

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



ITEM: 23.2
(ID # 28601)

MEETING DATE:

Tuesday, August 26, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2400058 – NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED – Applicant: Shakil Patel – Engineer/Representative: Shakil Patel – First Supervisorial District – Not within an Area Plan – Community Development – Commercial Office: (CD: CO) – Location: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road – 1.14 Gross Acres – Existing Zoning: Commercial Office (C-O) – Proposed Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center. – APN: 294-030-047 – District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **ENVIRONMENTAL ASSESSMENT NO. 42600** and associated Mitigated Negative Declaration, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EA, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;

Continued on Page 2


ACTION:Policy


John Hildebrand, Planning Director 8/19/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5037 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: August 26, 2025
xc: Planning, CO.CO. 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:

2. **APPROVE CHANGE OF ZONE NO. 2400058**, to amend the zoning classification of the Project site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S), 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; and,
3. **ADOPT ORDINANCE NO. 348.5037** amending the zoning near the March ARB District shown on Map No. 2.2509 Change of Zone No. 2400058, attached hereto and incorporated herein by reference.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On December 4th, 2024, the applicant submitted Change of Zone No. 2400058 (CZ2400058) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P S) Zone. A commercial building is presently under construction on the site under building permit number BNR230004, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382) and PP25382S03 for a proposed commercial office center. This Change of Zone would permit a wider range of both retail and office uses to be proposed on site. Planning has determined that none of these uses for retail and office uses would substantively increase the intensity or use of the project site overall.

Current Site Characteristics

The subject site is 1.14 gross acres and there is currently a commercial building under construction. 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 are any future modifications 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 Commercial Office (CO). This designation is designed to provide areas where primarily professional and administrative offices and related uses. Building intensity

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

ranges from 0.35 to 1.0 FAR. The proposed Scenic Highway Commercial (C-P-S) Zone is considered “generally consistent” with the Commercial Office (CO) land use designation. Therefore, the proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan. This is further detailed in the Land Use Findings below.

Zoning and Development Standards

The subject site has a current zoning classification of Commercial-Office Zone (C-O). Upon approval of the Project, the site would be classified as Scenic Highway Commercial (C-P-S). A commercial building is presently under construction on the site under building permit number BNR2300041. This Change of Zone would permit a wider range of both retail and office uses to be proposed on site. Any future development modifications of the site will be subject to the development standards outlined in Article XIb Section 9.53 (Development Standards) of Ordinance No. 348 for the C-P-S zone classification.

March Joint Powers Authority

The project site is not located within the jurisdiction of the March Joint Powers Authority (JPA). However, the parcels immediately south and east of the site currently fall under March JPA’s authority. Effective July 1, 2025, the March JPA is now under the jurisdiction of the County of Riverside.

Impact on Residents and Businesses

The Project is located within the boundaries analyzed in the previously adopted Mitigated Negative Declaration under Environmental Assessment No. 42600 (EA42600), associated with the approved entitlement project Plot Plan No. 25382 (PP25382) for a proposed commercial office center featuring 42 parking spaces. A recent substantial conformance was approved (PP25382S03) altering a driveway entry and increasing the parking spaces to 47. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EA. Additionally, none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein. Planning has determined that the wider range of uses would not alter the prior CEQA determinations and no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

ATTACHMENTS:

- A. Ordinance No. 348.5037 (CZ2400058)**
- B. CZ2400058-PC Staff Report**



Jason Farin, Principal Policy Analyst 8/19/2025

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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 August 26, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: August 26, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
 Deputy

SEAL



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

(ID # 28052)

MEETING DATE:

Wednesday, June 25, 2025

SUBJECT: CHANGE OF ZONE NO. 2400058 –Applicant: Shakil Patel – Engineer/Representative: Shakil Patel – First Supervisorial District – Not within an Area Plan – Community Development – Commercial Office: (CD: CO) – Location: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road – 1.14 Gross Acres – Existing Zoning: Commercial Office (C-O) – Proposed Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center – Nothing Further Required under CEQA - APN: 294-030-047 – Related Cases: PP25382S03 and PPA240094 - Project Planner: Christian Lua at 951-955-0972 or email at clua@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2400058
Environmental Type:	No New Environmental Docs Required
Area Plan No.	
Zoning Area/District:	March Area
Supervisorial District:	First District
Project Planner:	Christian Lua
Project APN(s):	294-030-047
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 6/19/2025

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2400058 (CZ2400058) proposes to change the zoning classification of the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S). The above is hereinafter referred to as the “Project.” The Project site is located on the southeast corner of the Van Buren Boulevard and Barton Street intersection.

