

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



ITEM: 3.24
(ID # 25997)

MEETING DATE:

Tuesday, October 08, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Adoption of Resolution No. 2024-221, amending the Riverside County General Plan - 2024 3rd Cycle Land Use Element Update for GPA200006, GPA190009, and GPA220003, and ADOPTING Ordinances 348.5023 and 348.5024, associated with CZ2200003 and CZ2000022. Nothing further is required under CEQA. All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2024-221** amending the Riverside County General Plan in accordance with the Board of Supervisor's prior tentative approval of General Plan Amendment Nos. 200006, 190009, and 220003 on June 26, 2024, August 27, 2024, and September 10, 2024, respectively;
2. **ADOPT ORDINANCE 348.5023**, associated with Change of Zone No. 2200003, amending the zoning in the North Perris Area, as shown on Map No. 62.021, consistent with the Board's action on September 10, 2024;
3. **ADOPT ORDINANCE 348.5024**, associated with Change of Zone No. 2000022, amending the zoning in the Rancho California Area, as shown on Map No. 2.2502, consistent with the Boards action on July 30, 2024;
4. **DIRECT** the Clerk of the Board, within 15 days of adoption of Ordinance No. 348.5023 and Ordinance No. 348.5024, to publish Ordinance No. 348.5023 and Ordinance No. 348.5024 in accordance with Government Code section 25124(a); and
5. **DIRECT** the Planning Department to incorporate the changes made by General Plan Amendment Nos. 200006, 190009, and 220003 into the Riverside County General Plan Land Use Element and the associated Area Plan, tables, and figures.

ACTION:Policy


John Hildebrand, Planning Director 10/8/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5023 and Ordinance 348.5024 are adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 8, 2024
xc: Planning, COBCF/AB/DL

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County may process, on a yearly basis, up to four updates to its General Plan Land Use Element. In Riverside County, these updates are known as “cycles.” The following General Plan Amendments were considered during public hearings by the Planning Commission and tentatively approved by the Board of Supervisors on the dates specified within the description of the individual amendment, below. All CEQA determinations for the various amendments were made at the various public hearings.

Third Cycle of Land Use Element General Plan Amendments

- General Plan Amendment No. 200006
- General Plan Amendment No. 190009
- General Plan Amendment No. 220003

Individual Amendments

General Plan Amendment No. 200006

General Plan Amendment No. 200006 (GPA No. 200006) is a technical amendment intended to correct the boundary of the Rural Mountainous land use designation, which, pursuant to the General Plan Land Use Element Table LU-4 notes, applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.

GPA No. 200006 is associated with Conditional Use Permit No. 200040 (CUP200040) and Change of Zone No. 2000022 (CZ2000022), which were considered concurrently at public hearings before the Planning Commission and the Board of Supervisors, respectively.

After considering public testimony at a public hearing on June 26, 2024, the Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 200006. After considering public testimony at a public hearing on July 30, 2024, the Board of Supervisors tentatively approved GPA No. 200006 and CZ 2000022.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Adoption of Resolution 2024-221 will finalize the Board's tentative approval of the project, and formally adopt General Plan Amendment No. 200006 and Change of Zone 2000022.

General Plan Amendment No. 190009

General Plan Amendment No. 190009 (GPA No. 190009) is an Entitlement/Policy Amendment intended to change the land use designation to allow for the approval of an implementing project to develop 72 detached single family dwelling units and supporting amenities, landscaping, and circulation areas.

After considering public testimony at a public hearing on August 2, 2023, the Planning Commission closed the public hearing and voted 2-2 in a tie with one commissioner absent. As such, a recommendation from the Planning Commission to the Board of Supervisors to tentatively approve GPA No. 190009 did not carry. After considering public testimony at a public hearing on August 27, 2024, the Board of Supervisors tentatively approved GPA No. 190009.

Adoption of Resolution 2024-221 will finalize the Board's tentative approval of the project, and formally adopt General Plan Amendment No. 190009.

General Plan Amendment No. 220003

General Plan Amendment No. 220003 (GPA No. 220003) is an Entitlement/Policy Amendment to the General Plan that proposes to change the land use designation for 365 acres to allow for the approval of an implementing project to develop an industrial development with office and warehouse space, truck and parking stalls, frontage improvements, and truck docking doors.

GPA No. 220003 is associated with Tentative Parcel Map No. 38337 (TPM38337), Plot Plan 220004 (PPT220004), and Change of Zone No. 2200003 (CZ2200003), which were considered concurrently at the public hearings before the Planning Commission and Board of Supervisors, respectively.

After considering public testimony at a public hearing on June 5, 2024, the Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 220003. After considering public testimony at a public hearing on September 10, 2024, the Board of Supervisors tentatively approved GPA No. 220003 and CZ2200003.

Adoption of Resolution 2024-221 will finalize the Board's tentative approval of the project, and formally adopt General Plan Amendment No. 220003 and Change of Zone 2200003.

Impact on Residents and Businesses

This project has been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the date specified for each item listed above.

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Additional Fiscal Information

All fees paid by applicants.

ATTACHMENTS:

ATTACHMENT A: Resolution 2024-221


ATTACHMENT B: GPA200006 - Proposed Land Use

ATTACHMENT C: GPA190009 - Proposed Land Use

ATTACHMENT D: GPA220003 - Proposed Land Use

ATTACHMENT E: Ordinance No. 348.5024 for CZ 2000022

ATTACHMENT F: Ordinance No. 348.5023 for CZ 2200003



Jason Farin, Principal Management Analyst 10/3/2024

2
3 **RESOLUTION NO. 2024-221 AMENDING**

4 **THE RIVERSIDE COUNTY GENERAL PLAN**

5 **(Third Cycle of General Plan Land Use Element Amendments For 2024)**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was given,
8 and public hearings were held before the Riverside County Board of Supervisors and the Riverside
9 County Planning Commission to consider the proposed amendments to (AREA PLAN), (GP
10 ELEMENT), and (GP ELEMENT) of the Riverside County General Plan (“General Plan”); and,

11 **WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside
12 County CEQA implementing procedures have been satisfied and all projects were evaluated pursuant to
13 CEQA and approved during the prior public review process for each project; and,

14 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony
15 and documentation presented by the public and affected government agencies; and,

16 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and
17 if any proposed amendment is adjudged unconstitutional or otherwise invalid, the
18 remaining proposed amendments shall not be affected thereby; now, therefore,

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors of
20 the County of Riverside in regular session assembled on October 8, 2024 that:

21 **GENERAL PLAN AMENDMENT (GPA) NO. 200006**

22 General Plan Amendment (GPA) No. 200006 amends the General Plan Land Use
23 Designation of approximately 1.60 acres of the project site from Rural: Rural
24 Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR), as
25 shown in Attachment A: GPA200006 – Proposed Land Use.

- 26 2. GPA No. 200006 is associated with Change of Zone No. 2000022, a proposal to change the
27 zoning of one (1) lot from Rural-Residential (R-R) to Scenic Highway Commercial (C-P-S).

FORM APPROVED COUNTY COUNSEL
BY:  10-2-24
DATE
AARON C. GETTIS

- 1 3. GPA No. 200006 is associated with Conditional Use Permit 200040, a proposal to permit a
2 temporary lodging rental facility of six (6) cottages and allow for a special event facility that
3 would hold weddings and similar events on 1.6 acres of the property.
- 4 4. The site for GPA No. 200006 consists of APNs 918-160-024 and 918-170-013, and is located
5 within the Southwest Area Plan.
- 6 5. Article II, Section 2.4, Subsection A of Ordinance 348 defines Technical Amendments and
7 Entitlement/Policy Amendments to the General Plan, and differentiates a Technical Amendment
8 to the General Plan from an Entitlement/Policy Amendment as the former includes changes of a
9 technical or administrative nature, and corrections of errors which otherwise do not change the
10 intent of the General Plan.
- 11 6. GPA No. 200006 is an amendment intended to correct the boundary of the Rural Mountainous
12 land use designation, which, pursuant to the General Plan Land Use Element Table LU-4 notes,
13 applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or
14 greater.
- 15 7. The land use boundaries of Rural Mountainous areas were intended to be located at the toe-of-
16 slope line as this was the distinction between mountainous and non-mountainous area. The data
17 used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot
18 contours; whereas, updated topography can be obtained using 1-foot contours.
- 19 8. A slope analysis using 1-foot contours was prepared by the applicant and provided to the County
20 for review that showed that only 0.38 acres (22%) of the approximately 1.71 acres net site,
21 contains slopes that are 25% or greater. The amendment would correct the boundary to reflect
22 the actual topography and toe-of-slope to be consistent with the policy direction and intent of
23 the General Plan for this land use designation. Thus, GPA No. 200006 does not change the intent
24 of the General Plan, and includes changes of a technical or administrative nature and includes
25 corrections of imprecise historical maps.
- 26 9. Therefore, GPA No. 200006 is a Technical General Plan Amendment to the Land Use Element
27 of the General Plan, as it does not change the intent of the General Plan, and includes changes
28 of a technical nature consisting of corrections of mapping errors.

- 1 10. A Technical Amendment to the General Plan may be approved provided the first and any one of
2 the other findings listed in Article II: Section 2.4, Subsection C.1 of Ordinance 348, are met.
- 3 a. The proposed amendment would not change any policy direction or intent of the General
4 Plan.
- 5 b. An error or omission needs to be corrected.
- 6 c. A land use designation was based on inaccurate or misleading information and should
7 therefore be changed to properly reflect the policy intent of the General Plan.
- 8 d. A point of clarification is needed to more accurately express the General Plan's meaning or
9 eliminate a source of confusion.
- 10 e. A minor change of boundary will more accurately reflect geological or topographic features,
11 or legal or jurisdictional boundaries.
- 12 11. As found above, GPA No. 200006 would not change any policy direction or the intent of the
13 General Plan, corrects a mapping error, and only includes minor changes to boundaries to more
14 accurately reflect geological or topographic features, or legal or jurisdictional boundaries.
- 15 12. A duly-noticed public hearing was held in front of the Planning Commission on June 26, 2024.
16 After hearing public testimony, the Planning Commission closed the public hearing and
17 recommended on a vote of 4-0 that the Board of Supervisors tentatively approve the Project,
18 which includes GPA No. 200006, CUP 200040, and Change of Zone 2000022.
- 19 13. A subsequent duly-noticed public hearing was held in front of the Board of Supervisors on June
20 26, 2024 and, after taking public testimony, closed the public hearing and tentatively approved
21 GPA No. 200006.

22 **GENERAL PLAN AMENDMENT (GPA) NO. 190009**

- 23 14. General Plan Amendment (GPA) No. 190009 amends the General Plan Land Use Designation
24 of approximately 9.17 gross acres from Community Development: Medium Density Residential
25 (CD:MDR) to Community Development: Medium High Density Residential (CD:MHDR) as
26 shown in Attachment B: "GPA190009 – Proposed Land Use".
- 27 15. GPA No. 190009 is associated with Tentative Tract Map 37743, a proposal to subdivide the
28 Project site into 72 lots.

- 1 16. GPA No. 190009 is associated with Plot Plan 200017, a proposal for the site design and
2 development of 72 single family homes, recreational open space, and bio-retention areas.
- 3 17. The site for GPA No. 190009 consists of APN 255-150-001, and is located within the Highgrove
4 Area Plan.
- 5 18. Article II, Section 2.4, Subsection A of Ordinance 348 defines Technical Amendments and
6 Entitlement/Policy Amendments to the General Plan, and differentiates a Technical Amendment
7 to the General Plan from an Entitlement/Policy Amendment as the former includes changes of a
8 technical or administrative nature, and corrections of errors which otherwise do not change the
9 intent of the General Plan.
- 10 19. GPA No. 190009 is an amendment intended to change the land use designation to allow for the
11 approval of an implementing project to develop 72 detached single family dwelling units and
12 supporting amenities, landscaping, and circulation areas.
- 13 20. Therefore, GPA No. 190009 is an Entitlement/Policy Amendment to the General Plan.
- 14 21. An Entitlement/Policy Amendment may be approved provided the first two, and any one or more
15 of the subsequent findings listed in Article II: Section 2.4, Subsection C.1 of Ordinance 348, are
16 met:
- 17 a. The proposed change does not involve a change in or conflict with:
- 18 i. the Riverside County Vision;
- 19 ii. any General Planning Principle set forth in General Plan Appendix B; or
- 20 iii. any Foundation Component designation in the General Plan.
- 21 b. The proposed amendment would either contribute to the purposes of the General Plan or, at
22 a minimum, would not be detrimental to them.
- 23 c. Special circumstances or conditions have emerged that were unanticipated in preparing the
24 General Plan.
- 25 d. A change in policy is required to conform to changes in state or federal law or applicable
26 findings of a court of law.
- 27 e. An amendment is required to comply with an update of the Housing Element or change in
28 State Housing Element law.

1 f. An amendment is required to expand basic employment job opportunities (jobs that
2 contribute directly to the County's economic base) and that would improve the ratio of jobs-
3 to-workers in the County.

4 g. An amendment is required to address changes in ownership of land or land not under the
5 land use authority of the Board of Supervisors.

6 22. The Riverside County Vision, in its discussion on Vision Concepts, specifically states, "Growth
7 involving new development or expansion of existing development is consistently accompanied
8 by the public improvements required to serve it." GPA No. 190009 is consistent with the vision
9 regarding Population Growth because the implementing Project will be providing adequate
10 public improvements to serve the Project and the community. The proposed improvements
11 include, but are not limited to, road and intersection improvements, pedestrian facility
12 improvements, including a new multimodal path, sewage and water improvements, and fire
13 protection improvements. Payments into development impact fees (Development Impact Fee
14 Program, Transportation Uniform Mitigation Fee, School Fees) will ensure the Project pays for
15 its fair share of community services and infrastructure needs commensurate with their level of
16 impact. The Riverside County Vision, in its discussion on Jobs and the Economy, specifically
17 states, "Jobs/housing balance is significantly improved overall, as well as within subregions of
18 Riverside County." GPA No. 190009 is consistent with this vision because it will provide for the
19 approval of the implementing Project which proposes to provide for commercial/retail uses,
20 therefore, providing for more job opportunities in this region and improving the jobs/housing
21 balance in the Highgrove Community. It also provides retail opportunities to serve the existing
22 and future residential community more directly. This discussion related to the General Plan
23 Vision Statement topics that the General Plan Amendment is consistent with in the Riverside
24 County Vision is not an exhaustive list of Vision topics.

