

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



**ITEM: 21.2**  
(ID # 19755)

**MEETING DATE:**  
Tuesday, August 30, 2022

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2200008 (CZ2200008), ADOPTION OF ORDINANCE NO. 348.4989 – CEQA Exempt per section 15061 (b)(3) & Section 15305 – Applicant: Mandy Hansen – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Tourist (CD:CT) – Location: north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Arnaz – 10.02 gross acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200008 (CZ2200008) proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. APN: 927-560-006. District 3. [Applicant Fees 100%]

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

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15305 based on the findings and conclusions in the staff report;

Continued on page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director

8/4/2022

  
Aaron Gettis, Deputy County Counsel


8/4/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4989 is adopted with waiver of the reading..

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: August 30, 2022  
xc: Planning, Co.Co., MC/COBAB

Kecia R. Harper  
Clerk of the Board  
By   
Deputy

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

2. **APPROVE CHANGE OF ZONE NO. 2200008**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Tourist Commercial (C-T) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and
  
3. **ADOPT ORDINANCE NO. 348.4989** amending the zoning in the Rancho California Area as shown on Map No. 2.2481 Change of Zone No. 2200008 attached hereto and incorporated herein by reference.

<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

**BACKGROUND:**

On March 22, 2022, the applicant, Mandy Hansen, submitted Change of Zone No. 2200008 (CZ2200008) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Rural Residential (R-R) to Tourist Commercial (C-T). Since the current zone is inconsistent with the current land use designation of Commercial Tourist (CT), a zoning consistency change is necessary so that the parcel will be developable. As such, the applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation.

The Project is located within the Southwest Area Plan and the Rancho California Zoning Area. The Project site is located north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Arnaz.

On July 20, 2022, the Planning Commission recommended that the Board of Supervisors tentatively approve Change of Zone No. 2200008 by a vote of 5-0.

**Impact on Citizens and Businesses**

The Project was reviewed to determine if the proposed activity would be subject to the California Environmental Quality Act (CEQA), and it was determined to be exempt pursuant to State CEQA Guidelines Sections 15061(b)(3) (the Common Sense Exemption) and 15305 (Minor Alterations in Land Use Limitations). All potential impacts have been examined through

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

this exemption, as detailed in the Planning Commission Staff Report that is attached hereto for reference.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. ORDINANCE NO. 348.4989 for CHANGE OF ZONE NO. 2200008

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      8/23/2022



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

Receipt: 22-312329

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202200782
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
Change (Cash)		\$0.00

8/22/22 9:10 AM  
Gateway Clerk

8/30/22 21.2





Lead Agency: CLERK OF THE BOARD  
ATTN: KECIA HARPER  
Address: 4080 LEMON ST 1ST FLOOR  
RIVERSIDE, CA 92501

**FILED / POSTED**

County of Riverside  
Peter Aidana  
Assessor-County Clerk-Recorder

E-202200782  
08/22/2022 09:10 AM Fee: \$ 0.00  
Page 1 of 2

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy \_\_\_\_\_  


(SPACE FOR CLERK'S USE)

## Project Title

NOTICE OF PUBLIC HEARING - CHANGE ZONE NO. 2200008 AND ORDINACNE NO.  
38-4989

## Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

## Notes

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ORDINANCE IN 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 30, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 2200008 and Ordinance No. 348.4989**. Change of Zone No. 2200008 (CZ2200008) proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. This proposed project is located north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Arnaz in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone No. 2200008, and Adopt Ordinance No. 348.4989**.

On July 20, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, URBAN/REGIONAL PLANNER III, AT (951) 955-6836 OR EMAIL [KMITCHELL@RIVCO.ORG](mailto:KMITCHELL@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 Department 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) 955-1069, 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: August 16, 2022

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
TLMA Director

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2022 AUG -4 PM 1:24

DATE: August 2, 2022

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Kathleen Mitchell, Project Planner 5-6836 (BOS date 08-30-2022)

SUBJECT: Change of Zone No. 2200008  
(Charge your time to these case numbers)

**TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:** Public Hearing on **CHANGE OF ZONE NO. 2200008 (CZ2200008), ADOPTION OF ORDINANCE NO. 348.4989** – CEQA Exempt per section 15061 (b)(3) & Section 15305 – Applicant: Mandy Hansen – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Tourist (CD:CT) – Location: north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Arnaz – 10.02 gross acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200008 (CZ2200008) proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. APN: 927-560-006. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. [Applicant Fees 100%]

