

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



**ITEM: 21.1
(ID # 21762)**

MEETING DATE:

Tuesday, May 23, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200035 & ADOPTION OF ORDINANCE NO. 348.5001 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Fleming Alliance Architecture, Inc. c/o Cindy Fleming – Third Supervisorial District – Southwest Area Plan – Community Development: Business Park (CD:BP) – Location: South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning: Industrial Park (I-P) – REQUEST: Change of Zone No. 2200035 and adoption of Change of Zone Ordinance No. 348.5001 propose to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC) to accommodate a new tenant in the building seeking to manufacture prefabricated building modules – APN: 963-070-023 - 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 15301 based on the findings and conclusions in the staff report;

Continued on Page 2

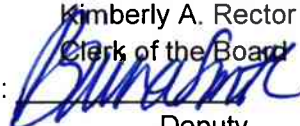
ACTION:Policy


John Hildebrand, Planning Director 3/13/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5001 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 23, 2023
xc: Planning, CO.CO., MC/COBAB/CF

Kimberly A. Rector
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:

2. **APPROVE CHANGE OF ZONE NO. 2200035** to amend the zoning classification of the Project site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC), in accordance with the Change of Zone Exhibit, based upon the findings and conclusions provided in the staff report, and subject to adoption of Zoning Ordinance No. 348.5001; and,
3. **ADOPT ORDINANCE NO. 348.5001** amending the zoning as shown on Map No. 2.2489 entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2489, Change of Zone Case No. 2200035," attached hereto and incorporated herein by reference.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 2200035 (CZ2200035) and Ordinance No. 348.5001 are a request to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules.

The project site was originally approved in 2007 via Plot Plan No. 21024 for the development of a 51,314 square foot industrial building. At that time there was also a Change of Zone proposal that changed the zoning from Rural Residential (R-R) to Industrial Park (I-P). The building was subsequently constructed between 2008 and completed in 2009. Since then, the building has been in operation for industrial use.

On September 7, 2022, the applicant, submitted Change of Zone No. 2200035 (CZ2200035) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Since a new tenant in the building is seeking to manufacture prefabricated building modules, a zoning change is required to accommodate the proposed manufacturing services since the current I-P zone does not clearly permit the use. The proposed M-SC zone would accommodate the new tenant under the "Lumber and Wood Products" category and "Fabrication of wood

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STATE OF CALIFORNIA**

buildings and structures” use (See Ordinance No. 348 Section 11.2.B.2.c.3.). The area is generally characterized as industrial and primarily composed of warehouses, manufacturing buildings, and vacant lots. As such, the applicant is requesting a Change of Zone to accommodate the proposed manufacturing use. Furthermore, the Change of Zone to M-SC is still in compliance with the General Plan land use designation of Business Park.

The subject site is 4.88 gross acres, and it is currently being utilized for industrial purposes. The west portion of the 24,110 gross square foot building will be utilized to accommodate the manufacturing services. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. The new tenant would utilize the entire current building and would replace any current or previous tenants that occupied the building. The proposed manufacturing of prefabricated building modules use would be covered by the previous approval of Plot Plan No. 21024 and its conditions of approval since pursuant to Ordinance No. 348 Section 18.30.G for the following reasons: the prior distribution use permitted via the Plot Plan and the proposed use are conforming uses in that they are both generally industrial uses that would have generally similar intensities and impacts to the surrounding area that could occupy the building; the prior distribution use was subject to a Plot Plan approval; the proposed use will occupy the existing building and will not require the construction of a new building or the reconstruction or expansion of the existing building; the proposed use would be adequately served by the existing parking on the site and would continue to comply with the landscaping requirements of Section 18.12 of Ordinance No. 348; and the site has adequate road and other improvements to serve the proposed use. Therefore a new or revised Plot Plan is not necessary to authorize the proposed use. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

The Project site is located south of Benton Road and east of Penfield Lane.

Environmental Review

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 15301 (Existing Facilities).

The Project is exempt under the State CEQA Guidelines Section 15601(b)(3), which states: “The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where 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 activity is not subject to CEQA.” The Project merely encompasses a change of zone to accommodate a new tenant in an existing structure and does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. All prior mitigation measures would continue to apply. The proposed zone of Manufacturing-Service Commercial (M-SC) is consistent with the Project site’s existing land use designation of Business Park (BP). The M-SC zone would,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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therefore, remain in compliance with the standards and vision of the General Plan and its CEQA analysis. Furthermore, the proposed M-SC zone allows for industrial uses similar to the industrial uses allowed in the current I-P zone, although with a slightly broader scope of potentially permitted industrial uses. However, any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA.

In addition, the proposed Project would also be considered exempt under Section 15301 of the State CEQA Guidelines, which provides Class I consists of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project is a Change of Zone to accommodate a new tenant in an existing structure. The proposed project would not expand the existing structures nor add any significant construction or improvements for the project site that would physically alter the site. Therefore, the Project meets these criteria in that the Project site is already built, and the proposed Change of Zone would not result in any substantial changes to existing building or allowable density as currently permitted.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines Section 15300.2 applies, as described in detail in the Planning Commission staff report.

Based on these findings, the Project can be supported under Sections 15061(b)(3) and 15301 as it can be determined with certainty that it will not have a significant effect on the environment. No further environmental review is required at this time.

Planning Commission Action

Change of Zone No. 2200035 was considered by the Planning Commission on April 19, 2023, at a regularly scheduled public hearing. The Planning Commission opened the public hearing and heard from the applicant. The public hearing was closed, and the Planning Commission recommended approval of the Project as stated to the Board of Supervisors on a 5-0 vote.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County and State law.

Additional Fiscal Information

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

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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ATTACHMENTS:

- A. Ordinance No. 348.5001 for Change of Zone No. 2200035
- B. Planning Commission Minutes
- C. Planning Commission Staff Report Package


Jason Farin, Principal Management Analyst 5/15/2023


Aaron Gettis, Deputy County Counsel 5/12/2023

1 ORDINANCE NO. 348.5001

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 official Zoning Plan Map No. 2, as
7 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
9 2.2489 Change of Zone Case No. 2200035" which map is made a part of this ordinance.

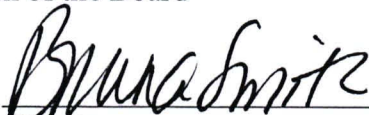
10 Section 2. This ordinance shall take effect 30 days after its adoption.

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

13 By: 
14 Chair, Board of Supervisors


15 **KEVIN JEFFRIES**

16 ATTEST:
17 KIMBERLY RECTOR
18 Clerk of the Board

19 By: 
20 Deputy

21 (SEAL)

22 APPROVED AS TO FORM
23 May 11, 2023

24 By: 
25 Sarah K. Moore
26 Deputy County Counsel

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MAY 23 2023 21.1

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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 May 23, 2023, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

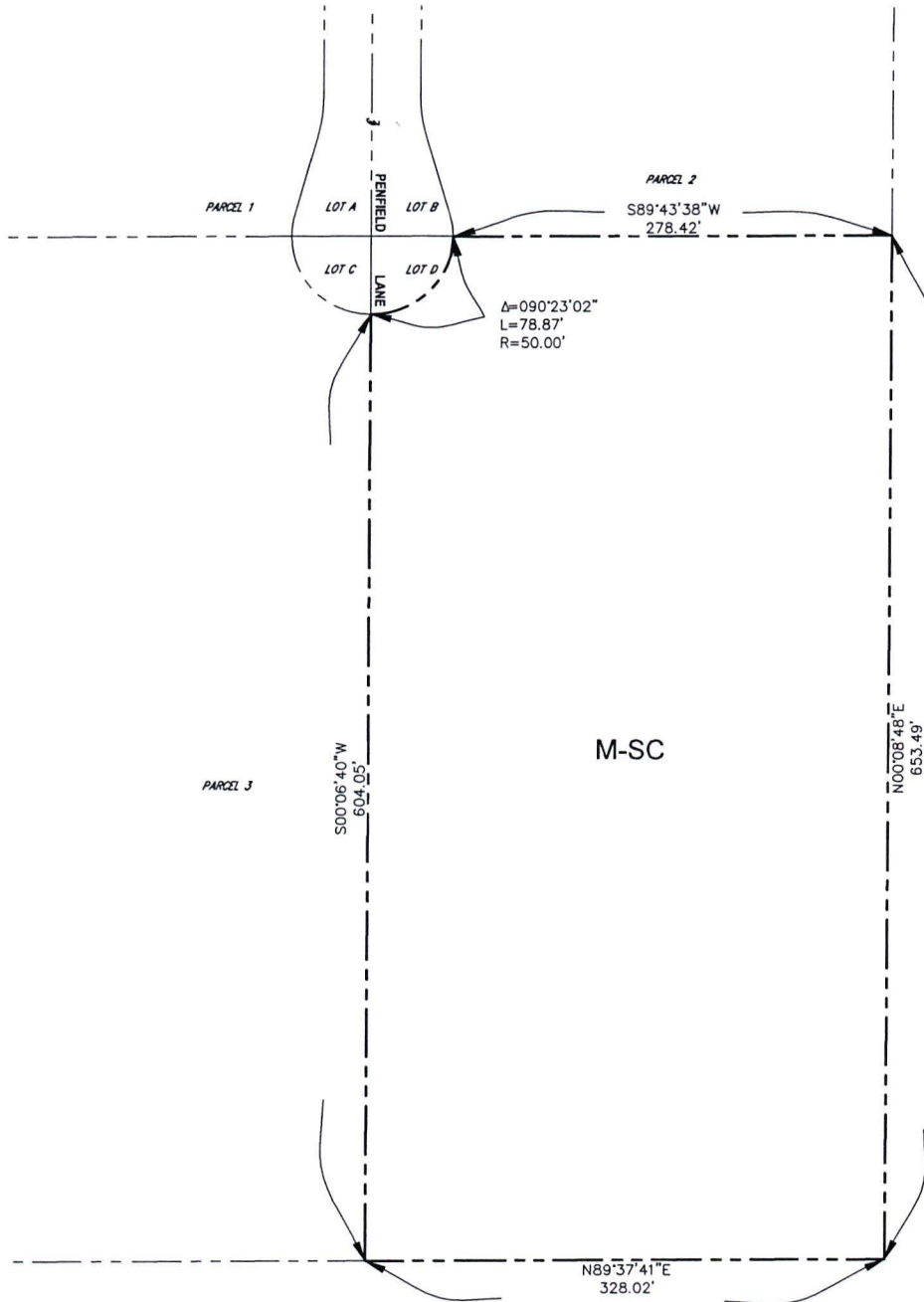
AYES: Jeffries, Washington, Spiegel, Perez, and Gutierrez
NAYS: None
ABSENT: None

DATE: May 23, 2023

KIMBERLY A. RECTOR
Clerk of the Board
BY: 
Deputy

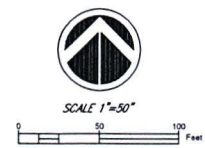
SEAL

RANCHO CALIFORNIA
SEC 6, T.7S. R.2W. S.B.M.



