

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



ITEM: 21.1  
(ID # 14635)

MEETING DATE:

FROM: TLMA-PLANNING:

Tuesday, March 23, 2021

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000030, ADOPTION OF ORDINANCE NO. 348.4953, AGRICULTURAL PRESERVE ENLARGEMENT NO. 200001, ADOPTION OF RESOLUTION NO. 2021-045 AND ASSOCIATED LAND CONSERVATION CONTRACT- CEQA EXEMPT – Applicant: Ruvdeep Randhawa. – First Supervisorial District – Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Rancho California Zoning Area: R-A-20 Zone (Residential Agricultural, 20 Acre Minimum) – Location: North of Monte Rancho Dr, East and South of De Luz Road, and West of Camaron Road – REQUEST: Change of Zone No. 2000030 proposes to change the property's zoning classification from the R-A-20 Zone (Residential Agricultural, 20 Acre minimum) to the A-1 Zone (Light Agriculture). APE No. 200001 proposes to enlarge the Rancho California Agricultural Preserve No. 16 by 48.71 acres – APN: 933-240-002 and 933-240-003 (48.71 total acres). District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** the Project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions incorporated in the staff report;
2. **APPROVE CHANGE OF ZONE NO. 2000030**, to change the zoning classification for the subject property from R-A-20 to A-1, based on the findings and conclusions provided in the staff report, in accordance with Exhibit 3 of the Planning Commission staff report;

Continued on Page 2

**ACTION: Policy**

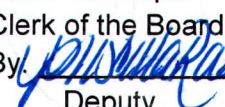
  
John Hildebrand, Planning Director 3/11/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that the above Ordinance 348.4953 is approved as introduced with a waiver of reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: March 23, 2021  
xc: Planning, Recorder

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

3. **ADOPT ORDINANCE NO. 348.4953**, amending the Rancho California Area shown on Map No. 2.2456, Change of Zone No. 2000030, attached hereto and incorporated by reference;
4. **APPROVE AGRICULTURAL PRESERVE ENLARGEMENT NO. 200001**, a proposal to enlarge the Rancho California Agricultural Preserve No. 16, Map No. 343, based upon the findings and conclusions provided in Comprehensive Agricultural Preserve Technical Advisory Report attached hereto and incorporated herein, and the findings and conclusion in the staff report;
5. **ADOPT RESOLUTION NO. 2021-045**, enlarging the Rancho California Agricultural Preserve No. 16, Map No. 343, based on the findings and conclusions in the attached resolution;
6. **APPROVE and AUTHORIZE** the Chair of the Board of Supervisors to execute the attached land conservation contract with the Randhawa Family Trust for the real property located within the Rancho California Agricultural Preserve No. 16, Amended by Map No. 200001; and
7. **DIRECT** the Clerk of the Board to record the land conservation contract with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County.

Continued on Page 3



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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**PROJECT BACKGROUND:**

Pursuant to Board of Supervisors Resolution No. 84-526 Section 204, which outlines the rules and regulations governing agricultural preserves in Riverside County, only land that currently has an agricultural zoning classification as defined in Section 21.3(b) of Ordinance No. 348, or for which the applicant has filed a request for a change of zone to such zoning, shall be included within the agricultural preserve. The project site's existing zoning classification of Residential Agricultural, 20 Acre Minimum (R-A-20) zone is not considered an agricultural zone, pursuant to Ordinance No. 348, Section 21.3.b; therefore, a change of zone application needs to be processed with an Agricultural Preserve Case. Change of Zone No. 2000030 (CZ2000030), is a request to change the zoning classification of the project site from Residential Agricultural (R-A) to Light Agriculture (A-1). The proposed A-1 zone classification is an agricultural zone, pursuant to Section 21.3b of Ordinance No. 348 and is consistent with the site's General Plan Foundation Component and land use designation of Rural Mountainous (RM) , as an agricultural zone, is consistent with the site's current and future use of agriculture. Change of Zone No. 2000030 was presented to the Planning Commission on January 20, 2021, and the Commission recommended approval by a vote of 5-0.

The County's Agricultural Preserve program and State Williamson Act are designed to encourage agricultural use of suitable land instead of converting the land to non-agricultural uses. Properties that are within an agricultural preserve and have a land conservation contract provides the property owner with a reduction in the property taxes for their agricultural land, in exchange for long-term commitments to retain the land in agriculture. The Rancho California Agricultural Preserve No. 16 was established on November 10, 1975 by the Board of Supervisors with the adoption of Map No. 343 and consisted of approximately 425 acres. Approval of CZ2000030 and APE200001 referred as "the Project," will expand the Rancho California Agricultural Preserve No. 16 to approximately 473 acres.

Agricultural Preserve Enlargement No. 200001, is a request by the property owners, the Randhawa Family Trust, to enlarge the Rancho California Agricultural Preserve No. 16, Map No. 343 and to enter a land conservation contract, pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et. seq.). The subject property is approximately 48.71 acres and is adjacent to the existing Rancho California Agricultural Preserve No. 16. On January 13, 2021, APE200001 was presented to and was recommended



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

for approval by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC). The CAPTAC reports that roughly 35.5 acres of the project's site is currently utilized for the harvesting of avocados. In addition, CAPTAC determined that irrigation water is available, and the site is suitable for commercial agricultural uses.

**Environmental Review/Findings**

Under State CEQA Guidelines Section 15317, an exemption from the CEQA process is appropriate for "the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area." The change of zone will allow the project site to be included in the Rancho California Agricultural Preserve No. 16 and establish an associated land conservation contract. Therefore, the change of zone merely facilitates the enlargement of the agricultural preserve. None of the exceptions pursuant to CEQA Section 15300.2 applies to APE200001. In addition, the existing agricultural use does not change with the enlargement of the Agricultural Preserve and establishment of the land conservation contract. Additionally APE200001, would not result in a cumulative impact that overtime would be significant, because the property will remain used for agricultural purposes in compliance with the Williamson Act and not have a significant effect on the environment as there are no unusual circumstances with the Agricultural Preserve Enlargement or land conservation contract; it will not damage scenic resources and would remain an integral part of the agricultural landscape found in the region; and the site does not have any historic resources. A further exemption may be considered under CEQA Guidelines Section 15061(b)(3), since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Project meets this exemption because the project site will continue to be used for the harvesting of avocados and no development is proposed. Therefore, the existing physical environment will be kept undisturbed. The change of zone would allow the project site to be included in an Agricultural Preserve which would further limit the permissible uses on the site. However, any future request for development of the project site requiring a discretionary review will be subject to further CEQA review. Therefore, in accordance to Section 15317 and Section 15061(b)(3), The Project would be exempt from the CEQA process and no exceptions would apply.

