General Plan Amendment is a proposal to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R-RM) to Community Development: Light Industrial (CD-LI) as a Technical General Plan Amendment.

TIME OF HEARING:

9:00 a.m. or as soon as possible thereafter.

DATE OF HEARING:

MAY 6, 2020

PLACE OF HEARING:

RIVERSIDE COUNTY ADMINISTRATIVE CENTER

BOARD CHAMBERS, 1ST FLOOR

4080 LEMON STREET, RIVERSIDE, CA 92501

Information on how to participate in the hearing will be available on the Planning Department website at: https://planning.rctlma.org/. For further information regarding this project please contact the Project Planner: Russell Brady at (955) 951-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady

P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

UYEN cer	tify that on March 11, 202	<u>,0 </u>
rs list was prepared by	Riverside County	GIS ,
GPA0	1194	for
ame RCIT	- GIS	,
240	0,	
uirements furnished by	the Riverside County Plannin	g Department.
true compilation of the	owners of the subject property	y and all other
0 feet of the property	involved, or if that area yield	s less than 25
ty owners within a noti	fication area expanded to yield	a minimum of
naximum notification ar	rea of 2,400 feet from the proje	ect boundaries,
lized assessment rolls.	If the project is a subdivision	with identified
ts, said list includes a co	omplete and true compilation of	f the names and
owners of all propert	ty that is adjacent to the pro	oposed off-site
nformation filed is true	and correct to the best of my	knowledge.
r incomplete information	n may be grounds for rejection	or denial of the
GIS Analyst		
4080 Lemon St	reet 9 TH Floor	AF
Riverside, Ca.	92502	
(8 a.m. – 5 p.m.):	(951) 955-8158	111
	GPA0 ame RCIT 240 quirements furnished by true compilation of the compilation of the property ty owners within a notinaximum notification and lized assessment rolls. Its, said list includes a complete information filed is true of the property of the	true compilation of the owners of the subject property of feet of the property involved, or if that area yield ty owners within a notification area expanded to yield maximum notification area of 2,400 feet from the projectized assessment rolls. If the project is a subdivision ts, said list includes a complete and true compilation of owners of all property that is adjacent to the project incomplete information may be grounds for rejection

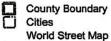
Riverside County GIS Mailing Labels

GPA01194 (2400 feet buffer)





Legend









3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of

REPORT PRINTED ON...3/11/2020 3:49:34 PM

© Riverside County RCIT

918140010 NATURE CONSERVANCY 201 MISSION ST 4TH FL SAN FRANCISCO CA 94105 918140011 KENNETH D. SCHOBER P O BOX 919 PAUMA VALLEY CA 92061

918150002 PECHANGA BAND OF LUISENO MISSION P O BOX 1477 TEMECULA CA 92593 918150005 USA PECHANGA BAND LUISENO MISSION 2800 COTTAGE WAY SACRAMENTO CA 95825

918160004 MEG ELLEN BERRY 46870 RAINBOW CANYON RD TEMECULA CA 92592 918160005 HIJINX 333 WASHINGTON BLV NO 321 MARINA DEL REY CA 90292

918160011 JACK GETTMAN 46970 RAINBOW CANYON RD TEMECULA CA 92592 918160012 WORTHY REVOCABLE FAMILY TRUST DATED 46960 RAINBOW CANYON RD TEMECULA CA 92592

918160016 BRODY THOMAS F TRUST DATED 04/24/2019 46950 RAINBOW CANYON RD TEMECULA CA 92592 918160018 PAUL JONES 46920 RAINBOW CANYON RD TEMECULA CA 92592

918160019 MWD P O BOX 54153 LOS ANGELES CA 90054 918160021 SAN DIEGO COUNTY WATER AUTHORITY 4677 OVERLAND AVE SAN DIEGO CA 92123

918160022 SOUTHWEST CONST CO INC 2909 RAINBOW VALLEY BL FALLBROOK CA 92028 918170002 PAULSON MANUFACTURING CORP 46752 RAINBOW CANYON RD TEMECULA CA 92592 918170004 THOMAS V. PAULSON 46752 RAINBOW CANYON RD TEMECULA CA 92592 918170007 WESTERN RIVERSIDE COUNTY REG CON 3403 10TH ST STE 500 RIVERSIDE CA 92502