PROJECT RECOMMENDATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

STAFF RECOMMENDATIONS:

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **ENVIRONMENTAL ASSESSMENT NO. 42600** and associated Mitigated Negative Declaration, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EA, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2400058, to amend the zoning classification of the Project site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S), 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:	Commercial Office (CO)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	City of Riverside
East:	March Joint Powers Authority
South:	March Joint Powers Authority
West:	City of Riverside
Existing Zoning Classification:	Commercial-Office Zone (C-O)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Surrounding Zoning Classifications	
North:	City of Riverside
East:	March Joint Powers Authority
South:	March Joint Powers Authority
West:	City of Riverside
Existing Use:	Commercial building under construction (PP25382)
Surrounding Uses	
North:	City of Riverside
East:	Vacant
South:	Vacant and Industrial Development
West:	City of Riverside

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.14 Gross Acres	N/A

Located Within:

City's Sphere of Influence:	City of Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

On December 4th, 2024, the applicant, submitted Change of Zone No. 2400058 (CZ2400058) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) Zone. A commercial building is presently under construction on the site under building permit number BNR230004, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382) and PP25382S03 for a proposed commercial office center. This Change of Zone would permit a wider range of both retail and office uses to be proposed on site. Planning has determined that none of these uses for retail and office uses would substantively increase the intensity or use of the project site overall.

Current Site Characteristics

The subject site is 1.14 gross acres and there is currently a commercial building under construction. 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 are any future modifications 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Office (CO). This designation is designed to provide areas where primarily professional and administrative offices and related uses. Building intensity ranges from 0.35 to 1.0 FAR. The proposed Scenic Highway Commercial (C-P-S) Zone is considered “generally consistent” with the Commercial Office (CO) land use designation. Therefore, the proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan. This is further detailed in the Land Use Findings below.

Zoning and Development Standards

The subject site has a current zoning classification of Commercial-Office Zone (C-O). Upon approval of the Project, the site would be classified as Scenic Highway Commercial (C-P-S). A commercial building is presently under construction on the site under building permit number BNR2300041. This Change of Zone would permit a wider range of both retail and office uses to be proposed on site. Any future development modifications of the site will be subject to the development standards outlined in Article XIb Section 9.53 (Development Standards) of Ordinance No. 348 for the C-P-S zone classification.

March Joint Powers Authority

The project site is not located within the jurisdiction of the March Joint Powers Authority (JPA). However, the parcels immediately south and east of the site currently fall under March JPA's authority. Effective July 1, 2025, March JPA will come under the jurisdiction of the County of Riverside.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The Project is located within the boundaries analyzed in the previously adopted Mitigated Negative Declaration under Environmental Assessment No. 42600 (EA42600), associated with the approved entitlement project Plot Plan No. 25382 (PP25382) for a proposed commercial office center featuring 42 parking spaces. A recent substantial conformance was approved (PP25382S03) altering a driveway entry and increasing the parking spaces to 47. All potentially significant effects on the environment had been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EA. Additionally, none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein. Planning has determined that the wider range of uses would not alter the prior CEQA determinations and no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

Change of Zone

Change of Zone No. 2400058 is a proposal to change the Project site's Zoning Classification from a Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) zone. The Project is subject to the following findings:

1. The project would not be detrimental to the health, safety or general welfare of the community, as the change would be generally consistent.
2. The change of zone is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
3. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of single family residential north of the property and commercial retail west of the property that is within the City of Riverside city limits.

