

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



ITEM: 21.2
(ID # 24810)

MEETING DATE:
Tuesday, June 04, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200040 and ORDINANCE NO 348.5015 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Dylan Bertino – Representative: Michael Brendecke – Second Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Southwest corner of Gentian Avenue and Cecil Avenue – 2.28 Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – REQUEST: Change of Zone No. 2200040 is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a change of zone to allow the construction of a second residential dwelling on the 2.28-acre site. – APN: 280-060-002. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page2

ACTION:Policy


John Hildebrand, Planning Director 5/16/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.5015 is approved with a waiver of reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 4, 2024
xc: Planning, COBCF/AB/DL

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:

1. **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) and Section 15305 (Minor Alterations in Land Use Limitations) based on the findings and conclusions set forth herein;
2. **APPROVE CHANGE OF ZONE NO. 2200040**, to amend the zoning classification of the Project site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1) in accordance with the Change of Zone Exhibit, based upon the findings and conclusions adopted in the staff report; and
3. **ADOPT ORDINANCE NO. 348.5015** amending the zoning in the Rancho California Zoning Area shown on Map No. 59.076 for Change of Zone No. 2200040 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

On October 31, 2022, the applicant, Dylan Bertino, submitted Change of Zone No. 2200040 (CZ2200040) to the County of Riverside for consideration. The application proposes to change the subject site’s zoning classification from Light Agriculture, with a ten-acre minimum (A-1-10) to Residential Agricultural, with a one-acre minimum (R-A-1) to allow for the construction of a second residential dwelling on the 2.28-acre site.

The Project is located in the Woodcrest District within the Lake Mathews/Woodcrest Area Plan. The Project site is located at the southwest corner of the intersection at Gentian Avenue and Cecil Avenue.

On April 17, 2024, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2200040 by a vote of 4-0.

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

Impact on Residents and Businesses

All potentially significant effects on the environment have been adequately analyzed it can be determined that the project will not have an impact on residents or businesses as the project is categorically exempt from the California Environmental Quality Act (CEQA).

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. Notice of Exemption**
- D. Ordinance No. 348.5015 and Change of Zone Map No. 59.076**



Jason Farin, Principal Management Analyst 5/28/2024



Aaron Gettis, Chief of Deputy County Counsel 5/22/2024

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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 June 04, 2024, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

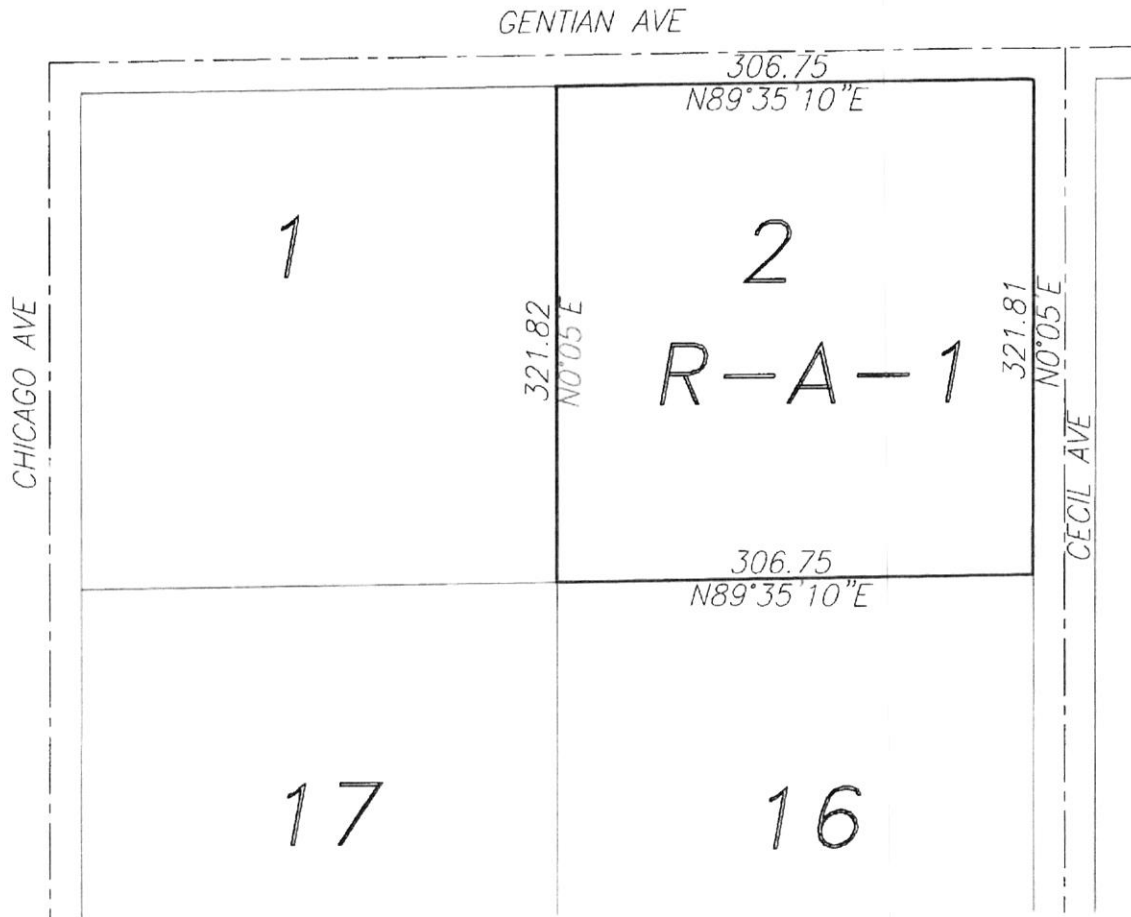
DATE: June 04, 2024

KIMBERLY A. RECTOR
Clerk of the Board

BY: *Naomy Li*
 Deputy

SEAL

SEC. 19, T. 3S., R. 4W. S.B.B.&M.



R-A-1	RESIDENTIAL AGRICULTURAL
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MAP NO. 59.076

CHANGE OF OFFICIAL ZONING PLAN

WOODCREST DISTRICT

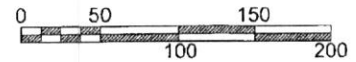
CHANGE OF ZONE CASE NO. 2200040

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.5015

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE: 1" = 50'



RIVERSIDE COUNTY PLANNING DEPARTMENT

40

John E Hildebrand
Planning Director

Hearing Date: June 4, 2024

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Rosemary Montoya)

Subject: Change of Zone No. 2200040

MinuteTraq #: 24810

Project Description:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200040 AND ORDINANCE NO. 348.5015– Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Dylan Bertino – Representative: Michael Brendecke – Second Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – **Location:** Southwest corner of Gentian Avenue and Cecil Avenue – 2.28 Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – **REQUEST:** Change of Zone No. 2200040 is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a change of zone to allow the construction of a second residential dwelling on the 2.28-acre site. – APN: 280-060-002. Project Planner: Rosemary Montoya at (951) 955-9549 or romontoya@rivco.org.

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

- Place on Administrative Action Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Receive & File
 - EOT
- Labels provided If Set For Hearing Publish in Newspaper:
 - 10 Day 20 Day 30 day (2nd Dist) Press Enterprise
- Place on Consent Calendar CEQA Exempt
- Place on Policy Calendar (Resolutions; Ordinances; PNC) 10 Day 20 Day 30 day
- Place on Section Initiation Proceeding (GPIP) Notify Property Owners (app/agencies/property owner labels provided)

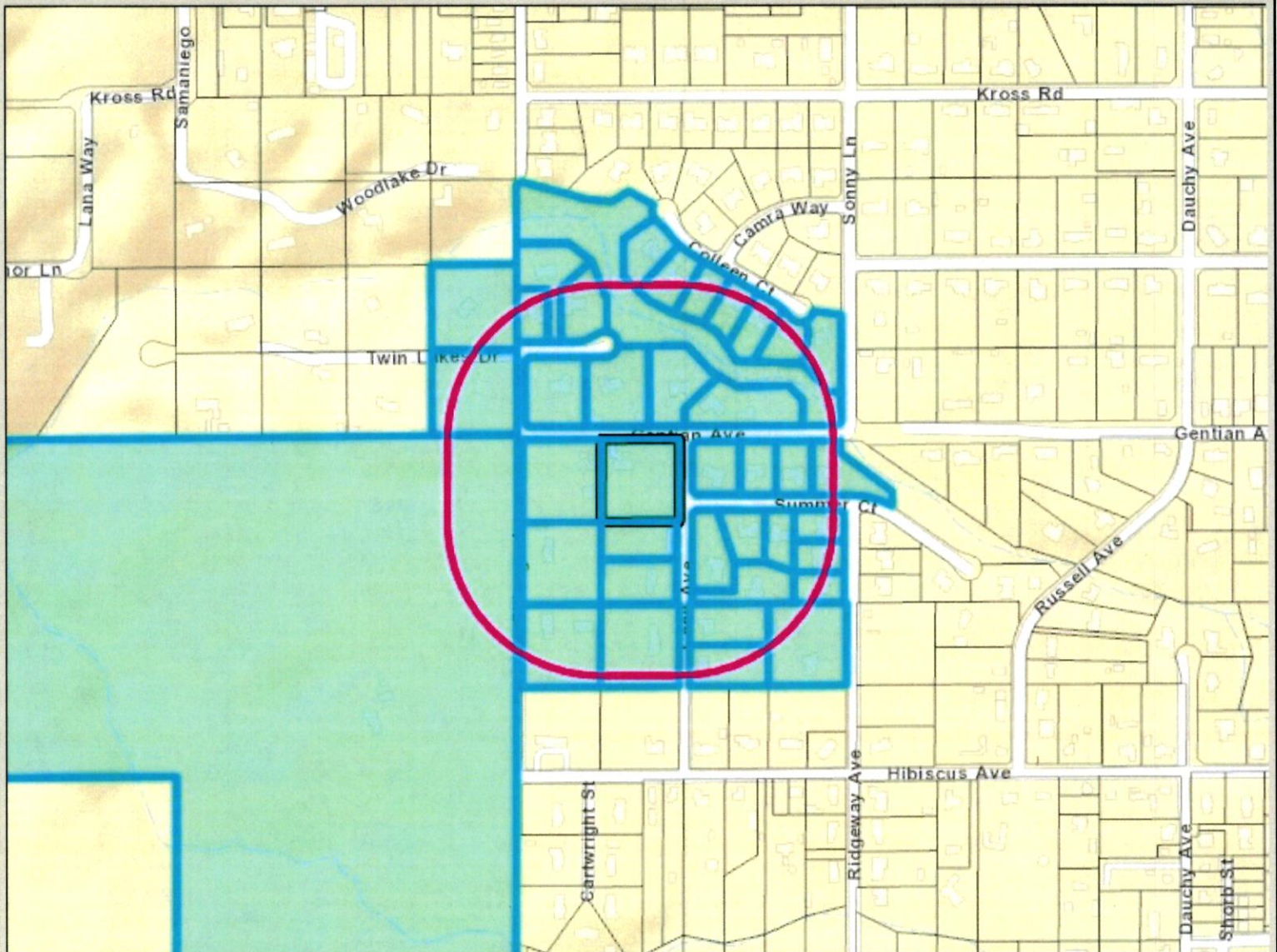
Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise

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

Riverside County GIS Mailing Labels

CZ2200040



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

600' Buffer



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... 3/28/2024 2:42:42 PM

© Riverside County RCIT

245260014
RAFAEL VALENCIA
17975 TWIN LAKES DR
RIVERSIDE CA 92508

245260015
RMC GROUP
17811 SLOVER AVE
BLOOMINGTON CA 92316

245300001
P & F INV CO
17100 PIONEER BLV NO 280
ARTESIA CA 90701

280050052
SEAN DRAKE
15331 COLLEEN CT
RIVERSIDE CA 92508

280050053
CANTRELL FAMILY TRUST DATED 6/26/2015
15357 COLLEEN CT
RIVERSIDE CA 92508

280050054
NEIL B. PETERSEN
15379 COLLEEN CT
RIVERSIDE CA 92508

280050055
RICHMOND SCOTT & VICTORIA LIVING
TRUST 2012 DTD 02/16/2012
15403 COLLEEN CT
RIVERSIDE CA 92508

280050056
HEER HARNEK S
15427 COLLEEN CT
RIVERSIDE CA 92508

280050057
DENNIS G. PRATT
15449 COLLEEN CT
RIVERSIDE CA 92508

280050058
ROGER J. FUMEY
15471 COLLEEN CT
RIVERSIDE CA 92508

280050063
STEVEN EDWARD DAVIS
18038 TWIN LAKES DR
RIVERSIDE CA 92508

280050064
LARRY G. LUMSDON
18048 TWIN LAKES DR
RIVERSIDE CA 92508

280050065
CARLSON CURTIS & RAQUEL TRUST
18014 TWIN LAKES DR
RIVERSIDE CA 92508

280050066
EDWARD S. HAN
4442 VINTON AVE
CULVER CITY CA 90232

280050067
ROBERT M. FATTARUSO
18063 TWIN LAKES DR
RIVERSIDE CA 92508

280050068
ANTONIO GARCIA
1076 13TH ST
RICHMOND CA 94801

280050069
PILCHOWSKI THOMAS S FAMILY TRUST DTD
9/8/20
18132 GENTIAN AVE
RIVERSIDE CA 92508

280050070
RIVERSIDE CORONA RESOURCE
CONSERVATION DIST
4500 GLENWOOD DR NO A
RIVERSIDE CA 92501

280060001
DODD FAMILY TRUST DATED 10/24/05
18025 GENTIAN AVE
RIVERSIDE CA 92508

280060002
DYLAN BERTINO
18085 GENTIAN AVE
RIVERSIDE CA 92508

280060003
MING CHIN NOZAWA
8223 ORANGE ST
ROSEMEAD CA 91770

280060005
FAMILY TRUST OF ASTFALK GARY ALAN &
ASTFALK PATRICIA JEAN
15650 CHICAGO AVE
RIVERSIDE CA 92508

280060006
TOP TIER LANDSCAPE CONSTRUCTION
6374 JURUPA AVE
RIVERSIDE CA 92504

280060009
BRIAN K. SIRKO
18138 SUMMER CT
RIVERSIDE CA 92508

280060010
DAVID D. DAVENPORT
18172 SUMMER CT
RIVERSIDE CA 92508

280060011
KAREN S. MASSEY
18202 SUMMER CT
RIVERSIDE CA 92508

280060012
ALLEN LIVING TRUST DTD 07/12/04
18228 SUMMER CT
RIVERSIDE CA 92508

280060032
ALYSSA NEWLIN
15676 CECIL AVE
RIVERSIDE CA 92508

280060033
JOHN MARK KARGES
15630 CECIL AVE
RIVERSIDE CA 92508

280060034
TYLER REYNOLDS
15671 RIDGEWAY AVE
RIVERSIDE CA 92508

280060035
JEFF R. SEHNERT
15607 RIDGEWAY AVE
RIVERSIDE CA 92508

280060036
TIMOTHY A. TRAVER
15585 RIDGEWAY AVE
RIVERSIDE CA 92508

280060037
VINCENT FAULKNER
15563 RIDGEWAY AVE
RIVERSIDE CA 92508

280060038
KEITH A. THOMAS
PO BOX 51771
RIVERSIDE CA 92517

280060039
SUMMER COURT TRUST
19069 VAN BUREN BLV
RIVERSIDE CA 92508

280060040
THOMAS K. ROACH
15614 CECIL AVE
RIVERSIDE CA 92508

280060041
MARCOS PASCUAL
15622 CECIL AVE
RIVERSIDE CA 92508

280060042
WESLEY J. SKOVINSKI
15601 CECIL AVE
RIVERSIDE CA 92504

280060043
ELROD BRIAN ROBERT & MICHELLE LYNN
REVOCABLE LIVING TRUST DATED
15589 CECIL AVE
RIVERSIDE CA 92508



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 16, 2024

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. 2200040 AND ADOPTION OF
ORDINANCE NO. 348.5015

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, May 24, 2024.**

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

Clerk of the 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, SECOND 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, JUNE 4, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **Approve Change of Zone No. 2200040 and Adoption of Ordinance No. 348.5015.** Change of Zone No. 2200040 is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a change of zone to allow the construction of a second residential dwelling on the 2.28-acre site. – APN: 280-060-002. This proposed project is located at the southwest corner of Gentian Avenue and Cecil Avenue in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CHANGE OF ZONE NO. 2200040 and ADOPT ORDINANCE NO. 348.5015.**

On April 17, 2024, 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 ROSEMARY MONTOYA, PROJECT PLANNER, AT (951) 955-9549 OR EMAIL ROMONTOYA@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.

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 16, 2024

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 16, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200040, ORDINANCE NO. 348.5015

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: June 4, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 16, 2024
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 16, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200040, ORDINANCE NO. 348.5015

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: June 4, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 16, 2024
Cindy Fernandez

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
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: 0011669329
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 05/24/2024
Total Amount: \$500.69
Payment Amount: \$0.00
Amount Due: \$500.69
Notice ID: LNjlcArXhDT3uirxyf60
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, SECOND 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, JUNE 4, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to Approve Change of Zone No. 2200040 and Adoption of Ordinance No. 348.5015. Change of Zone No. 2200040 is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a change of zone to allow the construction of a second residential dwelling on the 2.28-acre site. – APN: 280-060-002. This proposed project is located at the southwest corner of Gentian Avenue and Cecil Avenue in the Second Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors FIND that the Project is EXEMPT from the California Environmental Quality Act (CEQA), APPROVE CHANGE OF ZONE NO. 2200040 and ADOPT ORDINANCE NO. 348.5015. On April 17, 2024, 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:

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: 0011669329

FILE NO. 0011669329

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:

05/24/2024

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

Date: May 24, 2024.
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, SECOND SUPERVISORIAL DISTRICT

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROSEMARY MONTOYA, PROJECT PLANNER, AT (951) 955-9549 OR EMAIL ROMONTOYA@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.

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@rlvco.org

Dated: May 16, 2024
Kimberly A. Rector, Clerk of the Board

BY: Cindy Fernandez, Clerk of the Board Assistant
The Press-Enterprise
Published: 5/24/24

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

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On April 17, 2024, 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 ROSEMARY MONTOYA, PROJECT PLANNER, AT (951) 955-9549 OR EMAIL ROMONTOYA@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.

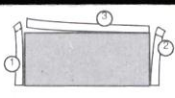
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 16, 2024

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

7877981 7878014

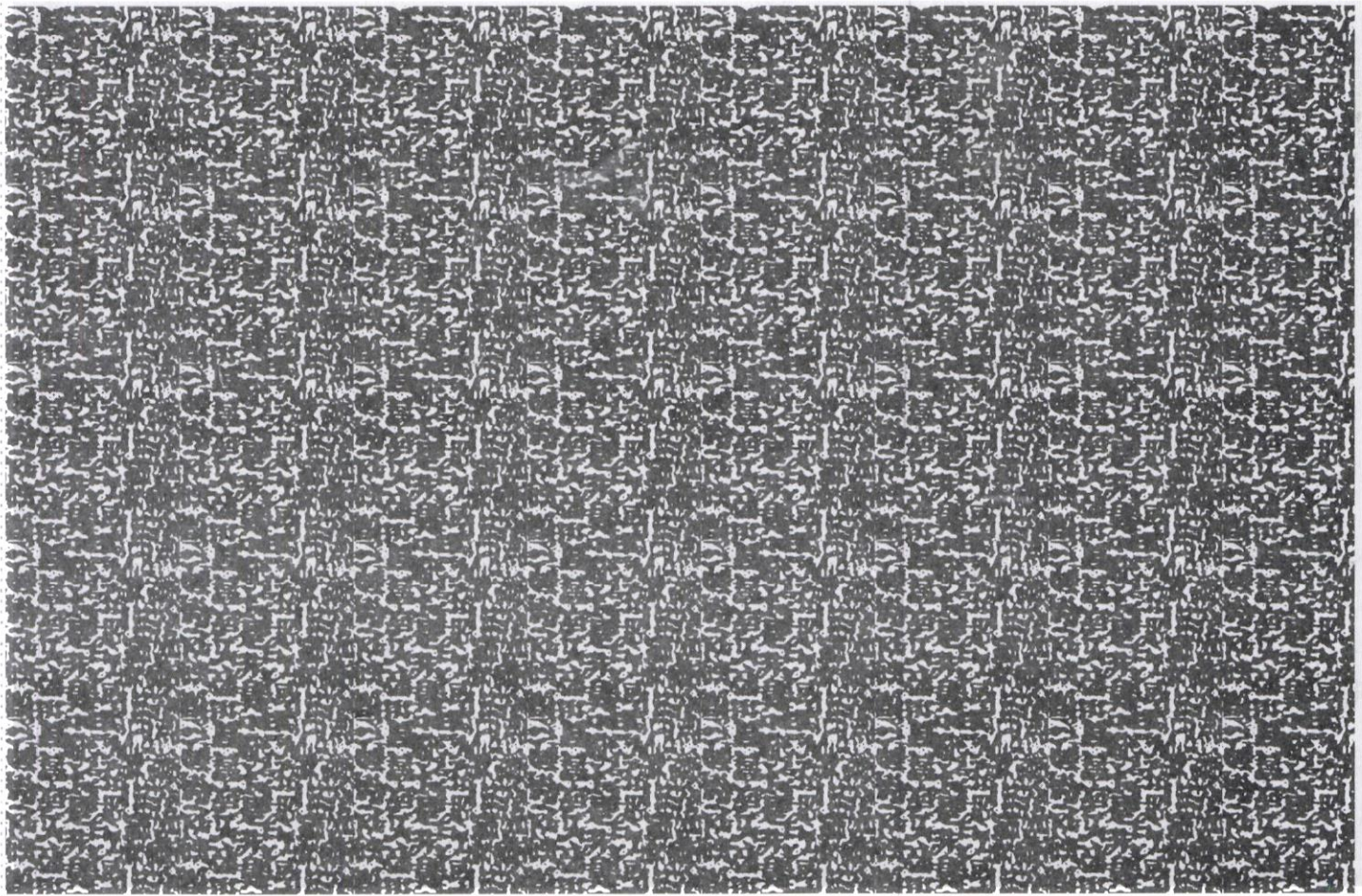
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
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DGK:92502114747



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – April 17, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Sanchez, Awad, Gruytch, Balderrama,
Members Absent: Ruiz

1.0 CONSENT CALENDAR:

1.1 ADOPTION OF THE REVISED 2024 PLANNING COMMISSION CALENDAR - CHANGING THE TIME AND LOCATION OF THE MAY 15, 2024 MEETING FROM 9:00 A.M. IN RIVERSIDE TO 6:00 P.M. AT LA QUINTA CITY HALL LOCATED AT 78-495 CALLE TAMPICO, LA QUINTA, CA 92253.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED Time and location change of the May 15, 2024, Planning Commission meeting.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 PLOT PLAN (PPT) NO. 240002, GENERAL PLAN AMENDMENT (GPA) NO. 210117 and CHANGE OF ZONE (CZ) NO. 210132 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – Applicant: Lassen Development Partners, LLP – Engineer/Representative: Norah Jaffan (EPD Solutions Inc.) – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – The Pass Area Plan – Land Use: Rural: Rural Mountainous (R-RM) and Rural: Rural Residential (R-RR) – Zoning: W-2-20 (Controlled Development Area - 20 acre minimum lot size) - Location: South of Fourth Street, east of Jack Rabbit Trail, and west of Potrero Boulevard – 17.34 Acres – **REQUEST: GPA210117 proposes to change the (General Plan) Foundation Component and Land Use designation of the Project site from Rural: Rural Mountainous (R-RM) and Rural: Rural Residential (R-RR) to Community Development: Light Industrial (CD:LI); CZ2100132 proposes to change the zoning of the Project site from W-2-20 to M-M (Manufacturing – Medium), and; PPT240002 proposes the construction of a new, semi- truck trailer parking lot to include a maximum of 444 stalls on one, presently vacant lot. - APN: 424-010-008. Project Planner: Evan Langan at (951) 955-3024 or elangan@rivco.org.**

Planning Commission Action:
Public Hearing: Closed

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

ADOPTED Planning Commission Resolution No. 2024-006; and,

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

CONSIDER Addendum to a Certified Environmental Impact Report No.94092040; and,

TENTATIVELY APPROVE Foundation Component General Plan Amendment No. 210117; and,

TENTATIVELY APPROVE Change of Zone No. 2100132; and,

APPROVE Plot Plan Permit No. 240002 subject to the Advisory Notification Document and Conditions of Approval.

PLANNING COMMISSION – REPORT OF ACTIONS – April 17, 2024

4.2 **CHANGE OF ZONE NO. 2200040 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Dylan Bertino – Representative: Michael Brendecke – Second Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Southwest corner of Gentian Avenue and Cecil Avenue – 2.28 Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – **REQUEST:** Change of Zone No. 2200040 is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a change of zone to allow the construction of a second residential dwelling on the 2.28-acre site utilizing Senate Bill 9 (SB9) urban lot split subdivision – APN: 280-060-002. Project Planner: Rosemary Montoya at (951) 955-9549 or romontoya@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,

TENTATIVELY APPROVED Change of Zone No. 2200040.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**
ADJOURNMENT: 9:30am



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.2
(ID # 24504)
MEETING DATE:
Wednesday, April 17, 2024

SUBJECT: CHANGE OF ZONE NO. 2200040 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Dylan Bertino – Representative: Michael Brendecke – Second Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Southwest corner of Gentian Avenue and Cecil Avenue – 2.28 Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – REQUEST: Change of Zone No. 2200040 is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a change of zone to allow the construction of a second residential dwelling on the 2.28-acre site utilizing Senate Bill 9 (SB9) urban lot split subdivision – APN: 280-060-002. Project Planner: Rosemary Montoya at (951) 955-9549 or romontoya@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2200040
Environmental Type:	Exemption
Area Plan No.	Lake Mathews/Woodcrest
Zoning Area/District:	Woodcrest District
Supervisorial District:	Second District
Project Planner:	Rosemary Montoya
Project APN(s):	280-060-002
Continued From:	


John Hildebrand, Planning Director 4/2/2024

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2200040 (CZ2200040) is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a Change of Zone to allow for the construction of a second residential dwelling on the 2.28-acre site.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Project site is located at the southwest corner of the intersection at Gentian Avenue and Cecil Avenue. The Project is located in the Woodcrest District within the Lake Mathews/Woodcrest Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION 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) and Section 15305 (Minor Alterations in Land Use Limitations) based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200040, to amend the zoning classification of the Project site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1) in accordance with the Change of Zone Exhibit, based upon the findings and conclusions adopted in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC:VLDR)
East:	Rural Community: Very Low Density Residential (RC:VLDR)
South:	Rural Community: Very Low Density Residential (RC:VLDR)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

West:	Rural Community: Very Low Density Residential (RC:VLDR)
Existing Zoning Classification:	Light Agriculture, ten-acre minimum (A-1-10)
Proposed Zoning Classification:	Residential Agricultural, one-acre minimum (R-A-1)
Surrounding Zoning Classifications	
North:	Light Agriculture, one-acre minimum (A-1-1)
East:	Light Agriculture, one-acre minimum (A-1-1)
South:	Light Agriculture, one-acre minimum (A-1-1)
West:	Light Agriculture, one-acre minimum (A-1-1)
Existing Use:	Single Family Residence
Surrounding Uses	
North:	Single Family Residence
East:	Single Family Residence
South:	Single Family Residence
West:	Single Family Residence

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Lot Size	2.28 gross acres	N/A

Located Within:

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area (“CSA”):	Yes - 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within the SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone D

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

On October 31, 2022, Adkan Engineers on behalf of the applicant, submitted Change of Zone No. 2200040 (CZ2200040) to the County of Riverside for consideration. The application proposes to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The purpose for the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

change of zone is to allow for a Senate Bill (SB-9) subdivision to subdivide the property into two parcels, Parcel A (1 acre) and Parcel B (1.27 acres). Light Agriculture currently does not allow for an SB-9 subdivision. The surrounding area is generally characterized by single family residential lots ranging in size from 38,000 square feet to 101,844 square feet.

As such, the applicant is requesting a Change of Zone to accommodate the proposed subdivision and to allow for the construction of a second residential dwelling. Furthermore, a Change of Zone to R-A-1 will maintain consistency with the General Plan Land Use Designation of Very Low Density Residential (VLDR).

Current Site Characteristics

The Project site is 2.28 gross acres, with an existing one-family dwelling on the northwest portion and a detention basin on the northeast portion of the property. The southern portion of the property is flat and vacant land. The site is surrounded primarily by one-family dwelling uses that exist to the north, east, south, and west.

The Change of Zone to R-A-1 would maintain the existing residential use for the Project site. 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, a Tentative Parcel Map would 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 Rural Community (RC) and a Land Use Designation of Very Low Density Residential (VLDR). This designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component, equestrian and other animal-keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The proposed R-A-1 zone is considered consistent with the VLDR 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 Light Agriculture, ten-acre minimum (A-1-10). With approval of the Project, the site would be classified as an R-A-1 zone. The Project does not include a development proposal at this time. Future development of the site will be subject to the development standards outlined in Article VIb Section 6.51-6.54 (Development Standards) of Ordinance No. 348.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 – State CEQA Guidelines Sections 15061(b)(3) (the Common Sense Exemption) and 15305 (Minor Alterations in Land Use Limitations)

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 Residential Agricultural, one-acre minimum (R-A-1) is consistent with the Project site’s existing Land Use Designation of Very Low Density Residential. An R-A-1 zone would, therefore, remain in compliance with the standards and vision of the General Plan and its CEQA analysis. Furthermore, the proposed R-A-1 zone allows for light agricultural uses to agricultural uses allowed in the current A-1-10 zone, although with a limited scope of potentially permitted agricultural uses. Therefore, the proposed Change of Zone would accommodate a similar range of uses that are typically consistent with surrounding uses.

In addition, the proposed Project would also be considered exempt under Section 15305 of the State CEQA Guidelines, which provides that minor alterations in land use limitations in areas with an average slope of less than 20% and does not result in changes in land use or density would be allowed. The current Project is merely a Change of Zone, for the purpose of utilizing Senate Bill 9 (SB9), which allows for a two-lot subdivision within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if certain criteria is met. As such, Riverside County would require a Parcel Map application to be submitted for applicants seeking to evoke SB9 lot split, the allowance of which would be ministerial and not subject to CEQA. Notwithstanding, the project meets the criteria of 15305, in that the Project site is generally flat, and the proposed Change of Zone would not result in any substantial changes to allowable land uses or density as currently allowed.

Based on these findings, the Project can be supported under Sections 15061(b)(3) and 15305 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

1. The Project site has a General Plan Land Use Designation of Rural Community-Very Low Density Residential (RC-VLDR). The VLDR designation allows for single-family detached residences on large one to two-acre parcels with uses that include limited agriculture, intensive equestrian and animal keeping uses.
2. The Project site currently has a Zoning Classification of Light Agriculture, ten-acre minimum (A-1-10), which is consistent with the Riverside County General Plan Land Use Designation of VLDR. The proposed zoning classification of Residential Agricultural, one-acre minimum (R-A-1) is generally consistent with the Riverside County General Plan Land Use Designation of VLDR and as such would continue to align with the uses allowed within the VLDR Land Use Designation. Any future development of the site would be subject to the applicable standards identified in Section 6.51-6.54 (R-A Zone Development Standards) of Ordinance No. 348.
3. The Project site is bordered by properties that have a Zoning Classification of Light Agriculture, ten-acre minimum (A-1-10) to the north, east, 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 A-1-10 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 that development does not adversely impact the open space and rural character of the surrounding area (LU 22.3). Therefore, the Project would be compatible with the surrounding area and with the General Plan Foundation Component, Land Use Designation, and Policy Area.

Change of Zone Findings:

1. As detailed in the Land Use Findings, the current zoning (Light Agriculture 1 acre minimum) applied to the subject site is consistent with the General Plan, the proposed zoning to R-A-1 would also retain consistency with the General Plan, specifically the land use designation of Very Low Density Residential (VLDR). As such, the approval would not conflict with the Riverside County Vision or the Planning Principles set forth in the General Plan. Furthermore, the project complies with CEQA review requirements in the determination and drafting of a Notice of Exemption.

Other Findings

1. The Project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
2. 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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.

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.
4. The Project site is located within Zone D of the March Air Reserve Base airport influence area. Change of Zone No. 2200040 (ZPA1572MA24) was reviewed by the Airport Land Use Commission Director and was deemed consistent with previously reviewed case (ZPA1572MA23). The previous case reviewed a change of zone from A-1-10 to R-1 on the same property. The proposed Project (Change of Zone from A-1-10 to R-A-1) was found to be as, or more consistent with the Compatibility Plan as the underlying compatibility zone does not restrict residential density.

Fire Findings

1. The Project site is located within a Local Responsibility Area (LRA) and is within a very high fire hazard severity zone. The Project does not propose any new development at this time. If a development project is proposed at a later date, the proposal will be reviewed by the Riverside County Fire Department to ensure compliance with all applicable codes and standards.

Conclusion

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 1,600 feet of the Project site. As of the writing of

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed Project.

Attachments:

Exhibit A – Change of Zone No. 2200040

Exhibit B – GIS Maps

Exhibit C – Notice of Exemption (CEQA)

Exhibit D – Radius Map & Mailing Labels

Exhibit E – ALUC Approval Letter and Hearing Agenda



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 2200040 (CZ2200040)

Project Location: 18085 Gentian Avenue, Riverside, CA 92508 (APN: 280-060-002).

Project Description: Change of Zone No. 2200040 (CZ2200040) is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a Change of Zone to allow for the construction of a second residential dwelling on the 2.28-acre site.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Dylan Bertino, 18085 Gentian Avenue, Riverside, CA 92508

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15305)
- Statutory Exemption (_____)
- Other: 15061 (b)(3)

Reasons why project is exempt:

This proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 – State CEQA Guidelines Sections 15061(b)(3) (the Common Sense Exemption) and 15305 (Minor Alterations in Land Use Limitations) Section 15061(b)(3) – Common Sense Exemption. 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 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 R-A (Residential Agricultural) is highly consistent with the Project site’s existing land use designation of Rural Community – Very Low Density (RC-VLDR). The R-A zone would, therefore, remain in compliance with the standards and vision of the General Plan and its CEQA analysis. Furthermore, the proposed R-A-1 zone allows for light agricultural uses similar to agricultural uses allowed in the current A-1-10 zone, although with a limited scope of potentially permitted agricultural uses. Therefore, the proposed Change of Zone would accommodate a smaller range of uses that are typically less impactful to surrounding areas compared to some uses that may be allowed in the current zoning for the Project site.

In addition, the proposed Project would also be considered exempt under Section 15305 of the State CEQA Guidelines, which provides that minor alterations in land use limitations in areas with an average slope of less than 20% and does not result in changes in land use or density would be allowed. The current Project is merely a Change of Zone, for the purpose of utilizing Senate Bill 9 (SB9), which allows for a two-lot subdivision within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if certain criteria is met. As such, Riverside County would require a Parcel Map application to be submitted for applicants seeking to evoke SB9 lot split, the allowance of which would be ministerial and not subject to CEQA. Notwithstanding, the project meets the criteria of 15305, in that the Project site is generally flat, and the proposed Change of Zone would not result in any substantial changes to allowable land uses or density as currently allowed.

Based on these findings, the Project can be supported under Sections 15061(b)(3) and 15305 as it can be determined with certainty that it will not have a significant effect on the environment.

Rosemary Montoya
County Contact Person

951-955-9549
Phone Number

Urban Regional Planner I
Title

03.28.2024
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee
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The Press-Enterprise

3512 14th Street
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951-368-9018 FAX

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

.....

Account Number: 5209148

Ad Order Number: 0011673759

Customer's Reference ADOPTION OF ORDINANCE NO. 348.5015
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 06/08/2024

Amount: \$1,008.80

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5015
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 Woodcrest District Zoning Plan Map No. 59.076, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled, "Change of Official Zoning Plan, Woodcrest District, Map No. 59.076 Change of Zone Case No. 22000040," which is made a part of this ordinance.

Section 2. This ordinance shall take effect thirty (30) days after its adoption.
Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 4, 2024**, 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

Published The Press-Enterprise June 8, 2024

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
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5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
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Publication: The Press-Enterprise

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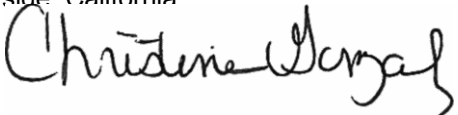
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper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

06/08/2024

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

Date: June 08, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

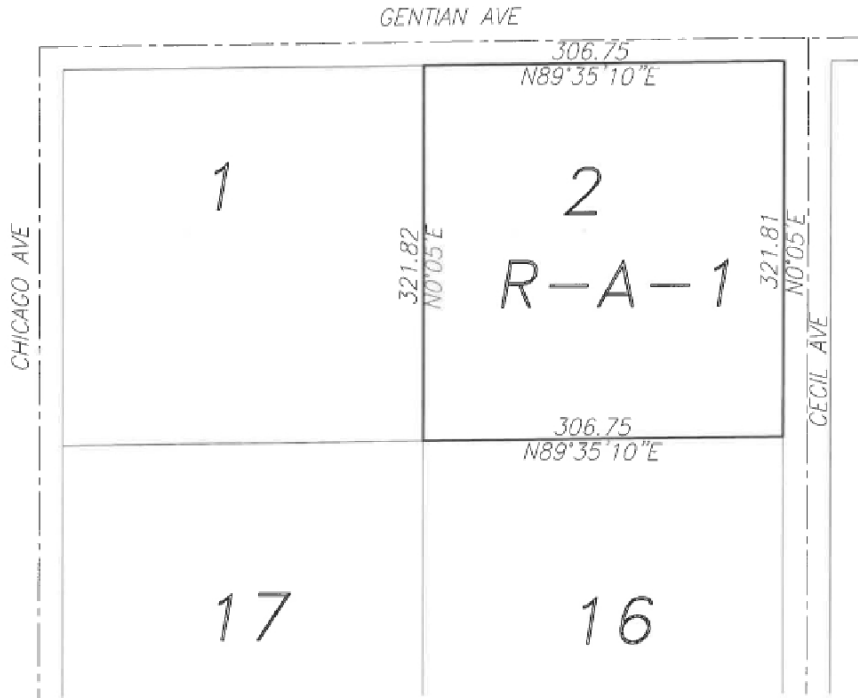
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5015
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance No. 348, and Woodcrest District Zoning Plan Map No. 59.076, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled, "Change of Official Zoning Plan, Woodcrest District, Map No. 59.076 Change of Zone Case No. 22000040," which is made a part of this ordinance.

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

SEC. 19, T. 3S., R. 4W. S.B.B.&M.



R-A-1 RESIDENTIAL AGRICULTURAL

MAP NO. 59.076
CHANGE OF OFFICIAL ZONING PLAN
**WOODCREST
DISTRICT**
CHANGE OF ZONE CASE NO. 2200040
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.5015
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS PARCEL NO. 280-060-002

Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 4, 2024**, 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

Published The Press-Enterprise June 8, 2024

HERE TO ANSWER QUESTIONS IF NEED TO

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject to
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DYLAN BERTINO

Address: 18085 GENTIAN AVE RI
(only if follow-up mail response requested)

City: RIVERSIDE **Zip:** 92508

Phone #: 951 453-7605

Date: 6-4-24 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

ENGINEER - HERE TO ANSWER QUESTIONS

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject to
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MICHAEL BRENDORF

Address: 6879 AIRPORT DRIVE
(only if follow-up mail response requested)

City: RIVERSIDE **Zip:** 92504

Phone #: 951-688-0241

Date: 6-4-24 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

HERE TO ANSWER QUESTIONS

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____