918190006 GEOFFREY T. MOORE 17117 S BROADWAY ST GARDENA CA 90248 918190008 GORDON THOMAS EUGENE 16776 BERNARDO CTR DR 203 SAN DIEGO CA 92128

918190009 DENNIS E. ROBERTS 47100 RAINBOW CANYON RD TEMECULA CA 92592 922230002 PECHANGA RESORTS INC 44501 RAINBOW CANYON RD TEMECULA CA 92592

922230024 TEMECULA BAND OF LUISENO INDIANS P O BOX 1477 TEMECULA CA 92593 922230025 RUPINDER UPPAL 1007 N LOS ALISOS FALLBROOK CA 92028

922230026 SUDEEP DHILLON 1007 N LOS ALISOS FALLBROOK CA 92028

Owner:

Park West Industrial Center 213 21st Street Huntington Beach, CA 92648

Owner:

Park West Industrial Center 213 21st Street Huntington Beach, CA 92648

City of Temecula 4100 Main Street Temecula, CA 92590

Kirkland West Habitat Defense Council PO Box 7821 Laguna Niguel, Ca, 92607-7821

Richard Drury Komalpreet Toor Lozeau Drury, LLP 1939 Harrison Street, Suite 150 Oakland, CA 94612

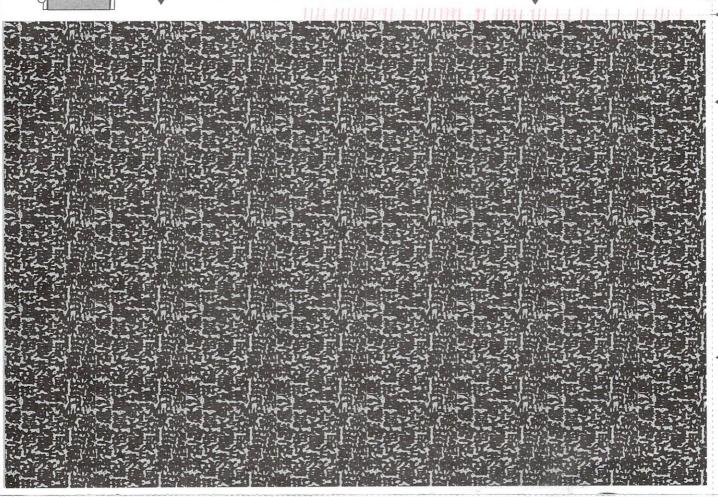
Representative:

Markham Development Strategies LLC 41593 Winchester Road, #200 Temecula, CA 92590

Representative:

Markham Development Strategies LLC 41593 Winchester Road, #200 Temecula, CA 92590

Pechanga P.O. Box 2183 Temecula, CA 92593





Riverside County Clerk of the Board County Administrative Center 4080 Lemon Street, 1st Floor Annex P. O. Box 1147 Riverside, CA 92502-1147

PUBLIC HEARING NOTICE This may affect your property PRESORTED FIRST CLASS



U.S. POSTAGE >>> PITNEY BOWES ZIP 92504 \$ 000.43⁹ 0000348270 MAY 20 2020

REMOVE THESE EDGES FIRST FOLD, CREASE AND TEAR ALONG PERFORATION

LERK / HOARD OF SUPERVISOR

SEE OTHER SIDE FOR OPENING INSTRUCTIONS

918190009 DENNIS E. ROBERTS 47100 RAINBOW CANYON RD TEMECULA CA 92592

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92592>5939

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday**, **June 02**, **2020** at **10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1194 (GPA01194)**, which proposes to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) as a Technical General Plan Amendment. APN: 918-140-012. This project is located east of Interstate-15 and Rainbow Canyon Road and just south of the City of Temecula in the Southwest Area Plan of Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and find that the Project is **Exempt** from the California Environmental Quality Act (CEQA).

