

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



713B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 22, 2013

**SUBJECT: CHANGE OF ZONE NO. 7805** – Applicant: EPC Holdings 781 LLC – Third/Third Supervisorial District – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The Project proposes to formalize the Planning Area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan

**PLANNING COMMISSION RECOMMENDED MOTION:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7805** proposing to formalize the planning area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan, based upon the final adoption by the Board of Supervisors.

**BACKGROUND:**

The Zone Change was before the Planning Commission on November 6, 2013 and the Commission, by a vote of 5-0, recommended approval of the zone change.

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ms *DF*

REVIEWED BY EXECUTIVE OFFICE  
DATE 12/9/13  
Mina Grande  
Departmental Concurrence

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: **3&3**

Agenda Number:

16 - 1



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**Carolyn Syms Luna**  
**Director**

**DATE: November 7, 2013**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office** *P.M.*

**SUBJECT: CHANGE OF ZONE NO. 7805**

**(Charge your time to these case numbers)**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> No New Environmental Documentation Required                            |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                         |

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

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination  
Fish & Game Receipt (CFG05995)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 22, 2013

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\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ms *CSL*

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

**Prev. Agn. Ref.**

**District: 3&3**

**Agenda Number:**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 6, 2013**

**3.3 CHANGE OF ZONE NO: 7805 – CEQA Exempt** - Applicant: EPC Holdings 781 LLC – Third/Third Supervisorial District – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The Project proposal to formalize the planning area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan. Project Planner, Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

Staff Report Recommendation:

**THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE CHANGE OF ZONE.**

Staff's Recommendation at Hearing:

**THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE CHANGE OF ZONE.**

Planning Commission Action:

By A Vote Of 4-0 (Commissioner Sanchez absent), **THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS APPROVAL OF THE CHANGE OF ZONE.**

Agenda Item No.: 3.3  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: Matt Straite  
Planning Commission: November 6, 2013

CHANGE OF ZONE NO. 7805  
CEQA Exempt  
Applicant: EPC Investment Holdings 781 LLC  
Engineer/Rep.: ACS Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7805 is a proposal to formalize the planning area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan.

The proposed project is located southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane in the Southwest Area Plan.

### ISSUES OF POTENTIAL CONCERN:

Condition of Approval 50.PLANNING.3 for Tentative Tract Map No. 33303 requires that the Specific Plan Planning Area boundary for P.A. No. 4 be formalized through the Change of Zone process prior to the recordation of the implementing tract map. Board adoption of this Change of Zone will permit TR33303 to record. According to staff research, the Specific Plan has yet to formalize any Planning Area boundaries.

### SUMMARY OF FINDINGS:

- |                                   |  |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1):    | Single family residence and vacant   |
| 2. Surrounding Land Use (Ex. #1): | Single family residential development to the south, vacant land and approved for single family residential development to the north (TR31700), vacant land to the east and rural residences to the west. |
| 3. Existing Zoning (Ex. #2):      | Winchester 1800 Specific Plan (SP286A4, PA4) and Residential Agricultural – 2½ Acre Minimum (R-A-2½)   |
| 4. Surrounding Zoning (Ex. #2):   | Specific Plan (SP286A4) to the south and west, One Family Dwelling (R-1) to the north, and Light Agricultural – 10 Acre Minimum (A-1-10) to the east.  |
| 5. General Plan:                  | Land Use: Medium Density Residential (MDR) (2-5 dwelling units per acre)   |
| 6. Project Data:                  | Total Acreage: 2.9 Gross Acres<br>Proposed Min. Lot Size: 7,200 square feet<br>Proposed Density: 2.47 dwelling units per acre<br>Schedule: A   |
| 7. Environmental Concerns:        | The project is exempt from CEQA pursuant to CEQA Guidelines Section 15182.   |

D.H.



**THE PLANNING DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:**

**APPROVAL** of **CHANGE OF ZONE NO. 7805** proposing to formalize the planning area boundaries for Planning Area 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan, based upon the final adoption by the Board of Supervisors.