Land Use Findings

1. The project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Office (CO). The project is located within the March Area Zoning District. Approval of CZ2400058 would allow a more variety of commercial uses that are generally consistent with the General Plan.
2. Subject to the approval of Change of Zone No. 2400058, the Project site would have a zoning classification of C-P-S (Scenic Highway Commercial), which is generally consistent with the Riverside County General Plan Land Use Designation of CO. The Project does not include any development proposals within its scope. Any future development on the property would be subject to the development standards outlined in Article IXb Section 9.53 (Development Standards) of Ordinance No. 348, the General Plan, and all other County and State Ordinances under which it will be required to be reviewed.

Other Findings

1. The Project site is not located within Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.
2. The Project 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

3. The Project Site is located within Zone C2 of the March Air Reserve Base and located in the March Air Reserve Base Airport Influence Area. Any future developments that the project may hold with be subject to Airport Land Use Commission (ALUC) review.
4. It was determined that the Project has already been evaluated under CEQA, and that no new environmental document is needed. Therefore, AB52 is not required.
5. 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 be 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

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

Conclusion

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 will be advertised for the Press Enterprise Newspaper. Additionally, public hearing notices will be mailed to property owners within 600 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.

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3512 14 Street
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: 0011750842
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 08/16/2025
Total Amount: \$1546.10
Payment Amount: \$0.00
Amount Due: \$1546.10
Notice ID: sO8AOYHuCy3n6nYMhJK7
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE FIRST 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, August 26, 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. 2400058. Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center. APN: 294-030-047. This proposed project is located: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road in the First Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors find that the Project has No New Environmental Document Required from the California Environmental Quality Act (CEQA), Approve Change of Zone 2400058. On June 25, 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
8/16/2025
23.2

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011750842

FILE NO. 0011750842

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:

08/16/2025

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

Date: August 16, 2025.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE FIRST 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, August 26, 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. 2400058**. Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center. APN: 294-030-047. This proposed project is located: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project has No New Environmental Document Required from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400058**.

On June 25, 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 TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

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

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

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

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

Dated: August 12, 2025 Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UN CAMBIO DE ZONA EN EL PRIMER DISTRITO DE SUPERVISIÓN

Fecha: 12 de agosto de 2025 Kimberly A. Rector,
secretaria de Junta
By: Naomi Sicra, asistente de secretaria de Junta
The Press-Enterprise
Published: 8/16/25

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 26 de agosto de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Cambio de Zona No. 2400058**. El cambio de Zona n.º 2400058 propone cambiar el terreno en cuestión de Zona Comercial-Oficinas (C-O) a Zona Comercial de Carretera Escénica (C-P-S) para permitir una mayor variedad de usos, tanto comerciales como de oficinas. Actualmente se está construyendo un edificio comercial en el terreno con el permiso de construcción número BNR2300041, asociado al proyecto de titulación aprobado, Plano de Parcela n.º 25382 (PP25382), PP25382S03 y EA42600, para un centro de oficinas comerciales. APN: 294-030-047. Este proyecto propuesto se ubica al norte de Gless Ranch Road, al sur de Van Buren Boulevard, al este de Barton Street y al oeste de Coyote Bush Road en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores determine que el Proyecto no tiene ningún nuevo documento ambiental requerido por la Ley de Calidad Ambiental de California (CEQA) y **apruebe el cambio de la Zona 2400058**.

El 25 de junio de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, por 4 votos a favor y 0 en contra. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctima.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON TIM WHEELER, PLANIFICADOR DEL PROYECTO, AL (951) 955-6060 O EMAIL TWHEELER@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

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Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

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: 0011750842
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 08/16/2025
Total Amount: \$1546.10
Payment Amount: \$0.00
Amount Due: \$1546.10
Notice ID: sO8AOYHuCy3n6nYMhJK7
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE FIRST 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, August 26, 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. 2400058. Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center. APN: 294-030-047. This proposed project is located: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road in the First Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors find that the Project has No New Environmental Document Required from the California Environmental Quality Act (CEQA), Approve Change of Zone 2400058. On June 25, 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
8/26/2025

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: 0011750842

FILE NO. 0011750842

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:

08/16/2025

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

Date: August 16, 2025.

At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE FIRST 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, August 26, 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. 2400058**. Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center. APN: 294-030-047. This proposed project is located: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project has No New Environmental Document Required from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400058**.

