

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



ITEM: 21.1  
(ID # 23561)

**MEETING DATE:**

Tuesday, December 05, 2023

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300011 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) – Applicant: SSR Investment Company LTD c/o Violette Mirhan – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 6.09 Acre Site – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036 – 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) based on the findings and conclusions in the staff report;

Continued on Page 2

**ACTION:Policy**

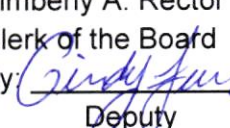
  
John Hildebrand, Planning Director 11/16/2023

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**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 348.5006 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: December 5, 2023  
xc: Planning, COBCF/DL/AB

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. 2300011**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and
3. **ADOPT ORDINANCE NO. 348.5006** amending the zoning in the Winchester Area District shown on Map No. 2.2493, Change of Zone No. 2300011 attached hereto and incorporated herein by reference.

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

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

**BACKGROUND:**

**Summary**

On May 13, 2023, the applicant, Violette S. Mirhan, submitted Change of Zone No. 2300011 (CZ2300011) to the County of Riverside for consideration. The application proposes to change the subject site’s zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. As such, the applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation.

The Project is located within the Harvest Valley/Winchester Area Plan and the Winchester Zoning Area. The Project site is specifically located south of Grand Avenue, west of Leon Road, north of Simpson Road, and, east of Briggs Road.

On November 1, 2023, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300011 by a vote of 4-0.

**Impact on Residents and Businesses**

The Project was reviewed to determine if the proposed activity would be subject to the California Environmental Quality Act (CEQA), and it was determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption).



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

The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. The proposed zone of Manufacturing Service – Commercial (M-SC) is highly consistent with the Project site's existing land use designation of Light Industrial (LI). An M-SC zone would, therefore, remain in compliance with the standards and vision of the General Plan and the generally permitted uses of the Light Industrial (LI) land use designation. The Change of Zone itself would not directly allow for development that would have any potential impact to the environment. Although the Change of Zone would establish a different list of uses and development standards compared to the current zone, the uses potentially allowed would still have to be consistent with the generally permitted uses of the LI land use designation that is already applied to the site. So, the site would not have any more impact than what is already assumed under the LI land use designation. 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 no way does changing the site's current zone to M-SC foreclose any future mitigation or alternatives that could be applied if a future development were to occur at the site.

Based on these findings, the Project can be supported under Section 15061(b)(3) 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. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.5006**

  
Jason Farin, Principal Management Analyst 11/27/2023

  
Aaron Gettis, Deputy County Counsel 11/20/2023

1 ORDINANCE NO. 348.5006

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 Winchester Area, the zone or zones as shown on  
8 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2493,  
9 Change of Zone Case No. 2300011" 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  
OF RIVERSIDE, STATE OF CALIFORNIA

13  
14 By:   
Chair, Board of Supervisors

15 **KEVIN JEFFRIES**

16 ATTEST:  
KIMBERLY RECTOR  
Clerk of the Board

17  
18 By:   
Deputy

19  
20 (SEAL)

21  
22 APPROVED AS TO FORM  
November 20, 2023

23  
24 By:   
25 AARON C. GETTIS  
26 Chief Deputy County Counsel  
27  
28



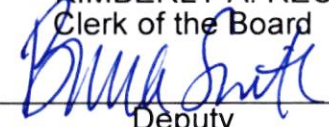
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 5, 2023, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