**Impact on Residents and Businesses**

The project site will not have a significant effect on surrounding property owners, because the Project will not result in any substantial changes to the environment. The site is currently utilized for the harvesting of avocados and no new land use or development activity is proposed at this time.

**ATTACHMENTS:**

**A. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY  
COMMITTEE REPORT**



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

- B. PLANNING COMMISSION MINUTES AND STAFF REPORT
- C. ORDINANCE NO. 348.4953
- D. RESOLUTION NO. 2021-045
- E. LAND CONSERVATION CONTRACT



Jason Farin, Principal Management Analyst

3/17/2021



Gregory L. Priamos, Director County Counsel

3/12/2021

RECORDING REQUESTED BY  
RIVERSIDE COUNTY

When recorded, return to:

Stop #1010  
Clerk of the Board of Supervisors  
Riverside CA, 1<sup>st</sup> Floor

No fee, 6103 Government Code

THIS AREA FOR RECORDER'S USE ONLY

**2021-0201436**

03/31/2021 10:15 AM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



6080

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Ruvdeep S. Randhawa and Sundeep K. Randhawa, as co- Trustees of The Randhawa Family Trust

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Rancho California Agricultural Preserve No. 16, Map No. 200001.
2. This contract shall take effect on January 1, 2022, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

MAR 23 2021 21.1



9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: January 1, \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ATTEST:

Clerk of the Riverside County Board of Supervisors

BY \_\_\_\_\_

Chairman, Board of Supervisors

FORM APPROVED COUNTY COUNSEL

BY: [Signature] 3/9/21  
MICHELLE CLACK DATE

By \_\_\_\_\_  
(Seal) Deputy

**OWNER(S) SIGNATURE AND ADDRESS**

Owner: [Signature]  
Owner: [Signature]  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_

Mailing Address: 4019 SUZIE CIRCLE, CORONA CA 92881

**NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF Riverside )

On July 8, 2020 before me, Yesenia Corral, Notary Public  
(Date) (Name and Title of officer)

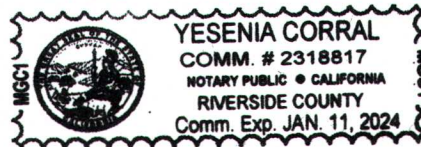
personally appeared Randeep S. Randhawa and Sundeep K. Randhawa  
(Name(s) of signer(s))

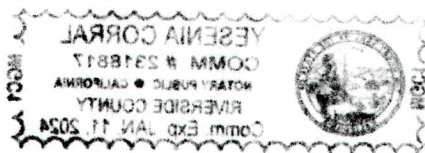
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature]  
Notary Public



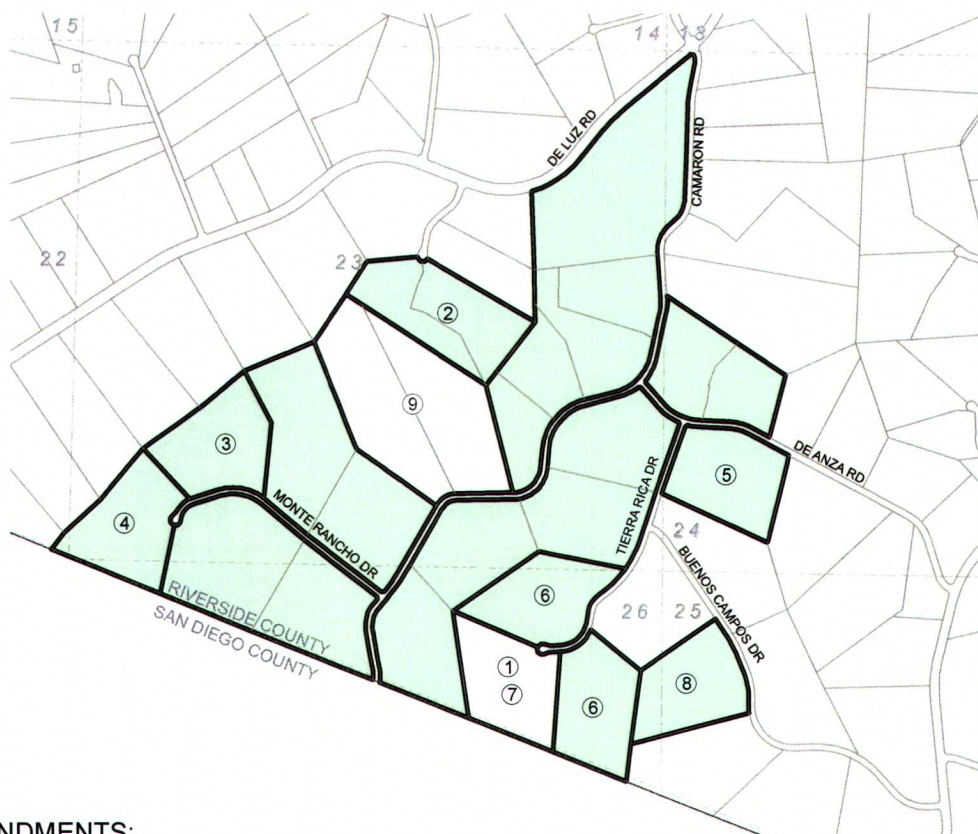




# MAP NO. 343 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 16

AMENDED BY MAP NO. 362, 402, 437, 466, 486, 496, 634, 716

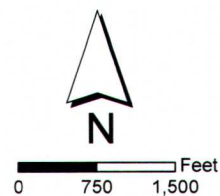
*T. 8 S., R. 4 W. S.B.B. & M.*



## AMENDMENTS:

NO. 1, (ENLARGEMENT), FEBRUARY	10, 1976, MAP NO. 362
NO. 2, (ENLARGEMENT), FEBRUARY	15, 1977, MAP NO. 402
NO. 3, (ENLARGEMENT), FEBRUARY	15, 1977, MAP NO. 437
NO. 4, (ENLARGEMENT), JANUARY	31, 1978, MAP NO. 466
NO. 5, (ENLARGEMENT), JANUARY	9, 1979, MAP NO. 486
NO. 6, (ENLARGEMENT), APRIL	17, 1979, MAP NO. 496
NO. 7, (DIMINISHMENT), DECEMBER	22, 1987, MAP NO. 634
NO. 8, (ENLARGEMENT), SEPTEMBER 3,	1991, MAP NO. 716
NO. 9, (ENLARGEMENT),	MAP NO. 200001