On June 25, 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 TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

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

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

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

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

Dated: August 12, 2025 Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UN CAMBIO DE ZONA EN EL PRIMER DISTRITO DE SUPERVISIÓN

Fecha: 12 de agosto de 2025 Kimberly A. Rector,
secretaría de Junta
By: Naomi Sicra, asistente de secretaria de Junta
The Press-Enterprise
Published: 8/16/25

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 26 de agosto de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Cambio de Zona No. 2400058**. El cambio de Zona n.º 2400058 propone cambiar el terreno en cuestión de Zona Comercial-Oficinas (C-O) a Zona Comercial de Carretera Escénica (C-P-S) para permitir una mayor variedad de usos, tanto comerciales como de oficinas. Actualmente se está construyendo un edificio comercial en el terreno con el permiso de construcción número BNR2300041, asociado al proyecto de titulación aprobado, Plano de Parcela n.º 25382 (PP25382), PP25382S03 y EA42600, para un centro de oficinas comerciales. APN: 294-030-047. Este proyecto propuesto se ubica al norte de Gless Ranch Road, al sur de Van Buren Boulevard, al este de Barton Street y al oeste de Coyote Bush Road en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores determine que el Proyecto no tiene ningún nuevo documento ambiental requerido por la Ley de Calidad Ambiental de California (CEQA) y **apruebe el cambio de la Zona 2400058**.

El 25 de junio de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, por 4 votos a favor y 0 en contra. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctima.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON TIM WHEELER, PLANIFICADOR DEL PROYECTO, AL (951) 955-6060 O EMAIL TWHEELER@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, es posible que se le limite a plantear solo los asuntos que usted u otra persona planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o la Junta de Supervisores en la audiencia pública o antes de esta. Se informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental relacionado. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

80 x 2 = 160
RECEIVED RIVERSIDE COUNTY
CLERK/PLANNING DEPARTMENT
2025 AUG 11 PM 3:01

John Hildebrand
Planning Director

DATE: August 11, 2025

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Tim Wheeler, Project Planner 5-6060
(BOS Date 08-26-2025)

SUBJECT: MT#28601 – PROJECT # CZ2400058

(Charge your time to these case numbers)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON THE PLANNING COMMISSION'S DECISION TO APPROVE CHANGE OF ZONE NO. 2400058 – NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED – Applicant: Shakil Patel – Engineer/Representative: Shakil Patel – First Supervisorial District – Not within an Area Plan – Community Development – Commercial Office: (CD: CO) – Location: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road – 1.14 Gross Acres – Existing Zoning: Commercial Office (C-O) – Proposed Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center – Nothing Further Required under CEQA. APN: 294-030-047. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org. District 1. [Applicant Fees 100%]

Planning Commission Date: June 25, 2025
Commissioner Vote: 4-0

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

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Publish in Newspaper: (1st 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:
(1st Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

PROPERTY OWNERS CERTIFICATION FORM

APN ###-###-###

I, Tim Wheeler, certify that on
(Print Name)

05/15/2025 the attached property owners list
(Date)

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

Distance Buffered: 600'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Tim Wheeler

