

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



ITEM: 3.35  
(ID # 21399)

**MEETING DATE:**  
Tuesday, March 28, 2023

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
ADOPTION OF ORDINANCE NO. 348.4919. CEQA Exempt per State CEQA Guidelines  
Section 15061(b)(3). Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier –  
Fourth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community  
Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled  
Development Areas (W-2) – Location: north of Dillon Rd., east of N. Indian Canyon Dr., south of  
16th Ave., and west of Little Morongo Rd. – Area: 2.42 Acres – REQUEST: The proposal is to  
change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled  
Development Area) to MS-C (Manufacture Service Commercial) to be consistent with the  
existing General Plan land use designation. District 4. [100% Applicant Funds]

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

1. **ADOPT ORDINANCE NO. 348.4919** amending the zoning in the Rancho California Area  
as shown on Map No. 58.098 Change of Zone No. 1900020 attached hereto and  
incorporated herein by reference.

**ACTION:Policy**

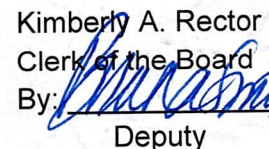
  
John Hildebrand, Planning Director 3/28/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by  
unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and  
Ordinance 348.4919 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: March 28, 2023  
xc: Planning, COBAB

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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<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:**

**Summary**

Change of Zone No. 1900020 was submitted to the County of Riverside on June 13, 2019, to change the zoning classification on the project site from Controlled Development Area (W-2) to Manufacturing Service Commercial (M-SC). The Controlled Development Area zoning classification allows for a variety of residential, religious, and commercial uses that result in inconsistencies between the W-2 zone and the Light Industrial General Plan Land Use Designation.

The Land Use Designation of Light Industrial (LI) 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 Floor Area Ratio (FAR). The applicant is proposing to change the W-2 zoning classification to the Manufacturing Service Commercial (M-SC) zoning classification which allows for permitted and conditionally permitted industrial and manufacturing activities.

The current zoning classification of Controlled Development Areas (W-2) is generally inconsistent with the Land Use Designation of Light Industrial (LI). California Government Code (Title 7- Division 1 – Chapter 4. Zoning Regulations - Article 2 – Section 65860) requires that County zoning ordinances be consistent with the General Plan of the County. This is to ensure that the various land uses authorized by the zoning ordinance are compatible with the objectives, policies, general land uses, and programs specific in the plan. The proposed change to the Manufacturing Service Commercial (M-SC) zoning classification would ensure compliance with state law and ensure compatibility and consistency with the County's General Plan's intended uses, policies, vision, and objectives.

Change of Zone No. 1900020 was submitted to the County of Riverside on June 13, 2019. Change of Zone No. 1900020 had a public hearing with the Board of Supervisors on December 10, 2019 where it was tentatively approved, but not adopted. This current action would provide for final adoption of the Change of Zone.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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**Impact on Citizens and Businesses**

The prior hearing in 2019 found the project to be exempt under the California Environmental Quality Act (CEQA) per State CEQA Guidelines section 15061(b)(3). The proposed project is categorically exempt under CEQA, which means that it belongs to a class of projects that have been determined to not have a significant effect on the environment. As detailed in the Planning Commission Staff Report, which is attached hereto and incorporated by reference. Accordingly, there will be no impacts on citizens or businesses.


**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **Ordinance No. 348.4919**

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      3/20/2023

  
\_\_\_\_\_  
Aaron Gettis, Deputy County Counsel      3/14/2023

1 ORDINANCE NO. 348.4919

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4  
5 The Board of Supervisors of the County of Riverside ordains as follows:

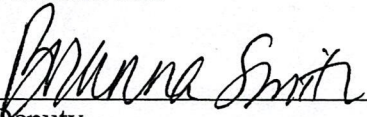
6 Section 1. Section 4.1 of Ordinance No. 348, and Pass and Desert District Zoning Plan  
7 Map No. 58, as amended, are further amended by placing in effect in the zone or zones as shown on the  
8 map entitled "Change of Official Zoning Plan, Pass and Desert District Map No. 58.098 Change of Zone  
9 Case No. 1900020" which map is made a part of this ordinance.