**FINDINGS:**

1. The project site is designated Medium Density Residential (MDR) (2-5 dwelling units per acre) on the Southwest Area Plan.
2. The proposed Change of Zone is formalizing a planning area boundary and will not be changing the uses or standards of a zone. It will only be identifying the extents to which the Specific Plan zoning will apply.
3. The zoning for the subject site is Specific Plan.
4. The project site is surrounded by properties which are zoned Specific Plan to the south and west, One Family Dwelling (R-1) to the north, and Light Agricultural – 10 Acre Minimum (A-1-10) to the east.
5. This project is located within Criteria Area No. 5279 of the Multi-Species Habitat Conservation Plan, and as such underwent the HANS and JPR review process. The Environmental Programs Department concluded that no conservation is described for the project site.
6. Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

**CONCLUSIONS:**

1. The proposed project is in conformance the Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) Land Use Designation as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Alquist-Priolo fault hazard zone;
  - b. The Stephens Kangaroo Rat Core Reserve Area; or
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. The city of Temecula sphere of influence;
  - b. The boundaries of the Hemet Unified School District;
  - c. A 100-year flood plain or dam inundation area;
  - d. The Murrieta Creek/Warm Springs Valley Area Drainage Plan;
  - e. The Stephens Kangaroo Rat Fee Area; and,
  - f. The Valley Wide Recreation and Parks District.
4. The subject site is currently designated as Assessor's Parcel Number 476-010-029, 476-010-030, 476-010-031, and 476-010-051.

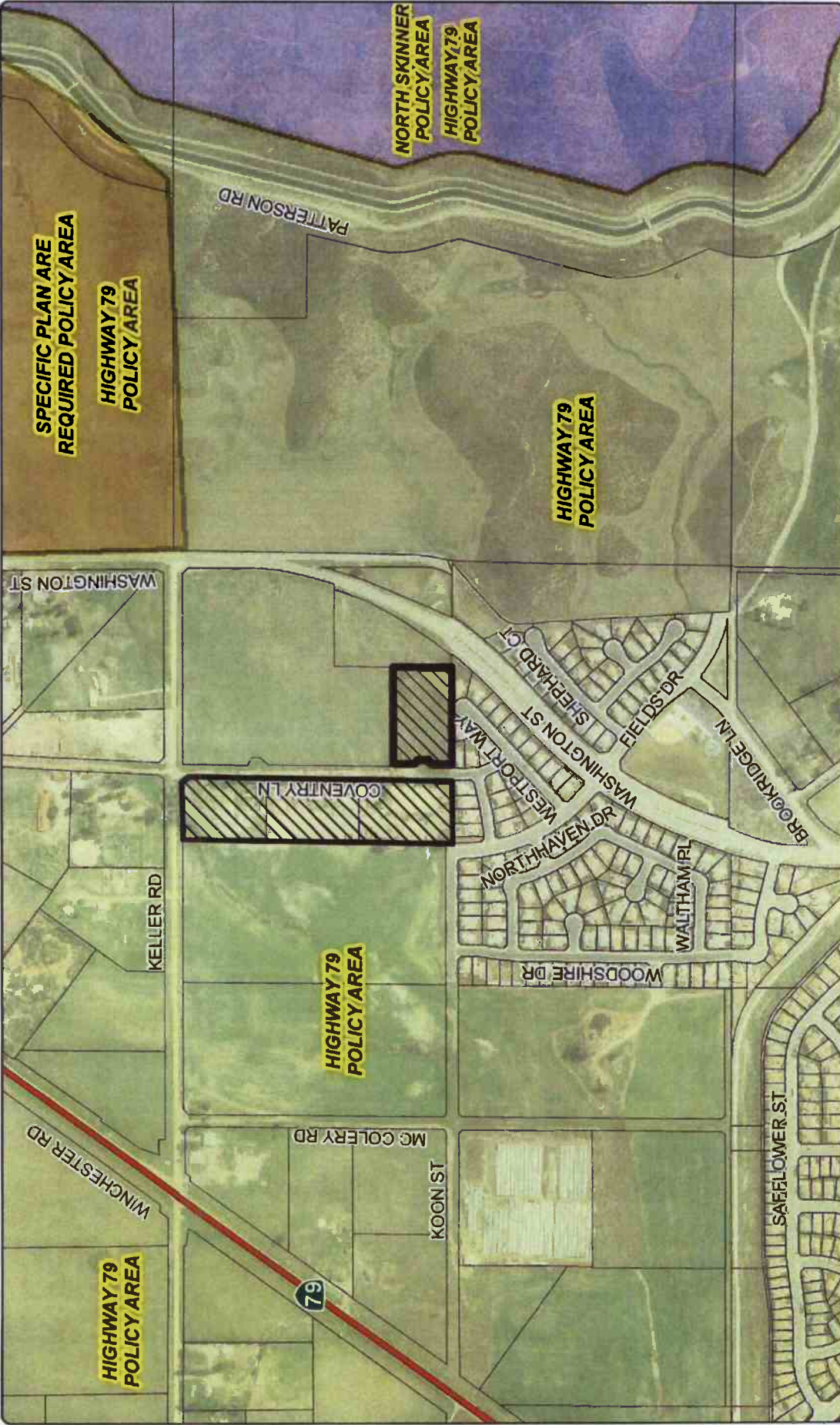


**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07805**

Supervisor Stone  
District 3

Date Drawn: 9/12/13  
Vicinity Map

**VICINITY/POLICY AREAS**



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 28

Assessors Bk. Pg. 476-10  
Thomas Bros. Pg. 899 F3  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rrps.co.riverside.ca.us/landuse.htm>