TITLE/REGISTRATION Project Planner

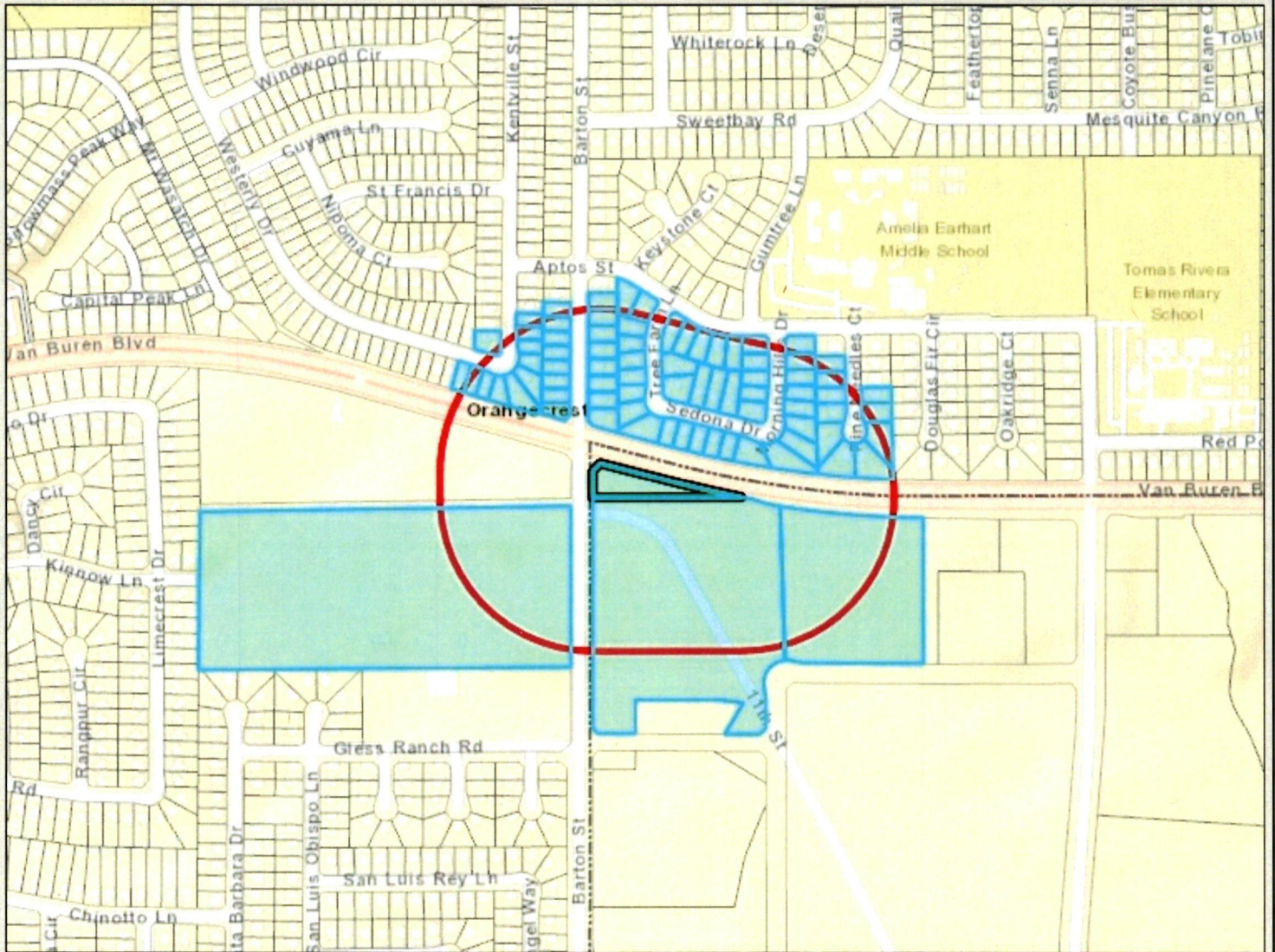
ADDRESS: 4080 Lemon Street, 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6060

CZ2400058 - Riverside County GIS Mailing Labels

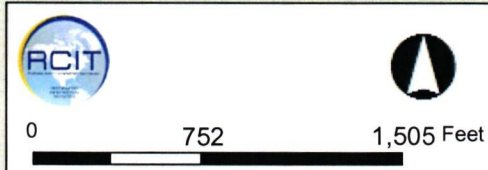
CZ2400058 Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UN CAMBIO DE ZONA EN EL PRIMER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 26 de agosto de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Cambio de Zona No. 2400058**. El cambio de Zona n.º 2400058 propone cambiar el terreno en cuestión de Zona Comercial-Oficinas (C-O) a Zona Comercial de Carretera Escénica (C-P-S) para permitir una mayor variedad de usos, tanto comerciales como de oficinas. Actualmente se está construyendo un edificio comercial en el terreno con el permiso de construcción número BNR2300041, asociado al proyecto de titulación aprobado, Plano de Parcela n.º 25382 (PP25382), PP25382S03 y EA42600, para un centro de oficinas comerciales. APN: 294-030-047. Este proyecto propuesto se ubica al norte de Gless Ranch Road, al sur de Van Buren Boulevard, al este de Barton Street y al oeste de Coyote Bush Road en el Primer Distrito de Supervisión.