ADOPTED ON NOVEMBER 10, 1975  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



**EXHIBIT "A"**

**Legal Description**

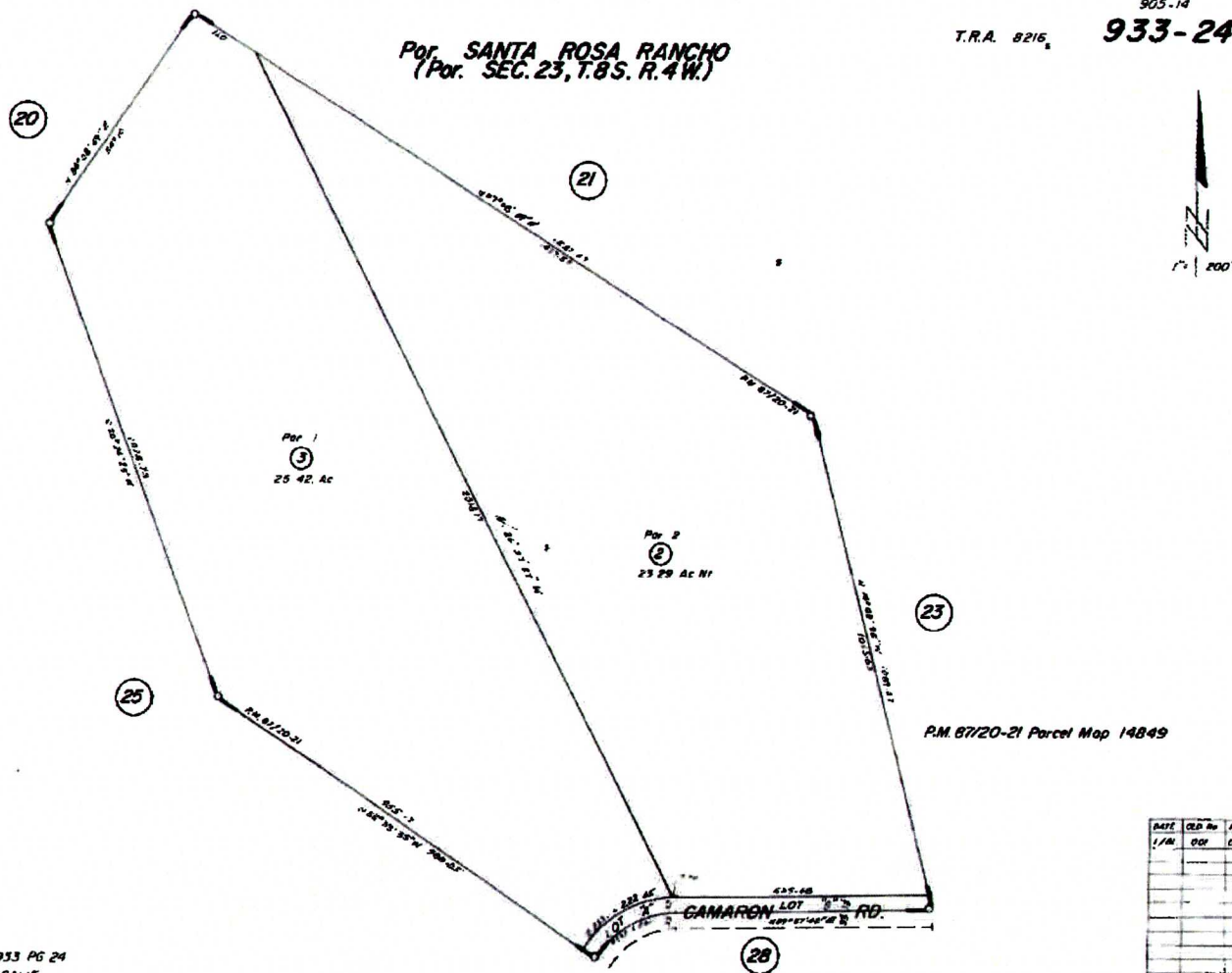
**PARCELS 1 AND 2 OF PARCEL MAP 14849, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
SHOWN BY MAP ON FILE IN BOOK 87 PAGES 20 AND 21 OF PARCEL MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.**



Exhibit A

Por. SANTA ROSA RANCHO  
(Por. SEC. 23, T.8 S. R. 4 W.)

905-14  
T.R.A. 8216, **933-24**



DATA P.M. 6/98-72  
ASSESSOR'S MAP BK 933 PG 24  
RIVERSIDE COUNTY, CALIF.

JUNE 1980

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11 STATE OF CALIFORNIA  
12 COUNTY OF RIVERSIDE

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13  
14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county  
15 held on March 23, 2021, the foregoing ordinance consisting of 2 Sections was adopted by  
16 the following vote:

17 AYES: Jeffries, Spiegel, Washington, Perez and Hewitt

18 NAYS: None

19 ABSENT: None  
20  
21

22 DATE: March 23, 2021

KECIA R. HARPER  
Clerk of the Board

23  
24 BY:

Deputy

25 SEAL  
26  
27  
28

Item 21.1



A-1

The map shows a large parcel labeled 'A-1' in the center. The parcel is bounded by a thick black line. To the left, a road labeled 'CL CAMARON RD' runs diagonally. To the bottom left, a road labeled 'RANCHO DR' runs diagonally. To the bottom right, a road labeled 'A-1' is shown in a box. The text 'Parcel 1 & Parcel 2', 'PM 87/21', and 'Records of Riverside County' is centered within the parcel.