M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE

MAP NO. 2.2489
**CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348**
CHANGE OF ZONE CASE NO. CZ2200035
ADOPTED BY ORDINANCE NO. 348, 5001
(DATE): _____



RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – April 19, 2023
COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

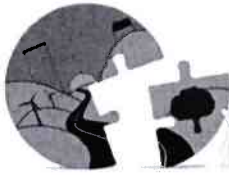
- I. **AGENDA ITEM 4.2**
CHANGE OF ZONE NO. 2200035 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Existing Facilities) and 16061(b)(3) (Common Sense) – Applicant: Fleming Alliance Architecture, Inc. c/o Cindy Fleming – Third Supervisorial District – Southwest Area Plan – Community Development: Business Park (CD:BP) – Location: South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning: Industrial Park (I-P).
- II. **PROJECT DESCRIPTION:**
Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules.
- III. **MEETING SUMMARY:**
The following staff presented the subject proposal:
Russell Brady

Spoke in favor:
Cindy Fleming - Applicant/Rep

No one spoke in opposition or neutral position
- IV. **CONTROVERSIAL ISSUES:**
None.
- V. **PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Thornhill, 2nd by Commissioner Gruytch
By a vote of 5-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

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

APPROVE Change of Zone No. 2200035



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 21620)


MEETING DATE:

Wednesday, April 19, 2023

SUBJECT: CHANGE OF ZONE NO. 2200035 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Fleming Alliance Architecture, Inc. c/o Cindy Fleming – Third Supervisorial District – Southwest Area Plan – Community Development: Business Park (CD:BP) – Location: South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning: Industrial Park (I-P) – REQUEST: Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules – APN: 963-070-023 - Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2200035
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Russell Brady
Project APN(s):	963-070-023
Continued From:	


John Hildebrand, Planning Director 4/19/2023

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2200035 (CZ2200035) is a proposal to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a Change of Zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules that is a permitted use in the M-SC zone.

The above is hereinafter referred to as the “Project” or “project”.

The Project is located within the Southwest Area Plan within the unincorporated French Valley community. The Project site is located at 36600 Penfield Lane located east of Penfield Lane, south of Benton Road, west of Leon Road.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15301 based on the findings and conclusions in the staff report; and,

APPROVE CHANGE OF ZONE NO. 2200035, to amend the zoning classification of the Project site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC), in accordance with the Change of Zone Exhibit, based upon the findings and conclusions in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Light Industrial (CD: LI)
East:	Community Development: Business Park (CD: BP)
South:	Community Development: Public Facilities (CD: PF)
West:	Community Development: Public Facilities (CD: PF)
Existing Zoning Classification:	Industrial Park (I-P)
Proposed Zoning Classification:	Manufacturing-Service Commercial (M-SC)
Surrounding Zoning Classifications	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

North:	Specific Plan (Borel Airpark Center, Specific Plan No. 265)
East:	Specific Plan (Quinta Do Lago, Specific Plan No. 284)
South:	Manufacturing-Service Commercial (M-SC)
West:	Manufacturing-Service Commercial (M-SC)
Existing Use:	Industrial
Surrounding Uses	
North:	Commercial
East:	Vacant land
South:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.88 gross acres	N/A

Located Within:

City's Sphere of Influence:	Temecula
Community Service Area (CSA):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Cell Number 5778
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (SKR) Fee Area:	Yes – In or Partially Within
Airport Influence Area (AIA):	French Valley, Zone C

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT BACKGROUND AND ANALYSIS

Background

The project site was originally approved in 2007 via Plot Plan No. 21024 for the development of a 51,314 square foot industrial building. At that time there was also a Change of Zone proposal that changed the zoning from Rural Residential (R-R) to Industrial Park (I-P). The building was subsequently constructed between 2008 and completed in 2009. Since then, the building has been in operation for industrial use.

On September 7, 2022, the applicant, submitted Change of Zone No. 2200035 (CZ2200035) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Since a new tenant in the building is seeking to manufacture prefabricated building modules, a zoning change is required to accommodate the proposed manufacturing services since the current I-P zone does not clearly permit the use. The proposed M-SC zone would accommodate the new tenant under the Lumber and Wood Products category and Fabrication of wood buildings and structures use. The area is generally characterized as industrial and primarily composed of warehouses, manufacturing buildings, and vacant lots. As such, the applicant is requesting a Change of Zone to accommodate the proposed manufacturing use. Furthermore, the Change of Zone to M-SC is still in compliance with the General Plan land use designation of Business Park.

Current Site Characteristics

The subject site is 4.88 gross acres, and it is currently being utilized for industrial purposes. The west portion of the 24,110 gross square foot building will be utilized to accommodate the manufacturing services. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. The new tenant would utilize the entire current building and would replace any current or previous tenants that occupied the building. The proposed manufacturing of prefabricated building modules use would be covered by the previous approval of Plot Plan No. 21024 and its conditions of approval since pursuant to Ordinance No. 348 Section 18.30.G in that the prior distribution use permitted via the Plot Plan are conforming uses in that they are both generally industrial uses that would have generally similar intensities and impacts to the surrounding area that could occupy the building; the prior distribution use was subject to a Plot Plan approval; the proposed use will occupy the existing building and will not require the construction of a new building or the reconstruction or expansion of the existing building; the proposed use would be adequately served by the existing parking on the site and would continue to comply with the landscaping requirements of Section 18.12 of Ordinance No. 348; and the site has adequate road and other improvements to serve the proposed use. Therefore a new or revised Plot Plan is not necessary to authorize the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

proposed use. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

General Plan Consistency

The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Business Park (BP). This designation is applied to encourage employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. The proposed Manufacturing-Service Commercial (M-SC) zone is considered consistent with the BP land use designation. Therefore, the proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan. This is further detailed in the Land Use Findings below.

Zoning and Development Standards

The subject site has a current zoning classification of Industrial Park (I-P). With approval of the Project, the zoning classification of the site would be classified as M-SC. The Project does not include a development proposal. Future development of the site will be subject to the development standards for the M-SC zone, as outlined in Article XI Section 11.4 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the M-SC zoning classification, which is further detailed in the Development Standards Findings below.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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 15301 (Existing Facilities).

The Project is exempt under State CEQA Guidelines Section 15061 per Section (b)(3), which states: The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where 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 activity is not subject to CEQA. The Project merely encompasses a change of zone to accommodate a new tenant in an existing structure and does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. All prior mitigation measures would continue to apply. The proposed zone of Manufacturing-Service Commercial (M-SC) is consistent with the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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Project site's existing land use designation of Business Park (BP). The M-SC zone would, therefore, remain in compliance with the standards and vision of the General Plan and its CEQA analysis. Furthermore, the proposed M-SC zone allows for industrial uses similar to the industrial uses allowed in the current I-P zone, although with a slightly broader scope of potentially permitted industrial uses. However, any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA.

In addition, the proposed Project would also be considered exempt under Section 15301 of the State CEQA Guidelines, which provides Class I consists of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project is a Change of Zone to accommodate a new tenant in an existing structure. The proposed project would not expand the existing structures nor add any significant construction or improvements for the project site that would physically alter the site. Therefore, the Project meets these criteria in that the Project site is already built, and the proposed Change of Zone would not result in any substantial changes to existing building or allowable density as currently permitted.

None of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. More specifically, the exceptions are not applicable pursuant to the following findings:

1. **Cumulative Impact.** *All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.* There are similar existing or proposed manufacturing facilities within the vicinity of the project. Although there are other similar manufacturing uses in the area, these are relatively small in scope for their impact to the surrounding area and have all been analyzed under the requirements of CEQA. In addition, all future projects that propose a similar use and are located within the area will similarly be evaluated pursuant to CEQA. Therefore, this exception does not apply as there would be no foreseeable cumulative impact.

2. **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.* There are no unusual circumstances due to the fact that the site has facilitated industrial related uses for the past approximately 10 years. The Project proposes to continue the general industrial use of this site, with minor interior improvements to accommodate the specific use associated with the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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Change of Zone. In addition, the Project will be required to continue to comply with the required conditions of approval of the previously approved Plot Plan for the site and is subject to the applicable sections of the General Plan and Ordinance No. 348. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. Therefore, no foreseeable significant environmental impacts would result with approval of this Project.

3. **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.* The project is not located adjacent to or near any designated state scenic highway. In addition, there are no trees, historic buildings, rock outcroppings, or similar resources on or surrounding the subject site that would be adversely impacted by the implementation of this Project. Therefore, this exception does not apply.
4. **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.* The proposed Project is not located on a hazardous waste site, would not generate substantial hazardous waste, nor would it develop a hazardous waste site through relatively routine manufacturing use for manufacturing building modules. Additionally, the proposed project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, and the Riverside County Department of Waste Resources. Therefore, this exception does not apply.
5. **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.* The Project site is not located near significant historical resources and, therefore, will not cause a substantial adverse change to these resources' significance.

For the reasons described above, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply to the project. Based on these findings, the Project is exempt from CEQA under State CEQA Guidelines Section 156301 and Section 15061(b)(3).

FINDINGS AND CONCLUSIONS

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Land Use Findings

1. The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Business Park (BP). This designation is applied to encourage employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan since the proposed M-SC zone would continue to align with the uses allowed within the BP land use designation. The Project would continue to support the goals and policies of the land use, including Policy LU 30.1, by accommodating the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by the General Plan and area plan land use maps. The M-SC zone is consistent with the Riverside County General Plan Land Use Designation of BP, since the uses permitted by the M-SC zone are generally employee intensive uses with light manufacturing and supporting retail uses that is described in the BP land use designation. Any future further development of the site would be subject to the applicable standards identified in Section 10.4 (M-SC Development Standards) of Ordinance No. 348.

2. The Project site currently has a Zoning Classification of Industrial Park (I-P), which the Project is proposing to change to Manufacturing-Service Commercial (M-SC) to accommodate the proposed use of the Project. The specific use proposed that is necessitating the Change of Zone is for the manufacturing of premanufactured building modules. This use is similar in character and intensity to the Lumber and Wood Products category and Fabrication of wood buildings and structures use specifically that is a permitted use with approval of a Plot Plan in the proposed M-SC zone. As detailed previously in the background, pursuant to Ordinance No. 348 Section 18.30.G a new or revised Plot Plan is not necessary for the specifically proposed use as the previously approved Plot Plan 21024 would adequately cover the necessary approval and conditions of approval for this new use.

3. The Project site is bordered by properties that have a Zoning Classification of Manufacturing-Service Commercial (M-SC) to the south and west. As such, the Project would be consistent with the anticipated future development of the area since these properties could develop similar and/or compatible uses to those permitted in the M-SC zone. In addition, the Project does not propose any new development at this time. If any further development is to be proposed for the site, it will be required to control heavy truck and vehicular access to minimize potential impacts on adjacent properties (LU 30.2). Therefore, the Project would be compatible with the surrounding area and with the General Plan Foundation Component, Land Use Designation, and Policy Area.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

4. The Project site is located within the Highway 79 Policy Area. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new residential development. Since the Change of Zone is not for residential uses, the policy would not apply.

Change of Zone

Change of Zone No. 2200035 is a proposal to change the Project site's Zoning Classification from an Industrial Park (I-P) zone to a Manufacturing-Service Commercial (M-SC) zone. The Project is subject to the following findings:

As detailed above in the Land Use Findings, the requested change of zone for the Project site does not involve a change in or conflict with the Riverside County Vision or General Plan. The proposed change of zone from I-P to M-SC would retain consistency with the General Plan, specifically the land use designation of BP. The M-SC zone is consistent with the Riverside County General Plan Land Use Designation of BP, since the uses permitted by the M-SC zone are generally employee intensive uses with light manufacturing and supporting retail uses that is described in the BP land use designation. Also, as detailed above, the proposed project is compatible with surrounding land uses as it is bordered by properties in M-SC. The proposed amendment also would not be detrimental to the health, safety, or general welfare of the community because the project is compatible with the prior plot plan approval and already previously conditioned to ensure protection of the health, safety, and general welfare of the public.

Other Findings

1. Since the project is exempt from CEQA, AB 52 tribal consultation was not required.
2. The Project site is located within Criteria Cell 5778 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). A HANS process was conducted for the property in 2006 through application HANS01499. It was determined by the HANS team that the property was not required to dedicate any portion of the lot to conservation. In addition, the Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. As such, no further requirements as they relate to WRCMSHCP are needed. However, if there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.
3. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

4. The Project site is located within Zone C of the French Valley airport influence area. Change of Zone No. 2200035 is anticipated to have no effect on the Riverside County Airport Land Use Commission (ALUC) plans since the uses would occur in existing industrial buildings, there is no anticipation for potential airport-related impacts resulting from indoor manufacturing services within close proximity of an airport. Occupancy of the building will still be required to comply with the review by ALUC from the original Plot Plan and any limitations placed on it at that time.
5. The project site is located within the City of Temecula Sphere of Influence. The City was included on notification for the public hearing of this Change of Zone and as of the writing of this staff report not comments have been received from the City.
6. The Project site is located within, or partially within, the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
7. The project site is not located within a Fire Hazard Severity Zone (FHSZ) or a State Responsibility Area (SRA). Fire protection and suppression services will be available for the Project through Riverside County Fire Department.

Conclusion

For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan, Change of Zone, and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety, or general welfare of the community and would continue to be subject to the conditions of approval of Plot Plan No. 21024.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support or opposition to the proposed Project.

ATTACHMENTS

Exhibit A – Change of Zone No. 2200035

Exhibit B – GIS Maps

Exhibit C – Radius Map & Mailing Labels

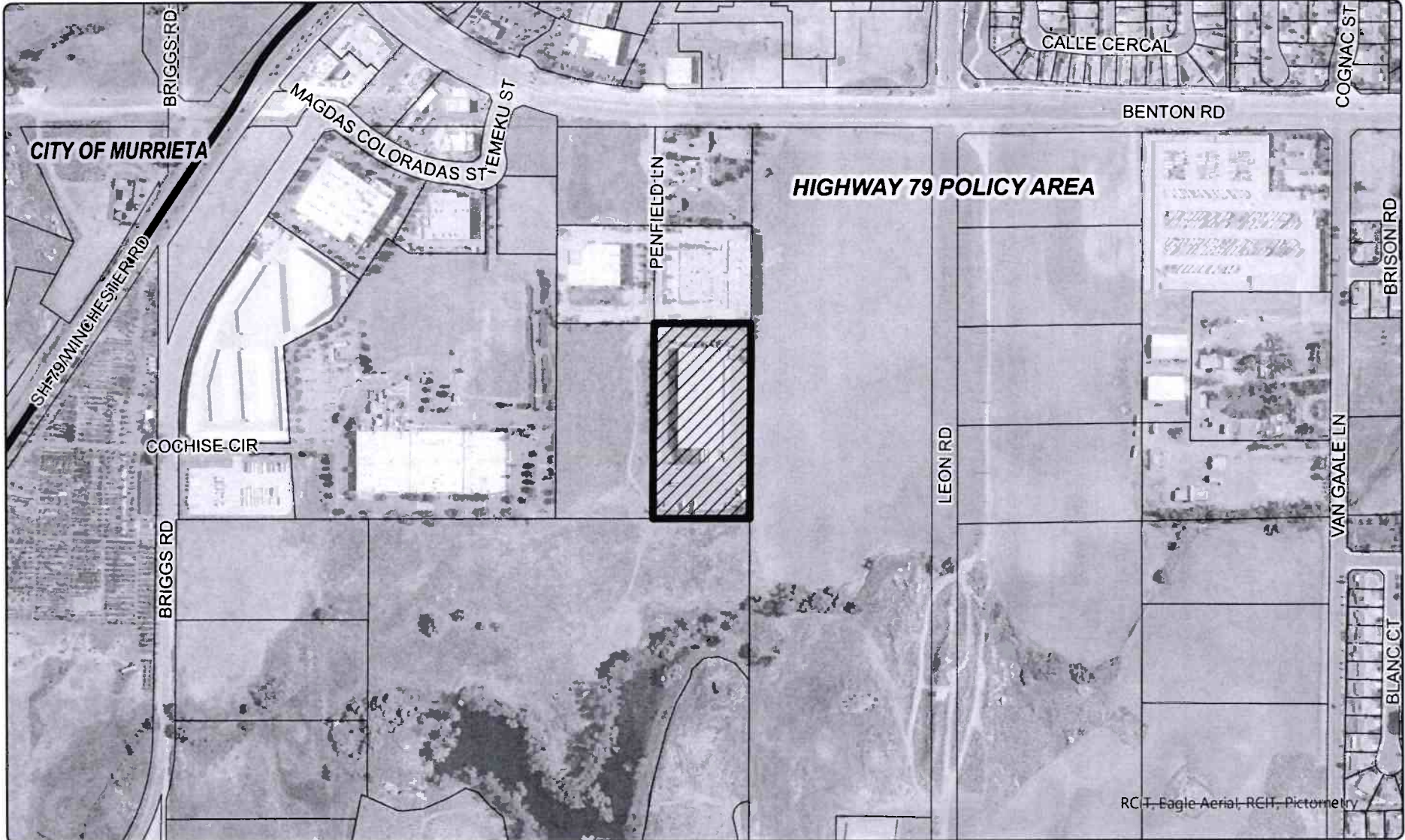


Aaron Gettis, Deputy County Counsel 4/12/2023

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2200035
VICINITY/POLICY AREAS

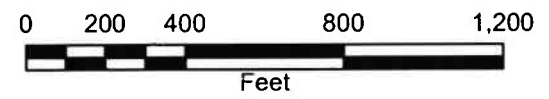
Supervisor: Washington
 District 3

Date Drawn: 3/13/2023
 Vicinity Map



Zoning Area: Rancho California

Author: Karen Jordan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 950-3300 (Western County) or in Palm Desert at (760) 863-8377 (Eastern County) or Website <http://planning.riverside.ca.gov>

RCIT, Eagle Aerial, RCIT, Pictometry

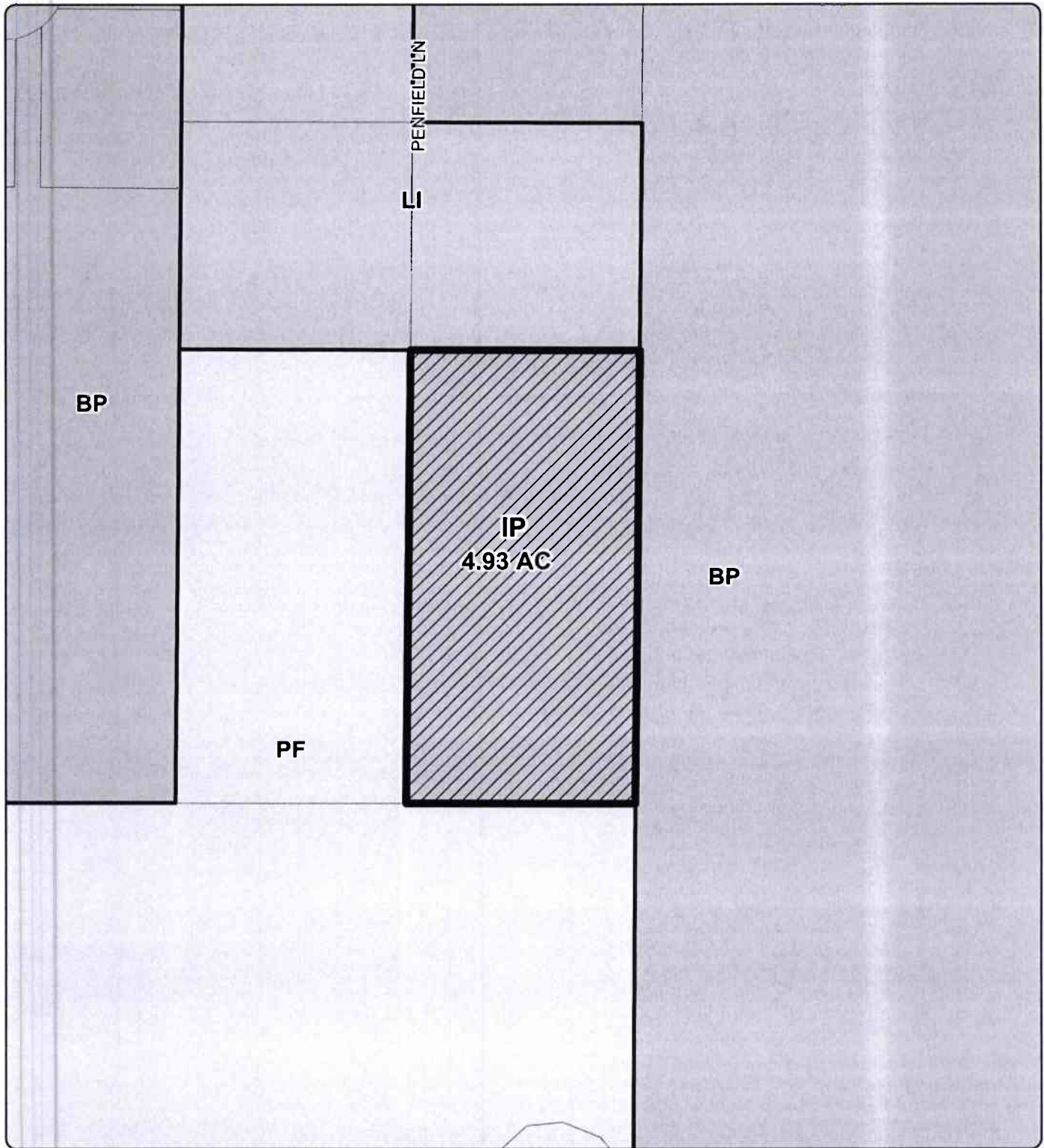
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200035

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 3/13/2023
Exhibit 5



Zoning Area: Rancho California

Author: Karen Jordan



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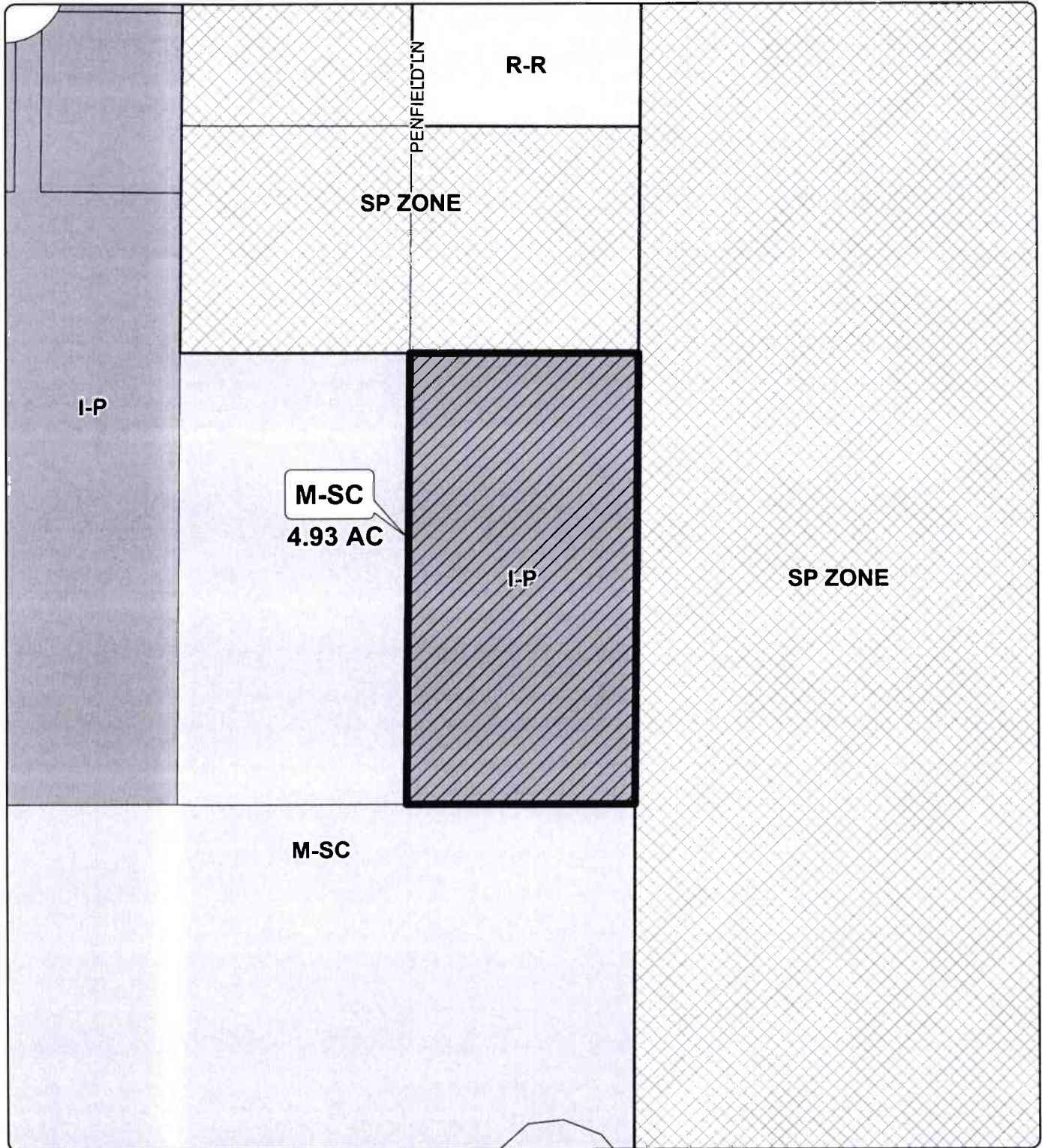
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200035

PROPOSED ZONING

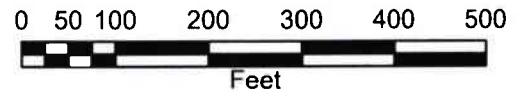
Supervisor: Washington
District 3

Date Drawn: 3/13/2023
Exhibit 2



Zoning Area: Rancho California

Author: Karen Jordan



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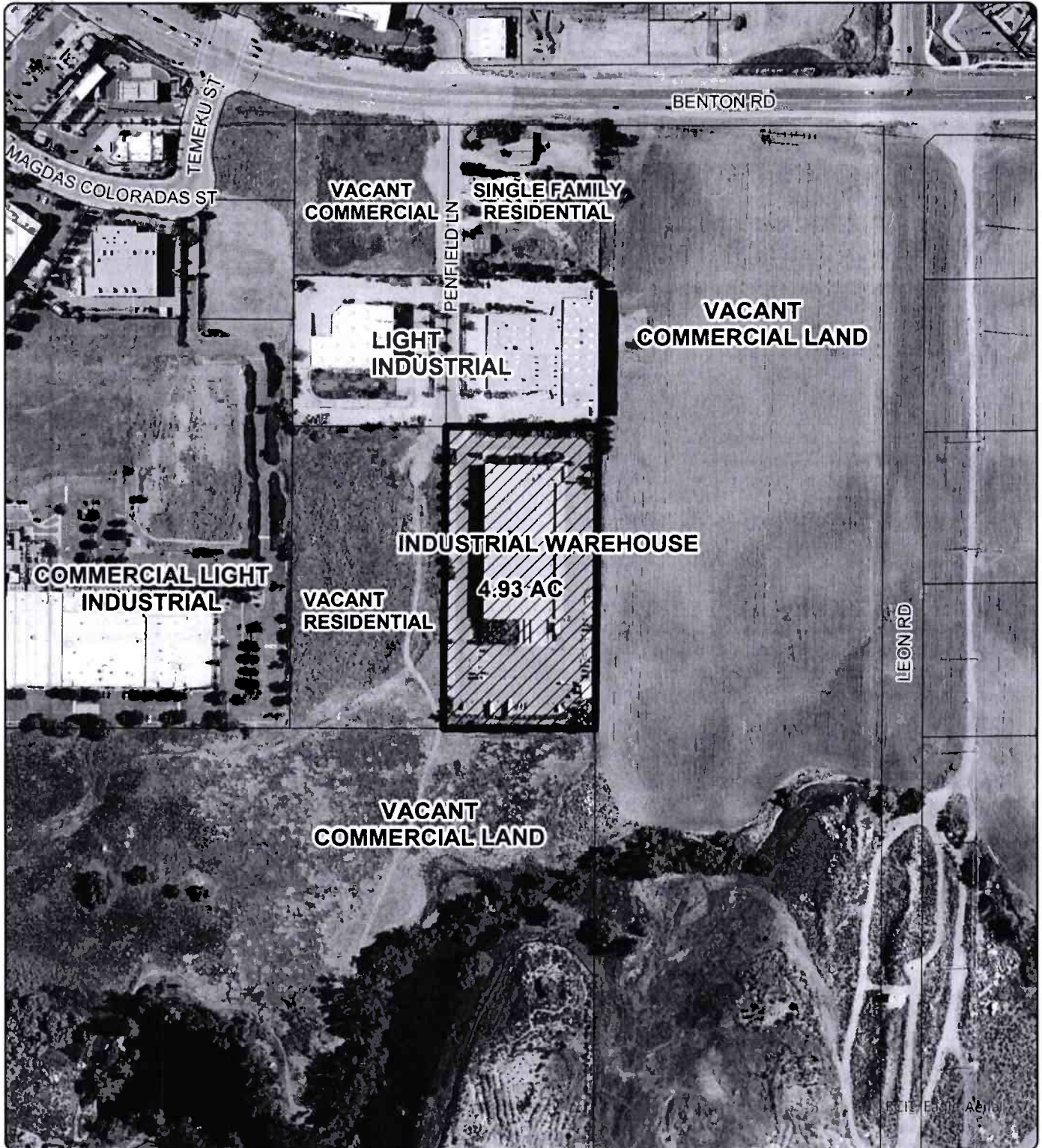
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200035

LAND USE

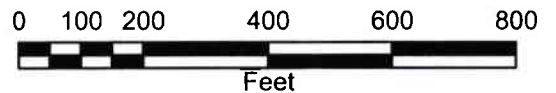
Supervisor: Washington
District 3

Date Drawn: 3/13/2023
Exhibit 1



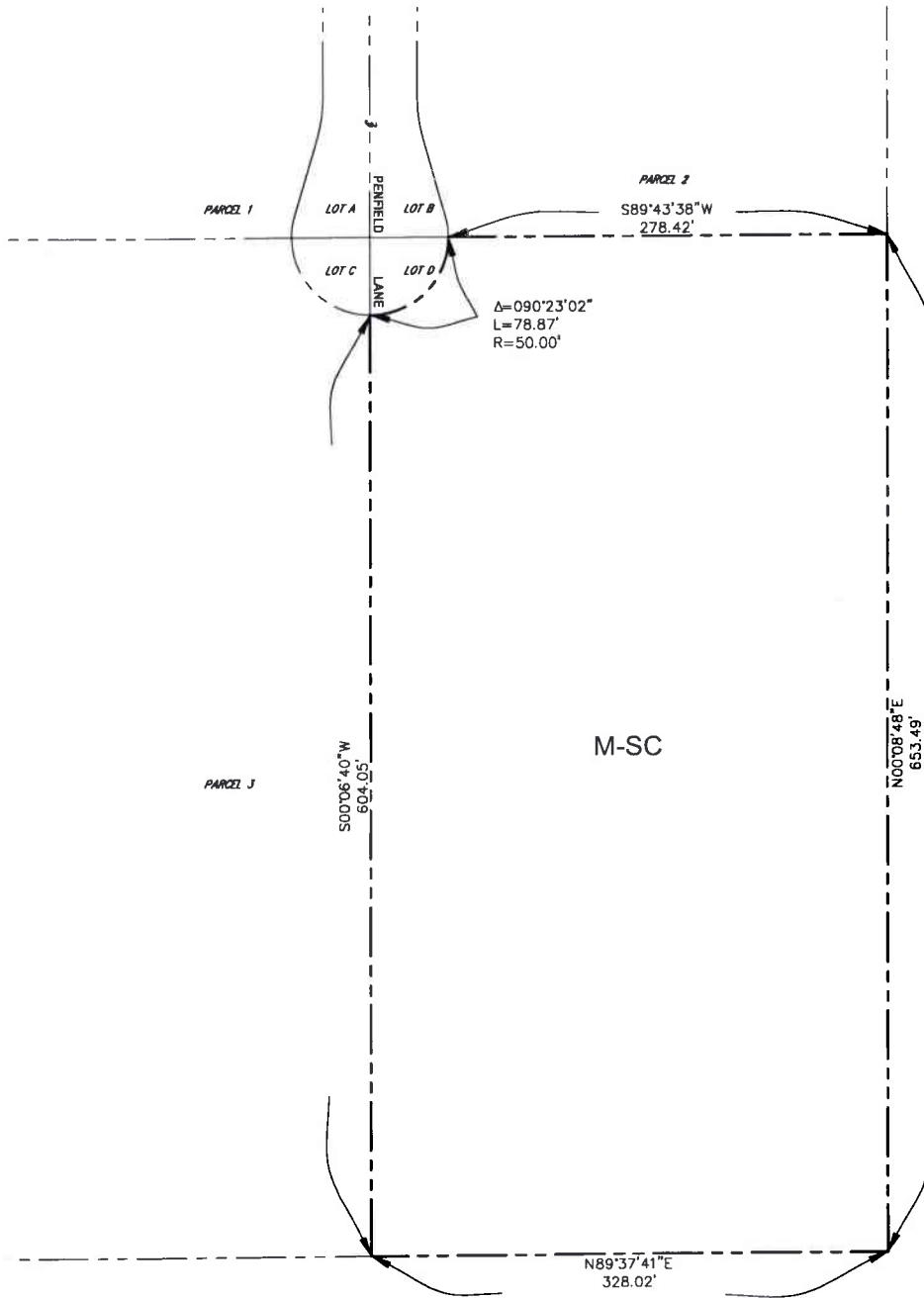
Zoning Area: Rancho California

Author: Karen Jordan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

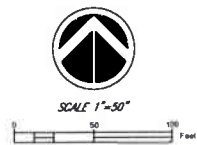
RANCHO CALIFORNIA
SEC 6, T.7S. R.2W. S.B.M.



M-SC

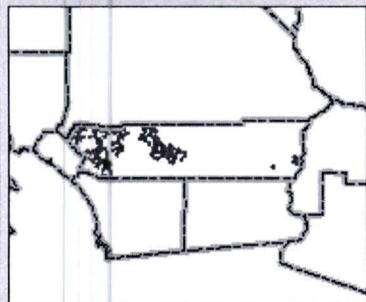
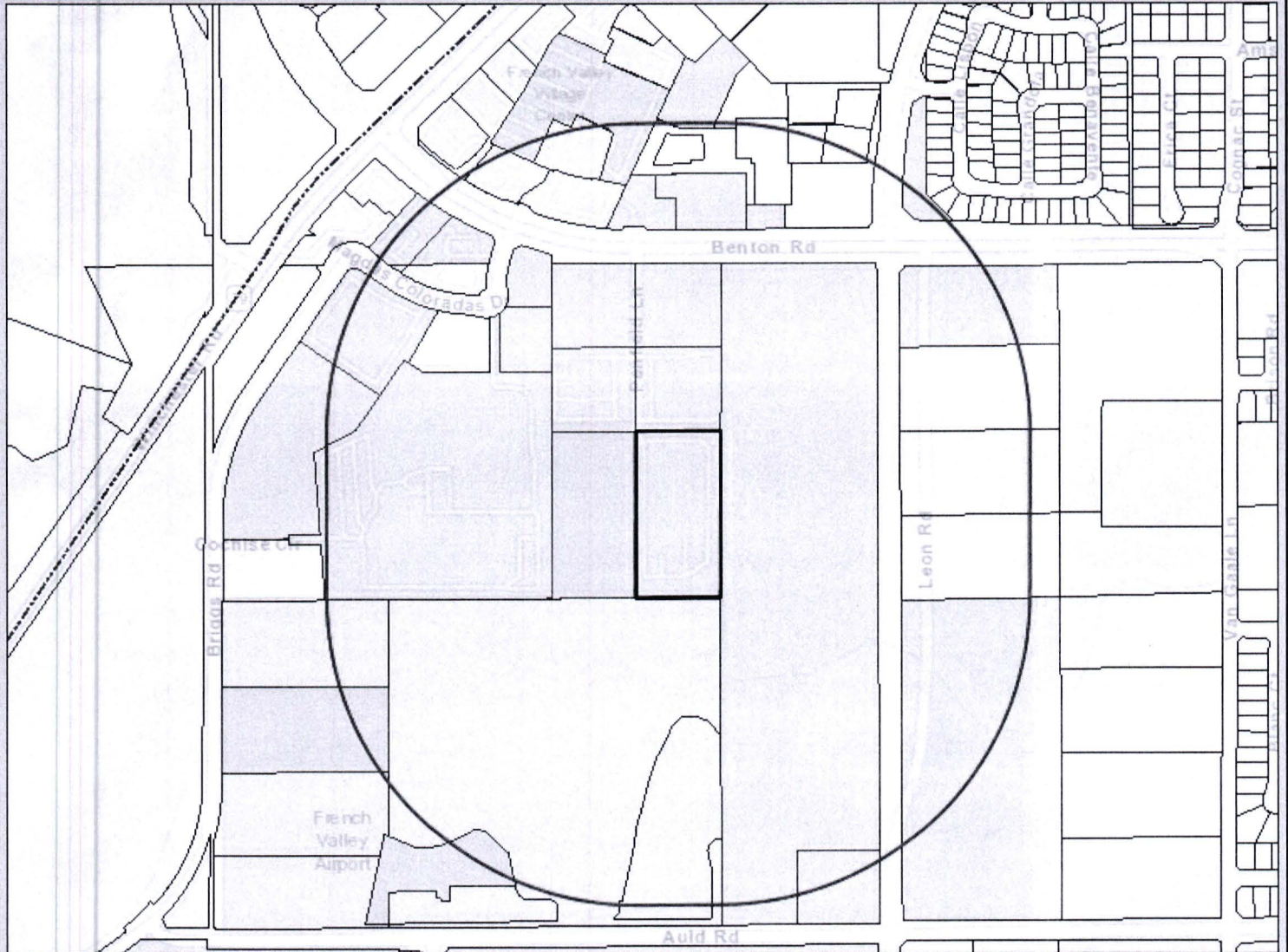
MANUFACTURING--SERVICE COMMERCIAL ZONE

MAP NO. _____
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. CZ2200035
 ADOPTED BY ORDINANCE NO. 348 _____
 (DATE): _____



RIVERSIDE COUNTY BOARD OF SUPERVISORS

Riverside County GIS Mailing Labels



- Legend**
-  County Boundary
 -  Cities
 -  Parcels
 -  World Street Map

Notes
Radius map for APN 963-070-023 CZ2200035



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...3/9/2023 12:17:11 PM

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963440003
REGENCY CENTERS
P O BOX 790830
SAN ANTONIO TX 78279

963480028
AVENA COMMUNITY ASSN
1250 CORONA POINT CT STE 404
CORONA CA 92879

963490010
BENTON ROAD VENTURES LLC
3745 TEMESCAL CANYON RD
CORONA CA 92883

963490003
7 SUMMIT PROPERTIES 1
1600 E FLORIDA AVE # 110
HEMET CA 92544

963490001
HANA LEI 1984
14720 CAMINITO PRORA DELGADA
DEL MAR CA 92014

963490002
W DEV PARTNERS OF TEMECULA
PO BOX 77564
SAN FRANCISCO CA 94107

963070018
CW BENTON 22
4740 GREEN RIVER RD STE 317
CORONA CA 92878

963070020
GHD PROPERTIES
36580 PENFIELD LN
WINCHESTER CA 92596

963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER CA 92596

963070022
COUNTY OF RIVERSIDE
3410 10TH STREET, STE 400
RIVERSIDE CA 92501

963070024
SABA FAMILY TRUST DATED 07/24/2018
212 AVENIDA BARCELONA
SAN CLEMENTE CA 92672

963070025
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

963070023
S&S PROP ACQUISITION
1714 16TH ST
SANTA MONICA CA 90404

963070029
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14TH
RIVERSIDE CA 92501

963070044
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14
RIVERSIDE CA 92501

963070012
REISUNG ENTERPRISES INC
9675 LA JOLLA FARMS RD
LA JOLLA CA 92037

963010001
NIHAL J. ELQURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

963010005
OLIVE TREE EAST
PO BOX 1175
SAN JUAN CAPISTRANO CA 92693

963060072
HAVADJIA HOLDINGS INC
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

963060073
JUNG OCK LEE
440 S VERMONT AVE # 301
LOS ANGELES CA 90020

963070014
RIVCO DEV
30141 ANTELOPE RD STE D320
MENIFEE CA 92584

963070015
TETON HOLDINGS
31301 KESTREL WAY
WINCHESTER CA 92596

963070017
30590 COCHISE
16027 BROOKHURST ST STE I341
FOUNTAIN VALLEY CA 92708

963070019
GINO LOUIS BATTISTA
36560 PENFIELD LN
WINCHESTER CA 92596

963070054
FVIP
41391 KALMIA ST STE 200
MURRIETA CA 92562

Cindy Fleming
24672 San Juan Avenue, Suite 101
Dana Point, CA 92629

Excel Engineering
440 State PL
Escondido, CA 92029

S&S Prop Acquisition
1714 16th Street
Santa Monica, CA 90404

Michael Deutsch
11300 Sorrento Valley Road, Unit 250
San Diego, CA 92121

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

30

John Hildebrand
Planning Director

Hearing Date: May 23, 2023

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 21762

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200035 & ADOPTION OF ORDINANCE NO. 348.5001 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Fleming Alliance Architecture, Inc. c/o Cindy Fleming – Third Supervisorial District – Southwest Area Plan – Community Development: Business Park (CD:BP) – Location: South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning: Industrial Park (I-P) – REQUEST: Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules – APN: 963-070-023 - Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Environmental Impact Report
 - 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

"Planning Our Future... Preserving Our Past"

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



ITEM:
(ID # 21762)

MEETING DATE:
Tuesday, May 23, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200035 & ADOPTION OF ORDINANCE NO. 348.5001 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Fleming Alliance Architecture, Inc. c/o Cindy Fleming – Third Supervisorial District – Southwest Area Plan – Community Development: Business Park (CD:BP) – Location: South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning: Industrial Park (I-P) – REQUEST: Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules – APN: 963-070-023 - Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

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 15301 based on the findings and conclusions in the staff report;
2. **APPROVE CHANGE OF ZONE NO. 2200035** to amend the zoning classification of the Project site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC), in accordance with the Change of Zone Exhibit, based upon the findings and conclusions provided in the staff report, and subject to adoption of Zoning Ordinance No. 348.5001; and,
3. **ADOPT ORDINANCE NO. 348.5001** amending the zoning as shown on Map No. 2.2489 entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2489, Change of Zone Case No. 2200035," attached hereto and incorporated herein by reference.

ACTION:

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

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

Change of Zone No. 2200035 (CZ2200035) and Ordinance No. 348.5001 are a request to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules.

The project site was originally approved in 2007 via Plot Plan No. 21024 for the development of a 51,314 square foot industrial building. At that time there was also a Change of Zone proposal that changed the zoning from Rural Residential (R-R) to Industrial Park (I-P). The building was subsequently constructed between 2008 and completed in 2009. Since then, the building has been in operation for industrial use.

On September 7, 2022, the applicant, submitted Change of Zone No. 2200035 (CZ2200035) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Since a new tenant in the building is seeking to manufacture prefabricated building modules, a zoning change is required to accommodate the proposed manufacturing services since the current I-P zone does not clearly permit the use. The proposed M-SC zone would accommodate the new tenant under the "Lumber and Wood Products" category and "Fabrication of wood buildings and structures" use (See Ordinance No. 348 Section 11.2.B.2.c.3.). The area is generally characterized as industrial and primarily composed of warehouses, manufacturing buildings, and vacant lots. As such, the applicant is requesting a Change of Zone to accommodate the proposed manufacturing use. Furthermore, the Change of Zone to M-SC is still in compliance with the General Plan land use designation of Business Park.

The subject site is 4.88 gross acres, and it is currently being utilized for industrial purposes. The west portion of the 24,110 gross square foot building will be utilized to accommodate the manufacturing services. The Project would not intensity nor expand the uses of the site as it does not propose any new development at this time. The new tenant would utilize the entire current building and would replace any current or previous tenants that occupied the building. The proposed manufacturing of prefabricated building modules use would be covered by the

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

previous approval of Plot Plan No. 21024 and its conditions of approval since pursuant to Ordinance No. 348 Section 18.30.G for the following reasons: the prior distribution use permitted via the Plot Plan and the proposed use are conforming uses in that they are both generally industrial uses that would have generally similar intensities and impacts to the surrounding area that could occupy the building; the prior distribution use was subject to a Plot Plan approval; the proposed use will occupy the existing building and will not require the construction of a new building or the reconstruction or expansion of the existing building; the proposed use would be adequately served by the existing parking on the site and would continue to comply with the landscaping requirements of Section 18.12 of Ordinance No. 348; and the site has adequate road and other improvements to serve the proposed use. Therefore a new or revised Plot Plan is not necessary to authorize the proposed use. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

The Project site is located south of Benton Road and east of Penfield Lane.

Environmental Review

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 15301 (Existing Facilities).

The Project is exempt under the State CEQA Guidelines Section 15601(b)(3), which states: "The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where 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 activity is not subject to CEQA." The Project merely encompasses a change of zone to accommodate a new tenant in an existing structure and does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. All prior mitigation measures would continue to apply. The proposed zone of Manufacturing-Service Commercial (M-SC) is consistent with the Project site's existing land use designation of Business Park (BP). The M-SC zone would, therefore, remain in compliance with the standards and vision of the General Plan and its CEQA analysis. Furthermore, the proposed M-SC zone allows for industrial uses similar to the industrial uses allowed in the current I-P zone, although with a slightly broader scope of potentially permitted industrial uses. However, any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA.

In addition, the proposed Project would also be considered exempt under Section 15301 of the State CEQA Guidelines, which provides Class I consists of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances would be

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

required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project is a Change of Zone to accommodate a new tenant in an existing structure. The proposed project would not expand the existing structures nor add any significant construction or improvements for the project site that would physically alter the site. Therefore, the Project meets these criteria in that the Project site is already built, and the proposed Change of Zone would not result in any substantial changes to existing building or allowable density as currently permitted.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines Section 15300.2 applies, as described in detail in the Planning Commission staff report.

Based on these findings, the Project can be supported under Sections 15061(b)(3) and 15301 as it can be determined with certainty that it will not have a significant effect on the environment. No further environmental review is required at this time.

Planning Commission Action

Change of Zone No. 2200035 was considered by the Planning Commission on April 19, 2023, at a regularly scheduled public hearing. The Planning Commission opened the public hearing and heard from the applicant. The public hearing was closed, and the Planning Commission recommended approval of the Project as stated to the Board of Supervisors on a 5-0 vote.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County and State law.

Additional Fiscal Information

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

ATTACHMENTS:

- A. Ordinance No. 348.5001 for Change of Zone No. 2200035**
- B. Planning Commission Minutes**
- C. Planning Commission Staff Report Package**

PROPERTY OWNERS CERTIFICATION FORM
APN 963-070-023

I, Karen Jordan, certify that on
(Print Name)

3/09/2023 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 1200'

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.

NAME: Karen Jordan

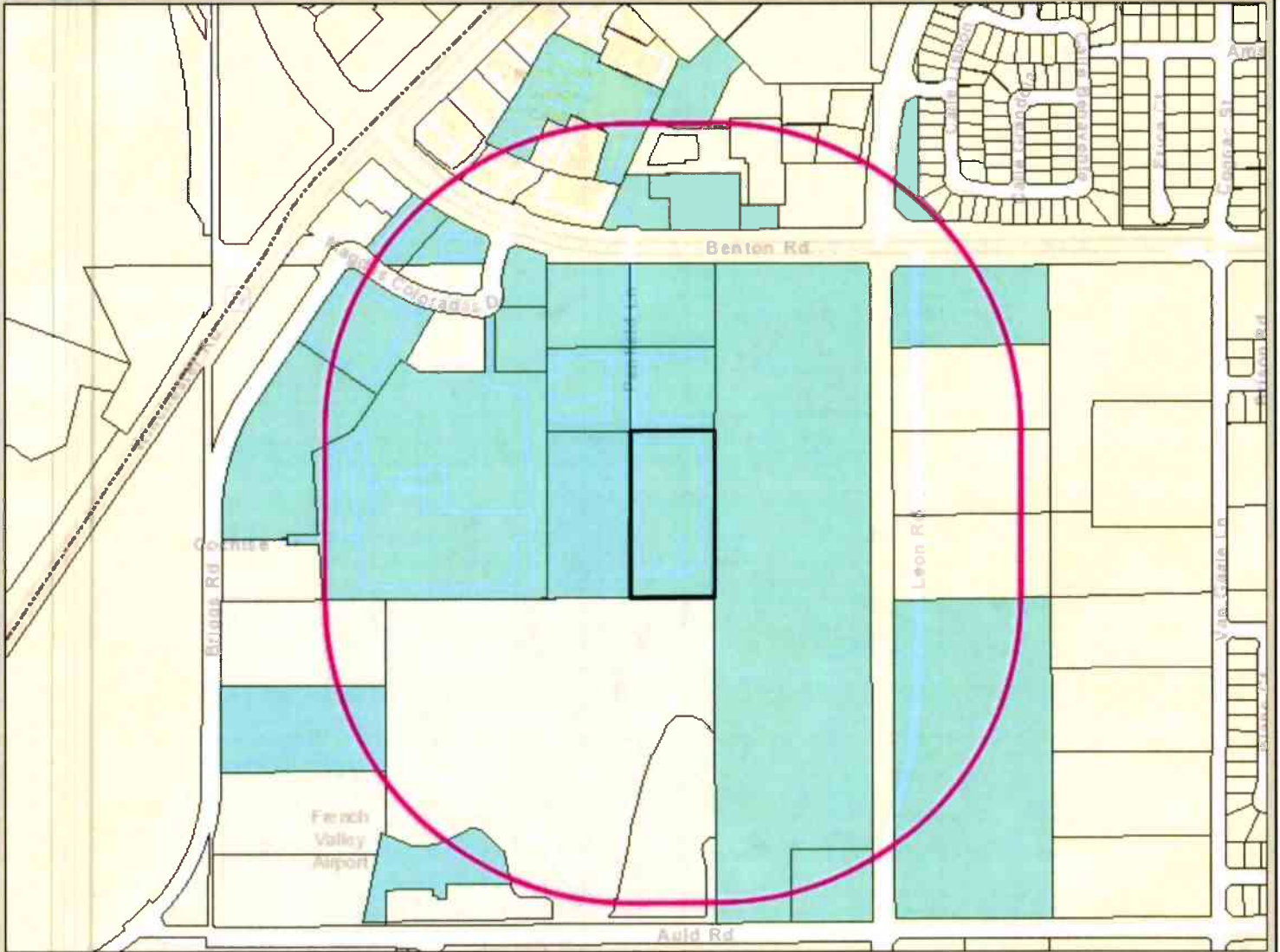
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 3450 14th St, 5th Fl

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 542-8711

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes

Radius map for APN 963-070-023 CZ2200035



0 752 1,505 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... 3/9/2023 12:17:11 PM

© Riverside County RCIT

963440003
REGENCY CENTERS
P O BOX 790830
SAN ANTONIO TX 78279

963480028
AVENA COMMUNITY ASSN
1250 CORONA POINT CT STE 404
CORONA CA 92879

963490010
BENTON ROAD VENTURES LLC
3745 TEMESCAL CANYON RD
CORONA CA 92883

963490003
7 SUMMIT PROPERTIES 1
1600 E FLORIDA AVE # 110
HEMET CA 92544

963490001
HANAIEI 1984
14720 CAMINITO PRORA DELGADA
DEL MAR CA 92014

963490002
W DEV PARTNERS OF TEMECULA
PO BOX 77564
SAN FRANCISCO CA 94107

963070018
CW BENTON 22
4740 GREEN RIVER RD STE 317
CORONA CA 92878

963070020
GHD PROPERTIES
36580 PENFIELD LN
WINCHESTER CA 92596

963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER CA 92596

963070022
COUNTY OF RIVERSIDE
3410 10TH STREET, STE 400
RIVERSIDE CA 92501

963070024
SABA FAMILY TRUST DATED 07/24/2018
212 AVENIDA BARCELONA
SAN CLEMENTE CA 92672

963070025
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

963070023
S&S PROP ACQUISITION
1714 16TH ST
SANTA MONICA CA 90404

963070029
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14TH
RIVERSIDE CA 92501

963070044
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14
RIVERSIDE CA 92501

963070012
REISUNG ENTERPRISES INC
9675 LA JOLLA FARMS RD
LA JOLLA CA 92037

963010001
NIHAL J. ELQURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

963010005
OLIVE TREE EAST
PO BOX 1175
SAN JUAN CAPISTRANO CA 92693

963060072
HAVADJIA HOLDINGS INC
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

963060073
JUNG OCK LEE
440 S VERMONT AVE # 301
LOS ANGELES CA 90020

963070014
RIVCO DEV
30141 ANTELOPE RD STE D320
MENIFEE CA 92584

963070015
TETON HOLDINGS
31301 KESTREL WAY
WINCHESTER CA 92596

963070017
30590 COCHISE
16027 BROOKHURST ST STE I341
FOUNTAIN VALLEY CA 92708

963070019
GINO LOUIS BATTISTA
36560 PENFIELD LN
WINCHESTER CA 92596

963070054
FVIP
41391 KALMIA ST STE 200
MURRIETA CA 92562

Cindy Fleming
24672 San Juan Avenue, Suite 101
Dana Point, CA 92629

S&S Prop Acquisition
1714 16th Street
Santa Monica, CA 90404

Excel Engineering
440 State PL
Escondido, CA 92029

Michael Deutsch
11300 Sorrento Valley Road, Unit 250
San Diego, CA 92121

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590



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

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

May 5, 2023

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

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

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 2200035 AND ADOPTION OF
ORDINANCE NO. 348.5001

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Saturday, May 13, 2023.**

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,

Cindy Fernandez

Board Assistant to:
KIMBERLY RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICTS

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, May 23, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2200035 and Adoption of Ordinance No. 348.5001**. Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules. This proposed project is located South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning 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 2200035 and ADOPT Ordinance No. 348.5001.**

On April 19, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on 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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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

Dated: May 5, 2023

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

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 May 5, 2023, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200035; ORD. NO. 348.5001

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: May 23, 2023 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 5, 2023
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 May 5, 2023, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200035; ORD. NO. 348.5001

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: May 23, 2023 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 5, 2023
Cindy Fernandez



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

Receipt: 23-122727

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202300491
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
23-122727

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY CLERK OF THE BOARD OF	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 05/05/2023
---	------------------------------------	--------------------

COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300491
--	--------------------------------

PROJECT TITLE
CHANGE OF ZONE NO. 2200035 AND ADOPTION OF ORDINANCE NO. 348.5001

PROJECT APPLICANT NAME RIVERSIDE COUNTY CLERK OF THE BOARD OF	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
--	--	--------------------------------

PROJECT APPLICANT ADDRESS 4080 LEMON ST. FIRST FLOOR,	CITY RIVERSIDE	STATE CA	ZIP CODE 92501
--	-------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,839.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,764.00 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,305.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$0.00
- Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>J Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <i>Irma Rodriguez</i>
-----------------------------------	---

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICTS

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, May 23, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2200035 and Adoption of Ordinance No. 348.5001**. Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules. This proposed project is located South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning 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 2200035 and ADOPT Ordinance No. 348.5001.**

On April 19, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on 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>.

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

Dated: May 5, 2023

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300491
05/05/2023 09:38 AM Fee: \$ 0.00
Page 1 of 1

Removed: By: Deputy


THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE PRIZE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011601751
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 05/13/2023
Total Amount: \$508.32
Payment Amount: \$0.00
Amount Due: \$508.32
Notice ID: vkXUdq5OVZNcma1mz7PS
Invoice Text: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICTS 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, May 23, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2200035 and Adoption of Ordinance No. 348.5001. Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules. This proposed project is located South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning 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 2200035 and ADOPT Ordinance No. 348.5001. On April 19, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on 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

5/23/23
Planning

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE "PRISE"
pe.com

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011601751

FILE NO. 0011601751

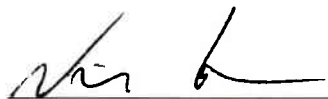
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

05/13/2023

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

Date: May 13, 2023.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICTS

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Dated: May 5, 2023
Kimberly A. Rector,
Clerk of the Board
By: Cindy Fernandez,
Clerk of the Board Assistant
The Press-Enterprise
Published: 5/13/23

C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICTS

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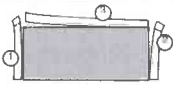
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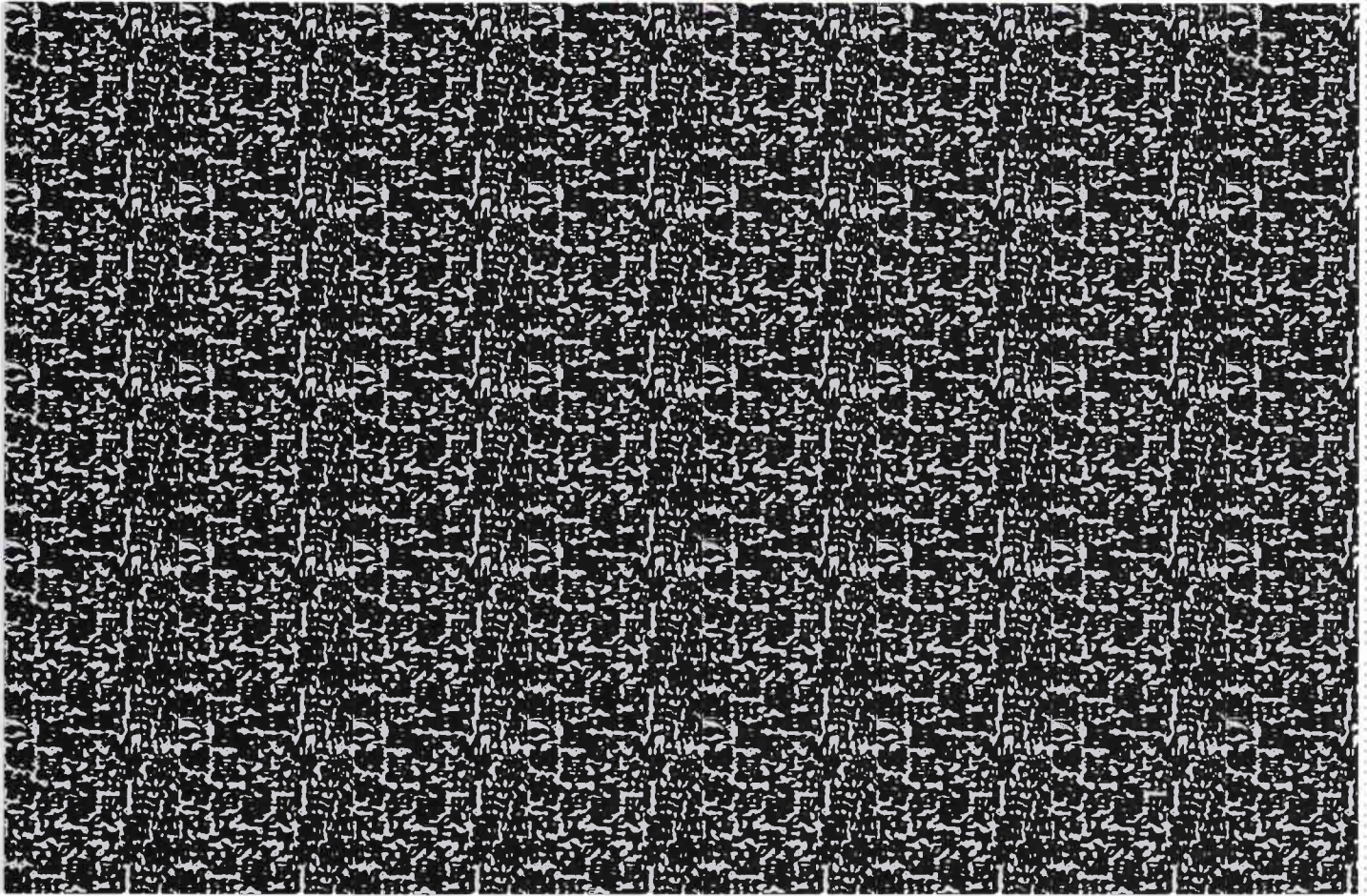
Dated: May 5, 2023

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



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
FIRST CLASS



US POSTAGE PAID PERMIT NO. 8086

ZIP 92504 \$ 000.53¹
02 4W
0000348270 MAY 05 2023

963070020
GHD PROPERTIES
36580 PENFIELD LN
WINCHESTER CA 92596

2023 MAY -9 AM 10:34

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 FE 1260 0005/07/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
92502-1147

BC: 92502114747 *2152-00645-07-17



C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICTS

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, May 23, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2200035 and Adoption of Ordinance No. 348.5001.** Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules. This proposed project is located South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning 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 2200035 and ADOPT Ordinance No. 348.5001.**

On April 19, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on 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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

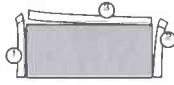
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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

Dated: May 5, 2023

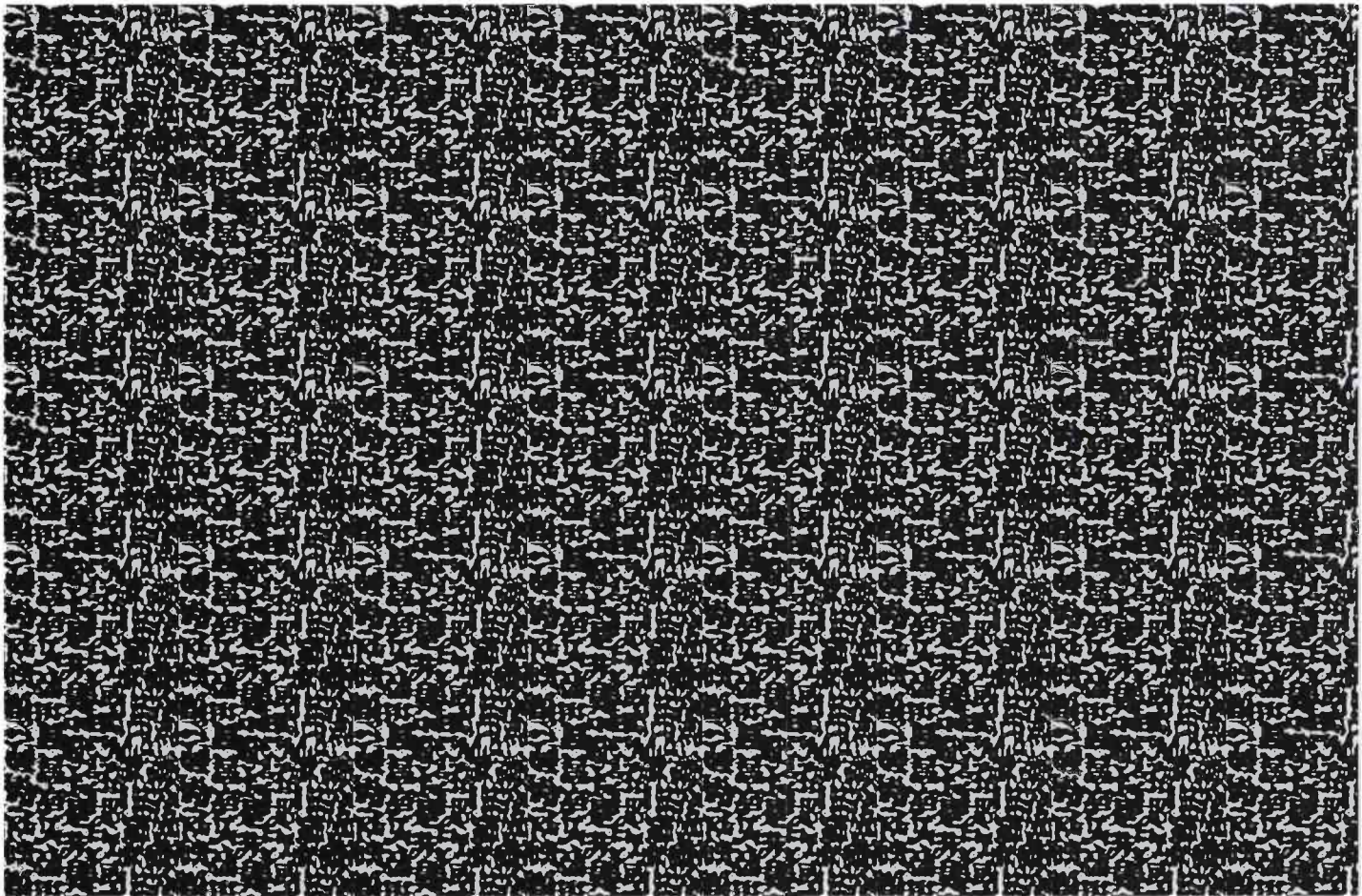
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

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

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
FIRST CLASS



US POSTAGE with METRY BOXES

ZIP 92504 \$ 000.53¹
02 4W
0000348270 MAY 05 2023

RECEIVED RIVERSIDE COUNTY
MAY 12 AM 10:36

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OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

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RIVCO DEV
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RIVCO DEV 30141 ANT 92502 68003/10/23
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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. 348.5001

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:

06/04/2023

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

Date: June 04, 2023
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011606278-01

P.O. Number: Ordinance No. 348.5001

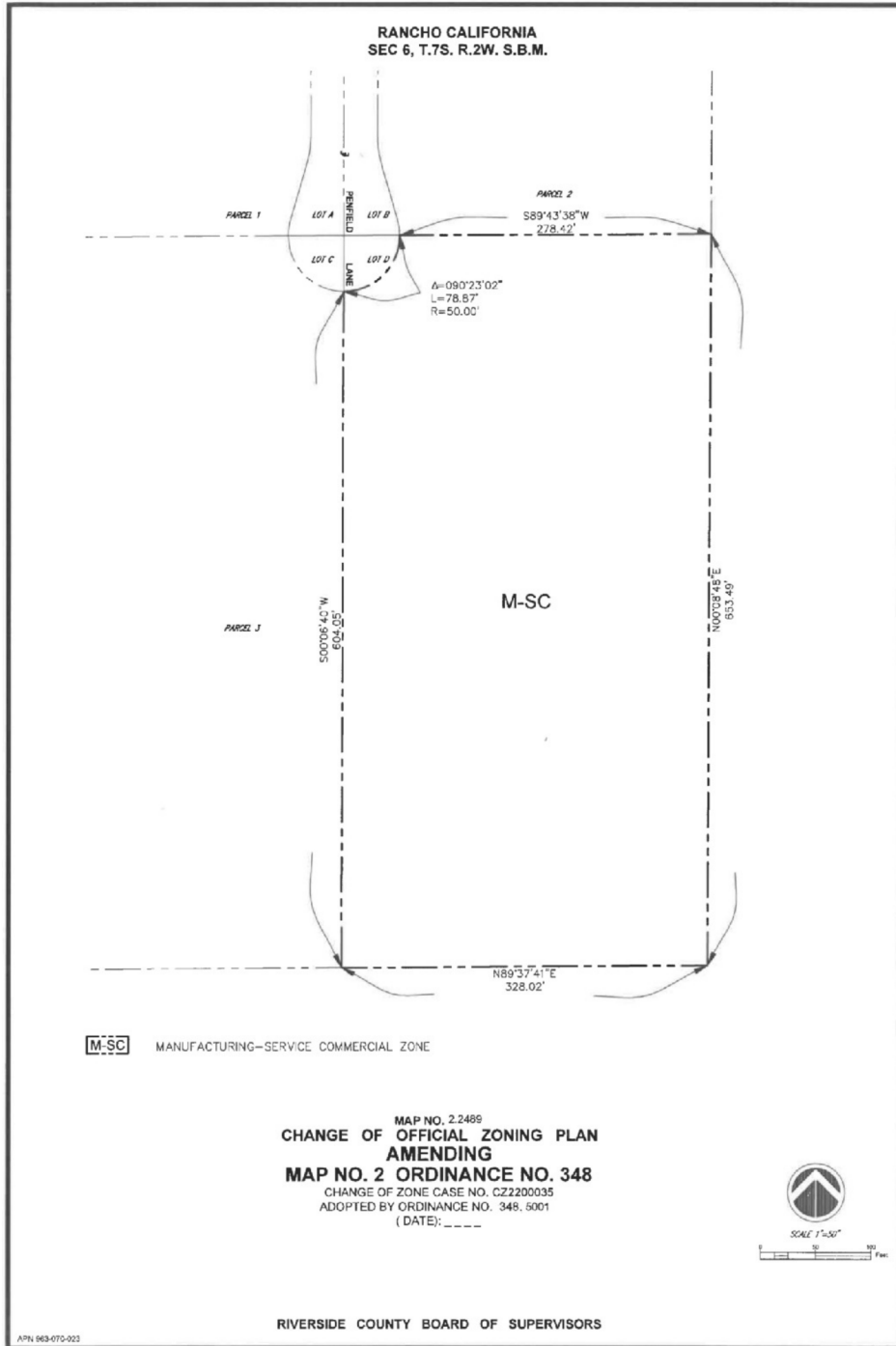
Ad Copy:

**ORDINANCE NO. 348.5001
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. 2.2489 Change of Zone Case No. 2200035" which map is made a part of this ordinance.

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



K. Jeffries, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 23, 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 A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
Press-Enterprise
Published: 6/4/23



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS

2023 JUN -8 AM 10:37

RECEIPT NUMBER: 23-122727
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY CLERK OF THE BOARD OF	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 05/05/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300491	

PROJECT TITLE
 CHANGE OF ZONE NO. 2200035 AND ADOPTION OF ORDINANCE NO. 348.5001

PROJECT APPLICANT NAME RIVERSIDE COUNTY CLERK OF THE BOARD OF	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST. FIRST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>I Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <i>Irma Rodriguez</i>
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5/23/23 21-1
 2023-6-156220

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Dated: May 5, 2023

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300491
05/05/2023 09:38 AM Fee: \$ 0.00
Page 1 of 1

Removed: 6/5/2023 By: *J Rodriguez* Deputy