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Fecha: 12 de agosto de 2025

Kimberly A. Rector, secretaria de junta
By: Naomy Sicra, asistente de secretaria de junta

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE IN THE FIRST 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, August 26, 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. 2400058**. Change of Zone No. 2400058 is a proposal to change the subject site from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) to allow for a wider range of both retail and office uses to be proposed on site. A commercial building is presently under construction on the site under building permit number BNR2300041, which is associated with the approved entitlement project Plot Plan No. 25382 (PP25382), PP25382S03, and EA42600 for a proposed commercial office center. APN: 294-030-047. This proposed project is located: north of Gless Ranch Road, south of Van Buren Boulevard, east of Barton Street, and west of Coyote Bush Road in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project has No New Environmental Document Required from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400058**.

On June 25, 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 TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

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Dated: August 12, 2025

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

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284201030
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284202002
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284202003
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284202004
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284202021
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284202022
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UPLAND CA 91785

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RIVERSIDE CA 92508

294531045
XIANHUI BU
8950 PINE NEEDLES CT
RIVERSIDE CA 92508

294531046
RICHARD SCOTT ANDERSON
8962 PINE NEEDLES CT
RIVERSIDE CA 92508

294531047
MARK ALAN GILLELAND
8976 PINE NEEDLES CT
RIVERSIDE CA 92508

294531048
RAMPAL J. ABEYGUNERATNE
8973 PINE NEEDLES CT
RIVERSIDE CA 92508

294531049
MARK R. HANNA
8961 PINE NEEDLES CT
RIVERSIDE CA 92508

294531050
NATHAN SMITH
8949 PINE NEEDLES CT
RIVERSIDE CA 92508

294531051
SEO JUSTIN EUJIN & ESTHER LIVING
TRUST DATED 05/21/2018
8937 PINE NEEDLES CT
RIVERSIDE CA 92508

294531052
MICHEAL FALTS
8925 PINE NEEDLES CT
RIVERSIDE CA 92508

294531053
ERIC SHAVER
8913 PINE NEEDLES CT
RIVERSIDE CA 92508

294531055
SONGLIN SHAO
8919 DEL RIO DR
LINCOLN NE 68516

294531056
SANCHEZ MARIO P & ESPERANZA SANCHEZ
FAMILY TRUST
8914 MORNING HILLS DR
RIVERSIDE CA 92508

294531057
ZHIHUA JIN
2585 MOUNTAIN AVE
DUARTE CA 91010

294531058
MIP PROP
7303 WHITEGATE AVE
RIVERSIDE CA 92506

294531059
INDIANA FISHER
8950 MORNING HILLS DR
RIVERSIDE CA 92508

294531060
BROOKE E. JIMENEZ
8962 MORNING HILLS DR
RIVERSIDE CA 92508

294531061
TAE SUK KIM
127 W PHILLIPS BLVD UNIT 306
POMONA CA 91766