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBrady@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

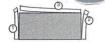
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

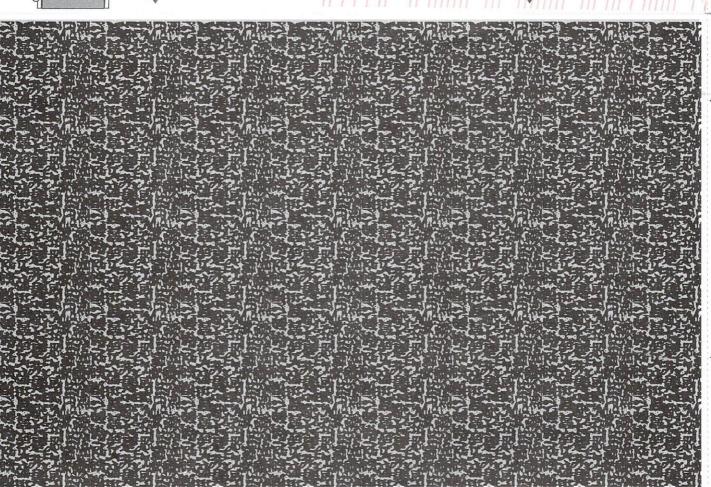
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 20, 2020

Kecia R. Harper, Clerk of the Board By: Hannah Lumanauw, Board Assistant REMOVE THESE EDGES FIRST FOLD, CREASE AND TEAR ALONG PERFORATION







AM 10: 34

2020 JUN -4

Riverside County Clerk of the Board County Administrative Center 4080 Lemon Street, 1st Floor Annex P. O. Box 1147 Riverside, CA 92502-1147

PUBLIC HEARING NOTICE This may affect your property

PRESORTED FIRST CLASS



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TO FORWARD FORWARD UNABLE RETURN TO SENDER



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SEE OTHEN FOR OPENING INSTRUCTIONS

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The Planning Department recommends that the Board of Supervisors tentatively approve the project and find that the Project is **Exempt** from the California Environmental Quality Act (CEQA).

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBrady@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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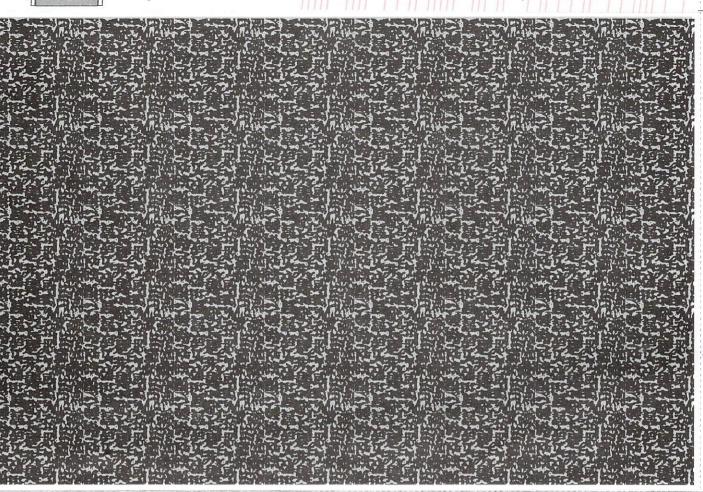
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Dated: May 20, 2020

Kecia R. Harper, Clerk of the Board By: Hannah Lumanauw, Board Assistant REMOVE THESE EDGES FIRST FOLD, CREASE AND TEAR ALONG PERFORATION

SEE OTHER SIDE FOR OPENING INSTRUCTIONS







Riverside County Clerk of the Board County Administrative Center 4080 Lemon Street, 1st Floor Annex P. O. Box 1147 Riverside, CA 92502-1147

PUBLIC HEARING NOTICE This may affect your property







U.S. POSTAGE >> PITNEY BOWES ZIP 92504 \$ 000.439 02 4W \$ 0000348270 MAY 20 2020



Representative:

Markham Development Strategies LLC 41593 Winchester Road, #200 Temecula, CA 92590



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0005/27/20

SENDER MED FORWARD TO

92502114747 A Control of the state of the s NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday**, **June 02**, 2020 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1194 (GPA01194)**, which proposes to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) as a Technical General Plan Amendment. APN: 918-140-012. This project is located east of Interstate-15 and Rainbow Canyon Road and just south of the City of Temecula in the Southwest Area Plan of Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and find that the Project is **Exempt** from the California Environmental Quality Act (CEQA).