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

11  
12 BOARD OF SUPERVISORS OF THE COUNTY  
13 OF RIVERSIDE, STATE OF CALIFORNIA


14 By:   
15 Chair, Board of Supervisors  
16 **KEVIN JEFFRIES**

17 ATTEST:  
18 KIMBERLY RECTOR  
19 Clerk of the Board

20 By:   
21 Deputy

22 (SEAL)

23 APPROVED AS TO FORM  
24 March 8, 2023

25 By:   
26 AARON C. GETTIS  
27 Supervising Deputy County Counsel  
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MAR 28 2023 3.35

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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 March 28 , 2023, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

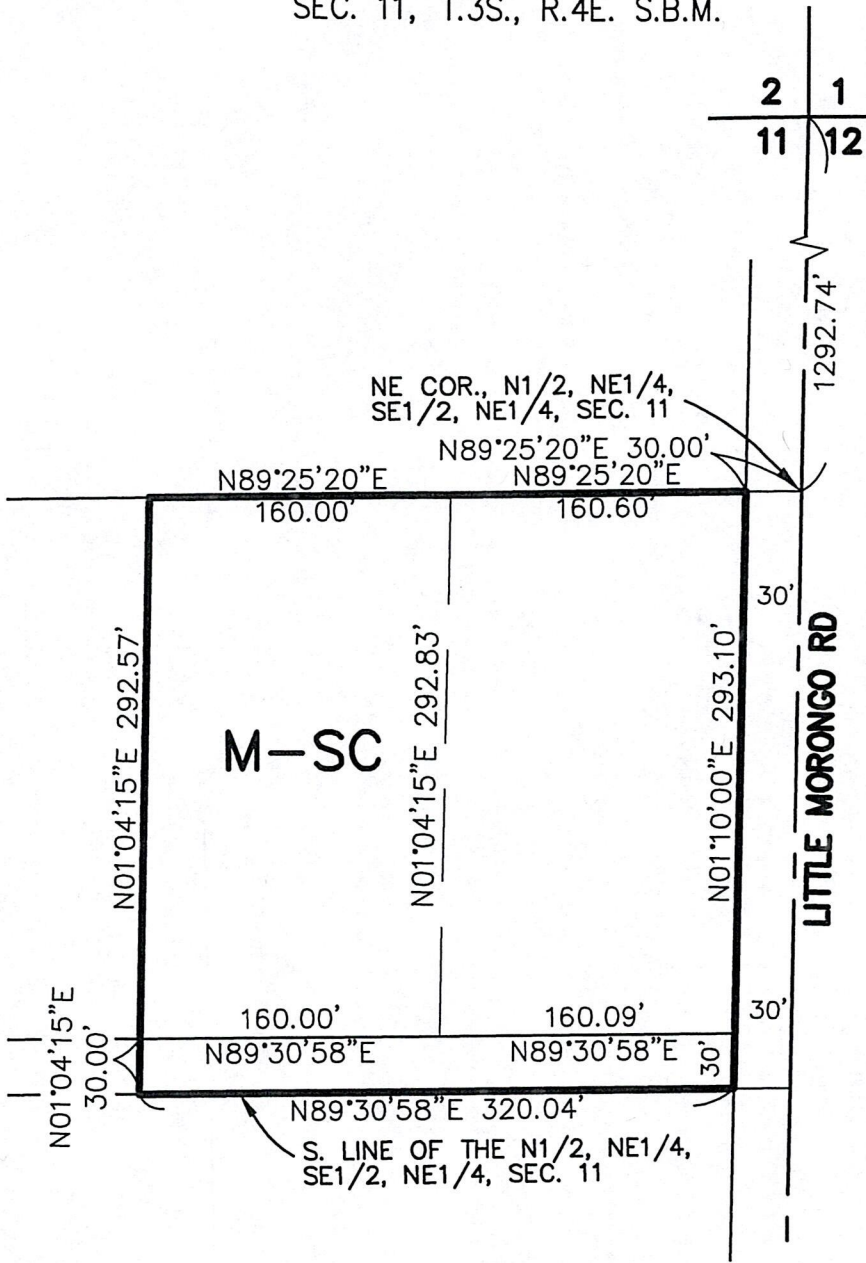
AYES:           Jeffries, Spiegel, Washington, Perez, and Gutierrez  
NAYS:           None  
ABSENT:        None

DATE:           March 28 , 2023

KIMBERLY A. RECTOR  
Clerk of the Board  
BY: *Kimberly A. Rector*  
Deputy

SEAL

SEC. 11, T.3S., R.4E. S.B.M.



**M-SC** MANUFACTURING-SERVICE COMMERCIAL

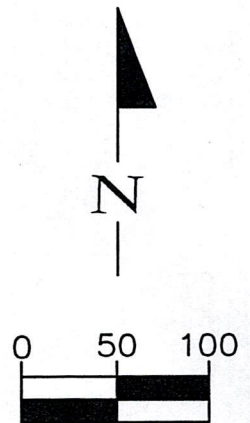
MAP NO. 58.098

CHANGE OF OFFICIAL ZONING PLAN  
PASS & DESERT  
DISTRICT

CHANGE OF ZONE CASE NO. 1900020  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4919  
MARCH 28, 2023

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 666-190-004  
APN 666-190-006



**PROOF OF PUBLICATION**

**STATE OF CALIFORNIA SS.  
COUNTY OF RIVERSIDE**

RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS  
2023 APR 10 PM 12: 23

RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST  
  
RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof of the following issue dates, to wit:

04/02/2023

I acknowledge that I am a principal clerk of the printer of The Desert Sun, published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 2nd of April 2023 in Green Bay, WI, County of Brown.