294531062
CLYDE MADDOX
20143 SEDONA DR
RIVERSIDE CA 92508

294531063
HICKS BRUCE AUSTIN & ELAINE ELIZABETH
FAMILY TR DTD 05/04/22
20137 SEDONA DR
RIVERSIDE CA 92508

294532001
WANG THOMAS & ROSE LIVING TRUST
3/12/2024
158 BELLINI
IRVINE CA 92602

294532002
ANNIE CHI HANSBERGER
8937 MORNING HILLS DR
RIVERSIDE CA 92508

294532003
DOHIL SINGH
8925 MORNING HILLS DR
RIVERSIDE CA 92508

294532004
LERMA DACASIN
8913 MORNING HILLS DR
RIVERSIDE CA 92508

294532005
PATRICIA A. DAWSON
8901 MORNING HILLS DR
RIVERSIDE CA 92508

294541001
HOWARD ALAN BRASWELL
20131 SEDONA DR
RIVERSIDE CA 92508

294541002
GENE BERG LIVING TRUST DATED 2/27/2019
20125 SEDONA DR
RIVERSIDE CA 92508

294541003
GILLIAN WILSON
20119 SEDONA DR
RIVERSIDE CA 92508

294541004
JOSHUA JAMES KNABB
20113 SEDONA DR
RIVERSIDE CA 92508

294541005
GINO BYRON DIAZ
20107 SEDONA DR
RIVERSIDE CA 92508

294541006
OLGA G. CASTANEDA
20101 SEDONA DR
RIVERSIDE CA 92508

294541007
HERNANDEZ R & E 2008 FAMILY TRUST
8973 TREE FARM LN
RIVERSIDE CA 92508

294541008
SUSAN EBEHIREMEN INEGBEJE
8961 TREE FARM LN
RIVERSIDE CA 92508

294541009
RUTH SOTO
8949 TREE FARM LN
RIVERSIDE CA 92508

294541010
SCOTT J. TAUZIN
8937 TREE FARM LN
RIVERSIDE CA 92508

294541011
CAROLYN PADILLA RIVERA
8925 TREE FARM LN
RIVERSIDE CA 92508

294541012
JON J. NELSON
8913 TREE FARM LN
RIVERSIDE CA 92508

294541013
NATASHA L. MCPHERSON
20083 APTOS ST
RIVERSIDE CA 92508

294541014
JACOB RICHARD SCHOBEL
20055 APTOS ST
RIVERSIDE CA 92508

294541016
MAURICIO O. GUZMAN
8914 BARTON ST
RIVERSIDE CA 92508

294541017
DAISY DIAZ
8926 BARTON ST
RIVERSIDE CA 92508

294541018
JAMES DOBBS
8938 BARTON ST
RIVERSIDE CA 92508

294541019
ROGER DELEON
8950 BARTON ST
RIVERSIDE CA 92508

294541020
ROSS A. ALBERGO
PO BOX 713
MIRA LOMA CA 91752

294541021
MARK HERBERT
1611 7TH
RIVERSIDE CA 92507

294541022
LIU FAMILY TRUST DTD9/15/08
3250 E WOODBINE RD
ORANGE CA 92867

294541023
ANA MARIA GREENAWALT
8998 BARTON ST
RIVERSIDE CA 92508

294542001
MICHAEL S. HUDSON
20107 APTOS ST
RIVERSIDE CA 92508

294542002
BROWN FAMILY REVOCABLE TRUST
8938 TREE FARM LN
RIVERSIDE CA 92508

294542003
JASON SEHLER
8950 TREE FARM LN
RIVERSIDE CA 92508

294542004
JOSE L. RODRIGUEZ
20114 SEDONA DR
RIVERSIDE CA 92508

294542005
SALVADOR CAMPUZANO
20120 SEDONA DR
RIVERSIDE CA 92508

294542006
MATT ORICK
20126 SEDONA DR
RIVERSIDE CA 92508

294542007
ELOY D. SANCHEZ
20131 APTOS ST
RIVERSIDE CA 92508

294542008
DONALD R. DELGADILLO
20125 APTOS ST
RIVERSIDE CA 92508

294542009
LISA M. MAHONEY
20119 APTOS ST
RIVERSIDE CA 92508

294542010
BRIDGET LYN KAUFMAN
20113 APTOS ST
RIVERSIDE CA 92508

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: 0011753645

Customer's Reference Notice of Adoption:
/ PO Number: / Ordinance No. 348.5037

Publication: The Press-Enterprise

Publication Dates: 09/04/2025

Amount: \$1,083.60

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5037
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 March Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2509, Change of Zone Case No. 2400058" which map is made a part of this ordinance.