25 23. There are no other provisions or statements within the Riverside County Vision that GPA No.
26 190009 is inherently inconsistent with. Therefore, the proposed General Plan Amendment would
27 not conflict with the Riverside County Vision.

1 24. The General Plan Principle I.G.1 states “The County should encourage compact and transit-
2 adaptive development on regional and community scales.” GPA No. 190009 is consistent with
3 this principal because it provides for the approval of the implementing Project, which proposes
4 a “horizontal” mixed use development, with both residential and commercial/retail uses. The
5 development may be considered a compact development within the community of Highgrove,
6 which may also be conducive to the use of transit and other forms of active transportation (i.e.
7 walking and biking).

8 25. The General Plan Principle III.E.1 states “Compact development patterns and location of higher
9 density uses near community centers should allow services to be safely accessed by walking,
10 bicycling or other nonmotorized means.” GPA No. 190009 is consistent with this principal
11 because it provides for the approval of the implementing project, which proposes a “horizontal”
12 mixed use development, with both residential and commercial/retail uses. The proposed
13 development is located approximately 0.6 miles to the Highgrove Elementary School, 0.4 miles
14 to the Norton Youngblood Community Center, and Highgrove Community Park, 0.5 miles to the
15 Highgrove Library and approximately 0.78 miles to Grand Terrace High School. Proposed
16 connections to existing sidewalks and road improvements will allow for safe access by walking,
17 bicycling or other nonmotorized means.

18 26. The General Plan Principle IV.A.1 states “It is the intent of the General Plan to foster variety
19 and choice in community development, particularly in the choice and opportunity for housing
20 in various styles, of various densities, of a wide range of prices and accommodating a range of
21 lifestyles in equally diverse community settings, emphasizing compact and higher density
22 choices.” GPA No. 190009 is consistent with this principal because it provides for the approval
23 of the implementing Project that would provide a higher density single-family lifestyle within
24 the Highgrove Community.

25 27. The General Plan Principle IV A.6.c states, “Existing communities should be revitalized through
26 development of under-used, vacant, redevelopment and/or infill sites within existing urbanized
27 areas. Steps to implement this principle include redesigning vacant land for higher density uses
28 or mixed use...” GPA No. 190009 is consistent with this principal because it provides for the

1 approval of the implementing Project that proposes to develop a vacant, under-used site with
2 higher density residential and commercial retail uses. This is simply a sampling of the principles
3 that the proposed General Plan Amendment is consistent with and not an exhaustive list of all
4 consistent principles.

5 28. There are no principles that the General Plan Amendment is in conflict with. Therefore, the
6 proposed General Plan Amendment would not conflict with the Riverside County General
7 Planning Principles set forth in General Plan Appendix B.

8 29. General Plan. GPA No. 190009 proposes the land use designation of Community Development:
9 Medium High Density Residential (CD:MHDR), which is within the same Foundation
10 Component of the General Plan as the existing land use designation of Community
11 Development: Medium Density Residential (CD:MDR). Thus, the proposed General Plan
12 Amendment does not conflict with the Foundation Designation.

13 30. The purpose of the General Plan is to set direction for land use and development in strategic
14 locations, provide for the development of the economic base, establish a framework of the
15 transportation system, and the preservation of extremely valuable natural and cultural resources.
16 GPA No. 190009 would either contribute to the achievement of the General Plan or, at a
17 minimum, would not be detrimental to them because it provides for the approval of the
18 implementing project that proposes a "horizontal" mixed use development with both residential
19 and commercial/retail community-serving uses within close proximity to an existing high
20 school, elementary school, library, community center, and parks and is also in close proximity
21 to commercial centers, industrial uses, major roads and freeways. The development provides for
22 land use and development in strategic locations and new job opportunities that adds to the
23 economic base and improves the jobs/housing balance for the area.

24 31. The state housing crisis, which impacts Riverside County, and the Highgrove's community need
25 for more housing, may be considered a special circumstance or condition that was unanticipated
26 in preparing the General Plan. The proposed HDR land use designation provides for higher
27 density housing than the existing MDR land use designation and will facilitate the production
28 of more housing units, which will help meet the housing needs within the Highgrove community

1 and contribute to the housing supply of both the County and state. Lower density residential was
2 planned for this area, but the need for more housing provides for good cause to increase the
3 density of the project site; therefore, approval of GPA No. 190009 and the implementing Project
4 may be considered appropriate changes to the County's General Plan. 4. An amendment is
5 required to comply with an update to the Housing Element or change in State Housing Element
6 law. The Sixth Cycle of the County's Housing Element was adopted on September 28, 2021
7 which includes a plan to accommodate over 40,000 units that were allocated through the
8 Regional Housing Needs Allocation (RHNA) process. GPA No. 190009 proposes to increase the
9 density of the Project site that provides for the approval to develop 52 single-family detached
10 residential condominium units. The increase in density and development of units will assist the
11 County plan in meeting its RHNA allocation for past and present housing cycles. 5. An
12 amendment is required to expand basic employment job opportunities (jobs that contribute
13 directly to the County's economic base) and that would improve the ratio of jobs to-workers in
14 the County. GPA No. 190009 will provide for the approval of the implementing Project, which
15 proposes to develop housing and commercial/retail community-serving uses. The proposed
16 nonresidential uses will provide additional job opportunities for the community, which expands
17 employment opportunities that contribute to the local economy and improves the community's
18 jobs-housing balance.

19 32. GPA No. 190009 will provide for the approval of the implementing Project, which proposes to
20 develop 72 single family dwelling units. The proposed residential uses will provide additional
21 job opportunities for the community in construction and home maintenance, which expands
22 employment opportunities that contribute to the local economy and improves the community's
23 jobs-housing balance.

24 33. A duly-noticed public hearing was held in front of the Planning Commission on August 2, 2023.
25 After hearing public testimony, the Planning Commission closed the public hearing and voted
26 2-2 in a tie with one commissioner absent. As such, a recommendation from the Planning
27 Commission to the Board of Supervisors to tentatively approve the Project, which included GPA

1 No. 190009, CZ No. 1900026, TTM No. 37743., PPT200016, PPT200017 and CUP200030 did
2 not carry.

3 34. A subsequent duly-noticed public hearing to only consider GPA No. 190009, TTM37743 and
4 PPT200017 was held in front of the Board of Supervisors on August 27, 2024 and, after taking
5 public testimony, closed the public hearing and tentatively approved GPA No. 190009,
6 TTM37743 and PPT200017.

7 **GENERAL PLAN AMENDMENT (GPA) NO. 220003**

8 35. General Plan Amendment (GPA) No. 220003 amends the General Plan Land Use Designation
9 of approximately 36 gross acres from Community Development: Medium Density Residential
10 (CD:MDR) to Community Development: Light Industrial (CD:LI) as shown in Attachment .

11 36. GPA No. 220003 is associated with CZ2200003, a proposal to change the zoning classification
12 of the project site from R-1, A-1-1, and R-R-1, to I-P for approximately 36 gross acres.

13 37. GPA No. 220003 is also associated with TTM No. 38337, a proposal to consolidate the existing
14 eight (8) parcels into one (1) ±36.0-acre parcel, which will include roadway cul-de-sacs, two
15 streets (Wildwood Lane and Sunny Canyon Street), and a dedication for public road
16 improvements along the project site's frontages.

17 38. GPA No. 220003 is also associated with PPT No. 220004, a proposal to entitle Parcel 1 for an
18 industrial development with a 591,203 sq ft shell building consisting of 7,300 sq ft office space,
19 7,300 sq ft mezzanine office space, and 576,603 sq ft warehouse space.

20 39. The site for GPA No. 220003 consists of APNs 317-210-006, -008, -010, -011, -018, -022, -023,
21 and -024, and is located within the Mead Valley Area Plan.

22 40. Article II, Section 2.4, Subsection A of Ordinance 348 defines Technical Amendments and
23 Entitlement/Policy Amendments to the General Plan, and differentiates a Technical Amendment
24 to the General Plan from an Entitlement/Policy Amendment as the former includes changes of a
25 technical or administrative nature, and corrections of errors which otherwise do not change the
26 intent of the General Plan.

1 41. GPA No. 220003 is an amendment intended to change the land use designation to allow for the
2 approval of an implementing project to develop an industrial development with office and
3 warehouse space, truck and parking stalls, frontage improvements, and truck docking doors.

4 42. Therefore, GPA No. 220003 is an Entitlement/Policy Amendment to the General Plan.

5 43. An Entitlement/Policy Amendment may be approved provided the first two, and any one or more
6 of the subsequent findings listed in Article II: Section 2.4, Subsection C.1 of Ordinance 348, are
7 met:

8 a. The proposed change does not involve a change in or conflict with:

9 i. the Riverside County Vision;

10 ii. any General Planning Principle set forth in General Plan Appendix B; or

11 iii. any Foundation Component designation in the General Plan.

12 b. The proposed amendment would either contribute to the purposes of the General Plan or, at
13 a minimum, would not be detrimental to them.

14 c. Special circumstances or conditions have emerged that were unanticipated in preparing the
15 General Plan.

16 d. A change in policy is required to conform to changes in state or federal law or applicable
17 findings of a court of law.

18 e. An amendment is required to comply with an update of the Housing Element or change in
19 State Housing Element law.

20 f. An amendment is required to expand basic employment job opportunities (jobs that
21 contribute directly to the County's economic base) and that would improve the ratio of jobs-
22 to-workers in the County.

23 g. An amendment is required to address changes in ownership of land or land not under the
24 land use authority of the Board of Supervisors.

25 44. The proposed change does not involve a change in or conflict with:

26 a. The Riverside County Vision (Chapter 2 [Vision Statement] of the Riverside General Plan)
27 is a series of 12 subject areas identified as important to the County and includes both past
28 accomplishments as well as goals for creating a sense of place and community. Within the

1 broader subject areas, the Vision provides a more detailed listing of both the County's values
2 as well as specific expectations for the built environment, intended to act as a guide to
3 property owners, developers and decisionmakers. Pursuant to Section "V-6" (Employment)
4 of the Vision Statement, gainful employment is stipulated as a basic individual need and
5 value, that a growing and diversified job base is desirable, and within which County residents
6 may find a wide range of income opportunities in the agricultural, commercial, industrial,
7 office, tourism, and institutional sectors of the economy. The subject Project is consistent
8 with and does not involve a change in or conflict with the Riverside County Vision in that it
9 proposes development that will create additional jobs for local employment, while increasing
10 the tax base through new property and other taxes. The aforementioned is a sample of the
11 Vision Statements with which the proposed General Plan Amendment is consistent, and not
12 an exhaustive list. As the proposed Project is found to be consistent, conversely, the proposed
13 Amendment is found to not conflict with the Riverside County General Plan Vision.

- 14 b. Any General Plan Principle as included in General Plan Appendix "B." The Principles are a
15 series of foundational propositions that, in conjunction with the Consensus Planning
16 Principles and the County Vision, guide land use and development, growth of the County's
17 economic base and framework of its transportation system, as well as the preservation of
18 natural and cultural resources. General Plan Principle VII (C)(1) seeks the creation of
19 "employment-generating uses in Riverside County, with capacity for enough jobs to employ
20 the workers who live in Riverside County to the maximum extent possible"...and Principle
21 (C)(2) seeks to stimulate the growth of businesses focused on national and international
22 markets. The proposed Project would construct a new, industrial warehouse that would result
23 in the creation of jobs in the County (both during construction and thereafter through
24 ongoing operation) in an industry that will inevitably (regardless of the eventual
25 tenant/operator of the facility) include the storage and transport of internationally sourced
26 goods, compliant with the intent of the Principles. The aforementioned is a sample of the
27 Principles with which the proposed General Plan Amendment is consistent, and not an
28 exhaustive list. As the proposed Project is found to be consistent, conversely, the proposed

1 General Plan Amendment is found to not conflict with the Riverside County General Plan
2 Principles as listed in Appendix B.

3 c. Any Foundation Component designation in the General Plan in that the proposed
4 Amendment to Land Use (Light Industrial) would be consistent with the property's existing
5 Community Development Foundation Component, and so not requiring a revision to the
6 Project site's current Foundation Component, and thusly not result in a conflict.

7 45. The proposed amendment would either contribute to the achievement of the purposes of the
8 General Plan or, at a minimum, would not be detrimental to them in that the proposed revision
9 to the Project site's Land Use Designation from Community Development: Low Density
10 Residential (CD: LDR) to Community Development: Light Industrial (CD: LI) would facilitate
11 the construction of a new warehouse which will create jobs within the County (both during
12 construction and during operation thereafter), executing a key tenet of the General Plan and its
13 implementing documents to provide additional employment opportunities for the County's
14 current and future population in a manner that is compliant with applicable standards of
15 development.

16 46. An amendment is required to expand basic job opportunities (permanent jobs, exclusive of any
17 jobs created by construction of the project itself) that contribute directly to the County's
18 economic base and that would improve the ratio of jobs-to-workers in the County in that the
19 development pattern in much of Mead Valley has transitioned from residential to warehousing
20 and offices, and so implementation of the Amendment to Land Use would simply continue an
21 existing and ongoing precedent, while providing an opportunity (through concurrent approval
22 of a new warehouse at the Project site) to expand the County's permanent local employment
23 base in conformance with policies of the General Plan and Mead Valley Area Plan.

24 47. A duly noticed public hearing was held in front of the Planning Commission on June 5, 2024.
25 After hearing public testimony, the Planning Commission closed the public hearing and voted
26 5-0 in favor of the project. As such, a recommendation from the Planning Commission to the
27 Board of Supervisors to tentatively approve the Project, which included GPA No. 220003, CZ
28 No. 2200003, TPM No. 38337, and PPT220004.

1 48. A subsequent duly noticed public hearing to consider GPA No. 220003, CZ No. 2200003, TPM
2 No. 38337, and PPT220004 was held in front of the Board of Supervisors on September 10,
3 2024, and, after taking public testimony, closed the public hearing; tentatively approved GPA
4 No. 220003 and CZ No. 2200003 and approved TPM No. 38337 and PPT220004.

5 **THEREFORE, BE IT FURTHER RESOLVED** that the Board of Supervisors take the
6 following actions:

7 **GENERAL PLAN AMENDMENT (GPA) NO. 200006**

8 49. **ADOPTS** General Plan Amendment No. 200006, as described herein and shown on Attachment
9 B, titled "GPA200006 – Proposed Land Use", attached hereto and incorporated herein by
10 reference.

11 50. **FIND** that the Project is Exempt from the California Environmental Quality Act (CEQA) as
12 determined at the prior public hearing pursuant to State CEQA Guidelines Section 15301 and
13 Section 15303 based on the findings and conclusions in the staff report and ad determined at the
14 prior public hearing approving the overall project.

15 **GENERAL PLAN AMENDMENT (GPA) NO. 190009**

16 51. **ADOPTS** General Plan Amendment No. 190009, as described herein and shown on Attachment
17 C, titled "GPA190009 – Proposed Land Use", attached hereto and incorporated herein by
18 reference.

19 **GENERAL PLAN AMENDMENT (GPA) NO. 220003**

20 52. **ADOPTS** General Plan Amendment No. 220003, as described herein and shown on Attachment
21 D, titled "GPA220003 – Proposed Land Use", attached hereto and incorporated herein by
22 reference.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
24 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
25 Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
26

2
3 RESOLUTION NO. 2024-221

4 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN

5 (THIRD CYCLE OF GENERAL PLAN LAND USE ELEMENT AMENDMENTS FOR 2024)

6
7 ROLL CALL:

8
9 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

10 Nays: None

11 Absent: None

12
13
14 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
15 Supervisors on the date therein set forth.

16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

21
22
23 10/08/2024 3.24

24

25

RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM37743

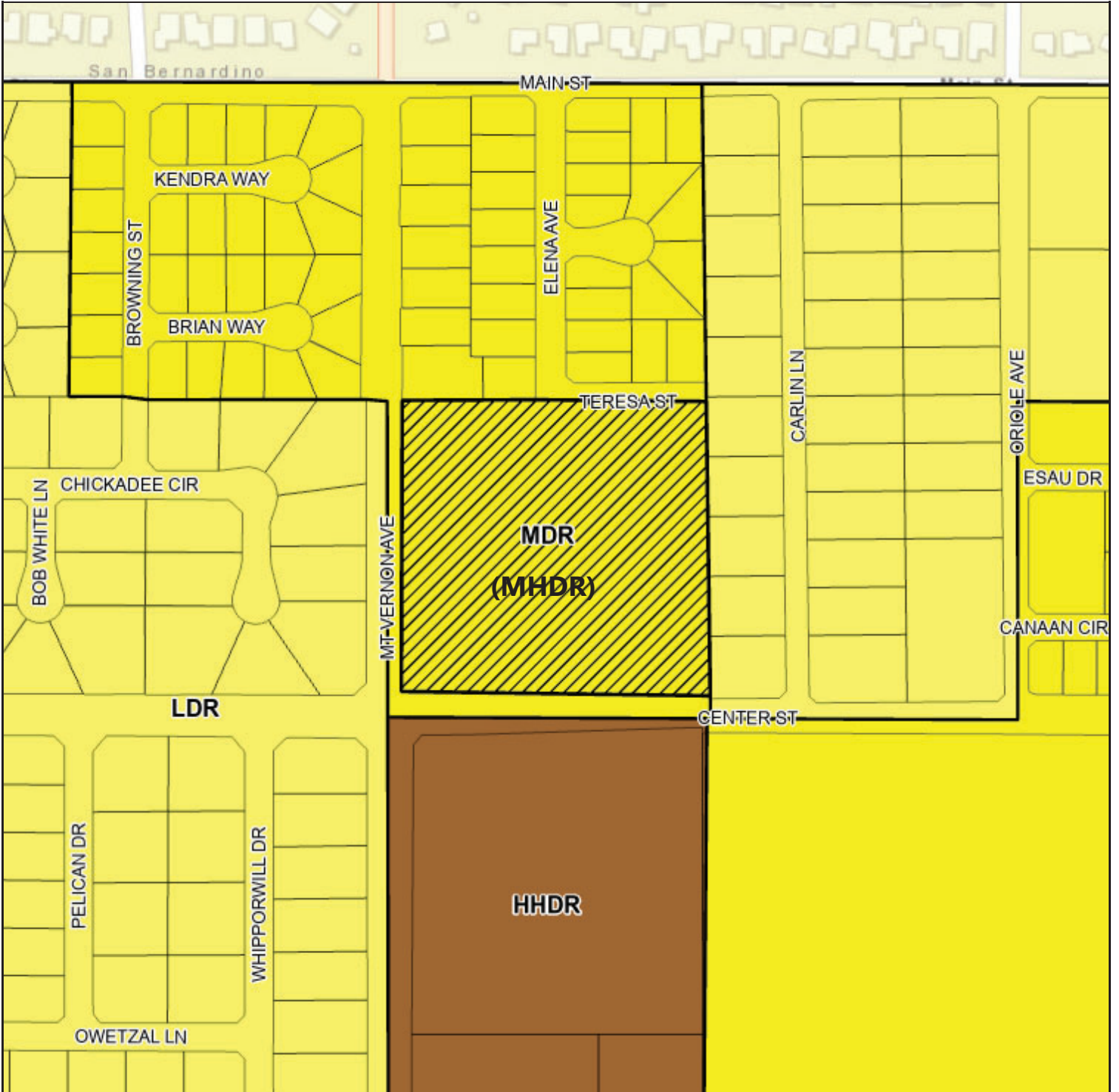
Supervisor: KEVIN JEFFRIES

PROPOSED GENERAL PLAN

Date: 7-12-2024

District: 1

Exhibit: 6



Zoning Area/District: UNIVERSITY

Author:



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



EXISTING LEGAL DESCRIPTIONS:

APN 317-210-018:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 218.67 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND CONVEYED TO CHARLES R. WILKERSON AND STELLA C. WILKERSON, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED FEBRUARY 13, 1964 AS INSTRUMENT NO. 18133 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 378.8 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 250 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO LORNE FROTS AND ANNE FROTS, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED JULY 18, 1963 AS INSTRUMENT NO. 75060 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO LORNE FROTS, ET UX, 378.8 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO CHARLES R. WILKERSON, ET UX; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO CHARLES R. WILKERSON, ET UX, AND ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE THEREOF, 250 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHERLY 20 FEET THEREOF; RESERVING UNTO THE GRANTOR WITH THE RIGHT TO CONVEY TO OTHERS A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES, OVER AND ACROSS THE NORTHERLY 30 FEET OF THE ABOVE DESCRIBED PROPERTY;

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AT A POINT WHICH IS 20 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH, ON SAID EAST LINE, 230 FEET TO A POINT THEREON; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 218.67 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER 230 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER 218.67 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THE LAND DESCRIBED AS PARCELS 1, 2 AND 3 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 1374 RECORDED MARCH 27, 1984 AS INSTRUMENT NO. 61929 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS INSTRUMENT NO. 61929 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 16, 1984 AS INSTRUMENT NO. 84-102864, OF OFFICIAL RECORDS;

APN 317-210-022 AND APN 317-210-023: THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;

EXCEPTING THEREFROM THE NORTHERLY 50 FEET CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEEDS RECORDED AUGUST 30, 1985 AS INSTRUMENT NO. 83-178740 AND OCTOBER 5, 1983, AS INSTRUMENT NO. 83-208241, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ANY PORTION INCLUDED IN TRACT 20037-1 AS SHOWN BY MAP ON FILE IN BOOK 193 PAGES 74 THROUGH 77 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY;

APN 317-210-008: PARCEL 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. 1374, AS EVIDENCED BY DOCUMENT RECORDED MARCH 1984 AS INSTRUMENT NO. 61929, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 18° 10' WEST ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, 887.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 30' WEST ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, 215 FEET; THENCE NORTH 01° 41' 30" WEST 250 FEET; THENCE NORTH 88° 18' 30" EAST, 215 FEET; THENCE SOUTH 01° 41' 30" EAST, 250 FEET TO THE POINT OF BEGINNING;

APN 317-210-011: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 20.00 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 597.47 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO RONALD W. WILKERSON AND BETTY WILKERSON, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED JANUARY 30, 1973 AS INSTRUMENT NO. 12421, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE NORTHERLY

ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO RONALD W. WILKERSON, ET UX 230.00 FEET TO THE NORTHERLY LINE OF THE LAND CONVEYED TO IRA W. CLARK AND PAULINE M. CLARK, HUSBAND AND WIFE AS COMMUNITY PROPERTY BY DEED RECORDED SEPTEMBER 29, 1964 AS INSTRUMENT NO. 118250, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND CONVEYED TO IRA W. CLARK ET UX 270.29 FEET WESTERLY TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO IRA W. CLARK, ET UX, 230.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO IRA W. CLARK, ET UX, 270.79 FEET TO THE TRUE POINT OF BEGINNING;

APN 317-210-010: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 218.67 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND CONVEYED TO CHARLES R. WILKERSON AND STELLA C. WILKERSON, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED FEBRUARY 13, 1964 AS INSTRUMENT NO. 18133 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 378.80 FEET;

THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 250 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO LORNE FROTS AND ANNE FROTS, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED JULY 18, 1963 AS INSTRUMENT NO. 75060 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO LORNE FROTS, ET UX, A DISTANCE OF 378.80 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO CHARLES R. WILKERSON, ET UX;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO CHARLES R. WILKERSON, ET UX AND ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE THEREOF, A DISTANCE OF 250.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM, THE SOUTHERLY 20.00 FEET THEREOF;

APN 317-210-008: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

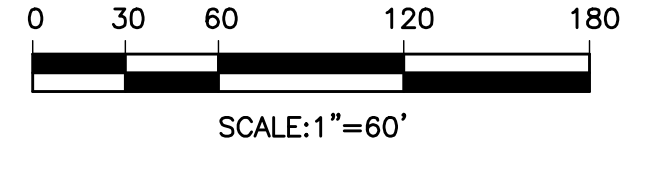
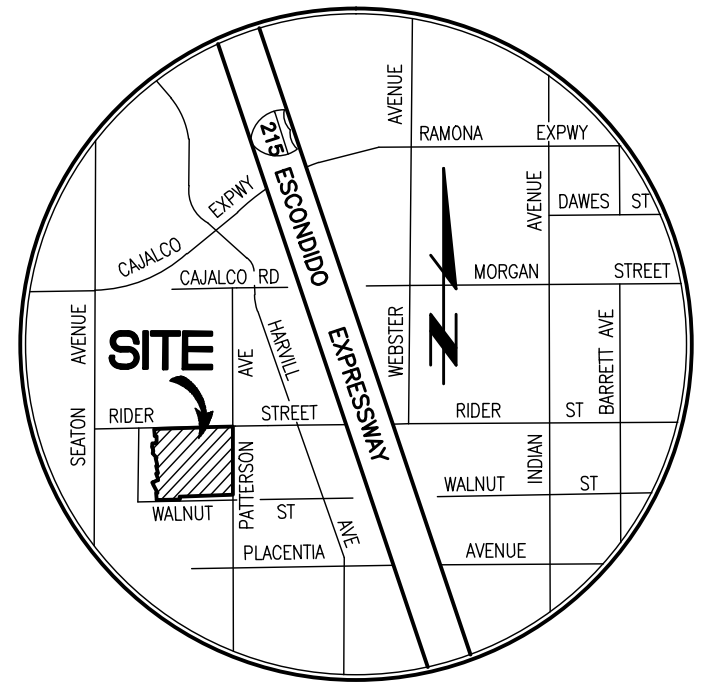
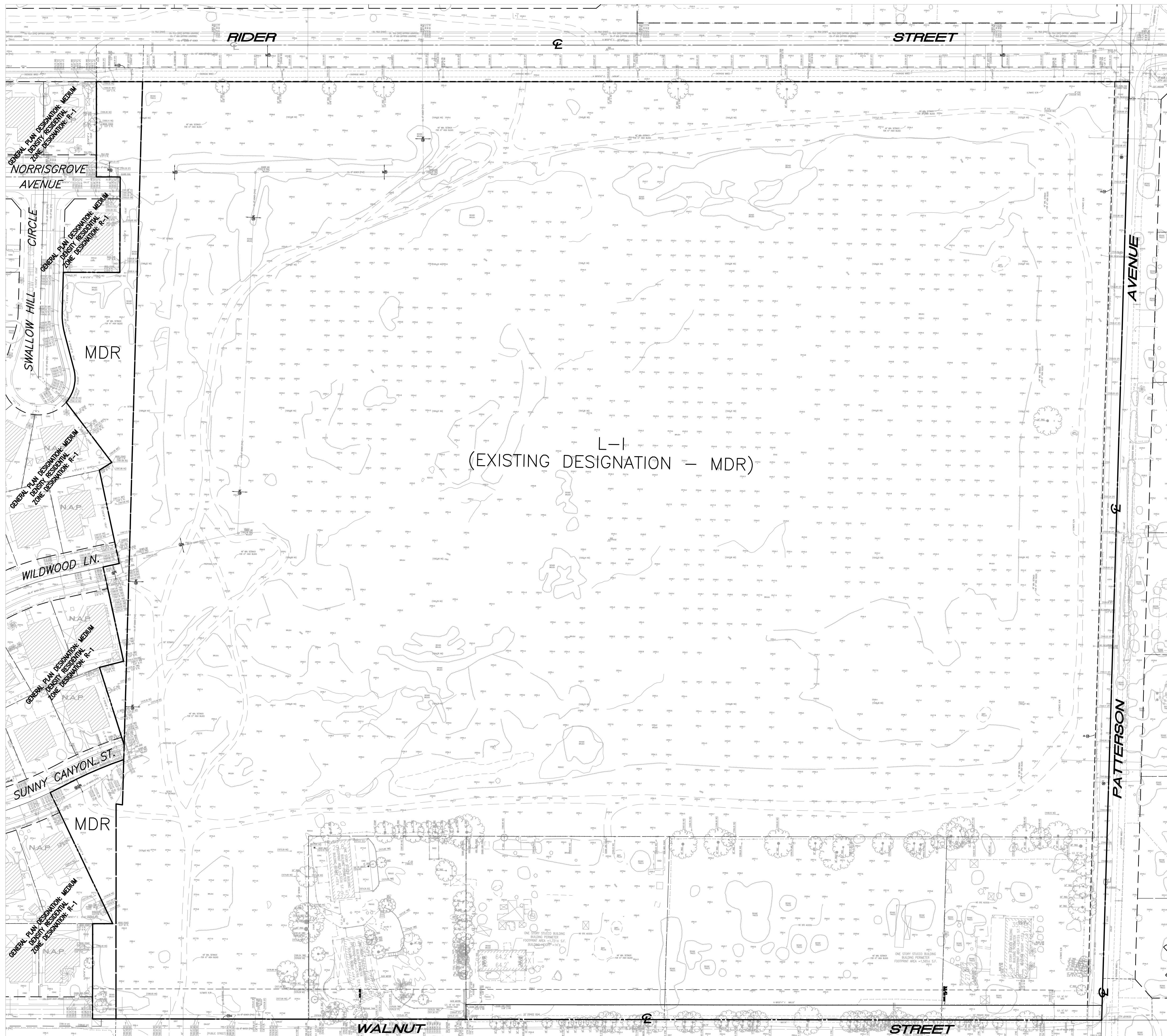
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AT A POINT WHICH IS 20 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTH, ON SAID EAST LINE, 230 FEET TO A POINT THEREON; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 218.67 FEET;

THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER 230 FEET;

EXHIBIT "A" GENERAL PLAN AMENDMENT (WITHOUT SPECIFIC PLAN)



ZONING NOTES:

EXISTING INFORMATION: GENERAL PLAN DESIGNATION: ZONE DESIGNATION: SPECIAL ZONE: THE PROPOSED DEVELOPMENT IS PLANNED TO HAVE: GENERAL PLAN DESIGNATION: MDR MEDIUM DENSITY RESIDENTIAL R-1 ONE-FAMILY DWELLINGS, CZ NUMBER 6312 A-1-1 LIGHT AGRICULTURE R-2 AND R-2-1 RURAL RESIDENTIAL MDR-CZ, WR-MSHCP 2432-B L-1 LIGHT INDUSTRIAL MDR MEDIUM DENSITY RESIDENTIAL

NOTES:

- 1. DATE PREPARED 12/10/2021
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A RECREATION AND PARK DISTRICT OR COUNTY SERVICE AREA.

LEGEND:

Legend table listing symbols for CONCRETE, TREE, PALM TREE, IRON FENCE, BLOCK WALL, etc., and their corresponding symbols.

DEVELOPER

WESTERN REALCO
500 NEWPORT CENTER DR., #630
NEWPORT BEACH, CA 92660
PHONE: (949) 720-3787
FAX: (949) 720-3790

ARCHITECT

BASTIEN AND ASSOCIATES, INC.
15661 RED HILL AVENUE, STE 150
TUSTIN, CA 92780
PHONE: (714) 617-8600

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
CIVIL ENGINEERING + LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

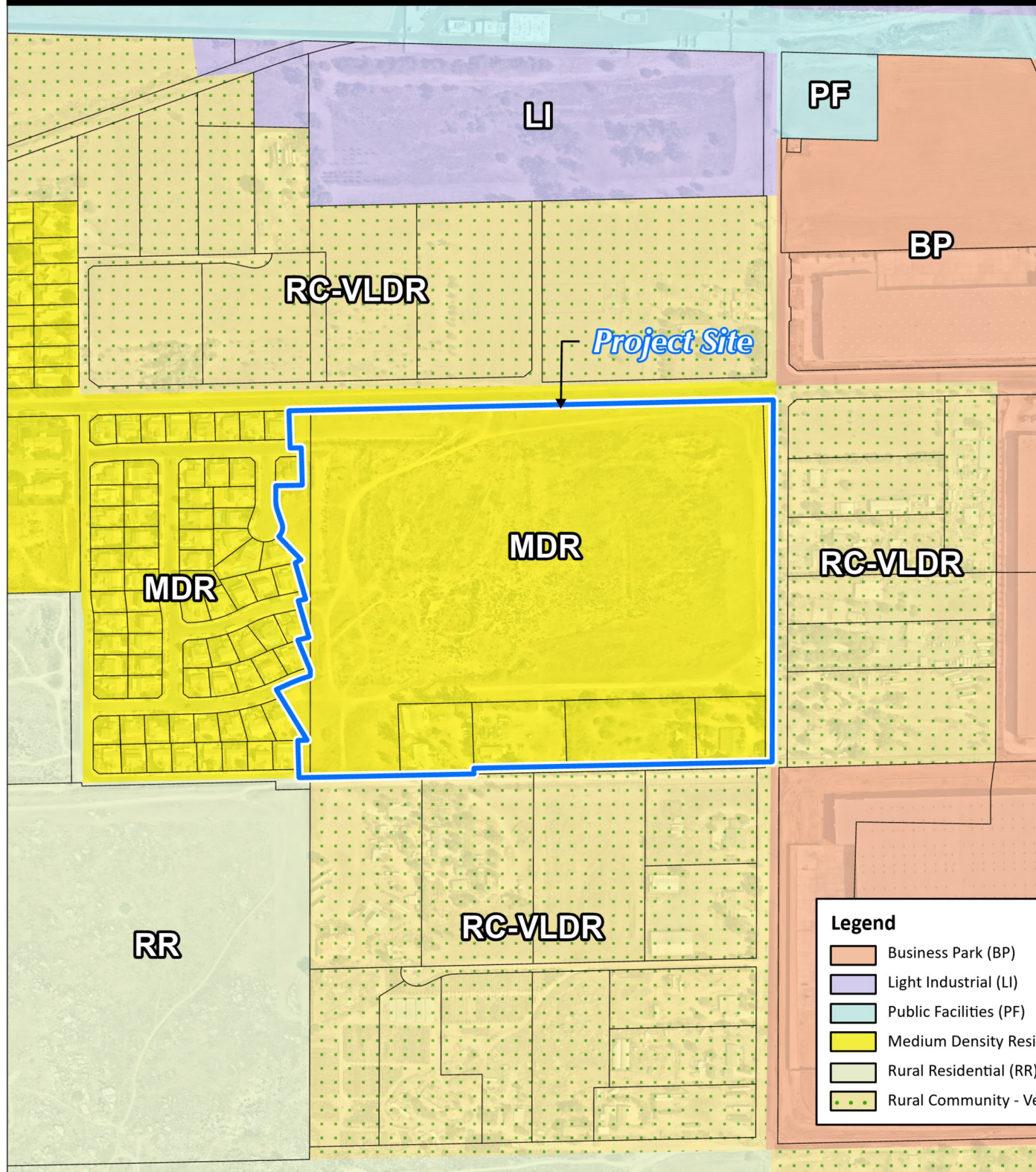
Signature of Brian L. Thienes, dated 12/10/21. Includes professional seal for Brian L. Thienes, State of California, No. 5750.

Utility information section including WATER & SEWER (Eastern Municipal Water District), TELEPHONE (Frontier), GAS (So. Calif. Gas Company), SCHOOL DISTRICT (City of Fontana), and CABLE (Charter).

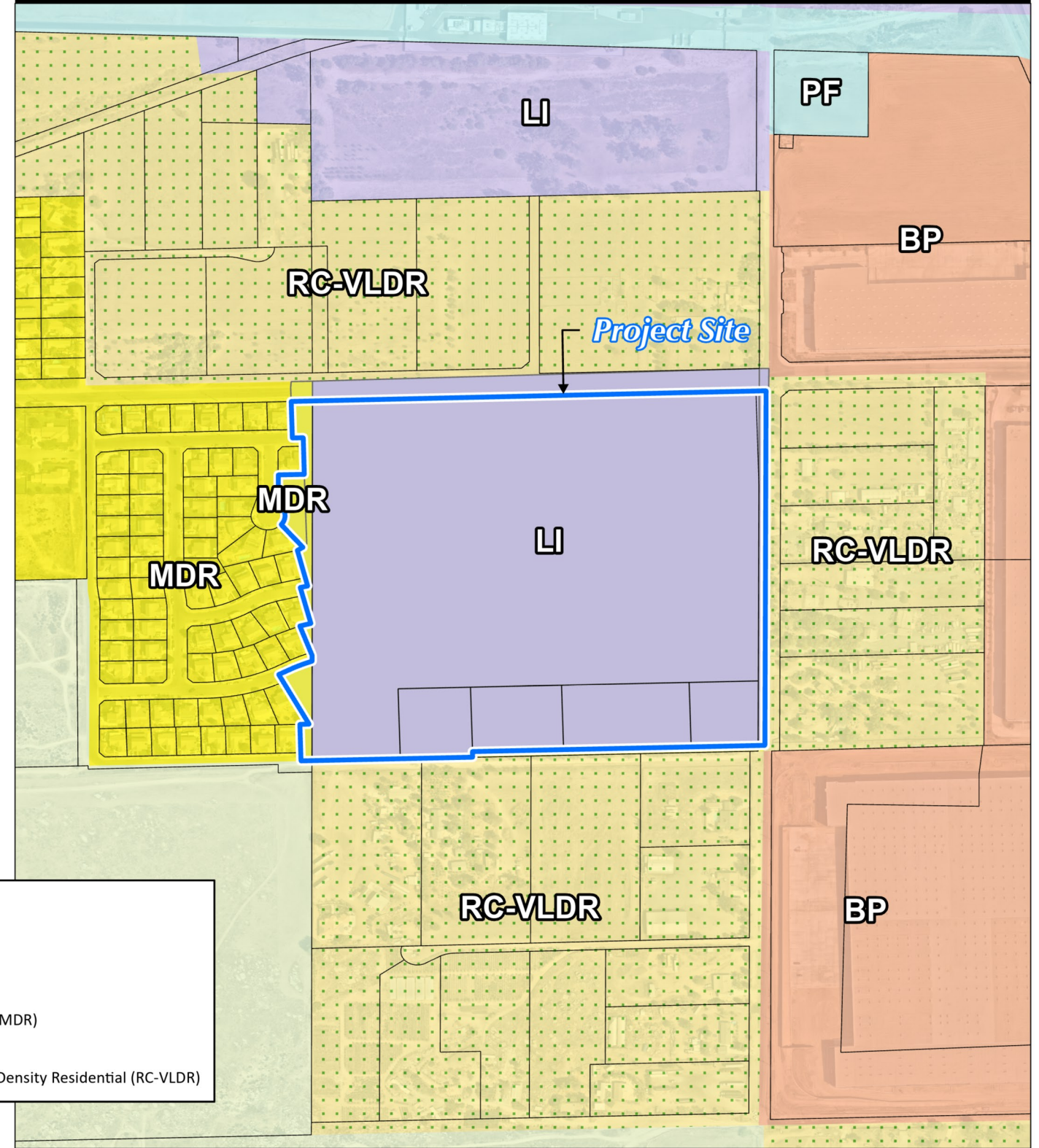
LINE TABLE with columns for LINE #, LENGTH, BEARING, and a grid of line coordinates (L7-L15).

CURVE TABLE with columns for CURVE #, DELTA, RADIUS, LENGTH, TANGENT, and a grid of curve data (C1-C6).

EXISTING



PROPOSED



Legend	
	Business Park (BP)
	Light Industrial (LI)
	Public Facilities (PF)
	Medium Density Residential (MDR)
	Rural Residential (RR)
	Rural Community - Very Low Density Residential (RC-VLDR)

Source(s): ESRI, Nearmap Aerial (2022), RCTLMA (2022)



Figure 3

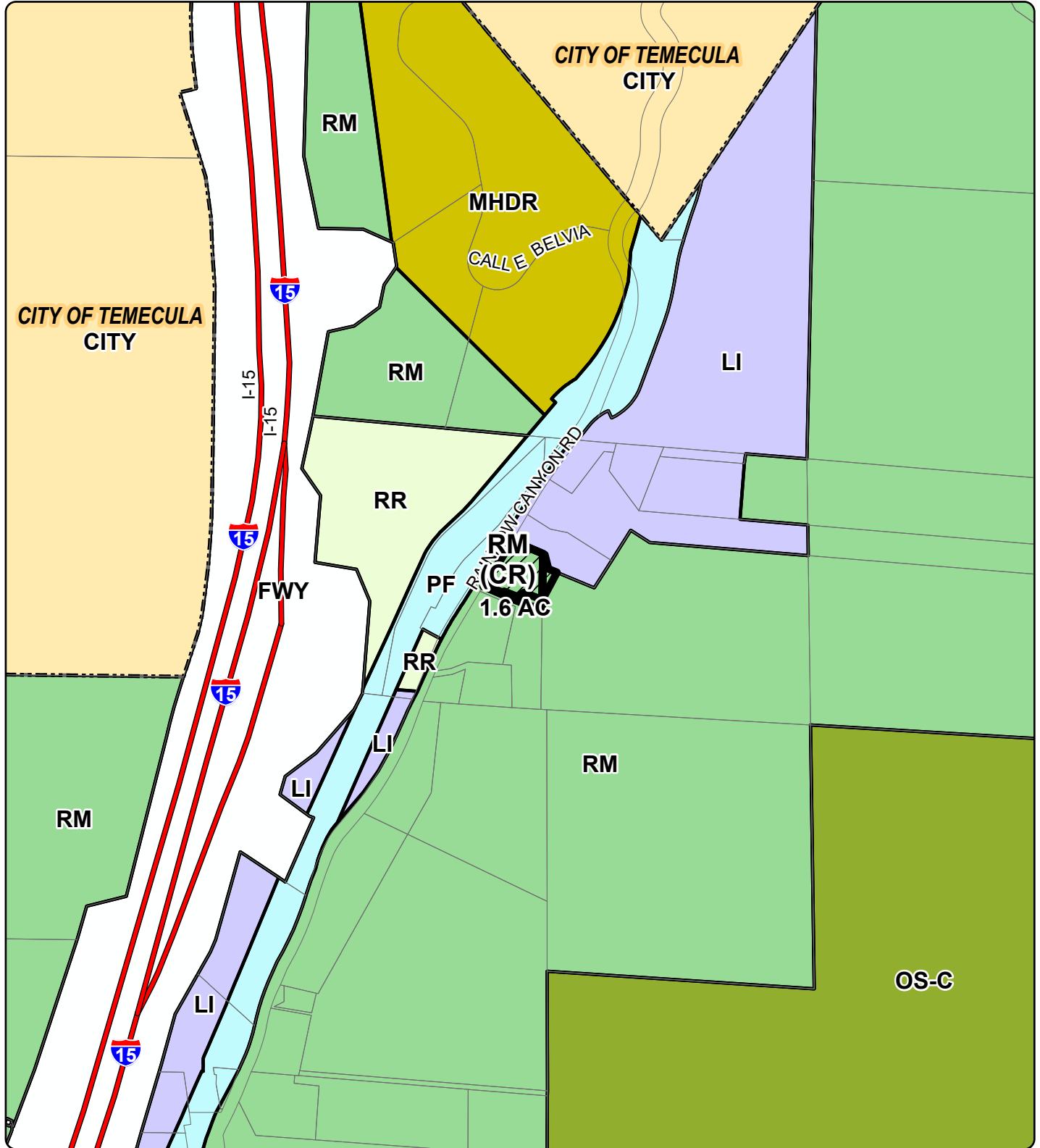
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA200006 CZ2000022 CUP200040

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 6/5/2024
Exhibit 6



Zoning District: Rancho California

Author: Karen Jordan

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



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ORDINANCE NO. 348.5023
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:

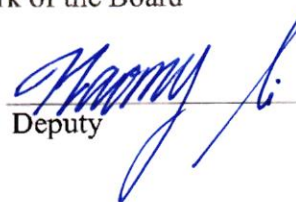
Section 1. Section 4.1 of Ordinance No. 348, and Mead Valley District Zoning Plan Map No. 62.021, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Mead Valley District, Map No. 62.021, Change of Zone Case No. 2200003," which map is made a part of this ordinance.

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

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


By: 
Chair, Board of Supervisors
Chuck Washington

ATTEST:
KIMBERLY RECTOR
Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM
September 30, 2024

By: 
AARON C. GETTIS
Chief Deputy County Counsel

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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 October 08, 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: October 08, 2024

KIMBERLY A. RECTOR
Clerk of the Board

BY: 
Deputy

SEAL

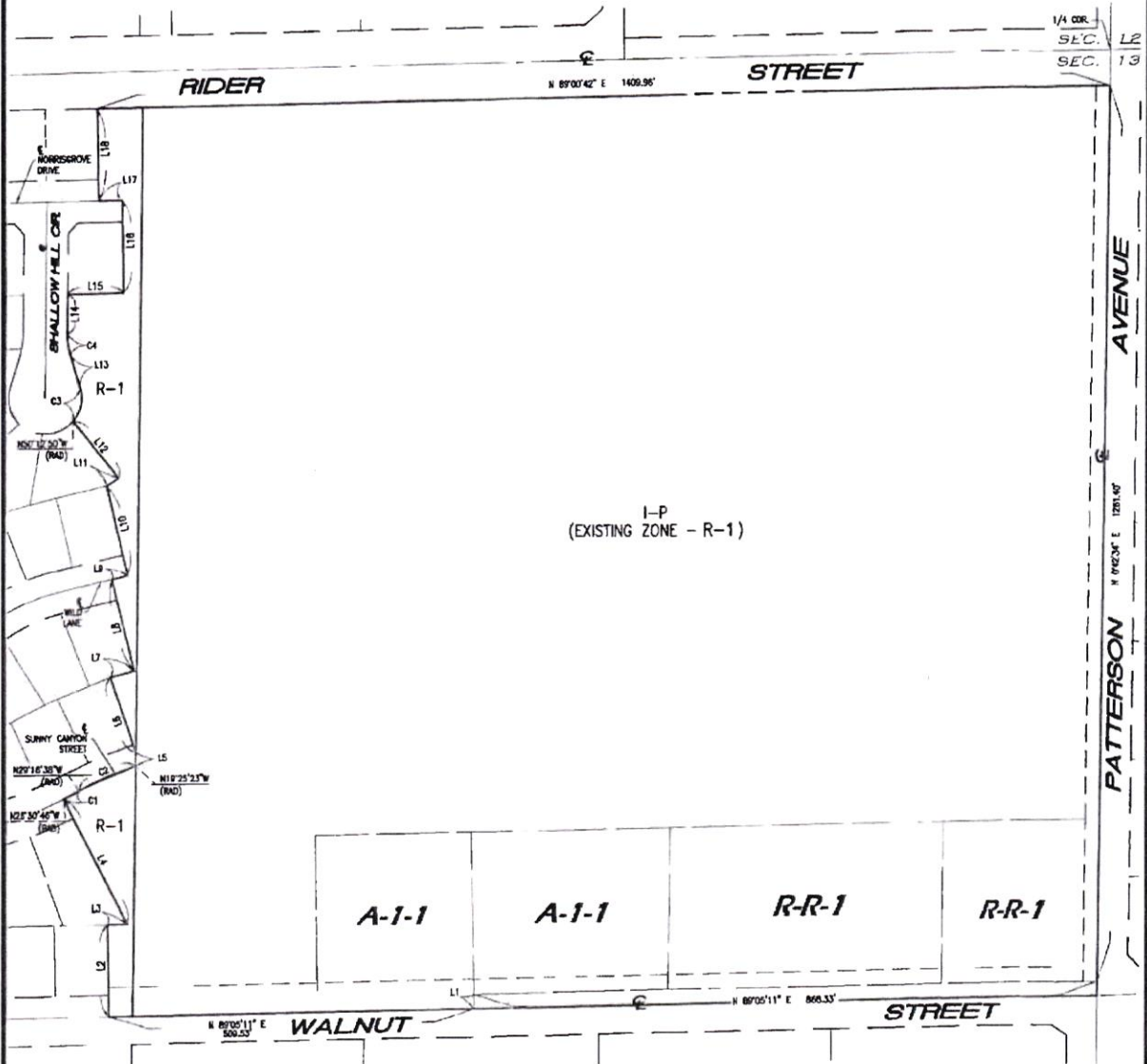
**NORTH FERRIS AREA
SEC. 13, T. 4 S., R. 4 W., S.B.M.**

LINE #	BEARING	LENGTH
L1	S 0°54'49" E	20.00'
L2	N 0°54'49" W	100.00'
L3	N 89°00'11" E	27.34'
L4	N 26°29'01" W	166.13'
L5	S 0°30'11" W	20.00'
L6	N 16°36'35" W	111.03'

LINE #	BEARING	LENGTH
L7	N 74°46'36" E	34.00'
L8	S 1°16'19" E	131.64'
L9	N 76°42'28" E	22.54'
L10	N 1°00'30" W	130.31'
L11	S 87°24'16" W	20.00'
L12	S 38°09'40" E	103.00'

LINE #	BEARING	LENGTH
L13	S 15°42'35" E	50.00'
L14	N 0°33'02" E	55.81'
L15	S 89°12'36" W	77.16'
L16	N 0°47'24" W	130.42'
L17	N 89°00'34" E	32.30'
L18	S 0°59'16" E	130.00'

CURVE #	DELTA	RADIUS	LENGTH
C1	2°45'52"	500.00'	24.12'
C2	0°51'15"	500.00'	65.99'
C3	56°29'45"	50.00'	46.43'
C4	16°15'37"	100.00'	33.36'

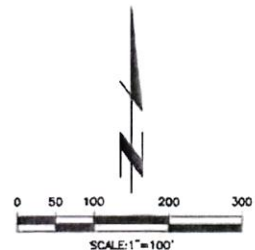


LEGEND:

- I-P INDUSTRIAL PARK
- R-1 ONE FAMILY DWELLINGS
- A-1-1 LIGHT AGRICULTURE
- R-R-1 RURAL RESIDENTIAL

**MAP NO. 62.021
CHANGE OF OFFICIAL ZONING PLAN
MEAD VALLEY MAC
DISTRICT**

CHANGE OF ZONE CASE NO. CZ2200003
AMENDING ORDINANCE NO. _____
ADOPTED BY ORDINANCE NO. 348.5023
SEPTEMBER 2024
RIVERSIDE COUNTY BOARD OF SUPERVISORS



APNs: 317-210-006, 317-210-008,
317-210-010, 317-210-011,
317-210-016, 317-210-022,
317-210-023

ORDINANCE NO. 348.5024

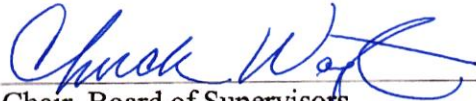
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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


Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2502, Change of Zone Case No. 2000022" which map is made a part of this ordinance.

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

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

By: 
Chair, Board of Supervisors
Chuck Washington

ATTEST:
KIMBERLY RECTOR
Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM
September 30, 2024

By: 
AARON C. GETTIS
Chief Deputy County Counsel

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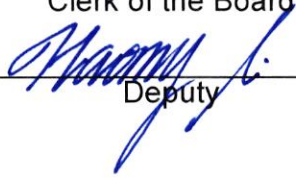
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 08, 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

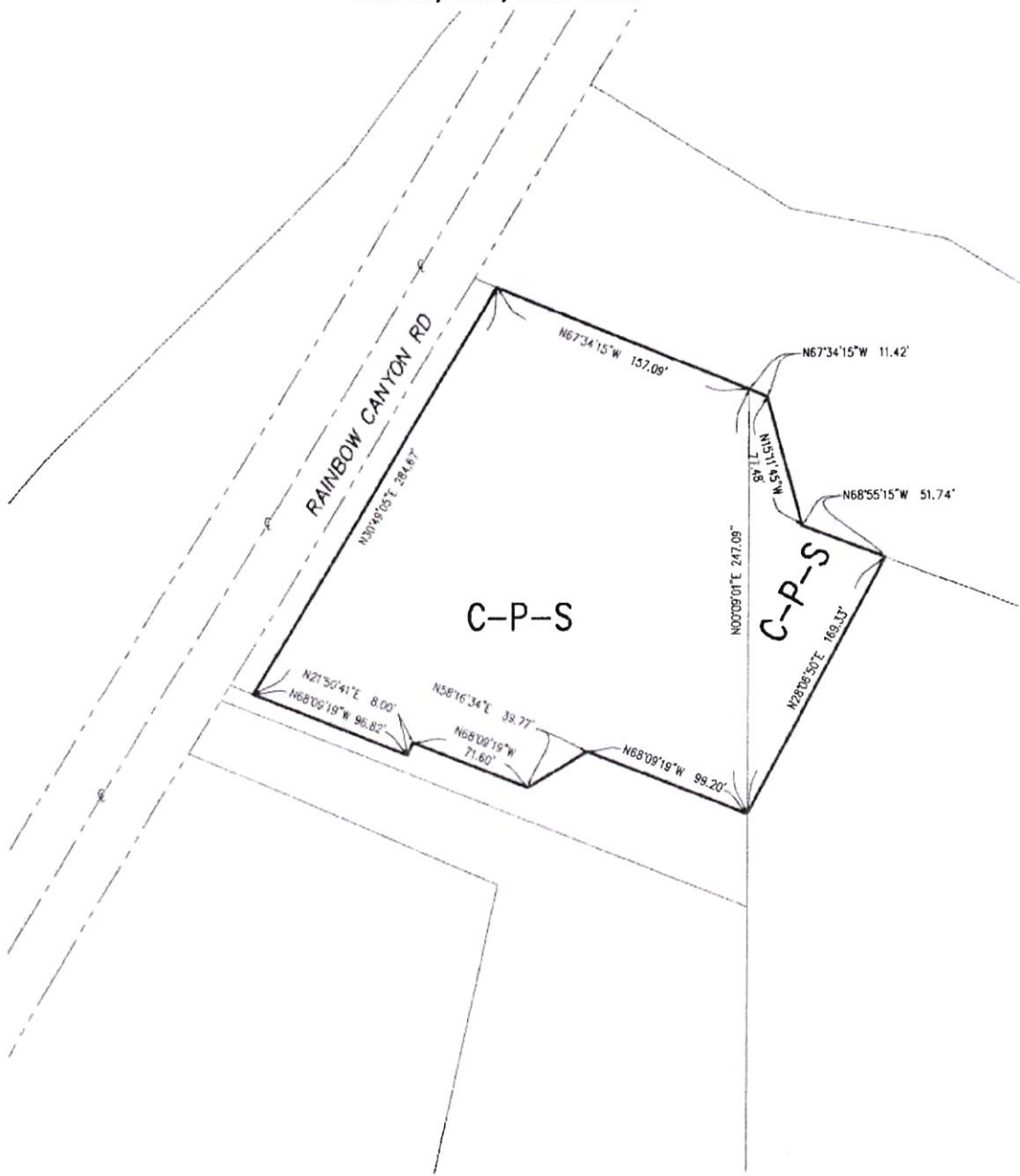
DATE: October 08, 2024

KIMBERLY A. RECTOR
Clerk of the Board

BY:  _____
Deputy

SEAL

Rancho California Area
 SEC. 30, T.8S., R.2W. S.B.M.



C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2502
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2000022

ADOPTED BY ORDINANCE NO. 348.5024

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET



ASSESSORS BK. NO.
 PORTION OF 918-160-005
 PORTION OF 918-170-007

AFFIDAVIT OF PUBLICATION

Cindy Fernandez
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

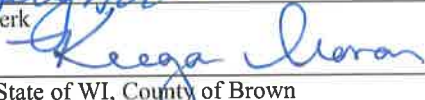
The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

10/13/2024

and that the fees charged are legal.
Sworn to and subscribed before on 10/13/2024



Legal Clerk



Notary, State of WI, County of Brown

21428

My commission expires

Publication Cost:	\$475.46	
Tax Amount:	\$0.00	
Payment Cost:	\$475.46	
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Notary Public
State of Wisconsin

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

ORDINANCE NO. 348.5024

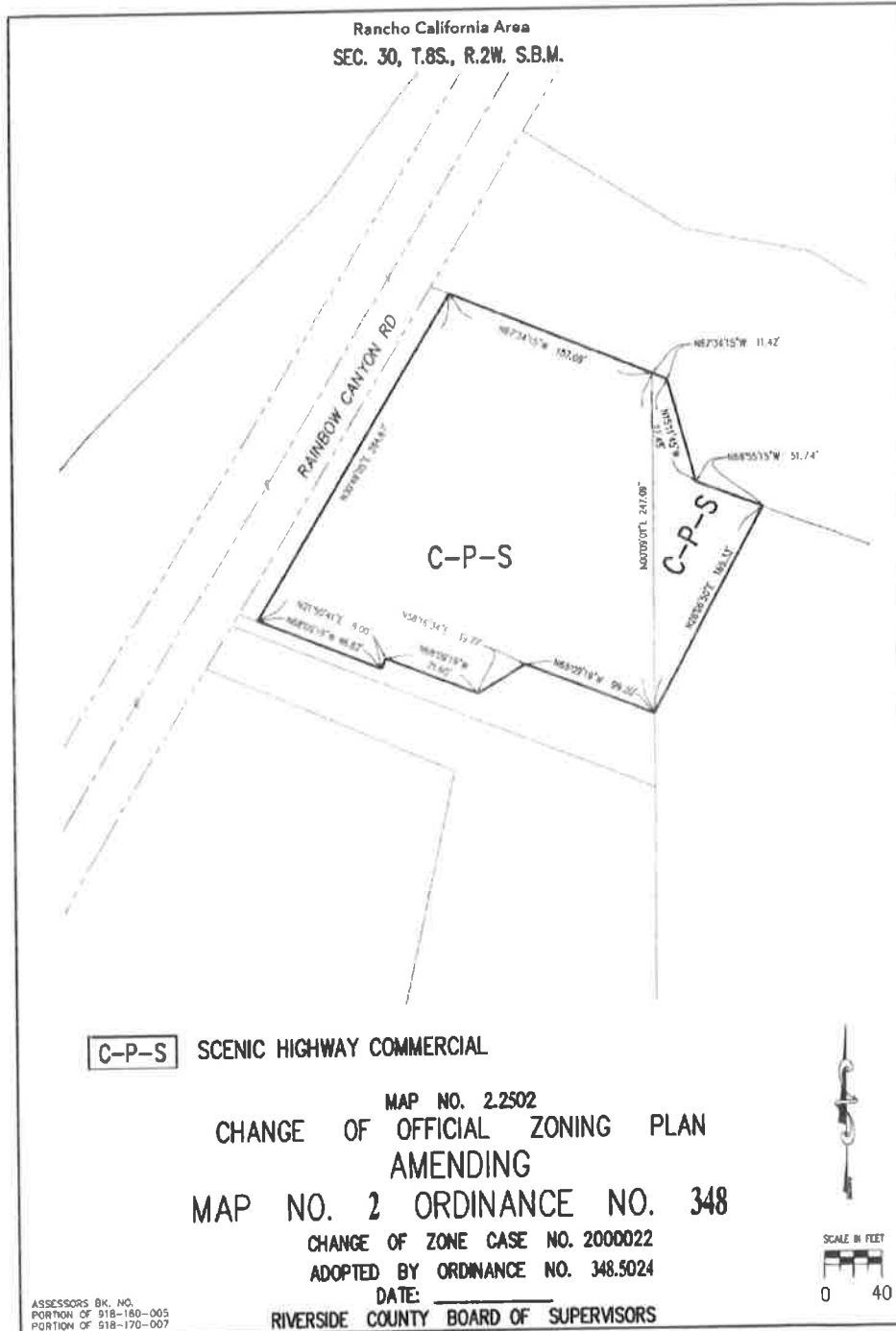
AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2502, Change of Zone Case No. 2200022" which map 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 **October 8, 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

AFFIDAVIT OF PUBLICATION

Cindy Fernandez
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

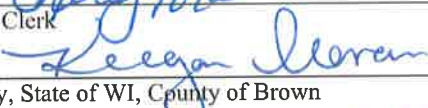
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Legal Clerk



Notary, State of WI, County of Brown

21478

My commission expires

Publication Cost:	\$506.14	
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Notary Public
State of Wisconsin

ORDINANCE NO. 348.5023

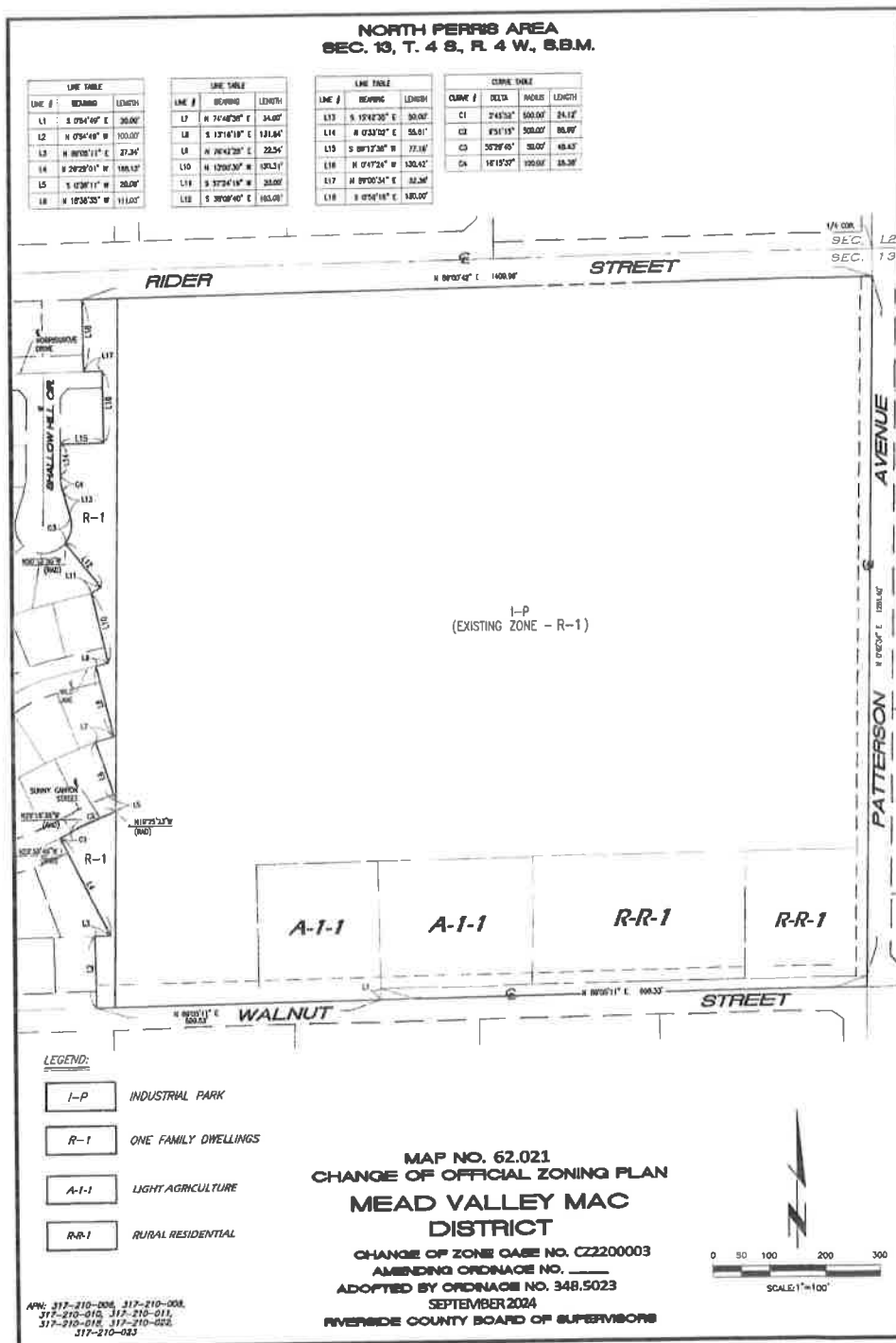
AN ORDINANCE OF THE COUNTY OF RIVERSIDE

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 Mead Valley District Zoning Plan Map No. 62.021, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Mead Valley District, Map No. 62.021, Change of Zone Case No. 2200003" which map 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 **October 8, 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

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

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

.....

Account Number: 5209148

Ad Order Number: 0011697065

Customer's Reference ORDINANCE NO. 348.5024
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 10/14/2024

Amount: \$927.20

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5024

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AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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Chuck Washington, Chair of the Board

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NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press_Enterprise Oct. 14, 2024

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: ORDINANCE NO. 348.5024

Legal No. **0011697065**

Ad Copy:

FILE NO. ORDINANCE NO. 348.5024

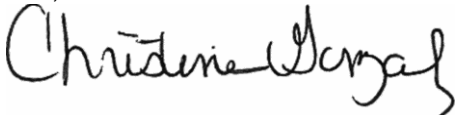
PROOF OF PUBLICATION

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:

10/14/2024

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

Date: October 14, 2024.
At: Riverside, California



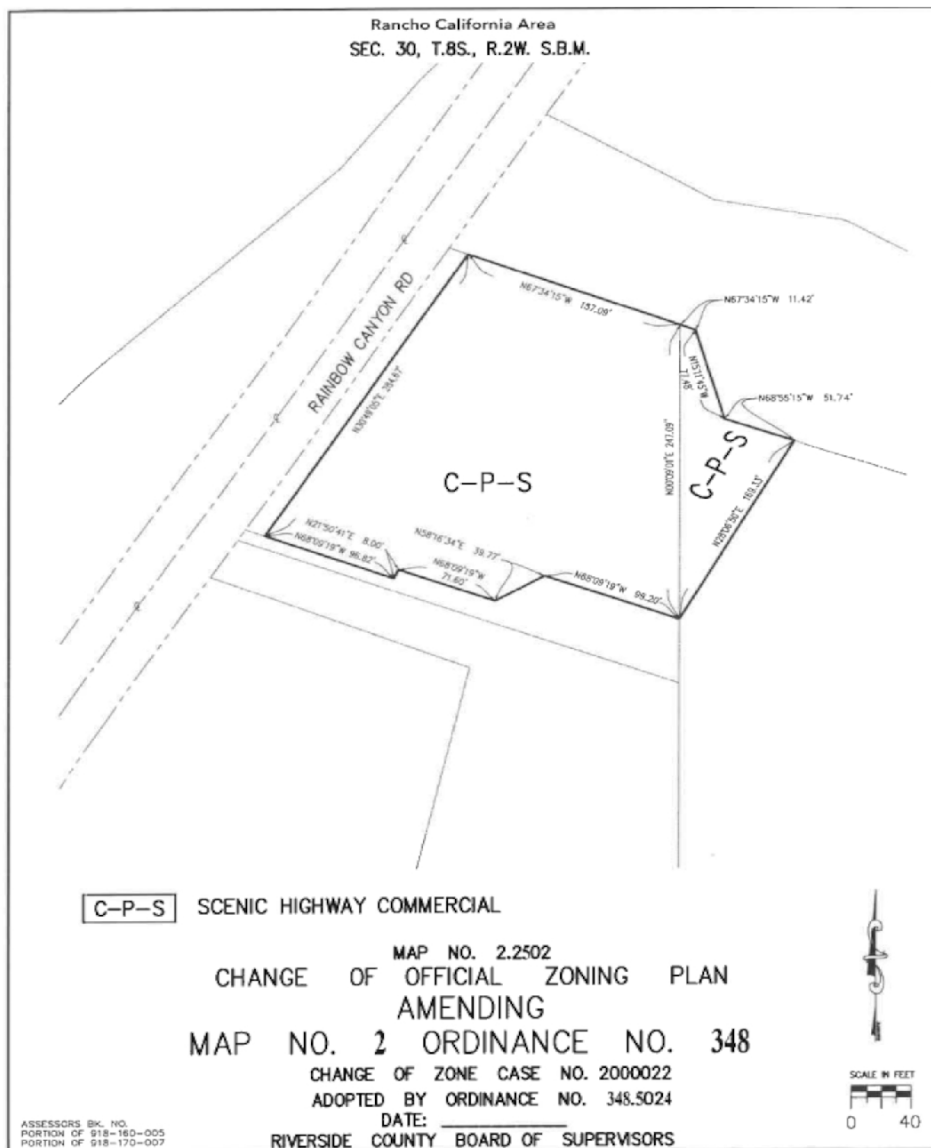
Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5024

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

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2502, Change of Zone Case No. 2200022" which map 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 **October 8, 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 Oct. 14, 2024

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

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

.....