Parcel 1 & Parcel 2  
PM 87/21  
Records of  
Riverside County

CL CAMARON RD

RANCHO DR

A-1





A-1

The map shows a large, irregularly shaped parcel outlined in thick black. The parcel is labeled 'A-1' in the center. Below the label, the text 'Parcel 1 & Parcel 2', 'PM 87/21', 'Records of', and 'Riverside County' is displayed. The parcel is bounded by several lines: a thick black line on the left and top, a thin black line on the right, and a thin black line at the bottom. A road, labeled 'CL CAMARON RD', runs diagonally from the bottom left towards the center of the parcel. Another road, labeled 'RANCHO DR', runs diagonally from the bottom left towards the center of the parcel. A rectangular box containing the text 'A-1' is located in the bottom right corner of the map.

Parcel 1 & Parcel 2  
PM 87/21  
Records of  
Riverside County

CL CAMARON RD

RANCHO DR

A-1

**RESOLUTION NO. 2021-045**

**APPROVING AGRICULTURAL PRESERVE ENLARGEMENT NO. 200001  
AND ENLARGING THE RANCHO CALIFORNIA AGRICULTURAL PRESERVE  
NO. 16**

**WHEREAS**, Rancho California Agricultural Preserve No. 16, Map No. 343 was established on November 10, 1975; and,

**WHEREAS**, Randhawa Family Trust ("Property Owner") owns 48.71 total acres commonly known as Assessor's Parcel No. 933-240-002 and 933-240-003 ("Property") that are adjacent to Rancho California Agricultural Preserve No. 16; and,

**WHEREAS**, the Property is currently being used as a farming operation; and

**WHEREAS**, the Property Owner desires to add the Property to the existing Rancho California Agricultural Preserve No. 16 and submitted a Petition for Enlargement of an Agricultural Preserve on September 3, 2020; and,

**WHEREAS**, the Property Owner has signed the Land Conservation Contract for the Property, and, once the Property is added to the Rancho California Agricultural Preserve No. 16, the Land Conservation Contract will be recorded and go into effect pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code, § 51200 et seq.); and,

**WHEREAS**, Agricultural Preserve Enlargement No. 200001 will add the Property to the Rancho California Agricultural Preserve No. 16 as shown on the attached map titled "MAP NO. 343 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 16, AMENDED BY MAP NO. 200001"; and,

**WHEREAS**, Agricultural Preserve Enlargement No. 200001 is associated with Change of Zone No. 2000030; and,

**WHEREAS**, Agricultural Preserve Enlargement No. 200001 and Change of Zone No. 2000030 were duly noticed pursuant to Resolution No. 84-526, Rules and Regulations Governing

FORM APPROVED COUNTY COUNSEL  
BY MICHELLE CLARK  
DATE 3/9/21

1 Agricultural Preserves, and Riverside County Ordinance No. 348; and

2 **WHEREAS**, Agricultural Preserve Enlargement No. 200001 and Change of Zone No.  
3 2000030 were heard concurrently at a public hearing held by the Riverside County Board of  
4 Supervisors on March 23, 2021; and,

5 **WHEREAS**, at that public hearing, the Board of Supervisors found Agricultural Preserve  
6 Enlargement No. 200001 and Change of Zone No. 2000030 exempt from the California  
7 Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines sections 15317 (Open  
8 Space Contracts or Easements) and 15061(b)(3).

9 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of  
10 Supervisors of the County of Riverside, State of California, in regular session assembled on March  
11 23, 2021, based on the evidence presented on this matter, both written and oral, that:

- 12 1. The above recitals are true and correct and incorporated herein by this reference.
- 13 2. The current land use designation for the Property is Rural Mountainous, which allows  
14 for limited agricultural land uses. The land use designation is compatible with  
15 agricultural preserves because development patterns restricted within this land use  
16 designation complement the activities of an Agricultural Preserve.
- 17 3. The Property's previous zoning was Residential Agricultural, 20 Acre Minimum (R-A-  
18 20), which is not compatible with Agricultural Preserves.
- 19 4. Change of Zone No. 2000030 associated with Ordinance No. 348.4953 changes the  
20 Property's zoning classification to Light Agriculture (A-1), which is compatible with  
21 Agricultural Preserves as defined in Ordinance No. 348.
- 22 5. Agricultural Preserve Enlargement No. 200001 is consistent with the County's General  
23 Plan because the Property's land use designation is Rural Mountainous (RM) and is used  
24 for the harvesting of avocado groves. In addition, participation in a Land Conservation  
25 Contract will protect farmland and agricultural resources which is consistent with the  
26 Southwest Area Plan, which states "avocado groves also provide a viable agricultural  
27 product."
- 28 6. The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC")



1 reviewed Agricultural Preserve Enlargement No. 200001 on January 13, 2021 and found  
2 it acceptable.

3 7. CAPTAC made the following findings for Agricultural Preserve Enlargement No.  
4 200001:

- 5 a. The project site is 48.71 acres, the size of which is consistent with the  
6 requirements of Resolution No. 84-526.
- 7 b. There is no existence of any scenic value to the lands to be included in the Rancho  
8 California Agricultural Preserve No. 16.
- 9 c. No cities are within one mile of the proposed boundary of the enlarged Rancho  
10 California Agricultural Preserve No. 16.
- 11 d. The project site is suitable for agricultural uses and has availability of irrigation  
12 water.
- 13 e. The project site is used for the harvesting of avocado groves.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Rancho California  
15 Agricultural Preserve No. 16, Map No. 343, amended through Map No. 716 is further amended by  
16 adding thereto the area shown on the attached map titled, "MAP NO. 343 RANCHO CALIFORNIA  
17 AGRICULTURAL PRESERVE NO. 16, AMENDED BY MAP NO. 200001" and described by the  
18 boundary description in the attached Exhibit A, said map and description both being on file in the  
19 office of the Clerk of this Board.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of the Board  
21 shall file and record copies of this resolution, attached map and said boundary description with the  
22 Office of the County Recorder of Riverside County, California and transmit copies to the Director  
23 of Conservation of the State of California, and the Office of the Assessor of Riverside County,  
24 California.