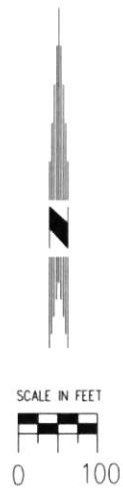
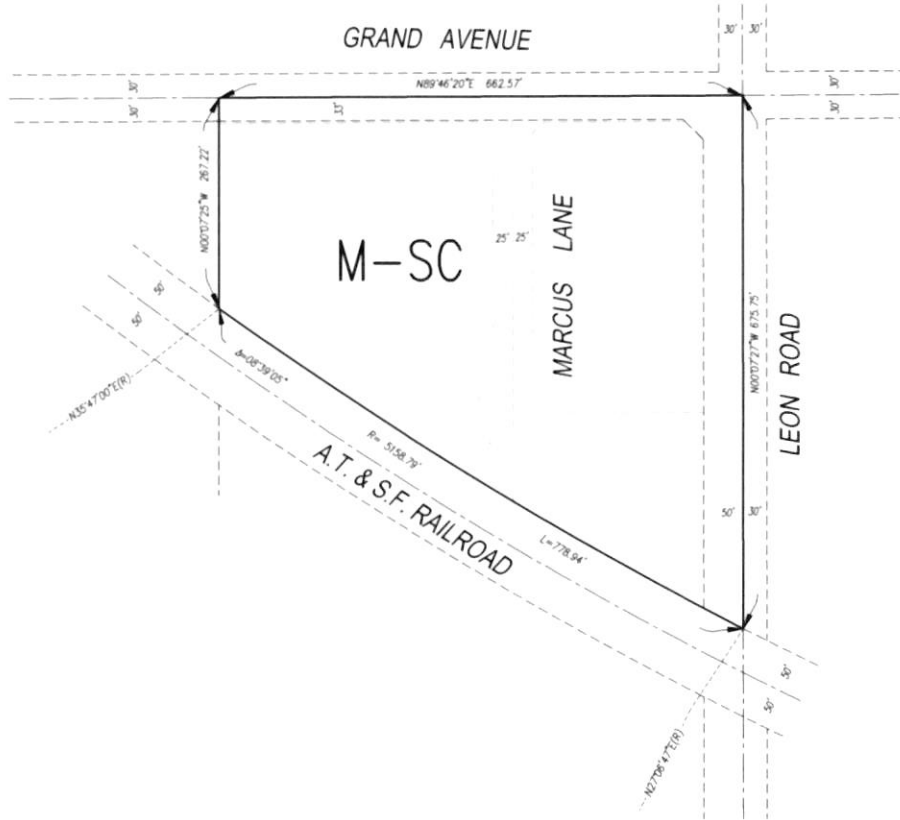
AYES:        Jeffries, Spiegel, Washington, Perez, and Gutierrez  
NAYS:        None  
ABSENT:     None

DATE:        December 5, 2023

KIMBERLY A. RECTOR  
Clerk of the Board  
BY:   
Deputy

SEAL

WINCHESTER AREA  
 SEC. 30, T.5S., R.2W. S.B.B & M.



**M-SC** MANUFACTURING- SERVICE COMMERCIAL

MAP NO. 2.2493  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2300011

ADOPTED BY ORDINANCE NO. 348.5006  
 (DATE: ) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – November 1, 2023 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Gary Thornhill  
Chair

4<sup>th</sup> District  
Bill Sanchez  
Vice-Chair

5<sup>th</sup> District  
Romelio Ruiz

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** Members Present: Gruytch, Sanchez, Awad, and Ruiz  
Members Absent: Thornhill

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CONDITIONAL USE PERMIT NO. 210013 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Keith Gardner & Michael Clark – Engineer/Representative: Dan Allenbach – Second Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Riverside Drive, east of Tempe Street, south of Grand Avenue, and west of Lake Terrace Drive – 2.09 Gross Acres – Zoning: General Commercial (C-1/C-P) - **REQUEST:** Conditional Use Permit No. 210013 is a proposal to re-entitle an existing 30,980 sq. ft. mini-warehouse facility on a 2.09-acre site. The proposed Project consists of six (6) metal storage buildings, a 160 sq. ft. modular office, and a 560 sq. ft. modular manager’s residence. The modular office and manager’s residence will both be removed and replaced with a 560 sq. ft. permanent office structure. Office hours are Tuesday through Saturday from 9 a.m. to 5 p.m., with two (2) employees overseeing operations. Five (5) parking spaces are proposed, with one (1) space designated for ADA. The project, as proposed, does not seek to expand the existing structures or uses of the site, nor does it propose any new grading – APN: 387-081-013 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

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

**APPROVED** Conditional Use Permit No. 210013, subject to the advisory notifications document and conditions of approval.

4.2 **CHANGE OF ZONE NO. 2200026, CONDITIONAL USE PERMIT NO. 210129 & DEVELOPMENT AGREEMENT NO. 2100114 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense) – Applicant: Manpreet Gill – Engineer/Representative: Hide Iwagami – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of McWade Avenue, south of Highway 74, east of Homeland Avenue, and west of Guthridge Lane – 0.45 Gross Acres - Zoning: Scenic-Highway-Commercial (C-P-

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

**FIND** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY APPROVE** Change of Zone 2200026; and,

PLANNING COMMISSION – REPORT OF ACTIONS – November 1, 2023

S) – **REQUEST:** Change of Zone No. 2200026 is a proposal to change the zoning classification of APN 459-094-002 from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to bring the site into compliance with the Commercial Retail (CR) land use designation. Conditional Use Permit No. 210129 is a proposal to operate a retail cannabis storefront. The first phase of the Project will operate within the existing 1,214 sq. ft. structure to operate seven (7) days a week between the hours of 6:00 a.m. to 10:00 p.m. The parking lot will have 27 parking spaces. Due to the required dedication to be given at the property frontage for the Highway 74 roadway expansion, the Project includes a second phase of development to be initiated five (5) years after the start of operations. The second phase proposes the deconstruction of the existing structure, and the reconstruction of a new 1,974 sq. ft. structure that would be out of the right of way dedication. The storefront will continue to operate the same hours, with 23 parking spaces to service the operations. Both phases will have 10 employees split amongst two (2) shifts, with five (5) employees per a shift. Improved landscaping and a trash enclosure are also proposed for both phases. Development Agreement No. 2100114 is the associated development agreement to CUP210129 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100114 and CUP210129 and will provide community benefits to the Harvest Valley/Winchester Area – APNs: 459-094-002 & 003 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

TENTATIVELY APPROVE Development Agreement No. 2100114; and,

APPROVE Conditional Use Permit No. 210129 subject to the advisory notification document and conditions of approval.

4.3 **CHANGE OF ZONE NO. 2300019 - No New Environmental Documentation Required**, (EIR524) – Applicant: Sri Yantra, LLC - Engineer: 4M Engineering and Development - Third Supervisorial District - Rancho California Zoning Area/District - Southwest Area Plan - Agriculture: (AG) - Location: North of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas - 11.01 Acres - Zoning: Citrus Vineyard ten (10) acre minimum (CV-10)- **REQUEST:** Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten (10) acre minimum (CV-10) to Wine Country - Winery Existing (WC-WE). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area, Winery District that it is within - APN: 951-140-059 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at [JLAparicio@rivco.org](mailto:JLAparicio@rivco.org).

Planning Commission Action:  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

FIND No new environmental document is required (EIR No. 524); and,

TENTATIVELY APPROVE Change of Zone No. 2300019.

4.4 **CHANGE OF ZONE NO. 2300011 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) – Applicant: SSR Investment Company LTD c/o Violette Mirhan – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 6.09 Acre Site – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification

Planning Commission Action:  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

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

TENTATIVELY APPROVE Change of Zone No. 2300011.



**PLANNING COMMISSION – REPORT OF ACTIONS – November 1, 2023**

of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036 – Project Planner: Blanca Bernardino (951) 955-6503 or Email: [BBernardino@rivco.org](mailto:BBernardino@rivco.org).

**5.0 WORKSHOPS:**

**NONE**

**6.0 PUBLIC COMMENTS:**

**7.0 DIRECTOR'S REPORT:**

**8.0 COMMISSIONER'S COMMENTS:**

**ADJOURNMENT: 9:39**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**Planning Commission Hearing: November 1, 2023**

**PROPOSED PROJECT**

**Case Number(s):** CZ2300011  
**Environmental:** Exempt (Section 15061 (b)(3))  
**Area Plan:** Harvest Valley/Winchester  
**Zoning Area/District:** Winchester Area  
**Supervisory District:** Third District  
**Project Planner:** Blanca Bernardino  
**Project APN(s):** 461-140-033, -034, -035, -036

**Applicant:** SSR Investment Company  
LTD c/o Violette Mirhan

John Hildebrand  
Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 2300011 (CZ2300011)** proposes to change the zoning classification of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI).

The above is hereinafter referred to as the "Project".

The Project is located within the Harvest Valley/Winchester Area Plan and the Winchester Zoning Area. The Project site is specifically located south of Grand Avenue, west of Leon Road, north of Simpson Road, and, east of Briggs Road.

**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) the Common Sense Exemption based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300011**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), in accordance with the Exhibit, based upon the findings and conclusions incorporated 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:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI), Rural Mountainous (RM)
East:	Public Facilities (PF), Medium Density Residential (MDR)
South:	Public Facilities (PF), Light Industrial (LI)
West:	Public Facilities (PF), Light Industrial (LI)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Planned Residential (R-4)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant, Closed landfill
East:	Vacant
South:	EMWD retention ponds
West:	EMWD retention ponds, Vacant

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	6.09 gross acres	N/A

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes - 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	High
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**



## **Background**

On May 13, 2023, the applicant, Violette S. Mirhan, submitted Change of Zone No. 2300011 (CZ2300011) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. As such, the applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation.

### *Current Site Characteristics*

The subject site is 6.09 gross acres and it is currently vacant with no structures present. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. 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 evaluated against all applicable ordinances and other requirements.

### *General Plan Consistency*

The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Light Industrial (LI). This designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and 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 Rural Residential (R-R). With approval of the Project, 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 outlined in Article XI Section 11.4 (Development Standards) of Ordinance No. 348.

## **ENVIRONMENTAL REVIEW AND 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 Section 15061(b)(3) (the Common Sense Exemption).

The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. The proposed zone of Manufacturing Service – Commercial (M-SC) is highly consistent with the Project site's existing land use designation of Light Industrial (LI). An M-SC zone would, therefore, remain in compliance with the standards and vision of the General Plan and the generally permitted uses of the Light Industrial (LI) land use designation. The Change of Zone itself would not directly allow for development that would have any potential impact to the environment. Although the Change of Zone would establish a different list of uses and development standards compared to the current zone, the uses potentially allowed would still have to be consistent with the generally permitted uses of the LI land use designation that is already applied to the site. So, the site would not have any more



impact than what is already assumed under the LI land use designation. 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 no way does changing the site's current zone to M-SC foreclose any future mitigation or alternatives that could be applied if a future development were to occur at the site.

Based on these findings, the Project can be supported under Section 15061(b)(3) 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.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings**

1. The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Light Industrial (LI). This designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan as the proposed M-SC zone would continue to align with the uses allowed within the LI designation. The Project will continue to support the goals and policies of the land use, including Policy LU 29.1, by accommodating the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps.
2. The Project site currently has a Zoning Classification of Rural Residential (R-R), which the Project is proposing to change to Manufacturing – Service Commercial (M-SC). The M-SC zone is highly consistent with the Riverside County General Plan Land Use Designation of LI, as opposed to the R-R zone, and any future development of the site would be subject to the applicable standards identified in Section 11.4 (M-SC Development Standards) of Ordinance No. 348.
3. The Project site is bordered by properties that have a Zoning Classification of Rural Residential (R-R), but similarly have a LI land use designation. 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 future commercial development is to be proposed for the site, it will be required to protect the abutting residential properties from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards (LU 29.6). Therefore, the Project would be compatible with the surrounding area.

### **Change of Zone**

Change of Zone No. 2300011 is a proposal to change the Project site's Zoning Classification from a Rural Residential (R-R) zone to a Manufacturing – Service Commercial (M-SC) zone. The Project is subject to the following findings:

1. As detailed above, the current zoning applied to the subject site is not fully consistent with the General Plan. The proposed Change of Zone would correct prior inaccuracies and would provide for

zoning consistency with the General Plan. The proposed zone would, therefore, accurately reflect the subject site's respective land use designation of Light Industrial (LI) and allow for future development of the property.

### **Other Findings**

1. The Project site is not located within Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). 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.
2. The Project is in the March Air Reserve Base – Airport Influence Area Zone E. Airport Land Use Commission (ALUC) has reviewed Change of Zone No. 2300011 where Zone E does not restrict residential density or non-residential intensity. The project does not propose any development at this time. The Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
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 and any future development project are required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("-SKRHCP-"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

### **Fire Findings**

1. The Project site is not located within a Cal Fire State Responsibility Area (SRA) or any Fire Hazard Severity Zone. The Project does not propose any new development at this time; therefore, no notification is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.

### **Conclusion**

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



**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1300 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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

28

Charissa Leach, P.E.  
TLMA Director

**Hearing Date: December 5, 2023**

**To:** Clerk of the Board of Supervisors

**From:** Planning Department – Riverside (Project Planner: Blanca Bernardino)

**Subject:** Change of Zone No. 2300011

**MinuteTraq #: 23561**

**Project Description:**

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300011 – EXEMPT CEQA GUIDELINES SECTION 15061(b)(3) - Applicant: SSR Investment Company LTD c/o Violette Mirhan - Representative: MDS, LLC c/o Nancy Leaman - Third Supervisorial District - Winchester Area District – Harvest Area / Winchester Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 6.09 Acre Site – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036 – Project Planner: Blanca Bernardino (951) 955-6503 or Email: [BBernardino@rivco.org](mailto:BBernardino@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

2023 NOV 20 PM 3:35  
RECEIVED  
CLERK OF SUPERVISORS  
PLANNING DEPARTMENT

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"

21.1

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



ITEM: 4.4  
(ID # 22987)

MEETING DATE:  
Wednesday, November 1, 2023

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300011 – EXEMPT CEQA GUIDELINES SECTION 15061(b)(3) - Applicant: SSR Investment Company LTD c/o Violette Mirhan - Representative: MDS, LLC c/o Nancy Leaman - Third Supervisorial District - Winchester Area District – Harvest Area / Winchester Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 6.09 Acre Site – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036 – Project Planner: Blanca Bernardino (951) 955-6503 or Email: [BBernardino@rivco.org](mailto:BBernardino@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) based on the findings and conclusions in the staff report; and,
2. **APPROVE CHANGE OF ZONE NO. 2300011**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and
3. **ADOPT ORDINANCE NO. 348.5006** amending the zoning in the Winchester Area District shown on Map No. 2.2493, Change of Zone No. 2300011 attached hereto and incorporated herein by reference.

**ACTION:**

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**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**

<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: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	<b>No</b>
			<b>For Fiscal Year:</b>	<b>N/A</b>

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

**BACKGROUND:**

**Summary**

On May 13, 2023, the applicant, Violette S. Mirhan, submitted Change of Zone No. 2300011 (CZ2300011) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. As such, the applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation.

The Project is located within the Harvest Valley/Winchester Area Plan and the Winchester Zoning Area. The Project site is specifically located south of Grand Avenue, west of Leon Road, north of Simpson Road, and, east of Briggs Road.

On November 1, 2023, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300011 by a vote of 4-0.

**Impact on Residents and Businesses**

The Project was reviewed to determine if the proposed activity would be subject to the California Environmental Quality Act (CEQA), and it was determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption).

The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. The proposed zone of Manufacturing Service – Commercial (M-SC) is highly consistent with the Project site's existing land use designation of Light Industrial (LI). An M-SC zone would, therefore, remain in compliance with the standards and vision of the General Plan and the generally permitted uses of the Light Industrial (LI) land use designation. The Change of Zone itself would not directly allow for development that would

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

have any potential impact to the environment. Although the Change of Zone would establish a different list of uses and development standards compared to the current zone, the uses potentially allowed would still have to be consistent with the generally permitted uses of the LI land use designation that is already applied to the site. So, the site would not have any more impact than what is already assumed under the LI land use designation. 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 no way does changing the site's current zone to M-SC foreclose any future mitigation or alternatives that could be applied if a future development were to occur at the site.

Based on these findings, the Project can be supported under Section 15061(b)(3) 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. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

**Additional Fiscal Information**

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

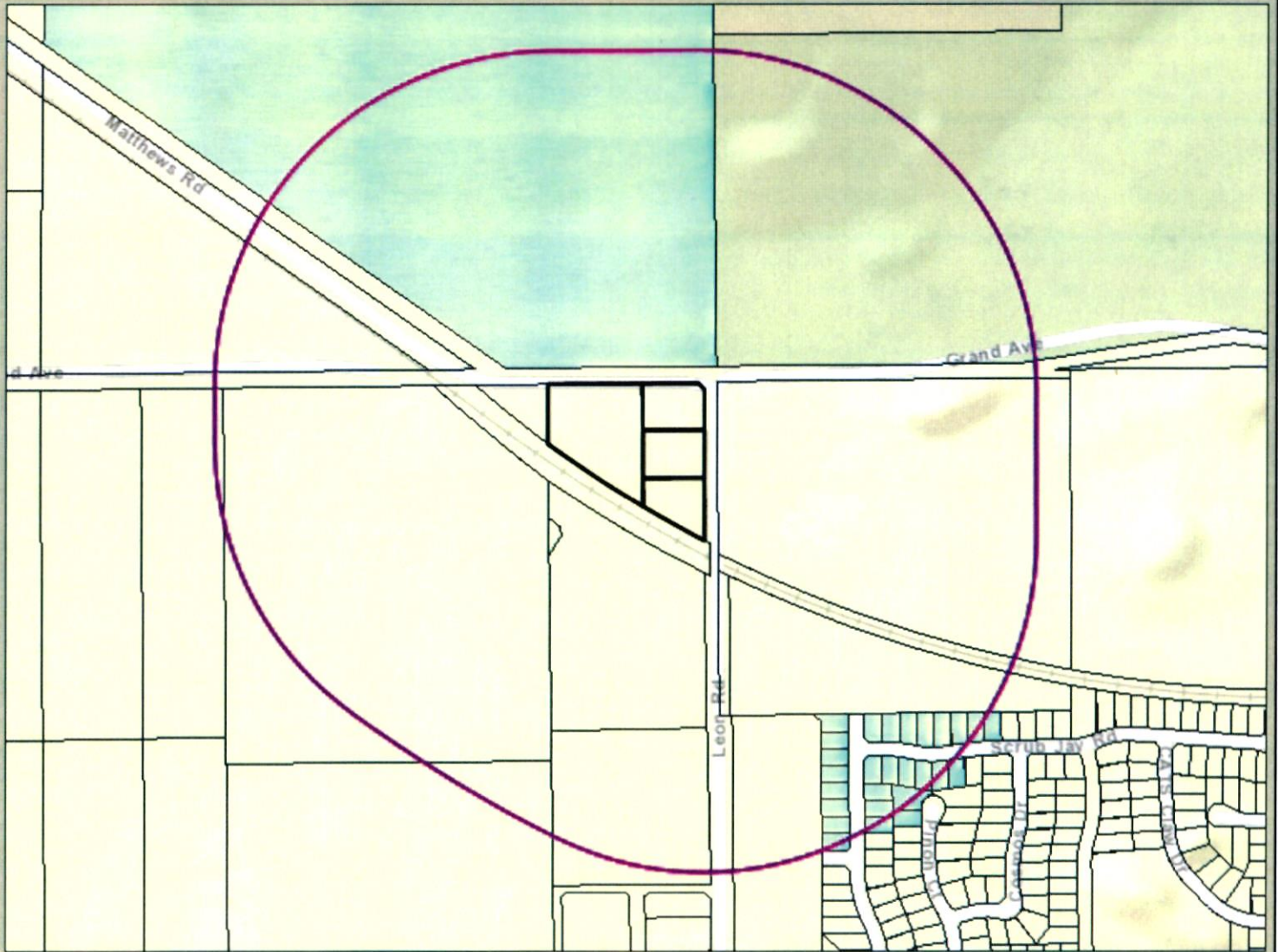
**ATTACHMENTS:**

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.5006**



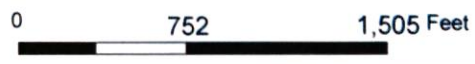
# Riverside County GIS Map

CZ2300011



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

## Notes



**\*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... 6/14/2023 3:47:33 PM

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 5, 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. 2300011 and Adoption of Ordinance No. 348.5006**. Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036. This proposed project is located South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 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 2300011 and ADOPT Ordinance No. 348.5006.**

On November 1, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. 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 BLANCA BERNARDINO, PROJECT PLANNER, AT (951) 955-6503 OR EMAIL [BBERNARDINO@RIVCO.ORG](mailto:BBERNARDINO@RIVCO.ORG).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: November 21, 2023

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

461030004  
BRIMLOW DANIEL R & CHERYL D REVOCABLE  
30620 CASE RD  
MENIFEE CA 92585

462210012  
DR HORTON LOS ANGELES HOLDING CO INC  
31156 SCRUB JAY RD  
WINCHESTER CA 92596

462210015  
DR HORTON LOS ANGELES HOLDING CO INC  
31120 SCRUB JAY RD  
WINCHESTER CA 92596

462210017  
DR HORTON LOS ANGELES HOLDING CO INC  
31096 SCRUB JAY RD  
WINCHESTER CA 92596

462213001  
DR HORTON LOS ANGELES HOLDING CO INC  
31099 SCRUB JAY RD  
WINCHESTER CA 92596

462213002  
DR HORTON LOS ANGELES HOLDING CO INC  
31111 SCRUB JAY RD  
WINCHESTER CA 92596

462213003  
DR HORTON LOS ANGELES HOLDING CO INC  
31123 SCRUB JAY RD  
WINCHESTER CA 92596

462213005  
DR HORTON LOS ANGELES HOLDING CO INC  
31147 SCRUB JAY RD  
WINCHESTER CA 92596

462213024  
DR HORTON LOS ANGELES HOLDING CO INC  
28365 PINON CT  
WINCHESTER CA 92596

462213029  
JOSEPH BENJAMIN MARQUIS  
28364 MEMORY LN  
WINCHESTER CA 92596

462214002  
GEANIE D. GALINDO  
28307 MEMORY LN  
WINCHESTER CA 92596

462214003  
DR HORTON LOS ANGELES HOLDING CO INC  
28319 MEMORY LN  
WINCHESTER CA 92596

462214005  
AUBREY Y. IAR IROL  
28343 MEMORY LN  
WINCHESTER CA 92596

462213004  
DR HORTON LOS ANGELES HOLDING CO INC  
31135 SCRUB JAY RD  
WINCHESTER CA 92596



462213006  
DR HORTON LOS ANGELES HOLDING CO INC  
31159 SCRUB JAY RD  
WINCHESTER CA 92596

462214007  
DR HORTON LOS ANGELES HOLDING CO INC  
28367 MEMORY LN  
WINCHESTER CA 92596

462214008  
BARRIGA DE CAZAREZ MOLLY MARIELENA  
28379 MEMORY LN  
WINCHESTER CA 92596

462213023  
JAMES MICHAEL TATUM  
28353 PINON CT  
WINCHESTER CA 92596

462213030  
DR HORTON LOS ANGELES HOLDING CO INC  
28352 MEMORY LN  
WINCHESTER CA 92596

462213031  
DR HORTON LOS ANGELES HOLDING CO INC  
28340 MEMORY LN  
WINCHESTER CA 92596

462210010  
DR HORTON LOS ANGELES HOLDING CO INC  
31180 SCRUB JAY RD  
WINCHESTER CA 92596

462214001  
SHARON WANJA MURIUKI  
28295 MEMORY LN  
WINCHESTER CA 92596

462210011  
DR HORTON LOS ANGELES HOLDING CO INC  
31168 SCRUB JAY RD  
WINCHESTER CA 92596

462210013  
DR HORTON LOS ANGELES HOLDING CO INC  
31144 SCRUB JAY RD  
WINCHESTER CA 92596

462210014  
DR HORTON LOS ANGELES HOLDING CO INC  
31132 SCRUB JAY RD  
WINCHESTER CA 92596

462210016  
DR HORTON LOS ANGELES HOLDING CO INC  
31108 SCRUB JAY RD  
WINCHESTER CA 92596

462214004  
DR HORTON LOS ANGELES HOLDING CO INC  
28331 MEMORY LN  
WINCHESTER CA 92596

462214006  
DESIREE M. PARIS  
28355 MEMORY LN  
WINCHESTER CA 92596



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

**Receipt: 23-330510**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202301219
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
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: 23-330510
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLER OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 11/21/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202301219

PROJECT TITLE  
CZ2300011, ORD. NO. 348.5006

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET 8TH FLOOR,	CITY RIVERSIDE	STATE CALI
		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>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
-----------------------------------	--





Lead Agency: Clerk of the Board  
ATTN: Cindy Fernandez  
Address: 4080 Lemon Street 1st floor  
Riverside, Ca. 92502

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202301219  
11/21/2023 11:45 AM Fee: \$ 0.00  
Page 1 of 2

Removed: By: Deputy  


## Project Title

Notice of Public Hearing CZ2300011 and Adoption of Ordinance No. 348.5006.

## Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: Notice of Public Hearing

## Notes

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 5, 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. 2300011 and Adoption of Ordinance No. 348.5006**. Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036. This proposed project is located South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 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 2300011 and ADOPT Ordinance No. 348.5006.**

On November 1, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. 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 BLANCA BERNARDINO, PROJECT PLANNER, AT (951) 955-6503 OR EMAIL [BBERNARDINO@RIVCO.ORG](mailto:BBERNARDINO@RIVCO.ORG).

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: November 21, 2023

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

**THE PRESS-ENTERPRISE**  
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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: 0011634926  
Customer's Reference/PO Number:  
Publication: The Press-Enterprise  
Publication Dates: 11/25/2023  
Total Amount: \$523.62  
Payment Amount: \$0.00  
Amount Due: \$523.62  
Notice ID: QWr73kI3J68NgqSxpgio  
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 DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 5, 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. 2300011 and Adoption of Ordinance No. 348.5006. Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036. This proposed project is located South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 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 2300011 and ADOPT Ordinance No. 348.5006. On November 1, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under

12/5/23  
planning



# THE PRESS-ENTERPRISE

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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: 0011634926

FILE NO. 0011634926

## 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:

11/25/2023

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

Date: November 25, 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 DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 5, 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. 2300011 and Adoption of Ordinance No. 348.5006.** Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) - APN: 461-140-033, 461-140-034 thru 036. This proposed project is located South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road - 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 2300011 and ADOPT Ordinance No. 348.5006.**

On November 1, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. 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.rctima.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BLANCA BERNARDINO, PROJECT PLANNER, AT (951) 955-6503 OR EMAIL [BBERNARDINO@RIVCO.ORG](mailto:BBERNARDINO@RIVCO.ORG).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: November 21, 2023  
Kimberly A. Rector,  
Clerk of the Board  
By: Cindy Fernandez,  
Clerk of the Board Assistant  
**The Press-Enterprise**  
**Published: 11/25/23**

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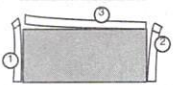
Dated: November 21, 2023

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

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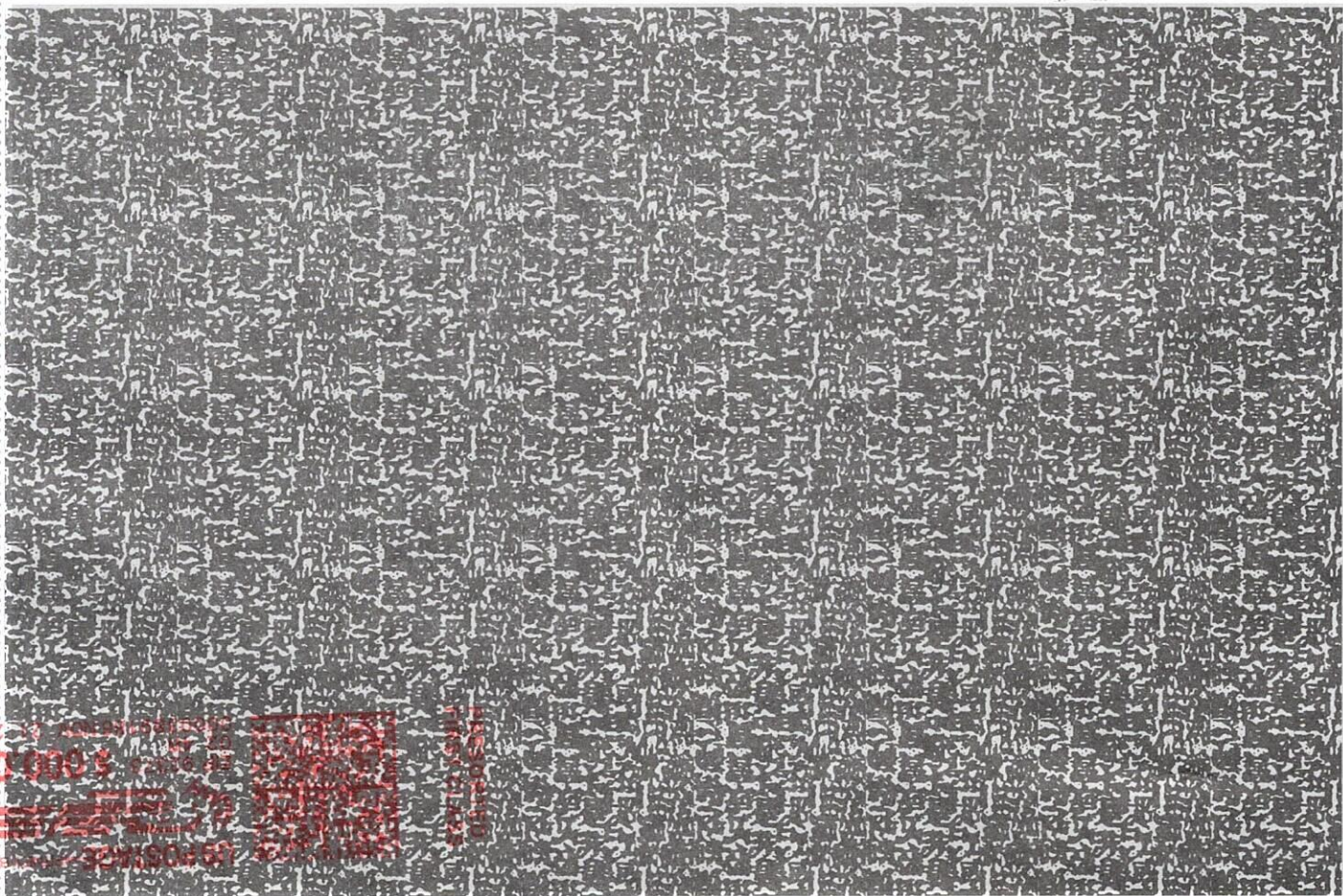




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County Administrative Center  
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**PUBLIC HEARING NOTICE**  
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Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015** . **Password is 20231205**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on December 5, 2023

Submitted values are:

**First Name**

LARRY

**Last Name**

MARKHAM

**Address (Street, City and Zip)**

17664 olive st, BROOMFIELD, CO

**Phone**

19093228482

**Email**

lrm@markhamds.com

**Agenda Date**

12/05/2023

**Agenda Item # or Public Comment**

21.1.

**State your position below**

Support

**Comments**

CONCUR WITH STAFF AND PLANNING COMMISSION RECOMMENDATIONS

NO FORMAL PRESENTATION

AVAILABLE TO ANSWER ANY BOARD MEMBER QUESTIONS AND/OR OR PUBLIC COMMENTS/QUESTIONS, AS REQUESTED