Account Number: 5209148

Ad Order Number: 0011697060

Customer's Reference ORDINANCE NO. 348.5023
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 10/14/2024

Amount: \$934.00

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5023

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 Mead Valley District Zoning Plan Map No. 62.021, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Mead Valley District, Map No. 62.021, Change of Zone Case No. 2200003" which map 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 October 8, 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 Oct. 14, 2024

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
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5209148

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: ORDINANCE NO. 348.5023

Legal No. **0011697060**

Ad Copy:

FILE NO. ORDINANCE NO. 348.5023

PROOF OF PUBLICATION

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:

10/14/2024

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

Date: October 14, 2024.
At: Riverside, California



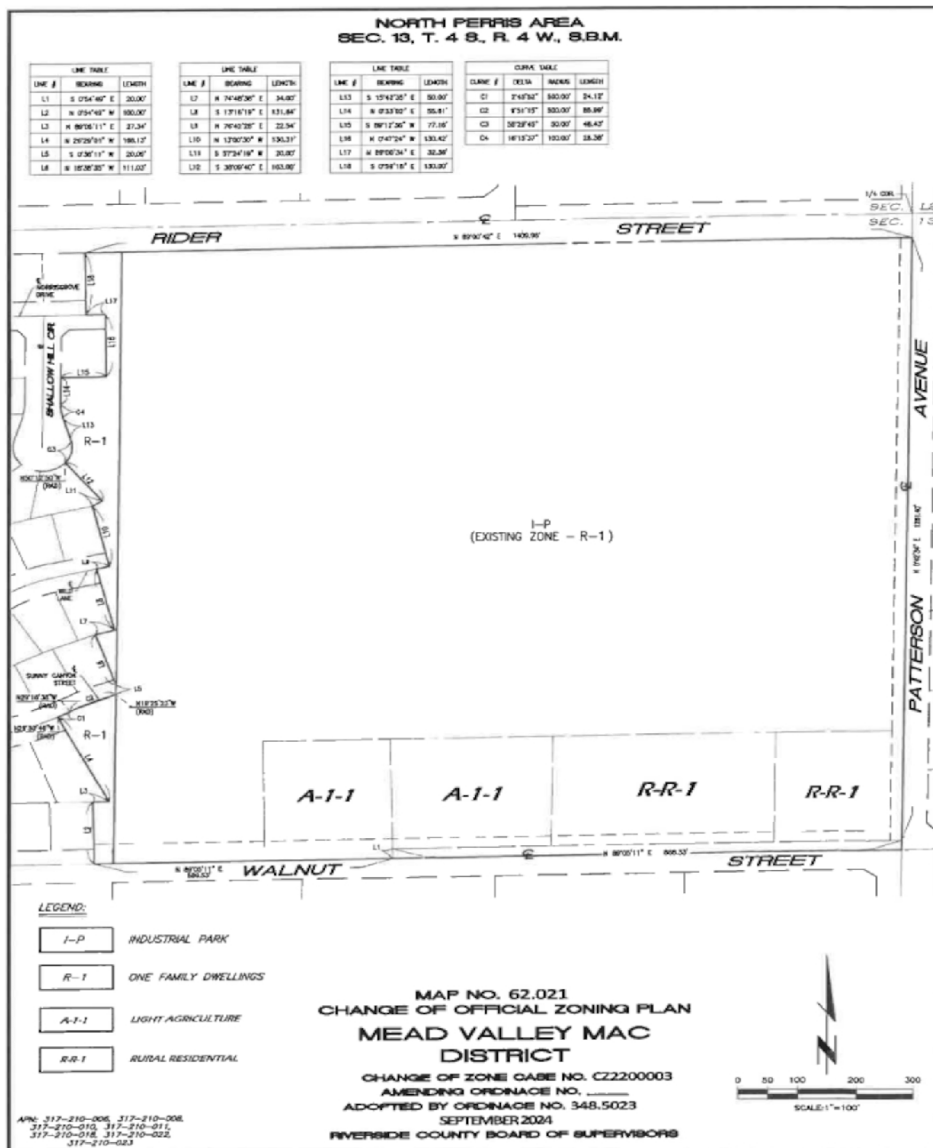
Legal Advertising Representative, The Press-Enterprise

**BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5023**

**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 Mead Valley District Zoning Plan Map No. 62.021, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Mead Valley District, Map No. 62.021, Change of Zone Case No. 2200003" which map 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 October 8, 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 Oct. 14, 2024

AFFIDAVIT OF PUBLICATION


Cindy Fernandez
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

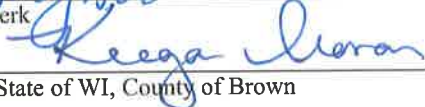
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10/13/2024

and that the fees charged are legal.
Sworn to and subscribed before on 10/13/2024



Legal Clerk



Notary, State of WI, County of Brown

21428

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Publication Cost:	\$475.46	
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State of Wisconsin

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

ORDINANCE NO. 348.5024

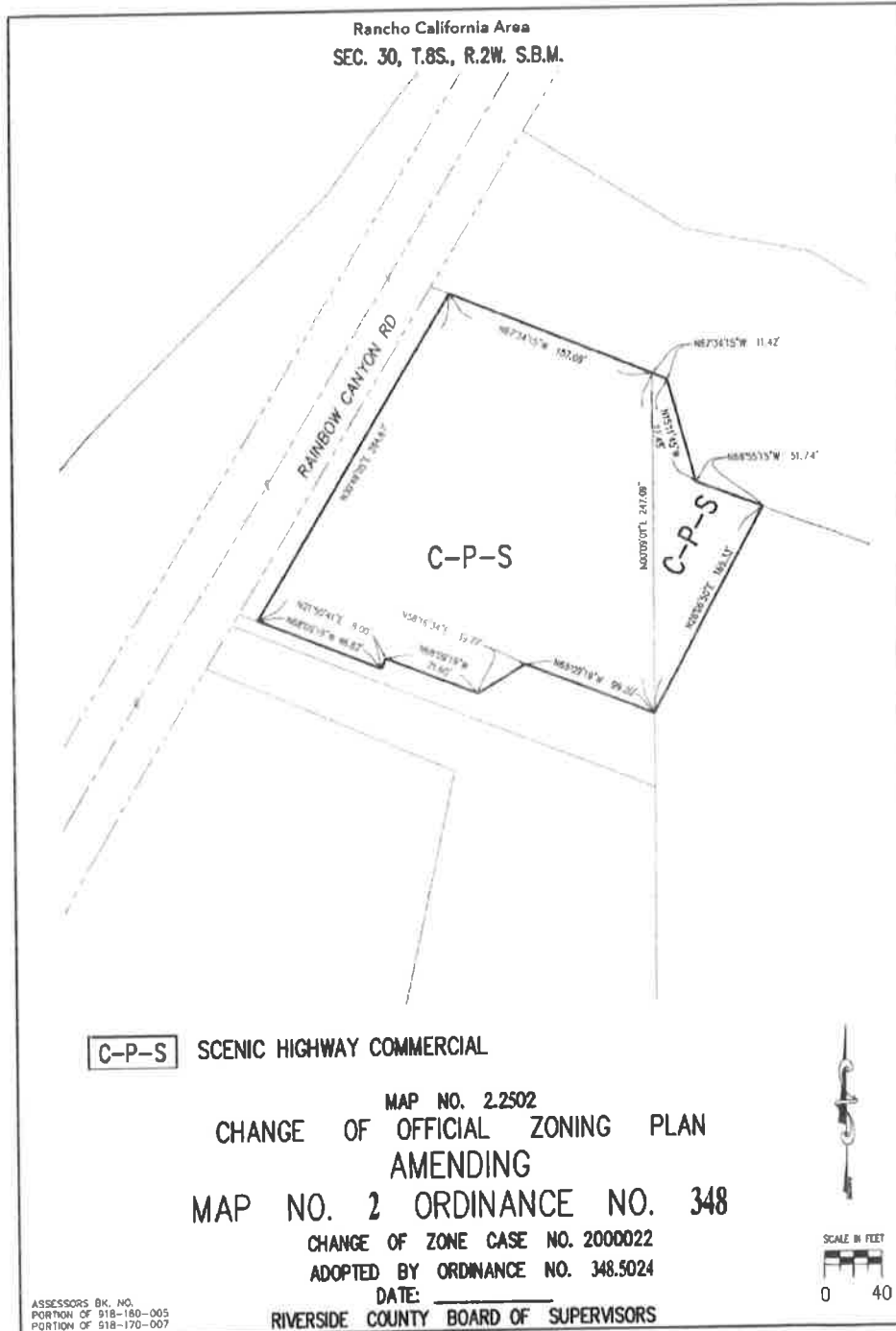
AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2502, Change of Zone Case No. 2200022" which map 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 **October 8, 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

AFFIDAVIT OF PUBLICATION


Cindy Fernandez
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

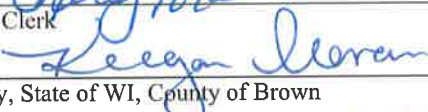
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Legal Clerk



Notary, State of WI, County of Brown

21478

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Tax Amount:	\$0.00	
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ORDINANCE NO. 348.5023

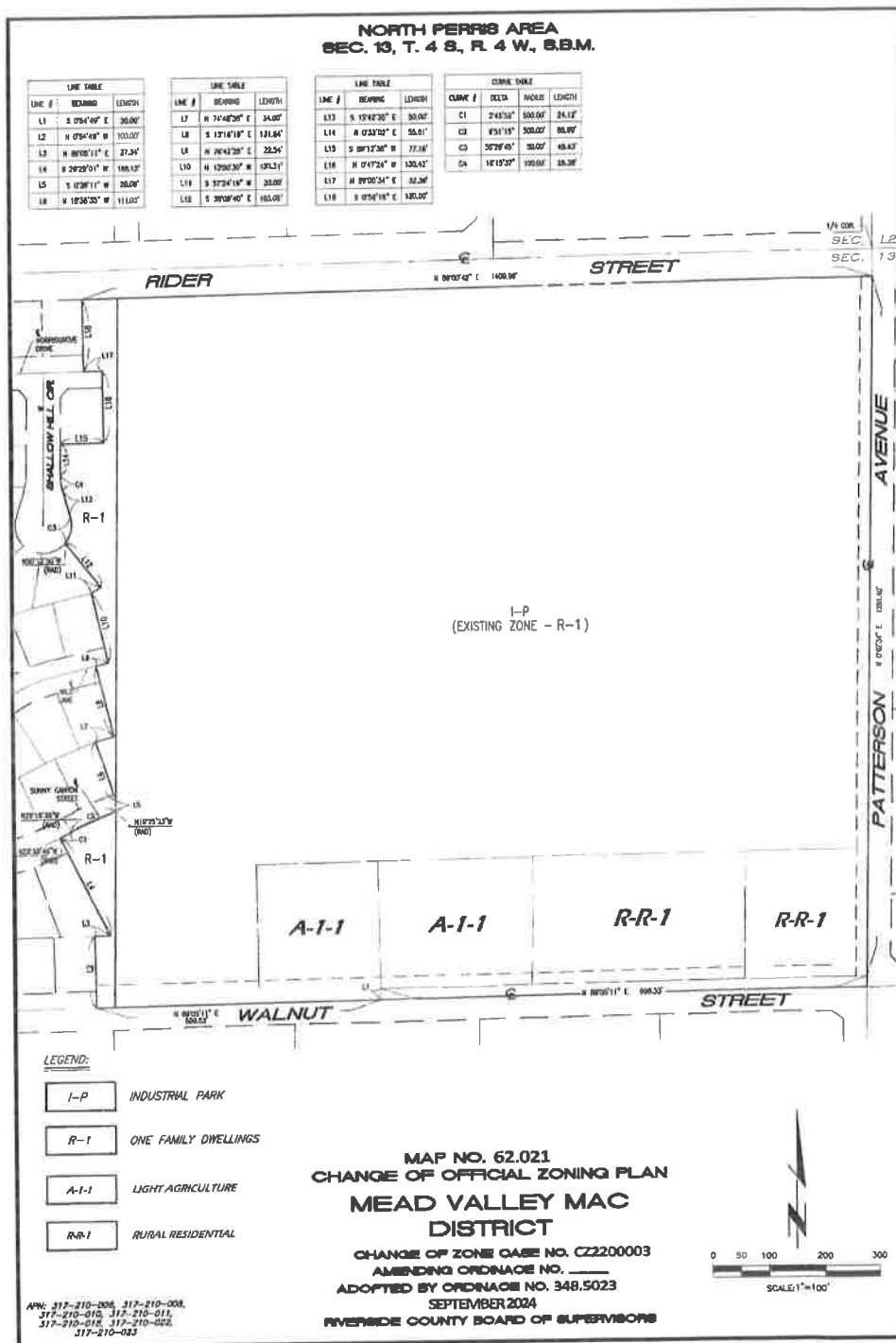
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Section 2. This ordinance shall take effect thirty 30 days after its adoption.



Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 8, 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

AFFIDAVIT OF PUBLICATION


Cindy Fernandez
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

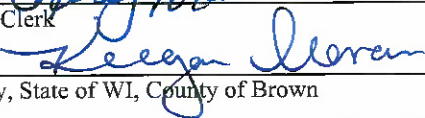
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Legal Clerk



Notary, State of WI, County of Brown



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KEEGAN MORAN
Notary Public
State of Wisconsin

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2024 OCT 23 AM 10:27

ORDINANCE NO. 348.5023

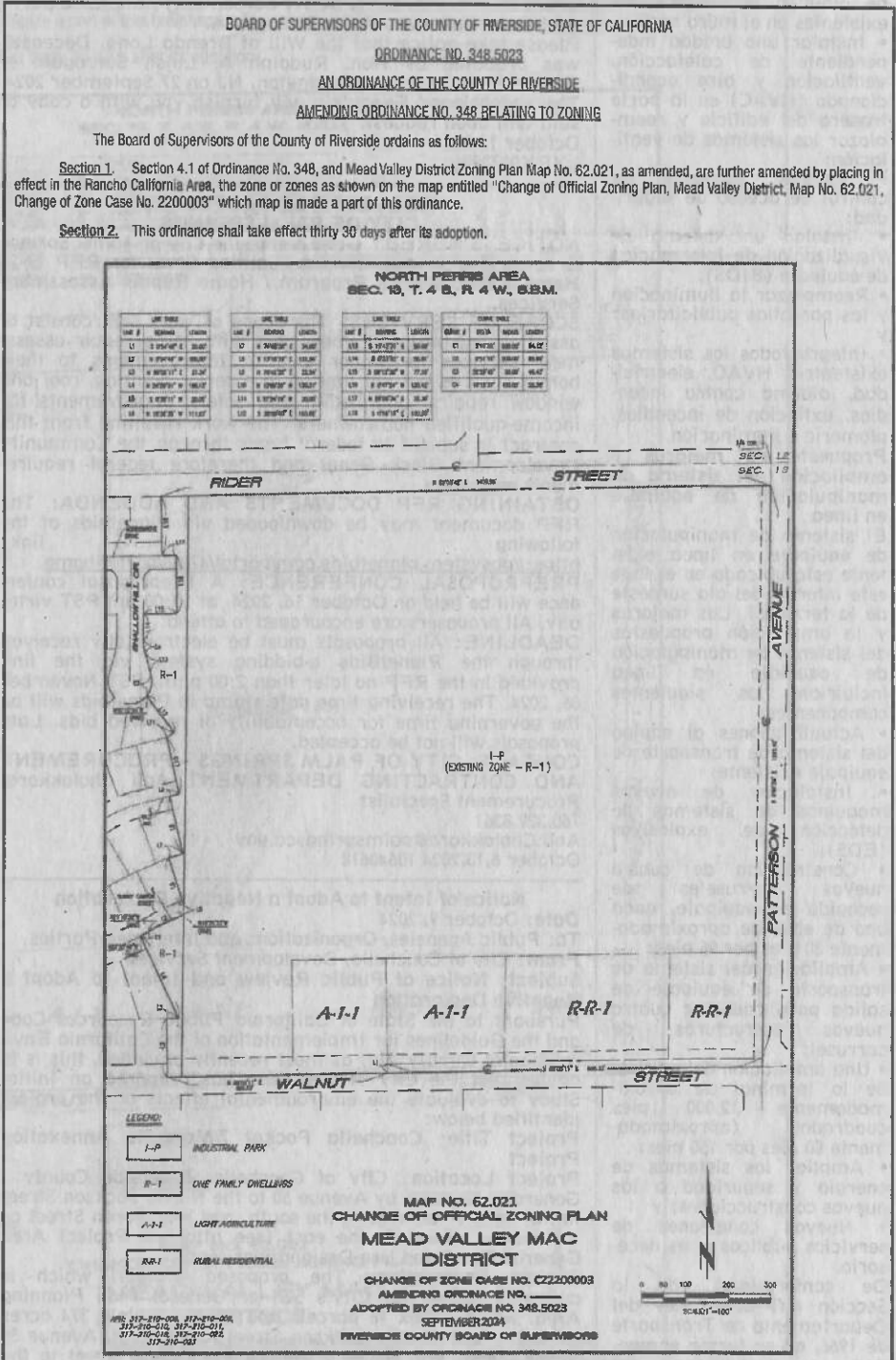
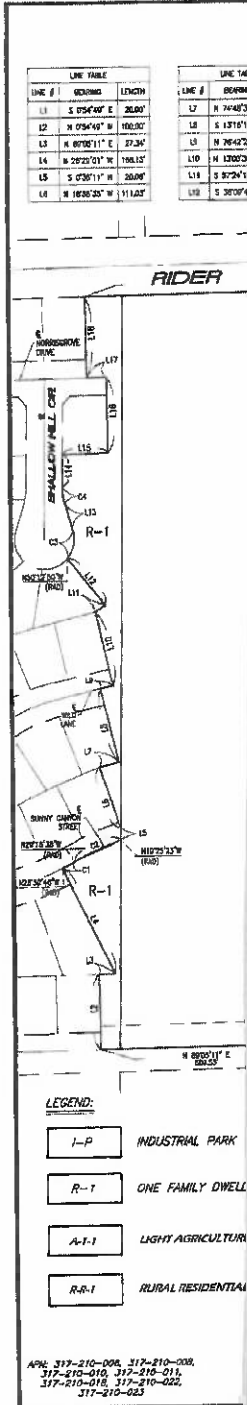
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Section 2. This ordinance shall take effect thirty (30) days after its adoption.



I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on October 8, 2024, the foregoing Ordinance was adopted by said Board by the following vote:

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 ABSENT: None

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

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

Chuck Washington, Chair of the Board

AFFIDAVIT OF PUBLICATION

Cindy Fernandez
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

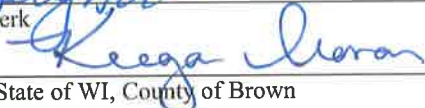
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Legal Clerk



Notary, State of WI, County of Brown

21428

My commission expires

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KEEGAN MORAN
Notary Public
State of Wisconsin

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

ORDINANCE NO. 348.5024

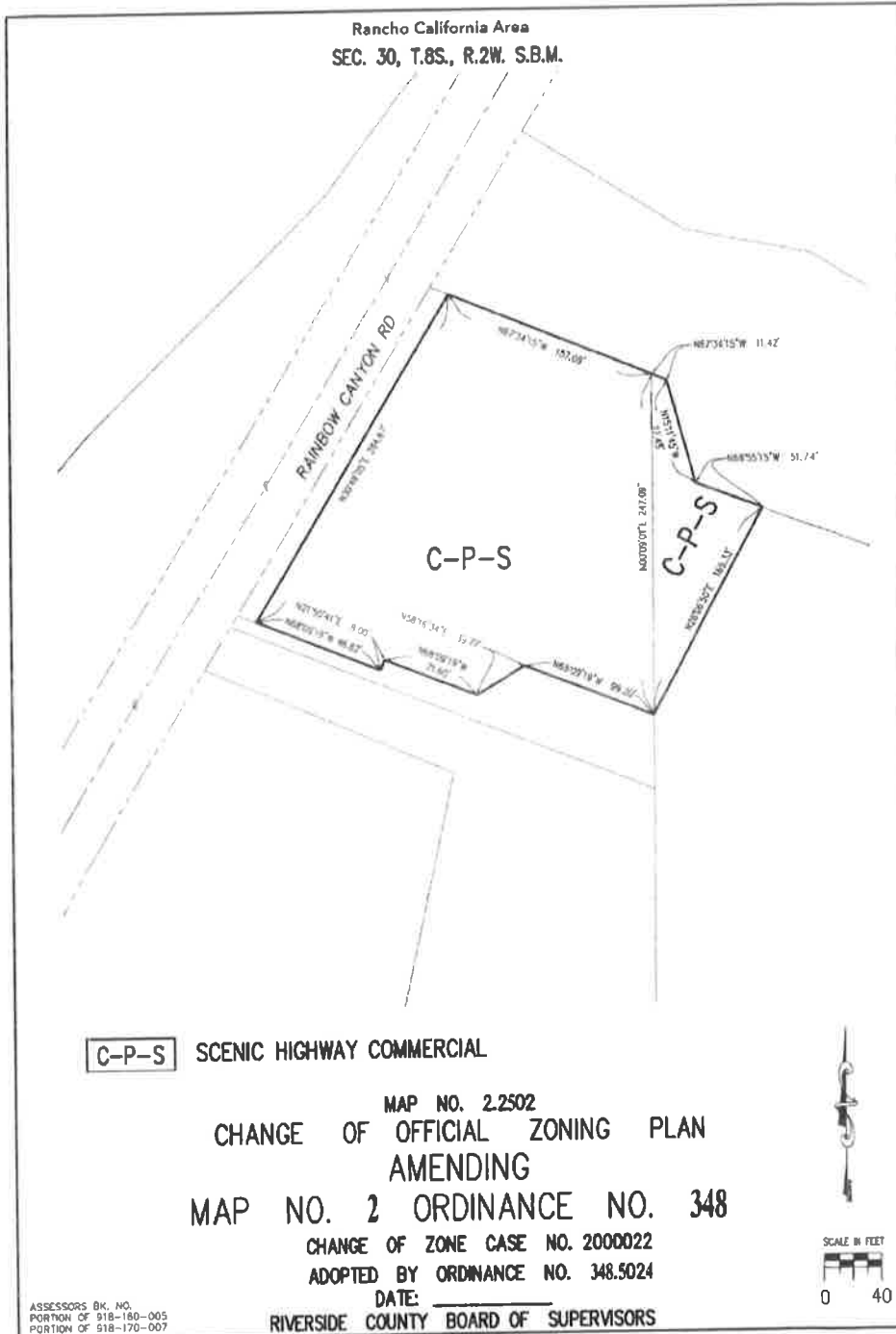
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ABSENT: None

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

AFFIDAVIT OF PUBLICATION

Cindy Fernandez
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

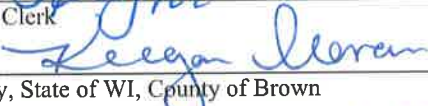
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KEEGAN MORAN
Notary Public
State of Wisconsin

ORDINANCE NO. 348.5023

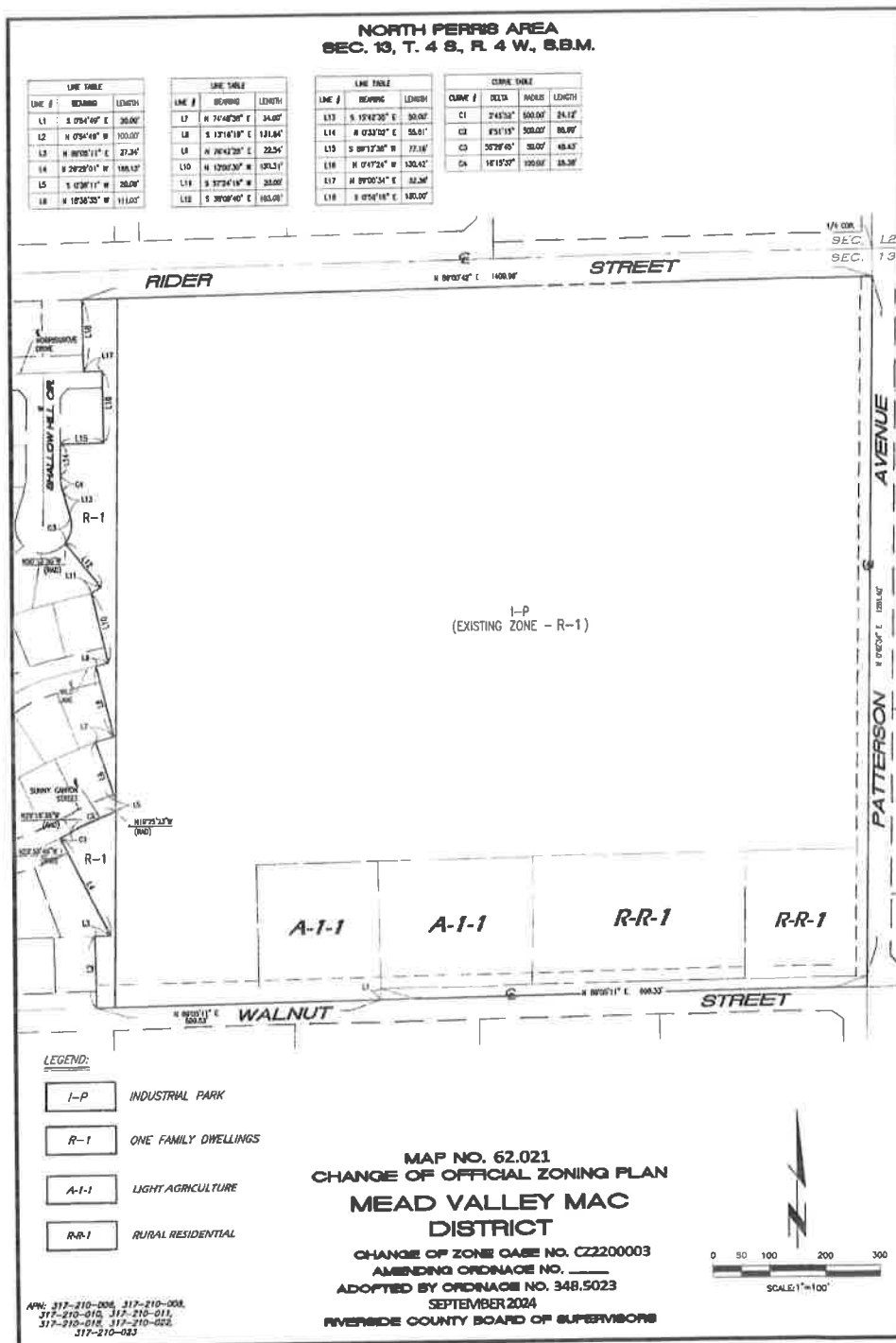
AN ORDINANCE OF THE COUNTY OF RIVERSIDE

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 Mead Valley District Zoning Plan Map No. 62.021, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Mead Valley District, Map No. 62.021, Change of Zone Case No. 2200003" which map 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 **October 8, 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