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

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 August 26, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
Published The Press-Enterprise Sept. 9, 2025

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: Notice of Adoption: / Ordinance No. 348.5037

FILE NO. Ordinance No. 348.5037

PROOF OF PUBLICATION

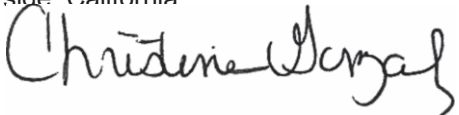
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper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

09/04/2025

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

Date: September 04, 2025.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011753645**

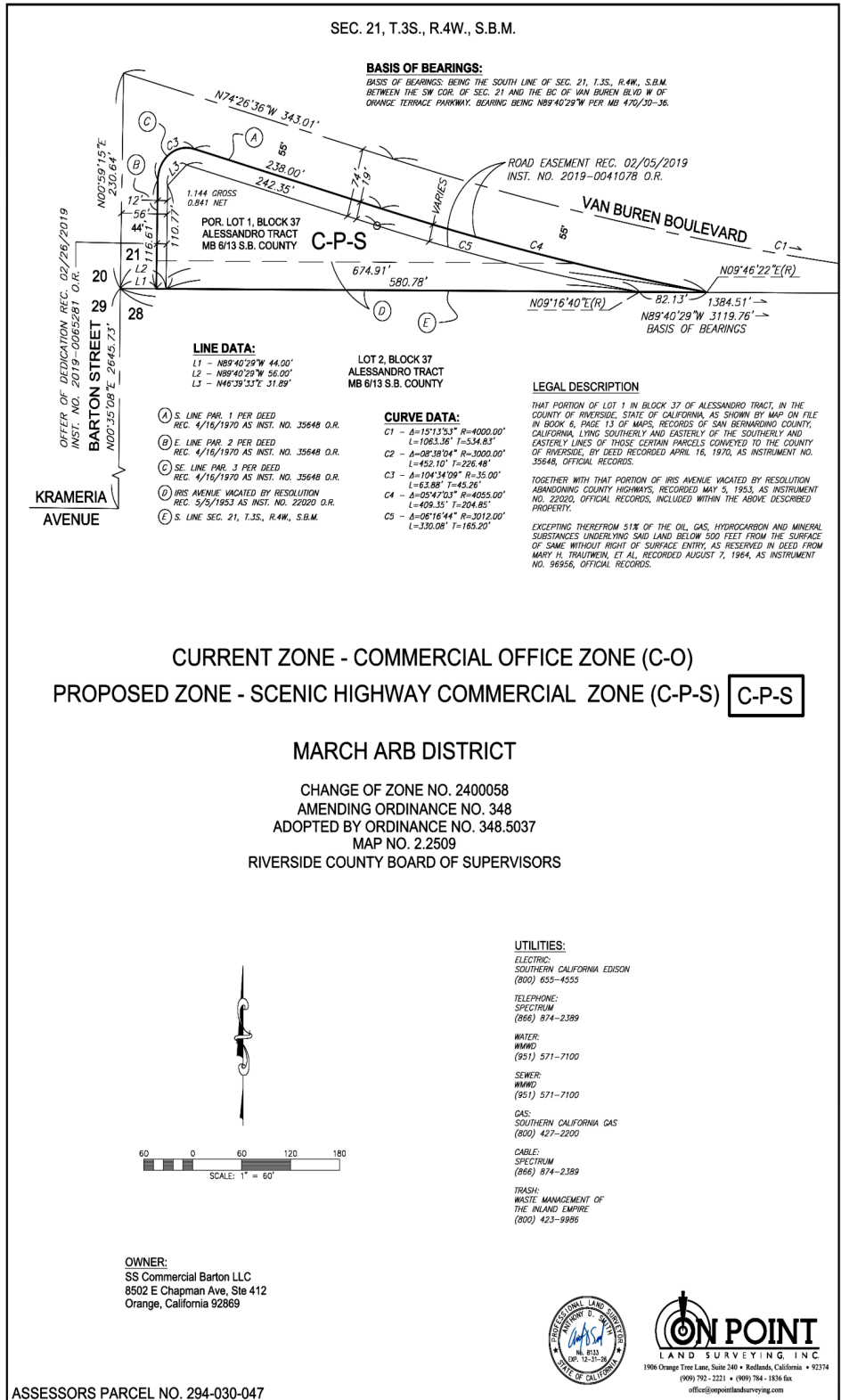
Ad Copy:

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Kimberly A. Rector, Clerk of the Board
 By: Naomy Sicra, Clerk of the Board Assistant
 Published The Press-Enterprise Sept. 9, 2025