**The attached item(s) require the following action(s) by the Board of Supervisors:**

36

- Place on Administrative Action
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- CEQA Exempt
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise

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 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 30, 2022

**TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:** Public Hearing on **CHANGE OF ZONE NO. 2200008 (CZ2200008), ADOPTION OF ORDINANCE NO. 348.4989** – CEQA Exempt per section 15061 (b)(3) & Section 15305 – Applicant: Mandy Hansen – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Tourist (CD:CT) – Location: north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Arnaz – 10.02 gross acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200008 (CZ2200008) proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. APN: 927-560-006. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. [Applicant Fees 100%]

Departmental Concurrence

Charissa Leach  
Assistant CEO / TLMA Director

(Continued on next page)

Juan C. Perez  
COO

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
<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:** [Click here to enter text.](#)

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

**Prev. Agn. Ref.:**

**District:**

**Agenda Number:**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11:**

**DATE:** August 30, 2022

**PAGE:** Page 2 of 2

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

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15305 based on the findings and conclusions in the staff report; and,
2. **APPROVE CHANGE OF ZONE NO. 2200008**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Tourist Commercial (C-T) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
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**BACKGROUND:**

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**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**
- C. **ORDINANCE NO. 348.4989 For CHANGE OF ZONE NO. 2200008**

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on MAY 27, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ2200008 for

Company or Individual's Name RCIT – GIS

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

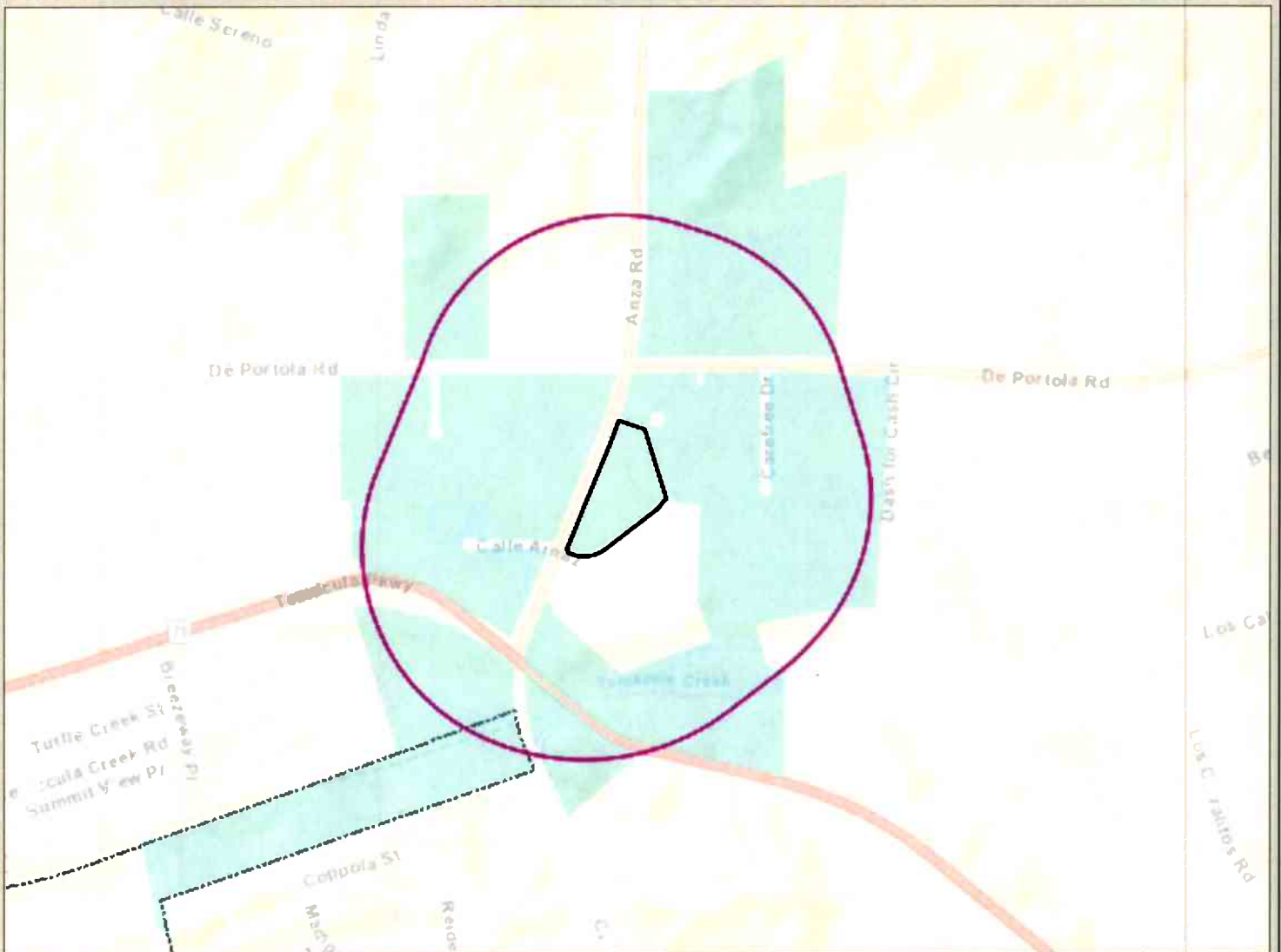
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# Riverside County GIS Mailing Labels