2 **RESOLUTION 2021-045**

3 **APPROVING AGRICULTURAL PRESERVE CASE NO. 20001 AND ENLARGING**  
4 **THE RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO 16**  
5 **(Government Code Section 51283.4)**

6 ADOPTED by Riverside County Board of Supervisors on March 23, 2021.

7 **ROLL CALL:**

8 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
9 Nays: None  
10 Absent: None

11  
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
13 Supervisors on the date therein set forth.

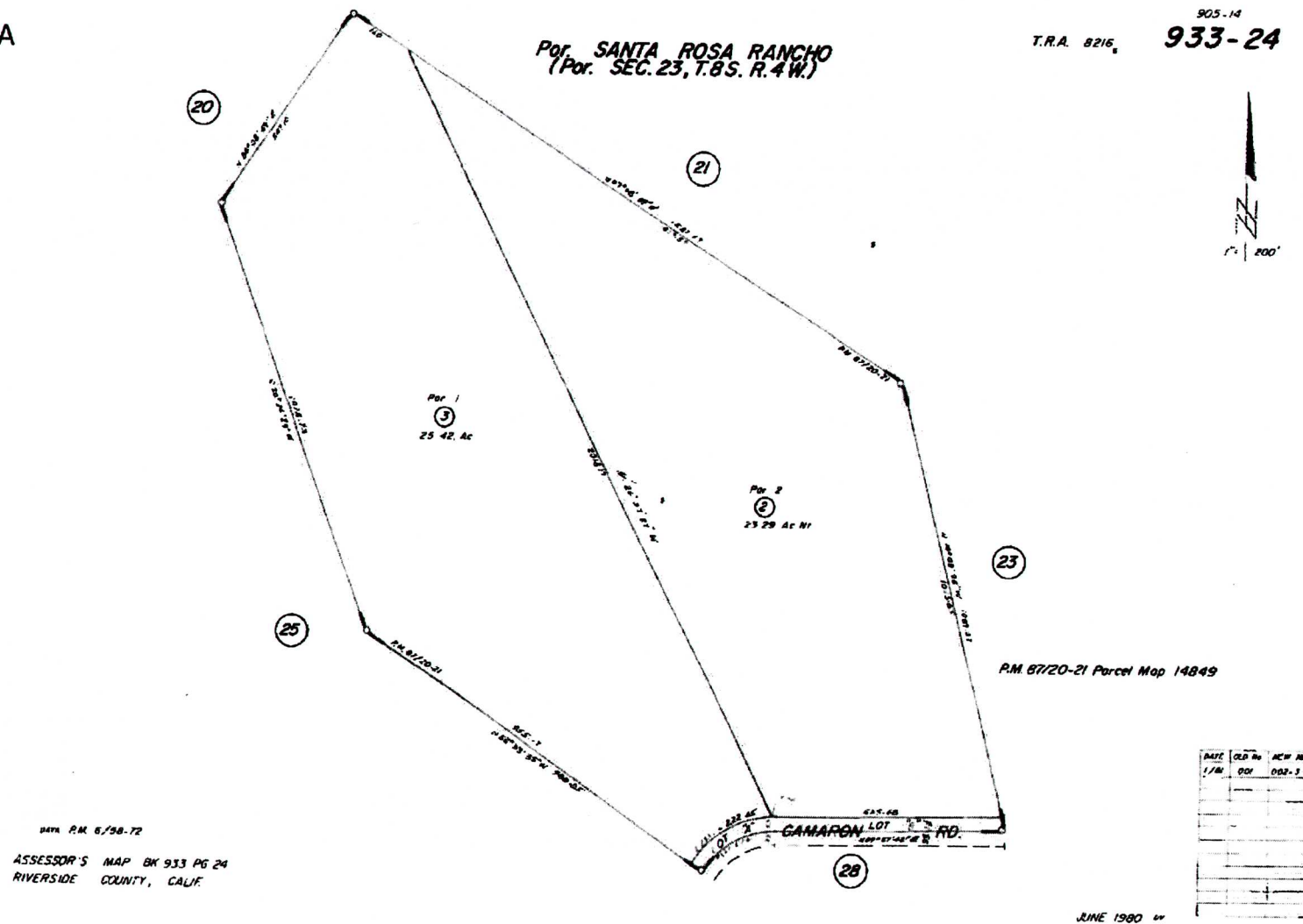
14 **KECIA R. HARPER, Clerk of said Board**

15 By: 

16 Deputy

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22 03.23.20201 21.1  
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Exhibit A





# 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 - CZ2000030, APE200001 /

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:

03/13/2021

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

Date: March 13, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011448022-01

P.O. Number:

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE AND CHANGE OF ZONE IN THE SOUTH WEST AREA, FIRST 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, March 23, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 2000030**, which proposes to change the project site's zoning classification from R-A-20 (Residential Agricultural, 20 Acre minimum) to A-1 (Light Agriculture); and the Comprehensive Agricultural Preserve Technical Advisory Committee's (CAPTAC) recommended approval of **Agricultural Preserve Enlargement No. 200001**, which proposes to enlarge the project site in the Rancho California Agricultural Preserve No. 16 by approximately 48.71 acres. The project is located north of Monte Rancho Dr, east and south of De Luz Road, and west of Camaron Road in the Southwest Area Plan within the First Supervisorial District.

The Planning Commission recommends that the Board of Supervisors find that the project is **exempt** from the California Environmental Quality Act (CEQA), **tentatively approve Change of Zone No. 2000030** and **adopt Ordinance No. 348.4953**, and the CAPTAC recommends that the Board of Supervisors **tentatively approve Agricultural Preserve Enlargement No. 200001**.

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 RUBEN VILLALPANDO, JR., URBAN & REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL RVILLALP@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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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board office at (951) 955-1069, 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

Dated: March 08, 2021      Kecia Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 3/13

TLMA / Planning  
Item 21.1 of  
03/23/21



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Dated: March 08, 2021

Kecia Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant



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

**KECIA HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

March 09, 2021

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

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: CZ2000030, APE200001

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 13, 2021.**

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 HARPER, CLERK OF THE BOARD



# **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 09, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

CZ2000030, APE200001

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** March 23, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: March 09, 2021  
Hannah Lumanauw

# **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 09, 2021, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

CZ2000030, APE200001

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** March 23, 2021 @ 10:00 a.m.

SIGNATURE: *Hannah Lumanauw*  
Hannah Lumanauw

DATE: March 09, 2021

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



ITEM

(ID #14635 )

MEETING DATE:

Tuesday, March 23, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000030, AGRICULTURAL PRESERVE ENLARGEMENT NO. 200001 AND ADOPTION OF ORDINANCE NO. 348.4953 – CEQA EXEMPT – Applicant: Ruvdeep Randhawa. – First Supervisorial District – Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Rancho California Zoning Area: R-A-20 Zone (Residential Agricultural, 20 Acre Minimum) – Location: North of Monte Rancho Dr, East and South of De Luz Road, and West of Camaron Road – REQUEST: Change of Zone No. 2000030 proposes to change the property's zoning classification from the R-A-20 Zone (Residential Agricultural, 20 Acre minimum) to the A-1 Zone (Light Agriculture). APE No. 200001 project site proposes to enlarge the Rancho California Agricultural Preserve No. 16 by 48.71 acres – APN: 933-240-002 and 933-240-003 (48.71 total acres). [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions incorporated in all staff reports; and,
2. **APPROVE CHANGE OF ZONE NO. 2000030**, to change the zoning classification for the subject property from R-A-20 to A-1, based on the findings and conclusions provided in the staff reports, in accordance with Exhibit 3 of the Planning Commission staff report; and,
3. **ADOPT ORDINANCE NO. 348.4953**, amending the Rancho California Area shown on Map No. 2.2456, Change of Zone No. 2000030, attached hereto and incorporated by reference; and,
4. **APPROVE AGRICULTURAL PRESERVE ENLARGEMENT CASE NO. 200001**, a proposal to enlarge the Rancho California Agricultural Preserve No. 16, Map No. 343, based upon the findings and conclusions provided in Comprehensive Agricultural Preserve Technical Advisory Report attached hereto and incorporated herein, and the findings and conclusion in the staff report; and,
5. **ADOPT RESOLUTION NO. 2021-045**, enlarging the Rancho California Agricultural Preserve No. 16, Map No. 343, based on the findings and conclusions in the attached resolution; and,



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

6. **APPROVE and AUTHORIZE** the Chair of the Board of Supervisors to execute the attached land conservation contract with the Randhawa Family Trust for the real property located within the Rancho California Agricultural Preserve No. 16, Amended by Map No. 200001; and
7. **DIRECT** the Clerk of the Board to record the land conservation contract with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County.

**ACTION: Policy**

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees (100%)			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**PROJECT BACKGROUND:**

The Project, Change of Zone No. 2000030 (CZ2000030), is a request to change the zoning classification of the Project site from Residential Agricultural (R-A) to Light Agriculture (A-1). Pursuant to Board of Supervisors Resolution No. 84-526 Section 204, which outlines the rules and regulations governing agricultural preserves in Riverside County, only land that currently has agricultural zoning as defined in Section 21.3(b) of Ordinance No. 348, or for which the applicant has filed a request for a change of zone to such zoning, shall be included within the agricultural preserve. The Project site's existing zoning classification of Residential Agricultural, 20 Acre Minimum (R-A-20) zone is not considered an agricultural zone, pursuant to Ordinance No. 348, Section 21.3.b; therefore, a change of zone application needs to be processed with an Agricultural Preserve Case. The proposed A-1 zone classification is an agricultural zone pursuant to Section 21.3b of Ordinance No. 348 and is consistent with the site's General Plan Foundation Component and land use designation of Rural Mountainous (RM) , as an agricultural zone, is consistent with the site's current and future use of agriculture.

The Rancho California Agricultural Preserve No. 16 was established on November 10, 1975 by the Board of Supervisors with the adoption of Map No. 343 and consisted of approximately 425 acres. Approval of CZ2000030 and APE200001 will expand the Rancho California Agricultural Preserve No. 16 to approximately 473 acres.

The County's Agricultural Preserve program and State Williamson Act are designed to encourage agricultural use of suitable land instead of converting the land to non-agricultural uses. Properties that are within an agricultural preserve and have a land conservation contract provides the property owner with a reduction in the property taxes for their agricultural land, in exchange for long-term commitments to retain the land in agriculture.

Agricultural Preserve Enlargement No. 200001 is a request by the property owners, the Randhawa Family Trust, to enlarge the Rancho California Agricultural Preserve No. 16, Map No. 343 and to enter a land conservation contract, pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et. seq.). The subject property is approximately 48.71 acres and is adjacent to the existing Rancho California Agricultural Preserve No. 16. On January 13, 2021, APE200001 was presented to and was recommended for approval by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC). CAPTAC reports that roughly 35.5 acres of the project's site is currently utilized for the harvesting of



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

avocados. In addition, CAPTAC determined that irrigation water is available, and the site is suitable for commercial agricultural uses.

Under the California Environmental Quality Act (CEQA) Article 19 Categorical Exemption, Section 15317 an exemption from the CEQA process is provided for "the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area." As such, CZ2000030 will allow existing farmland to be included in the Rancho California Agricultural Preserve No. 16 and establish an associated land conservation contract. Therefore, the change of zone merely facilitates the enlargement of the agricultural preserve. None of the exceptions pursuant to CEQA Section 15300.2 applies to APE200001. In addition, the existing agricultural use does not change with the enlargement of the Agricultural Preserve and establishment of the land conservation contract. Additionally APE200001, would not result in a cumulative impact that overtime would be significant, because the property will remain used for agricultural purposes in compliance with the Williamson Act and not have a significant effect on the environment as there are no unusual circumstances with the Agricultural Preserve Enlargement or land conservation contract; it will not damage scenic resources and would remain an integral part of the agricultural landscape found in the region; and the site does not have any historic resources. Therefore, in accordance to Section 15317, APE200001 would be exempt from the CEQA process and no exceptions would apply.