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBrady@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 20, 2020

Kecia R. Harper, Clerk of the Board By: Hannah Lumanauw, Board Assistant



FOLD, CREASE AND TEAR ALONG PERFORATION

ZIP 92504 \$ 000.439 02 4W 0000348270 MAY 20 2020

Riverside County Clerk of the Board County Administrative Center

4080 Lemon Street, 1st Floor Annex

Riverside, CA 92502-1147

P. O. Box 1147

Representative:

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> Markham Development Strategies LLC 41593 Winchester Road, #200

Temecula, CA 92590

SEE OTHER SIDE FOR OPENING INSTRUCTIONS

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SENDER MED FORWARD TO

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SEE OTHER SIDE FOR OPENING INSTRUCTIONS

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 02, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1194 (GPA01194)**, which proposes to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) as a Technical General Plan Amendment. APN: 918-140-012. This project is located east of Interstate-15 and Rainbow Canyon Road and just south of the City of Temecula in the Southwest Area Plan of Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and find that the Project is **Exempt** from the California Environmental Quality Act (CEQA).

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBrady@rivco.org

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Dated: May 20, 2020

Kecia R. Harper, Clerk of the Board By: Hannah Lumanauw, Board Assistant



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BOARD OF SUPERVISORS COUNTY OF RIVERSIDE 'PO BOX 1147' RIVERSIDE, CA 92502 CALIFORNIA NEWSPAPER PARTNERSHIP dba The Press-Enterprise PO Box 65210 Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100 Riverside, CA 92507 951-684-1200 951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - Ordinance No. 348,4930 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07/11/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: July 11, 2020 At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502

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

SUMMARY OF ORDINANCE NO. 348.4930 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4930 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348.4930 amends Ordinance No. 348 by amending the Specific Zone requirements and standards for Specific Plan No. 293. It amends the Specific Zone requirements and standards for Specific Plan No. 293. It amends the Specific Zone requirements and standards for Specific Plan No. 293 and replaces it in its entirety. In comparison to the prior approved version of the Specific Plan zoning requirements and standards, the textual changes are limited to Planning Area 30 and Planning Area 35. The change to the language of Planning Area 30 reverts that language to a base zone of One Family Dwellings (R-1), which reflects the Planing Area's Medium Density Residential land use designation in the Specific Plan. A change of zone had unintentionally modified this language by substituting previously replaced text for Planning Area 30, an error that was repeated in subsequent change of zone approvals. This has now been corrected in Ordinance No. 348.4930. The language for Planning Area 35 merely added the language at the end of the section relating to that planning area noting that the zoning requirements for that planning area were the same as Article VI of Ordinance No. 348 except as specifically provided in Ordinance No. 348.4930. Ordinance No. 348.4930 takes effect 30 days after its adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on June 02, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following

Jeffries, Spiegel, Washington, Perez, and Hewitt

Kecia R. Harper, Clerk of the Board By: Hannah Lumanauw, Board Assistant

Press-Enterprise: 7/11



OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS 1st FLOOR, COUNTY ADMINISTRATIVE CENTER P.O. BOX 1147, 4080 LEMON STREET

RIVERSIDE, CA 92502-1147 PHONE: (951) 955-1060 FAX: (951) 955-1071

July 07, 2020

KECIA R. HARPER Clerk of the Board of Supervisors

KIMBERLY A. RECTOR Assistant Clerk of the Board

PRESS ENTERPRISE ATTN: LEGALS P.O. BOX 792 RIVERSIDE, CA 92501

E-MAIL: legals@pe.com FAX: 951-368-9018

RE: NOTICE OF ADOPTION OF ORDINANCE NO. 348.4930

To Whom It May Concern:

Attached is a copy for publication in your newspaper for ONE (1) TIME on Saturday, July 11, 2020.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE:

PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw
Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

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

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V. Manuel Perez, Chairman of the Board

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AYES:

Jeffries, Spiegel, Washington, Perez, and Hewitt

NAYS:

None

ABSENT:

None

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant