

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



ITEM: 23.2  
(ID # 28172)

**MEETING DATE:**

Tuesday, July 29, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2500016 – CEQA EXEMPT PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(b)(3) - Applicant: Drill Tech Drilling & Shoring Inc. c/o Jeff Geist – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan – Community Development: Light Industrial (CD:LI), Rural Mountainous (CD:RM) – Zoning: Rural Residential (R-R) – Location: North of Grand Avenue, West of Leon Road, and East Briggs Road – 132.74 Gross Acre Site – REQUEST: Change of Zone No. 2500016 proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC) on the portion of the site that has a general plan designation of CD:LI in order to bring the zone into consistency with the general plan designation. APN: 461-030-004 – District 3. [Applicant Fees 100%]

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

1. **FIND** that the Project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that a project will not have a significant effect on the environment;
2. **APPROVE CHANGE OF ZONE NO. 2500016**, to amend a portion the zoning classification of the Project site from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report and all exhibits, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and

Continued on Page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 7/17/2025


  
Rania Odenbaugh, TLMA Director 7/22/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5036 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, and Perez  
Nays: None  
Absent: Gutierrez  
Date: July 29, 2025  
xc: Planning, COB/MC/AB/DL/NS

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:

3. **ADOPT ORDINANCE NO. 348.5036** amending the zoning in the Winchester Area District shown in Map No. **2.2508**, Change of Zone No. 2500016 attached hereto and incorporated herein by reference.

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

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

**BACKGROUND:**

**Summary**

On March 17, 2025, the applicant, Jeff Geist, submitted Change of Zone No. 2500016 (CZ2500016) to the County of Riverside for consideration. The application proposes to change a portion of the subject site’s zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC) on the portion of the site with a general plan designation of Community Development (CD): Light Industrial (LI). A zoning consistency change is necessary so that the parcel will be consistent with the general plan designation.

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

On June 4, 2025, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2500016 by a vote of 4-0.

**Impact on Residents and Businesses**

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

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

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

impact to the environment. Although the Change of Zone would establish a different list of uses and development standards compared to the current zone, the uses potentially allowed would still have to be consistent with the generally permitted uses of the LI land use designation that is already applied to the site. So, the site would not have any more impact than what is already assumed under the LI land use designation. Moreover, the M-SC zoning classification allows for only one use by right (agricultural uses) as compared to the R-R zoning classification, which allows for 18 different uses (including agriculture) by right. Any future development project proposed for the site would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. In no way does changing the site's current zone to M-SC foreclose any future mitigation or alternatives that could be applied if a future development were to occur at the site.

Based on these findings, the Project can be supported under Section 15061(b)(3) as it can be determined with certainty that it will not have a significant effect on the environment. No further environmental review is required at this time. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

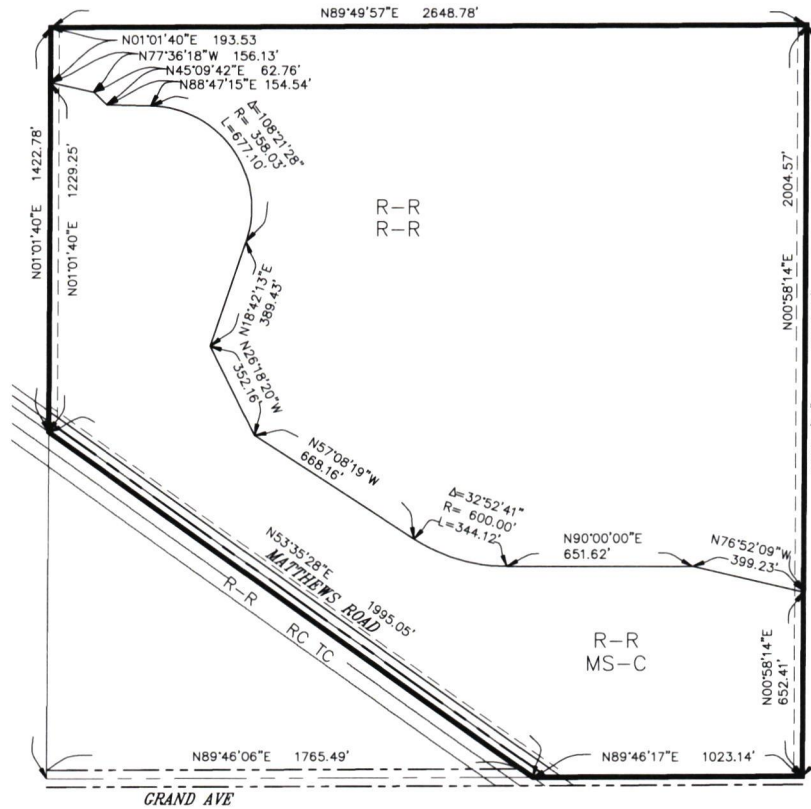
- A. Planning Commission Report of Actions
- B. Planning Commission Staff Report
- C. Ordinance No. 348.5036

  
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Jason Farin, Principal Policy Analyst                      7/23/2025

  
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Aaron Gettis, Chief of Deputy County Counsel                      7/17/2025



WINCHESTER AREA  
 SEC. 19, T.5S., R.2W. S.B.M.



**MS-C** MANUFACTURING SERVICE COMMERCIAL

MAP NO. 2.2508  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2500016  
 ADOPTED BY ORDINANCE NO. 348.5036  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



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STATE OF CALIFORNIA        )  
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COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 29, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE:            July 29, 2025

KIMBERLY A. RECTOR  
Clerk of the Board  
BY: \_\_\_\_\_  
                  Deputy

SEAL



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – June 4, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District Mussa Khiar Vice- Chair	2nd District Marissa Gruytch	3rd District Shellie Clack	4th District Bill Sanchez	5th District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.  
**OATH OF OFFICE**  
**ROLL CALL:** Members Present: Khiar, Gruytch, Clack, Sanchez

### 1.0 CONSENT CALENDAR

NONE

### 2.0 PUBLIC HEARINGS CONTINUED

NONE

### 3.0 PUBLIC HEARINGS – NEW

- 3.1 **TENTATIVE PARCEL MAP NO. 38923** – Applicant: Joe Poon – Engineer/Representative: Temecula Engineering Consultants Inc – Third Supervisorial District – Southwest Area Plan: Community Development: Business Park (CD: BP) – Rancho California Zoning Area – Zoning: Specific Plan (SP 265) Planning Area 2 – Location: North of Jolyn Road, south of Auld Road, east of Sky Canyon Road, and west of Leon Road – 32.73 Acres (Gross)  
**PROJECT DESCRIPTION:** The Tentative Parcel Map is a Schedule E subdivision of the 32.73 acres (gross) site for condominium purposes for the 44 buildings approved by PPT190020 on the subject parcels for subdivision. The subdivision is for condominium purposes only. All grading and other improvements are either already in place through recorded prior PM33691 or from the recently approved PPT190020. A waiver of final map is proposed due to the improvements already being completed and prior subdivisions that created the existing parcel boundaries. – APNs: 963-080-017, 963-080-020, 021, 022, 023, 024, and 025. – Project Planner: Russell Brady at 951-955-3025 or [rbrady@rivco.org](mailto:rbrady@rivco.org)
- Planning Commission Action:**  
Public Hearing: Closed
- Motioned by Commissioner Clack, 2<sup>nd</sup> by Commissioner Gruytch
- By vote of 4-0, Ruiz absent, the Planning Commission took the following actions:
- FOUND** No New Environmental Document is Required; and
- APPROVED** Tentative Parcel Map No. 38923, subject to the attached conditions of approval and modified at hearing.
- 3.2 **CHANGE OF ZONE NO. 2500016 (CZ2500016)** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section ( Section 15061(b)(3) – Applicant: Drill Tech Drilling & Shoring Inc. c/o Jeff Geist – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan. Community Development: Light Industrial (CD:LI), Rural Mountainous (CD:RM) – Location: North of Grand Avenue, West of Leon Road, and East Briggs Road – 132.74 Gross Acre Site – Zoning: Rural
- Planning Commission Action:**  
Public Hearing: Closed
- Motioned by Commissioner Clack, 2<sup>nd</sup> by Commissioner Gruytch
- By vote of 4-0, Ruiz absent, the Planning Commission recommends that the Board of Supervisors take the following actions:
- FIND** the Project is Exempt from the California Environmental Quality Act (CEQA); and

**PLANNING COMMISSION – REPORT OF ACTIONS – June 4, 2025**

Residential (R-R) **PROJECT DESCRIPTION:** Change of Zone No. 2500016 proposes to change a portion of the subject site’s zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC) in order to bring a portion site consistent with the current general plan land use designation of Light Industrial (LI). CEQA Exempt per State CEQA Guidelines Section 15061(b)(3). – Project Planner: Blanca Bernardino, (951) 955-6503, Email: [BBernardino@rivco.org](mailto:BBernardino@rivco.org)

**TENTATIVELY APPROVE** Change of Zone No. 2500016, to amend the zoning classification of the portion of the Project site from Rural Residential (R-R) to Manufacturing Service Commercial (M-SC).

4.1 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240038 (GPA240038) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240038 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Mountainous (R:RM) to Rural Community: Estate Density Residential (RC:EDR) **PROJECT DESCRIPTION:** To allow for submittal of an application for growing of grapes, the processing of grapes into wine, a winery, a wedding venue, and approximately 11-28 residential units. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240038 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Banning Heights District Zoning Area/District – The Pass Area Plan – Applicant: Robert Hardesty – Engineer / Representative: Terry Strom – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Mountainous (R:RM) – Location: north of Canyon Pl, east of Chisholm Trl, generally south of Oak Glen Rd, and generally west of Banning Sta – APN(s): 408-030-003 – 57.96 Gross Acres – Planning Contact: Victoria Gomez at [vicgomez@rivo.org](mailto:vicgomez@rivo.org) or (951) 955-9549.

**Planning Commission Action:**  
Public Hearing: Closed

- District 1 – Neutral
- District 2 – Support
- District 3 – Oppose
- District 4 – Neutral
- District 5 – Absent

**RECOMMENDED** that the General Plan Amendment No. 240038 move forward to the Board of Supervisors.

4.2 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 to change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR) **PROJECT DESCRIPTION:** To allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc on the newly designated Commercial Retail portion. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements

**Planning Commission Action:**  
Public Hearing: Closed

- District 1 – Support
- District 2 – Support
- District 3 – Neutral
- District 4 – Support
- District 5 – Absent

**RECOMMENDED** that the General Plan Amendment No. 240075 move forward to the Board of Supervisors.



**PLANNING COMMISSION – REPORT OF ACTIONS – June 4, 2025**

will be required if the proposed GPA240075 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Chuckwalla Area Zoning Area/District – Desert Center Area Plan – Applicant: Allen Grant c/o Grant Development – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Existing Zoning: C-P-S (Scenic Highway Commercial), N-A (Natural Assets), R- 3 (General Residential), and W-2-10 (Controlled Development Areas; 10-acres minimum) – Existing Land Use: Commercial Retail (CD: CR), Medium Density Residential (CD: MDR), Rural (OS: RUR), Rural Desert (R: RD), and Rural Residential (R: RR) – Location: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue – APN(s): 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004 – 335.63 Gross Acres – Planning Contact: Jordan Leffew at [jleffew@rivco.org](mailto:jleffew@rivco.org) or (951) 955-9721

4.3 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240033 **PROJECT DESCRIPTION:** To change the General Plan Foundation Component of nine (9) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240033 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representatives: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 52nd, east of Calhoun St, south of 53rd avenue and west of Jackson St – APN(s): 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006 – 216.22 Gross Acres – Planning Contact: Edward Lincoln at [elincoln@rivco.org](mailto:elincoln@rivco.org) or (951) 955-8514.

**Planning Commission Action:**

Public Hearing: Closed

- District 1 – Support
- District 2 – Support
- District 3 – Support
- District 4 – Support
- District 5 – Absent

**RECOMMENDED** that the General Plan Amendment No. 240033 move forward to the Board of Supervisors.

4.4 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 **PROJECT DESCRIPTION:** To change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC: EDR)

**PLANNING COMMISSION – REPORT OF ACTIONS – June 4, 2025**

to Community Development: Medium High Density residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for commercial and residential uses that include retail, restaurants, singlefamily homes, and duplex's. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240034 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representative: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR) – Location: north of 53rd Ave, east of Monroe St, south of 52nd Ave, and west of Arabia St – APN(s): 780-010-001 and 780-010-002 – 17.45 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

**Planning Commission Action:**

Public Hearing: Closed

- District 1 – Support
- District 2 – Support
- District 3 – Support
- District 4 – Support
- District 5 – Absent

**RECOMMENDED** that the General Plan Amendment No. 240033 move forward to the Board of Supervisors.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

Public Comments Received

**7.0 DIRECTOR'S REPORT**

NONE

**8.0 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT: 10:17 A.M.**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

3.2

(ID # 27882)

**MEETING DATE:**

**Wednesday, June 04, 2025**

**SUBJECT:** CHANGE OF ZONE NO. 2500016 (CZ2500016) – Applicant: Drill Tech Drilling & Shoring Inc. c/o Jeff Geist – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan. Community Development: Light Industrial (CD:LI), Rural Mountainous (CD:RM) – Location: North of Grand Avenue, West of Leon Road, and East Briggs Road – 132.74 Gross Acre Site – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2500016 proposes to change a portion of the subject site’s zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC) in order to bring a portion site consistent with the current general plan land use designation of Light Industrial (LI). CEQA Exempt per State CEQA Guidelines Section 15061(b)(3). APN: 461-030-004 – Project Planner: Blanca Bernardino, (951) 955-6503, Email: BBernardino@rivco.org

**PROPOSED PROJECT**

Case Number(s):	CZ2500016
Environmental Type:	Exemption
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Blanca Bernardino
Project APN(s):	461-030-004
Continued From:	



John Hildebrand, Planning Director 3/28/2025

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 2500016 (CZ2500016)** is a proposal on a portion of the subject site that is designated Light Industrial (LI) in the General Plan to change the zoning classification from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site’s zoning into compliance with the General Plan land use designation of Light Industrial (LI).