CZ2200008 ( 1600 feet buffer )



### Legend

- County Boundary
- Cities
- World Street Map

### Notes



0 1,505 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 the user.

REPORT PRINTED ON... 5/27/2022 11:47:35 AM

© Riverside County RCIT

927100045  
WESTFIELD HILLS  
233 S BEAUDRY AVE NO 1100  
LOS ANGELES CA 90012

965460005  
IMANI TEMPLE OF TEMECULA  
P O BOX 891372  
TEMECULA CA 92589

965460008  
REIS GAYLE A  
1365 SEVEN HILLS DR  
HEMET CA 92545

965460006  
ALBERT DUHART  
35376 BOREL RD  
WINCHESTER CA 92596

927590005  
YOSHI YOSHIHIKO FUKUBAYASHI  
10021 DUFFERIN AVE  
RIVERSIDE CA 92505

951260007  
CALIFORNIA RANCH CO  
34520 DEPORTOLA RD  
TEMECULA CA 92592

966140004  
WESTERN RIVERSIDE COUNTY REG CON  
3403 TENTH ST  
RIVERSIDE CA 92501

927560002  
FADDOUL BAIDA  
34860 CALLE ARNAZ  
TEMECULA CA 92592

927590001  
DALE EARVIN CHAVEZ  
P O BOX 468  
TEMECULA CA 92593

927560004  
VIRGINIA L. MCCLINTOCK  
34915 DE PORTOLA RD  
TEMECULA CA 92592

927570005  
JUAN D. RODRIGUEZ  
35536 BELLE CHAINE LOOP  
TEMECULA CA 92592

927570007  
DEPORTOLA DASH  
1043 COAST BLV SOUTH  
LA JOLLA CA 91037

927570014  
JONES TRUST DATED 02/24/2005  
5871 MAXSON DR  
CYPRESS CA 90630

927590006  
MICHAEL M. MEGHPARA  
PO BOX 16292  
IRVINE CA 92623

927100047  
WESTFIELD HILLS  
610 S BRAODWAY # 800  
LOS ANGELES CA 90014

927590004  
B&J FUKUBAYASHI HOLDINGS  
1442 E LINCOLN STE 322  
ORANGE CA 92865

965440010  
DAN D. GIBSON  
43315 CALLE ROCINANTE  
TEMECULA CA 92591

965450005  
GRAND TERRA CA  
5800 PADRE BLV NO 108  
SOUTH PADRE ISLAND TX 78597

965460004  
BYRON JOHN KAZANJIAN  
1964 DRYDEN RD NO 7  
HOUSTON TX 77030

965440006  
PAUL M. HASTINGS  
34383 DE PORTOLA RD  
TEMECULA CA 92592

965440011  
DEVEN W. OWEN  
41825 NOEL CIR  
TEMECULA CA 92592

965460002  
PATRICIA A. DAVIS  
34741 DE PORTOLA RD  
TEMECULA CA 92592

965460003  
MICHAEL S. FEINBERG  
42200 DANBY RD  
TEMECULA CA 92592

965460009  
LANA VELO CONKLIN  
P O BOX 126  
MARYSVILLE WA 98270

966080004  
ELL GAP JUNG  
15 LANDPORT  
NEWPORT BEACH CA 92660

965440007  
NATALIE MARY MOTON  
34355 DE PORTOLA RD  
TEMECULA CA 92592

927100046  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

927560005  
HOBERTO SERRANO  
43555 CAREFREE DR  
TEMECULA CA 92592

927560006  
CHRISTOS P. RIGAS  
P O BOX 892994  
TEMECULA CA 92589

965440008  
TEMECULA CR LAND TRUST UDT 10/28/20  
PO BOX 3807  
GLENDALE CA 91221

965440009  
OLIVER GIBSON  
34395 DE PORTOLA RD  
TEMECULA CA 92592

965460001  
OVERFLOW  
7895 SORREL LN  
EASTVALE CA 92880

927570013  
PAUL C. JONES  
5871 MAXSON DR  
CYPRESS CA 90630

951260005  
CRC RANCH  
34520 DE PORTOLA RD  
TEMECULA CA 92592

927560009  
RANCHO CALIFORNIA WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

927100048  
WESTFIELD HILLS  
610 S BROADWAY # 800  
LOS ANGELES CA 90014

Richard Drury, Molly Greene, Lozeau Drury LLP

1939 Harrison Street, Suite 150  
Oakland, CA 94612



## Boydd, April

---

**From:** Baida Jewelry <baidajewelry@aol.com>  
**Sent:** Monday, August 29, 2022 6:33 PM  
**To:** COB  
**Cc:** Mitchell, Kathleen  
**Subject:** Board of Supervisors 8/30/2022 Agenda No. 21.2 -- Change of Zone 2200008

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE INCLUDE A COPY TO EACH MEMBER OF THE BOARD

PLEASE ENTER INTO PUBLIC RECORD

---

Honorable Board of Supervisors,

I live at 34860 Calle Arnaz and own the adjacent properties. My primary concern at this time is that the property in question has not complied with the mandatory weed abatement and has not mowed or disced the property for fire breaks. We live in a very high fire area and we are in extreme fire conditions. Also the property is encumbered with clutter of junk items that are not welcoming to the entrance of Temecula's prestigious wine country, and can severely diminish property value. I have sent photos of these items in my prior response to Ms. Kathleen Mitchell. I would respectfully ask that the Board either defer taking final action on this item until the fire concerns and clutter have been addressed or refer the matter to staff so that they can properly address these very serious issues.

Aside from this, I have no objections to this request at this time.

Thank you for your consideration.

Sincerely & Respectfully,

Faddoul Baida

cc: Board of Supervisors  
Clerk of the Board

**Baida Jewelry**  
550 S. Hill St. Suite 830  
Los Angeles, CA 90013  
(213) 623-3780  
[www.baidajewelry.com](http://www.baidajewelry.com)

This email and any attachments may contain information that is confidential and/or privileged for the sole use of the intended recipient, and is the property of Baida Jewelry. Any use, review, disclosure, copying, distribution or reliance by others, and any forwarding of this email or its contents, without the express permission of the sender is strictly prohibited by law. If you are not the intended recipient, please contact the sender immediately, delete the e-mail and destroy all copies.

8/30/2022  
21.2

COPY

ORDINANCE NO. 348.4989

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. 2.2481, Change of Zone Case No. 2200008" which map is made a part of this ordinance.

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

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

By: \_\_\_\_\_

Chair, Board of Supervisors

JEFF HEWITT

ATTEST:  
KECIA HARPER  
Clerk of the Board

By: \_\_\_\_\_

Deputy

(SEAL)

APPROVED AS TO FORM  
August 1, 2022

By: \_\_\_\_\_

STEPHANIE K. NELSON  
Deputy County Counsel

AUG 30 2022 21.2


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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 30, 2022, the foregoing ordinance consisting of two Sections was adopted by the following vote:

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

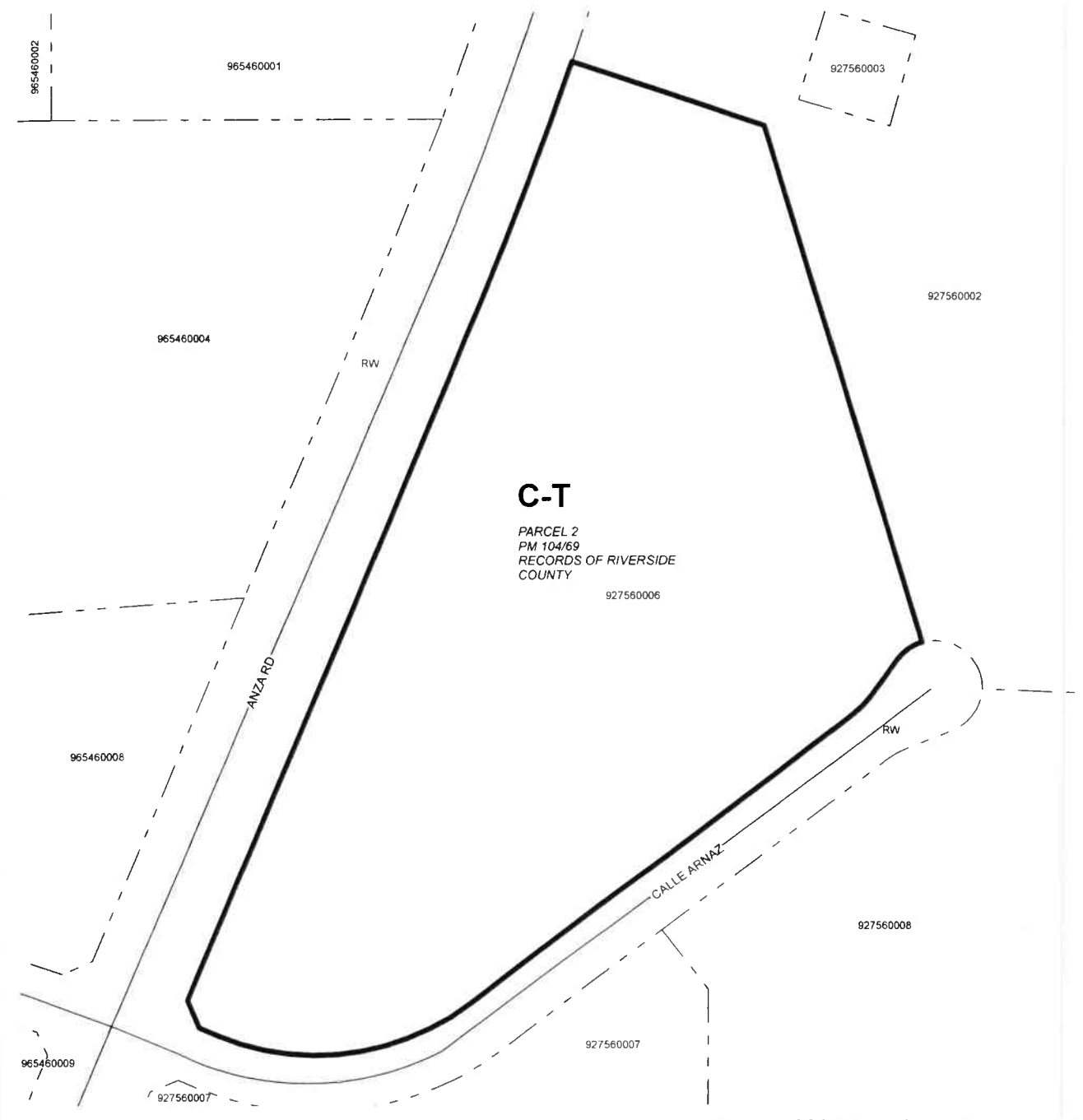
DATE:            August 30, 2022

KECIA R. HARPER  
Clerk of the Board  
BY:   
Deputy

SEAL

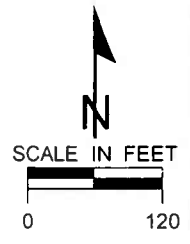
Item 21.2

RANCHO CALIFORNIA AREA  
SEC 11. T.8S. R.2W.