**Impact on Residents and Businesses**

The project will not have a significant effect on surrounding property owners, because the project will not result in any substantial changes to the environment. The site is currently utilized for agricultural uses and no new land use or construction activity is proposed at this time.

**ATTACHMENTS:**

- A. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE REPORT**
- B. PLANNING COMMISSION MINUTES AND STAFF REPORT**
- C. ORDINANCE NO. 348.4953**



933200001  
MONROE MANAGERS  
1346 E WILSHIRE AVE  
SANTA ANA CA 92705

933200002  
DAN LIU  
48320 DEL LUZ RD  
TEMECULA CA 92590

933210004  
SHERYL B. KUNKLE  
P O BOX 909  
TEMECULA CA 92593

933210009  
SHERYL KUNKLE  
P O BOX 909  
TEMECULA CA 92592

933250004  
BARNES RONALD S  
7051 AVENIDA DE SANTIAGO  
ANAHEIM CA 92807

933250005  
LANCE M. SANDON  
39450 BELLA VISTA RD  
TEMECULA CA 92592

933250006  
WILLIAM KINCANNON  
PO BOX 1089  
AVALON CA 90704

933110035  
HERMINIO S. ACADEMIA  
27160 CACTUS AVE  
MORENO VALLEY CA 92555

933290002  
HOGAN LIVING TRUST DATED 04/29/2019  
46200 CAMAROOON RD  
TEMECULA CA 92590

933110046  
BANK OF AMERICA N.A.  
7105 CORPORATE DR  
PLANO TX 75024

933180028  
COAST PROP LTD PARTNERSHIP  
379 AVOCADO CREST  
LA HABRA HEIGHTS CA 90631

933280005  
TOMIS HOLDINGS INC  
4106 ROCK MOUNTAIN RD  
FALLBROOK CA 92028

933280006  
RANAJIT SAHU  
311 N STORY PL  
ALHAMBRA CA 91801

933300007  
TIMOTHY PHILLIP SUTHERLAND  
PO BOX 421217  
SAN DIEGO CA 92142

933220002  
GSL  
86 EMJAY BLVD  
BRENTWOOD NY 11717

933230003  
SIMPLE AVO KAFFER  
355 N LANTANA NO 725  
CAMARILLO CA 93010

933240002  
RANDHAWA FAMILY TRUST UA DTD 11/14/2012  
4019 SUZIE CIR  
CORONA CA 92881

934320004  
BUENOS CAMPOS  
1224 GREYSTONE PARK DR  
BIRMINGHAM AL 35242

934310006  
MANUEL ENRIQUEZ  
PO BOX 625  
SAN MARCOS CA 92079

933300002  
JAMESON ENTERPRISES INC  
8401 GOLDSPOUT CIR  
HUNTINGTON BEACH CA 92646

933110024  
ROBINSON LOVING TRUST DATED 01/16/1997  
44980 DOS RIOS RD  
TEMECULA CA 92590

933270004  
GWENDOLYN WILSON  
46390 CAMERON RD  
MURRIETA CA 92562

933300008  
BRUCE C. LINSLEY  
29814 VIA PUESTA DEL SOL  
TEMECULA CA 92591

934210013  
YE AMERICA  
23040 DE ANZA  
TEMECULA CA 92590

933200004  
SHERYL KUNKLE  
P O BOX 909  
TEMECULA CA 92593

933210006  
SHERYL KUNKLE  
P O BOX 909  
TEMECULA CA 92293

933270003  
ROSALYN HALL  
PO BOX 1089  
AVALON CA 90704

933280008  
LEONARD BRUCE REVOCABLE LIVING TRUST  
45955 TIERRA RICA RD  
TEMECULA CA 92590

933290001  
GWENDOLYN WILSON  
1024 BAYSIDE DR NO 203  
NEWPORT BEACH CA 92660

933260004  
CONRAD HOLDINGS  
7548 W SAHARA  
LAS VEGAS NV 89117

934310005  
JIAN AN INV  
1845 S ALISAR AVE  
MONTEREY PARK CA 91755

933280007  
YVONNE C. OSUNA  
45810 CAMARON RD  
TEMECULA CA 92590

933200003  
DE LUZ PROP  
9165 BAYSINGER ST  
DOWNEY CA 90241



Ruben Villa/p770700

5-9721

ATKINSON RIVER AND COUNTY  
CLERK/BOARD OF SUPERVISORS

2021 MAR -8 PM 2:10

C  
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE AND CHANGE OF ZONE IN THE SOUTH WEST AREA, FIRST SUPERVISORIAL DISTRICT

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Dated: March 08, 2021

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

3/23/2021 21.1



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2021

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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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Riverside, CA 92502-1147

# **PUBLIC HEARING NOTICE**

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933270004  
GWENDOLYN WILSON  
46390 CAMERON RD  
MURRIETA CA 92562

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OPENING INSTRUCTIONS

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0000348270 MAR 12 2021

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951-368-9018 FAX

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(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

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:

**04/01/2021**

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

Date: April 01, 2021  
At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011452079-01

P.O. Number:

## Ad Copy:

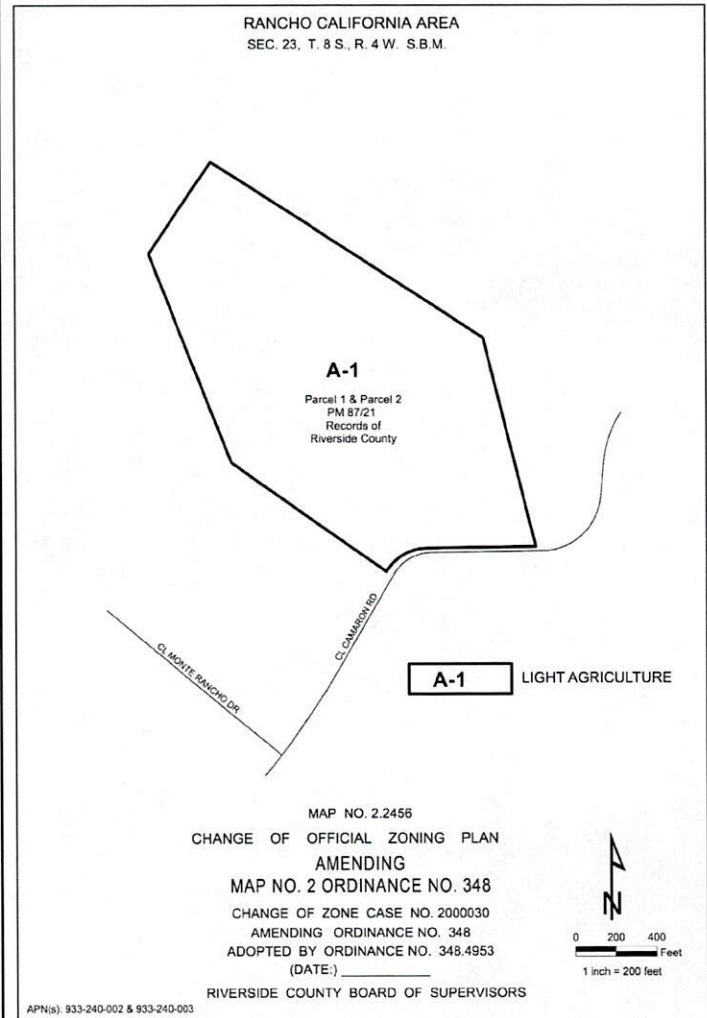
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

### **ORDINANCE NO. 348.4953 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2456, Change of Zone Case No. 2000030" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 23, 2021** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: None

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

Press-Enterprise: 4/01

*TCMA Planning  
Item 21.1 of 03/23/21*



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  
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KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 29, 2021

PRESS ENTERPRISE  
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E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
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RE: ADOPTION OF ORDINANCE NO. 348.4953

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, April 01, 2021**.

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

**ORDINANCE NO. 348.4953**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2456, Change of Zone Case No. 2000030" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

(Insert Exhibit)

K. Spiegel, Chair of the Board

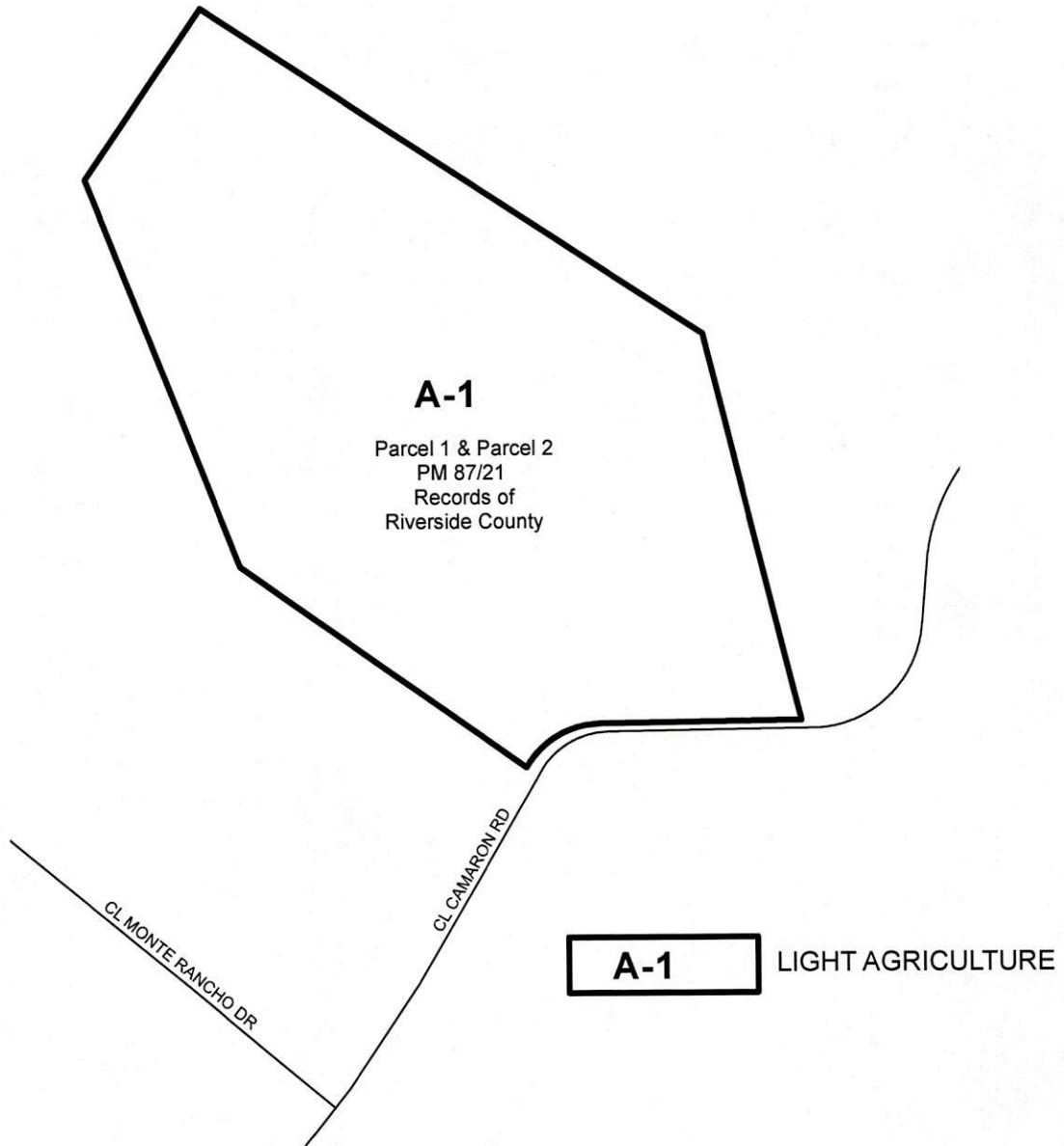
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 23, 2021** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: None

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



RANCHO CALIFORNIA AREA  
SEC. 23, T. 8 S., R. 4 W. S.B.M.



MAP NO. 2.2456  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 2000030  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4953  
(DATE:) \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