  
\_\_\_\_\_  
**DECLARANT**

Ad#: **GCI1041498**  
P O : Ordinance No. 348.4919  
**This is not an invoice**  
# of Affidavits: 1

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

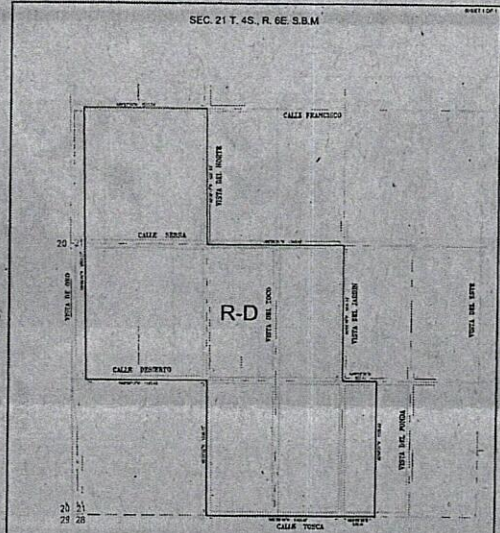
ORDINANCE NO. 348.4919  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Pass and Desert District Zoning Plan Map No. 58, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Pass and Desert District Map No. 58.098 Change of Zone Case No. 1900020" which map is made a part of this ordinance

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

SEC. 21 T. 4S., R. 6E. S.B.M.



R-D REGULATED DEVELOPMENT AREAS

MAP NO. 40.052  
CHANGE OF OFFICIAL ZONING PLAN  
THOUSAND PALMS DISTRICT  
CHANGE OF ZONE CASE NO. 2200004  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4987  
AUGUST 2, 2022  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

K. Jeffries, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 28, 2023**, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kimberly Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

# 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.: Ordinance No. 348.4919 /

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:

**04/01/2023**

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

Date: April 01, 2023  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011595137-01

P.O. Number:

## Ad Copy:

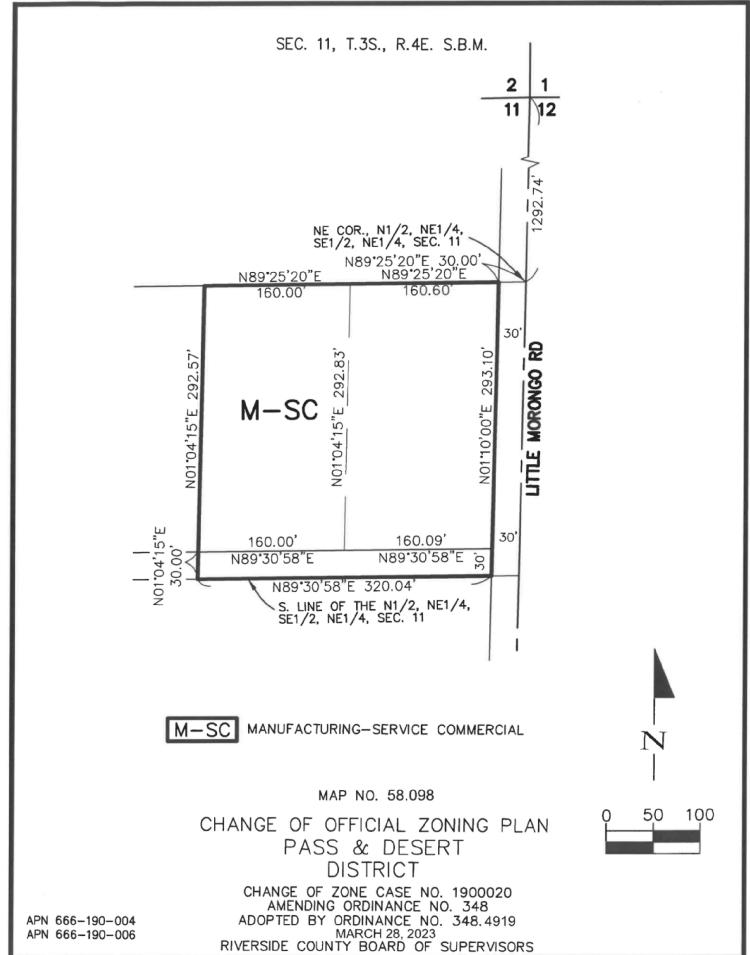
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

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



K. Jeffries, Chair of the Board

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

Kimberly Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant  
**Press-Enterprise**  
**Published: 4/1/23**