**C-T** Tourist Commercial

MAP NO. 2.2481  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 2200008  
ADOPTED BY ORDINANCE NO. 348.4989  
(DATE:) \_\_\_\_\_



APN(s) 927-560-006

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ORDINANCE IN 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 30, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 2200008 and Ordinance No. 348.4989.** Change of Zone No. 2200008 (CZ2200008) proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. This proposed project is located north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Arnaz in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone No. 2200008, and Adopt Ordinance No. 348.4989.**

On July 20, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, URBAN/REGIONAL PLANNER III, AT (951) 955-6836 OR EMAIL [KMITCHELL@RIVCO.ORG](mailto:KMITCHELL@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 Department 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) 955-1069, 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: August 16, 2022

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant



Lead Agency: CLERK OF THE BOARD  
ATTN: KECIA HARPER  
Address: 4080 LEMON ST 1ST FLOOR  
RIVERSIDE, CA 92501

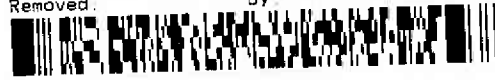
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Assessor-County Clerk-Recorder

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Page 1 of 2

9/28/2022  
Removed:

By: *C. Sandoval* Deputy



(SPACE FOR CLERK'S USE)

## Project Title

NOTICE OF PUBLIC HEARING - CHANGE ZONE NO. 2200008 AND ORDINACNE NO.  
38-4989

## Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

## Notes



# THE PRESS-ENTERPRISE

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Publication(s): The Press-Enterprise

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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:

**09/09/2022**

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

Date: September 09, 2022  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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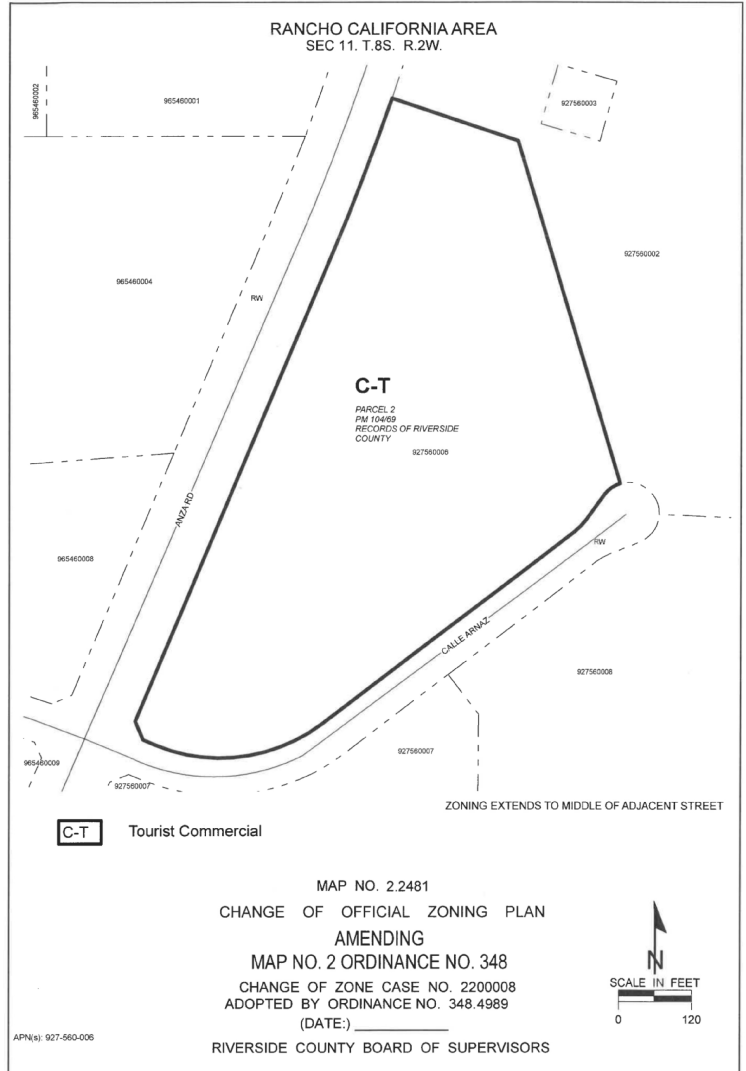
## BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

### ORDINANCE NO. 348.4989 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. 2.2481, Change of Zone Case No. 2200008" which map is made a part of this ordinance.

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



J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on August 30, 2022, the foregoing Ordinance 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: Zuly Martinez, Board Assistant  
Press-Enterprise  
Published: 9/9/22