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

The Project is located within the Harvest Valley/Winchester Area Plan and the Winchester Zoning Area.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The Project site is specifically located north of Grand Avenue, west of Leon Road, and east of Briggs Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

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

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2500016**, to amend the zoning classification of the portion of the Project site from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI), Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM)
East:	Public Facilities (PF)
South:	Public Facilities (PF), Light Industrial (LI)
West:	Light Industrial (LI), Commercial Retail (CR)
Existing Zoning Classification:	Rural Residential (R-R)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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Proposed Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R), Specific Plan (SP)
West:	Specific Plan (SP), Light Agriculture with Poultry(A-P)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	EMWD retention ponds
West:	Vacant

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	132.74 gross acres	N/A

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146, 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	High
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	Yes – SRA – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base – Zone E

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

PROJECT LOCATION MAP

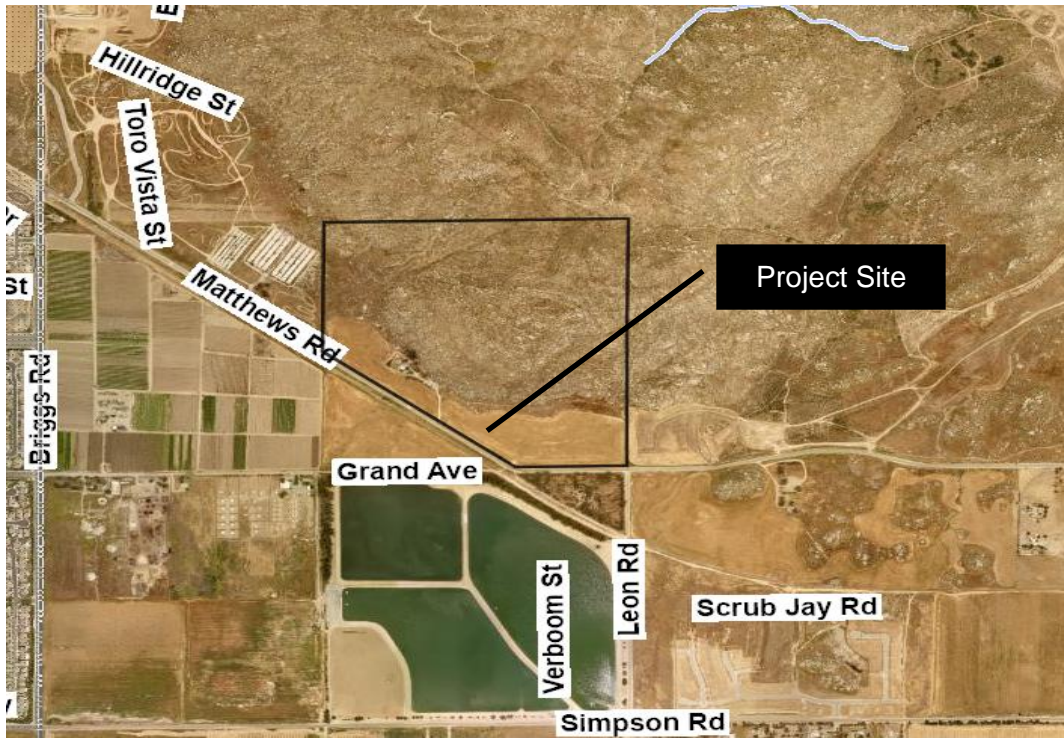


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

**Background**

On March 17, 2025, the applicant, Jeff Geist, submitted Change of Zone No. 2500016 (CZ2500016) to the County of Riverside for consideration. The application proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. As such, the applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation.

*Current Site Characteristics*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The subject site is 132.74 gross acres and it is currently vacant with no structures present. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluated against all applicable ordinances and other requirements.

*General Plan Consistency*

The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Light Industrial (LI) for the portion proposed to be zone Manufacturing – Service Commercial (M-SC). This designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and of the General Plan. This is further detailed in the Land Use Findings below. The remaining portion of the site is designated Rural Mountainous (RM) but is not proposed for any change in zoning from the current Rural Residential (R-R) zoning classification.

*Zoning and Development Standards*

The subject site has a current zoning classification of Rural Residential (R-R). With approval of the Project, the portion of the site would be classified as Manufacturing – Service Commercial (M-SC). The Project does not include a development proposal. Future development of the site will be subject to the development standards outlined in Article XI Section 11.4 (Development Standards) of Ordinance No. 348 and the permitting requirements based on a specific use proposed pursuant to Article XI Section 11.2 of Ordinance No. 348.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

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

In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The Project does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site.

The proposed zone of Manufacturing Service – Commercial (M-SC) is highly consistent with the Project site's existing land use designation within the General Plan of Light Industrial (LI). An M-SC zone would, therefore, remain in compliance with the standards and vision of the General Plan and the generally permitted uses of the Light Industrial (LI) land use designation that was analyzed in the EIR prepared for the General Plan (Final EIR No. 521). The Change of Zone itself would not directly allow for development that would have any potential impact to the environment as there are no uses allowed by-right within the proposed Manufacturing – Service Commercial (M-SC) zone. Although the Change of Zone would establish a different list of uses and development standards compared to the current zone, the uses potentially allowed would still have to be consistent with the generally permitted uses of the LI land use designation that is already applied to the site. So, the site would not have any more impact than what is already assumed under the LI land use designation that was analyzed in the General Plan EIR. Analysis of potential uses under the M-SC would be speculative at this point given the variety of uses that could potentially occur within the zone. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. In no way does changing the site's current zone to M-SC foreclose any future mitigation or alternatives that could be applied if a future development were to occur at the site.

Furthermore, pursuant to Government Code Section 65860 zoning shall be consistent with the General Plan. So, the proposed Change of Zone on its own is necessary to meet this requirement for this particular property.

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

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings**



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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1. The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Light Industrial (LI) for the portion proposed to change the zoning classification to Manufacturing – Service Commercial (M-SC). This designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan as the proposed M-SC zone would continue to align with the uses allowed within the LI designation. The Project will continue to support the goals and policies of the land use, including Policy LU 29.1, by accommodating the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps.
2. The Project site currently has a Zoning Classification of Rural Residential (R-R), which the Project is proposing to change to Manufacturing – Service Commercial (M-SC) for the portion designated Light Industrial (LI) in the General Plan. The M-SC zone is highly consistent with the Riverside County General Plan Land Use Designation of LI, as opposed to the R-R zone, and any future development of the site would be subject to the applicable standards identified in Section 11.4 (M-SC Development Standards) of Ordinance No. 348.
3. The Project site is bordered by properties that have a Zoning Classification of Rural Residential (R-R), but similarly have a LI land use designation. As such, the Project would be consistent with the anticipated future development of the area since these properties could develop similar and/or compatible uses to those permitted in the M-SC zone. In addition, the Project does not propose any new development at this time. If any future commercial development is to be proposed for the site, it will be required to protect the abutting residential properties from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards (LU 29.6). Therefore, the Project would be compatible with the surrounding area.

**Change of Zone**

Change of Zone No. 2500016 is a proposal to change a portion of the Project site's Zoning Classification from a Rural Residential (R-R) zone to a Manufacturing – Service Commercial (M-SC) zone. The Project is subject to the following findings:

1. As detailed above, the current zoning applied to the subject site is not fully consistent with the General Plan. The proposed Change of Zone would correct prior inaccuracies and would provide for zoning consistency with the General Plan. The proposed zone would, therefore, accurately reflect the subject site's respective land use designation of Light Industrial (LI) and allow for future development of the property.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**Other Findings**

1. The Project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable requirements of the WRCMSHCP.
2. The Project is in the March Air Reserve Base – Airport Influence Area Zone E. Airport Land Use Commission (ALUC) has reviewed Change of Zone No. 2500016 where Zone E does not restrict residential density or non-residential intensity. The project does not propose any development at this time. The Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan per Airport Land Use Commission (ALUC) Development Review and Director’s Determination completed on March 25, 2025.
3. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project and any future development project are required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The Project site is located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“-SKRHCP-”). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen’s Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings**

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050(C)(2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The Project does not propose any new development at this time; therefore, no notification is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.

**Conclusion**

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 750 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support or opposition to the proposed Project.

**ATTACHMENTS**

1. Exhibit A – CZ2500016 Exhibit
2. Exhibit B – GIS Exhibits
3. Exhibit C – Radius Map Exhibit
4. Exhibit D – Mailing Labels
5. Exhibit E – Airport Land Use Commission (ALUC) Letter



# 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. 2500016

**Project Location:** APN: 461-030-004

**Project Description:** Change of Zone No. 2300011 proposes consistency zone change of one (1) parcel totaling 132.74 gross acres. The proposal is to change the zoning classification on a portion of the subject site from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI).


**Name of Public Agency Approving Project:** County of Riverside – Planning Department

**Project Applicant & Address:** Drill Tech Drilling & Shoring Inc. c/o Jeff Geist 2200 Wymore Way Antioch, CA 94509 / Representative: MDS, LLC c/o Nancy Leaman 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** The Project is exempt from CEQA as 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.

Blanca Bernardino 951.955.6503  
County Contact Person Phone Number  
 Associate Planner  
Signature Title 05/28/2025  
Date

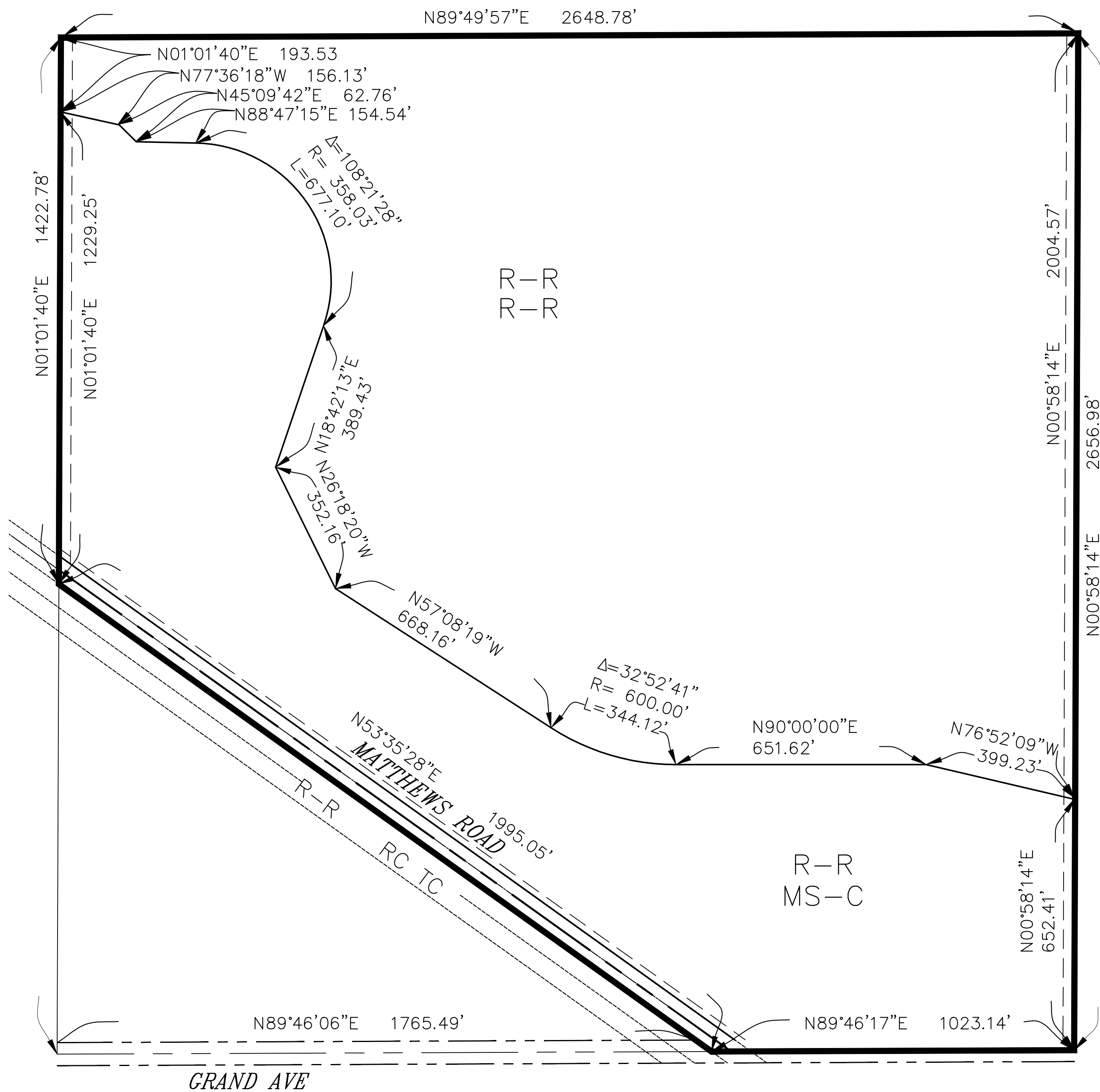
Date Received for Filing and Posting at OPR: \_\_\_\_\_

*Please charge deposit fee case#:* ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

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WINCHESTER AREA  
SEC. 19, T.5S., R.2W. S.B.M.



**MS-C** MANUFACTURING SERVICE COMMERCIAL

MAP NO. 2.2508  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2500016  
 ADOPTED BY ORDINANCE NO. 348.5036  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET  
 0 200

APN: 461-130-004

# THE PRESS-ENTERPRISE

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Riverside, California 92501  
(951) 368-9229  
cgonzales@scng.com

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

Account Number:	5209148
Ad Order Number:	0011745338
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	07/17/2025
Total Amount:	\$761.97
Payment Amount:	\$0.00
Amount Due:	\$761.97
Notice ID:	vpgqC1bTwhzIOb31uq
Invoice Text:	NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 29, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2500016. Change of Zone No. 2500016 proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. APN: 461-030-004. This proposed project is located: North of Grand Avenue, West of Leon Road, and East Briggs Road in the Third Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is EXEMPT from the California Environmental Quality Act (CEQA), Approve Change of Zone 2500016. On June 4, 2025, 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: <a href="https://planning.rctlma.org/Public-Hearings">https://planning.rctlma.org/Public-Hearings</a> . FOR FURTHER INFORMATION

Planning  
7/29/25  
23.2



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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: 0011745338

**FILE NO. 0011745338**

## 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:

**07/17/2025**

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

Date: July 17, 2025.

At: Riverside, California



Signature

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2500016**. Change of Zone No. 2500016 proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing - Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. APN: 461-030-004. This proposed project is located: North of Grand Avenue, West of Leon Road, and East Briggs Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is

**EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2500016**.

On June 4, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctima.org/Public-Hearings>.

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

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](mailto:cob@rivco.org)

Dated: July 8, 2025  
Kimberly A. Rector,  
Clerk of the Board

By: Naomi Sicra,  
Clerk of the Board Assistant  
**The Press-Enterprise**  
Published: 7/17/25



# RIVERSIDE COUNTY PLANNING DEPARTMENT

25

*John Hildebrand*  
Planning Director

**Date:** July 2, 2025

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

**From:** Planning Department – Riverside – Blanca Bernardino, Project Planner 5-6503

**SUBJECT:** Change of Zone No. 2500016 (CZ2500016)

**BOS Hearing Date:** July 29, 2025

**Minute Traq #:** 28172

**Project Description:**

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2500016 – EXEMPT CEQA GUIDELINES SECTION 15061(b)(3) - Applicant: Drill Tech Drilling & Shoring Inc. c/o Jeff Geist – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan. Community Development: Light Industrial (CD:LI), Rural Mountainous (CD:RM) – **Location:** North of Grand Avenue, West of Leon Road, and East Briggs Road – 132.74 Gross Acre Site – Zoning: Rural Residential (R-R) –

**REQUEST:** Change of Zone No. 2500016 proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. APN: 461-030-004 – Project Planner: Blanca Bernardino, (951) 955-6503, Email: [BBernardino@rivco.org](mailto:BBernardino@rivco.org)

**Planning Commission Date:** June 4, 2025

**Commissioner Vote:** 4-0

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

- Place on Administrative Action
- Labels provided If Set for Hearing
  - 10 Day  20 Day  30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- CEQA Exempt
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise

RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS 2025 JUL 22 AM 9:44

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

23.2

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



**ITEM:**  
(ID # 28172)

**MEETING DATE:**  
Tuesday, July 29, 2025

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2500016 – EXEMPT CEQA GUIDELINES SECTION 15061(b)(3) - Applicant: Drill Tech Drilling & Shoring Inc. c/o Jeff Geist – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan. Community Development: Light Industrial (CD:LI), Rural Mountainous (CD:RM) – Location: North of Grand Avenue, West of Leon Road, and East Briggs Road – 132.74 Gross Acre Site – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2500016 proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. APN: 461-030-004 – Project Planner: Blanca Bernardino, (951) 955-6503, Email: [BBernardino@rivco.org](mailto:BBernardino@rivco.org)

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

1. **FIND** that the Project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions in the staff report; and,
2. **APPROVE CHANGE OF ZONE NO. 2500016**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and
3. **ADOPT ORDINANCE NO. 348.XXXX** amending the zoning in the Winchester Area District shown on **Map No. XXXX**, Change of Zone No. 2500016 attached hereto and incorporated herein by reference.

**ACTION:**

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

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

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

**BACKGROUND:**

**Summary**

On March 17, 2025, the applicant, Jeff Geist, submitted Change of Zone No. 2500016 (CZ2500016) to the County of Riverside for consideration. The application proposes to change a portion of the subject site’s zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. As such, the applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation.

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

On June 4, 2025, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2500016 by a vote of 4-0.

**Impact on Residents and Businesses**

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

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

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

designation. The Change of Zone itself would not directly allow for development that would have any potential impact to the environment. Although the Change of Zone would establish a different list of uses and development standards compared to the current zone, the uses potentially allowed would still have to be consistent with the generally permitted uses of the LI land use designation that is already applied to the site. So, the site would not have any more impact than what is already assumed under the LI land use designation. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. In no way does changing the site's current zone to M-SC foreclose any future mitigation or alternatives that could be applied if a future development were to occur at the site.

Based on these findings, the Project can be supported under Section 15061(b)(3) as it can be determined with certainty that it will not have a significant effect on the environment. No further environmental review is required at this time. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

**Additional Fiscal Information**

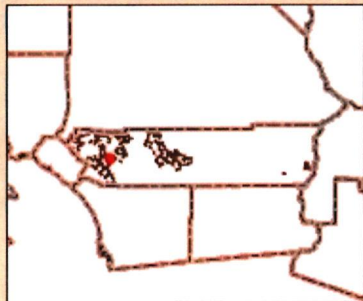
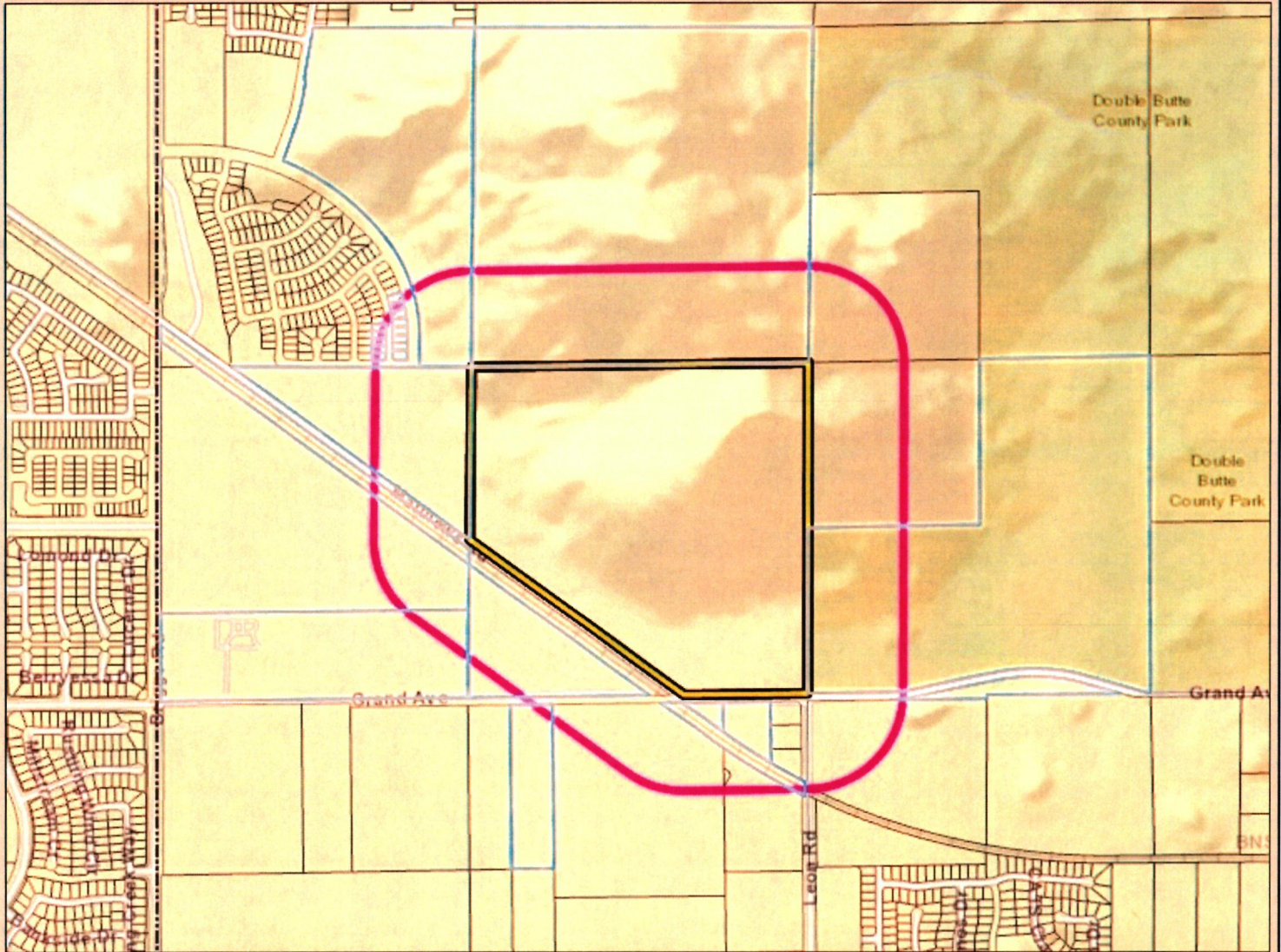
All fees are paid by the applicant; there is no General Fund obligation.

**ATTACHMENTS:**

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.XXXX**

# Riverside County GIS 750' Vicinity Map

Change of Zone No. 2500016 (CZ2500016)



### Legend

- County Boundary
- Cities
- Parcels
- World\_Street\_Map

### Notes



0 1,505 3,009 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.

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2500016**. Change of Zone No. 2500016 proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. APN: 461-030-004. This proposed project is located: North of Grand Avenue, West of Leon Road, and East Briggs Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2500016**.

On June 4, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

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

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

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

Dated: July 8, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant

C  
**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2500016**. Change of Zone No. 2500016 proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. APN: 461-030-004. This proposed project is located: North of Grand Avenue, West of Leon Road, and East Briggs Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2500016**.

On June 4, 2025, 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>.

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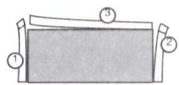
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Dated: July 8, 2025

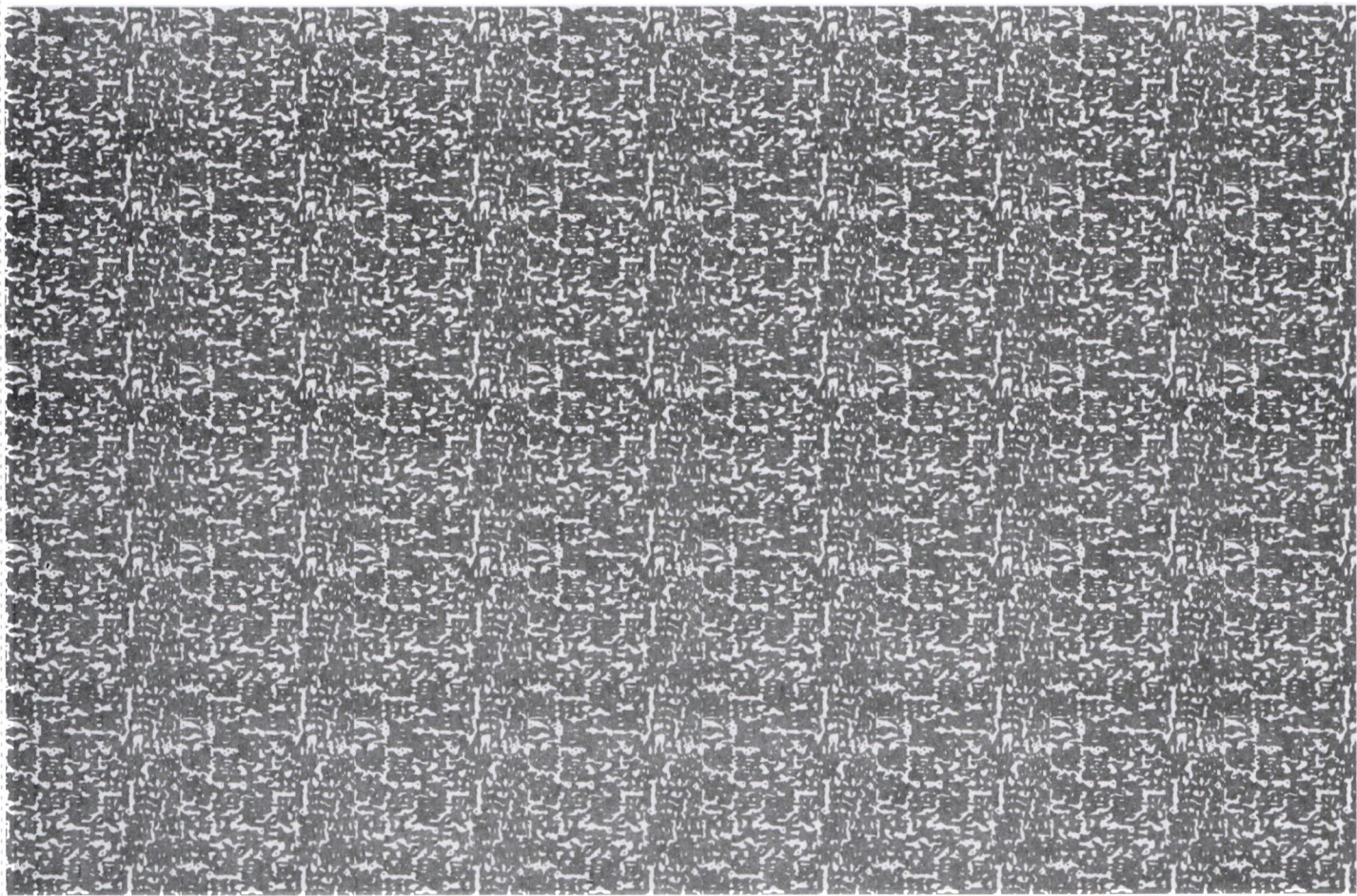
Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant



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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
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RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
P O BOX 12008  
RIVERSIDE CA 92502

FYJ-SMM 92502



C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT**

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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 2500016**.

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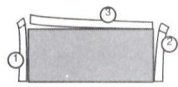
Dated: July 8, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant

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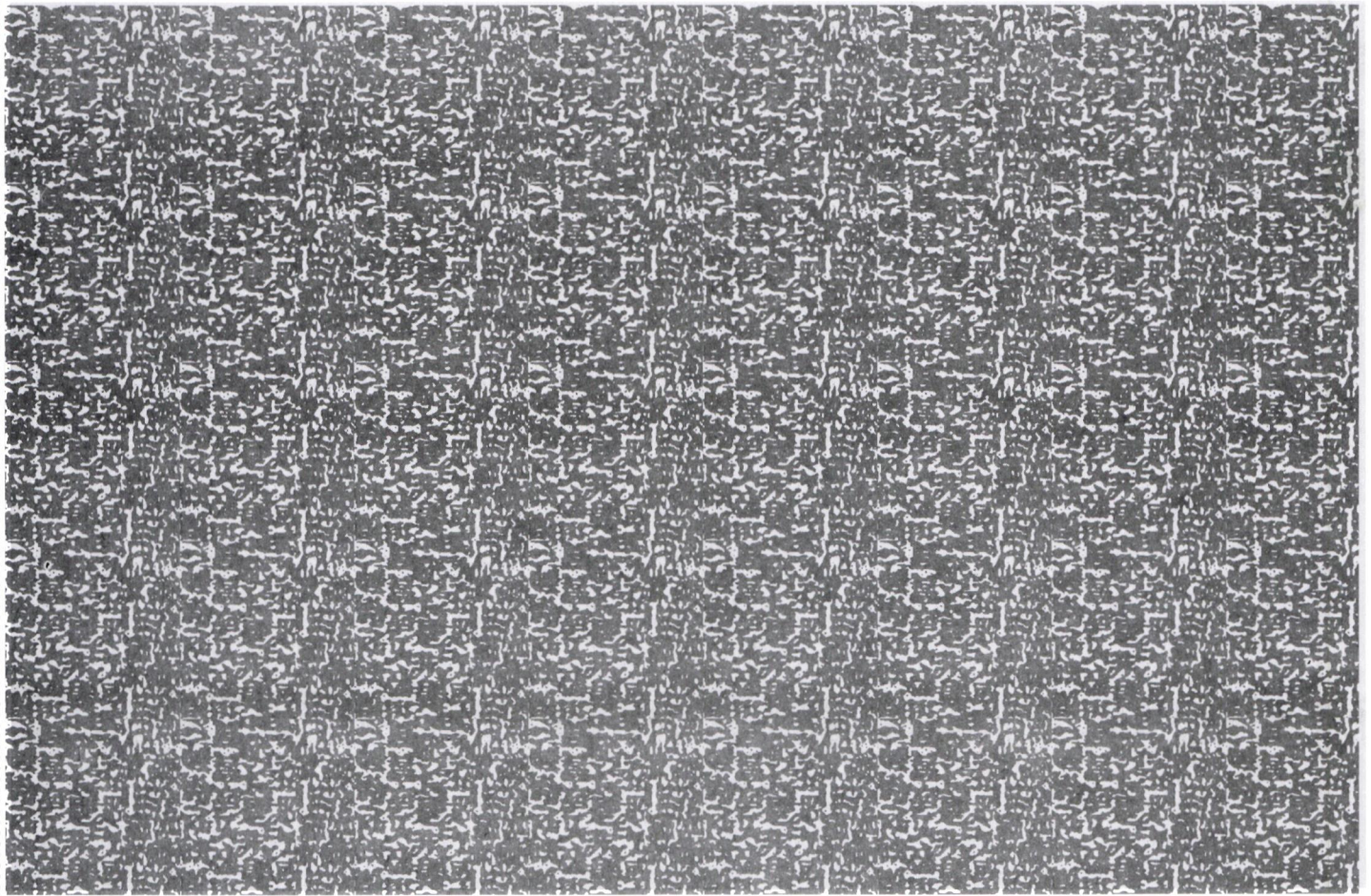
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
PO BOX 12008  
RIVERSIDE CA 92502

FYJ-SMM 92502



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT**

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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 2500016**.

On June 4, 2025, 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>.

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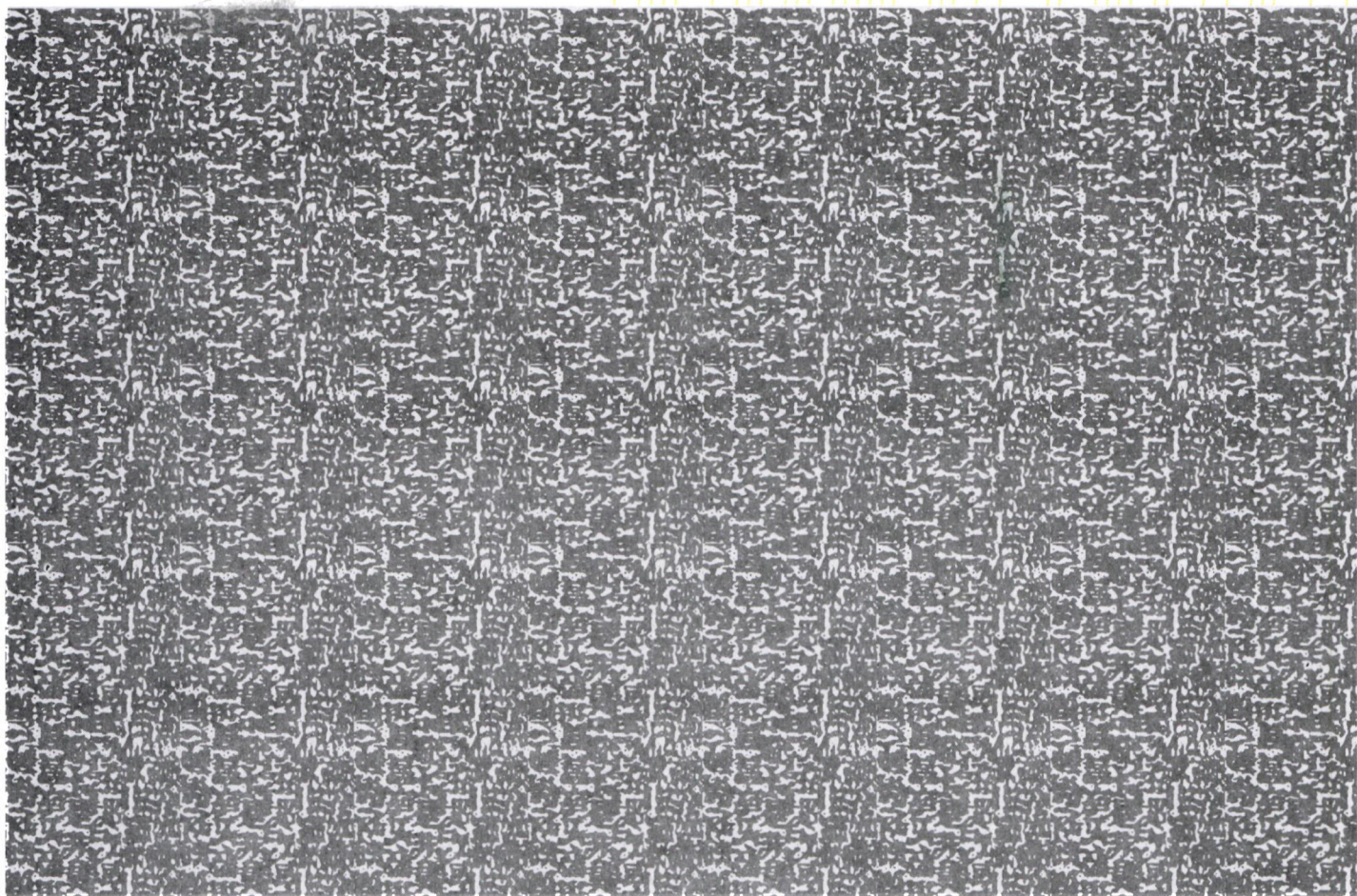
Dated: July 8, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant

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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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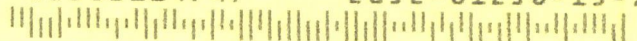
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C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400016**. Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer's market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016. This proposed project is located: north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400016**.

On May 21, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL [JLAPARICIO@RIVCO.ORG](mailto:JLAPARICIO@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.

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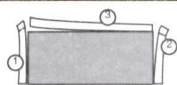
Dated: July 7, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant

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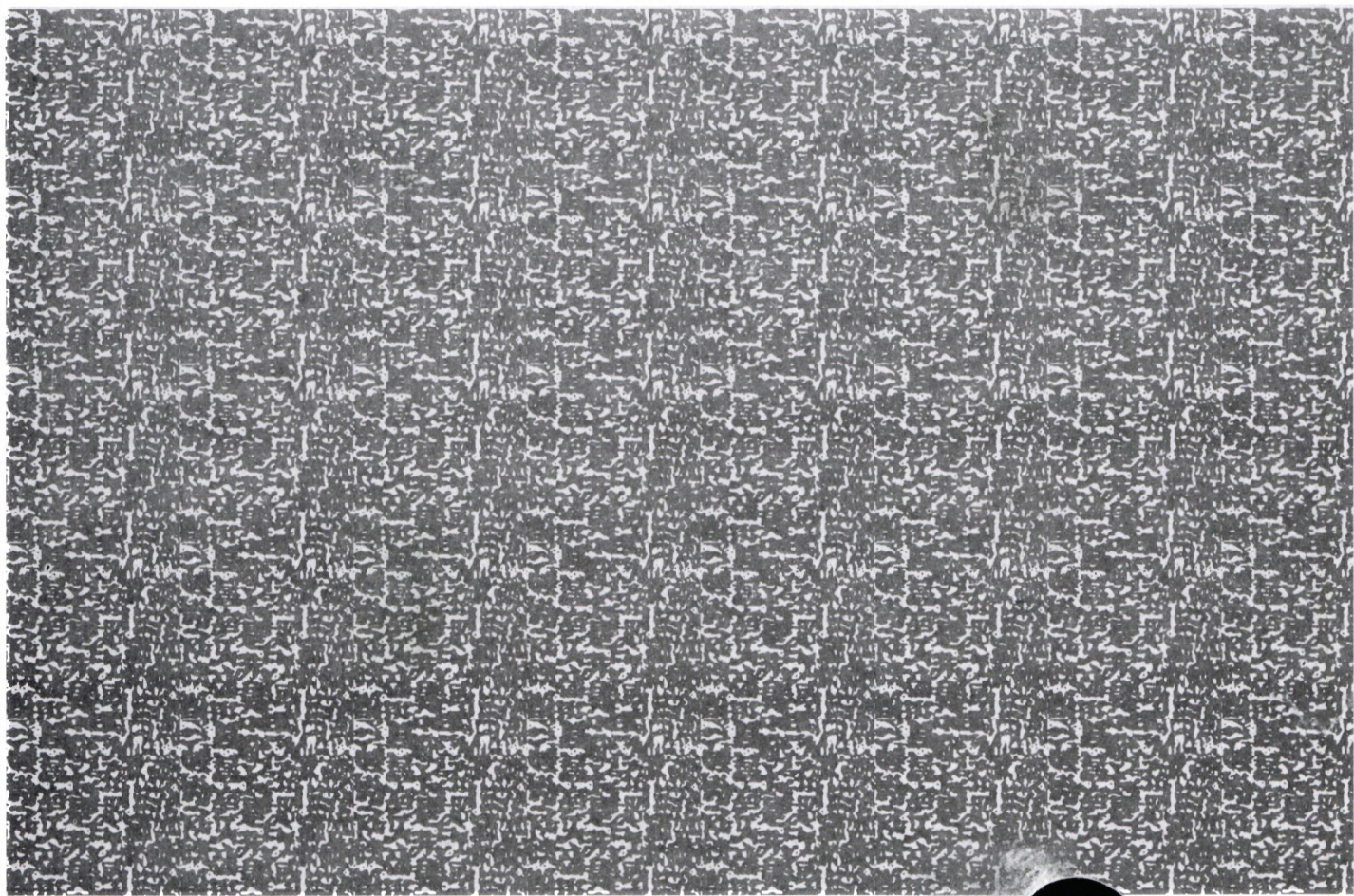




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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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Riverside County Board of Supervisors  
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Michael McCarthy

Address: 19597 Denair Ct.

City: Riverside Zip: 92508

Phone #: 510-928-8254

Date: 7/29/25 Agenda # 23.2

PLEASE STATE YOUR POSITION BELOW:

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

\_\_\_\_\_ Support \_\_\_\_\_ Oppose X \_\_\_\_\_ 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: \_\_\_\_\_

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Riverside County Board of Supervisors  
Request to Speak

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SPEAKER'S NAME: Larry Markham for Jeff Geist  
Address: 17664 Olive St. *Respond to Questions/Comments Only - No presentation*  
City: Broomfield, CO Zip: 80023  
Phone #: 909 322 8482  
Date: 7.29.25 Agenda # 23.2

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: \_\_\_\_\_

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

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<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011749736
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
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<i>Notice ID:</i>	T75kEFieAzGQHJrnehPK
<i>Invoice Text:</i>	<p>BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ORDINANCE NO. 348.5036 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 Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2508, Change of Zone Case No. 2500016" which map is made a part of this ordinance. Section 2.This ordinance shall take effect 30 days after its adoption. [<a href="https://res.cloudinary.com/dgqq2xsf/image/upload/q_auto:best,f_png/enotice-production/documentcloud/notices/1754421985599/eeee.pdf">https://res.cloudinary.com/dgqq2xsf/image/upload/q_auto:best,f_png/enotice-production/documentcloud/notices/1754421985599/eeee.pdf</a>] V. Manuel Perez, Chair of the Board I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 29, 2025, the foregoing Ordinance was adopted by said Board by the following vote: AYES: Medina, Spiegel, Washington, and Perez NAYS: None ABSENT: Gutierrez Kimberly A. Rector, Clerk of the Board By: Naomi Sicra, Clerk of the Board Assistant</p>

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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011749736

**FILE NO. 0011749736**

## 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:

**08/08/2025**

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

Date: August 8, 2025.  
At: Riverside, California



\_\_\_\_\_  
Signature