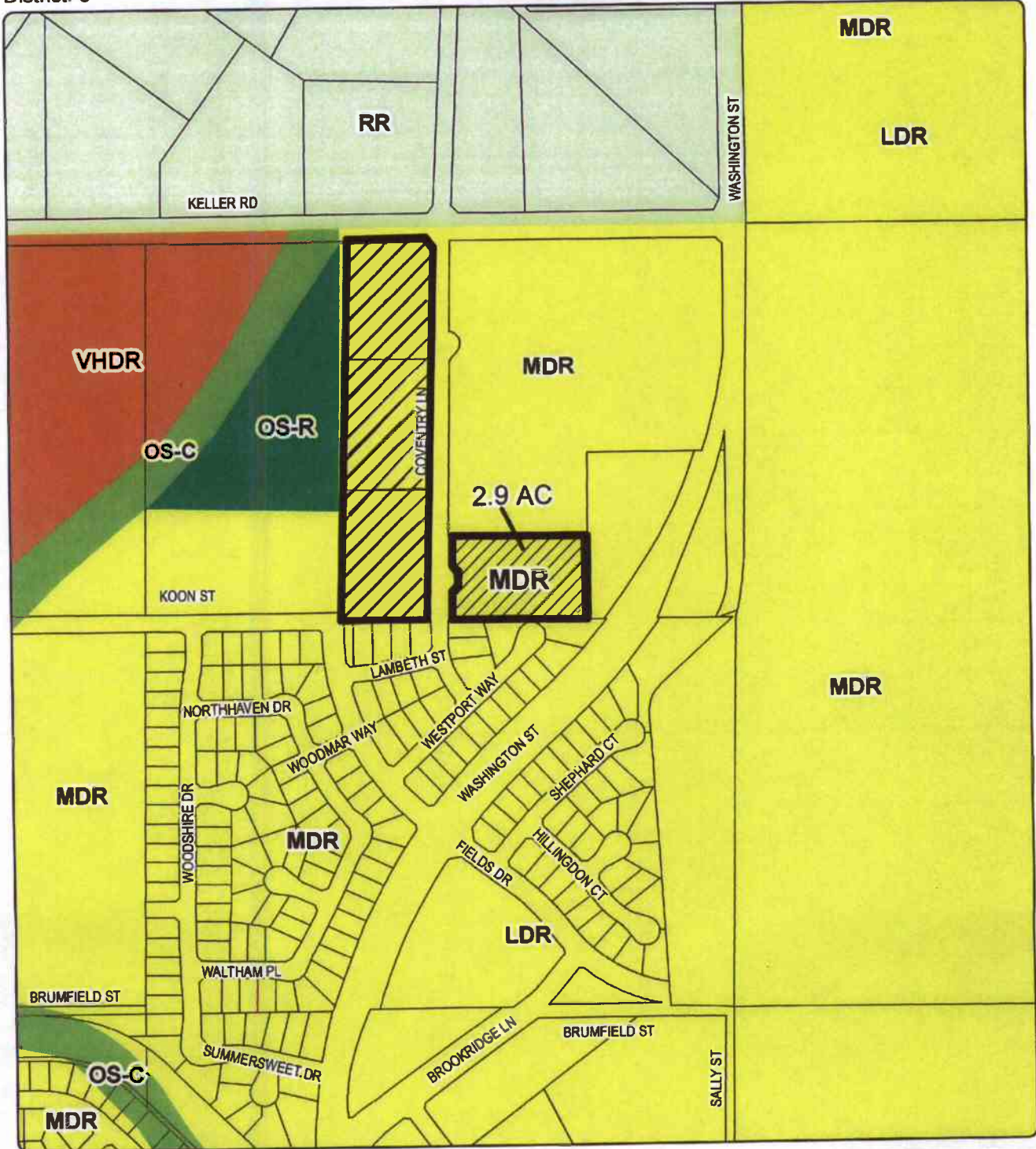


**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07805**

Supervisor Stone  
District: 3

**EXISTING GENERAL PLAN**

Date Drawn: 9/12/13  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 28

Assessors Bk. Pg. 476-10  
Thomas Bros. Pg. 899 F3  
Edition 2009



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07805

### LAND USE

Supervisor Stone  
District 3

Date Drawn: 9/12/13  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 28



Assessors Bk. Pg. 476-10  
Thomas Bros. Pg. 899 F3  
Edition 2009



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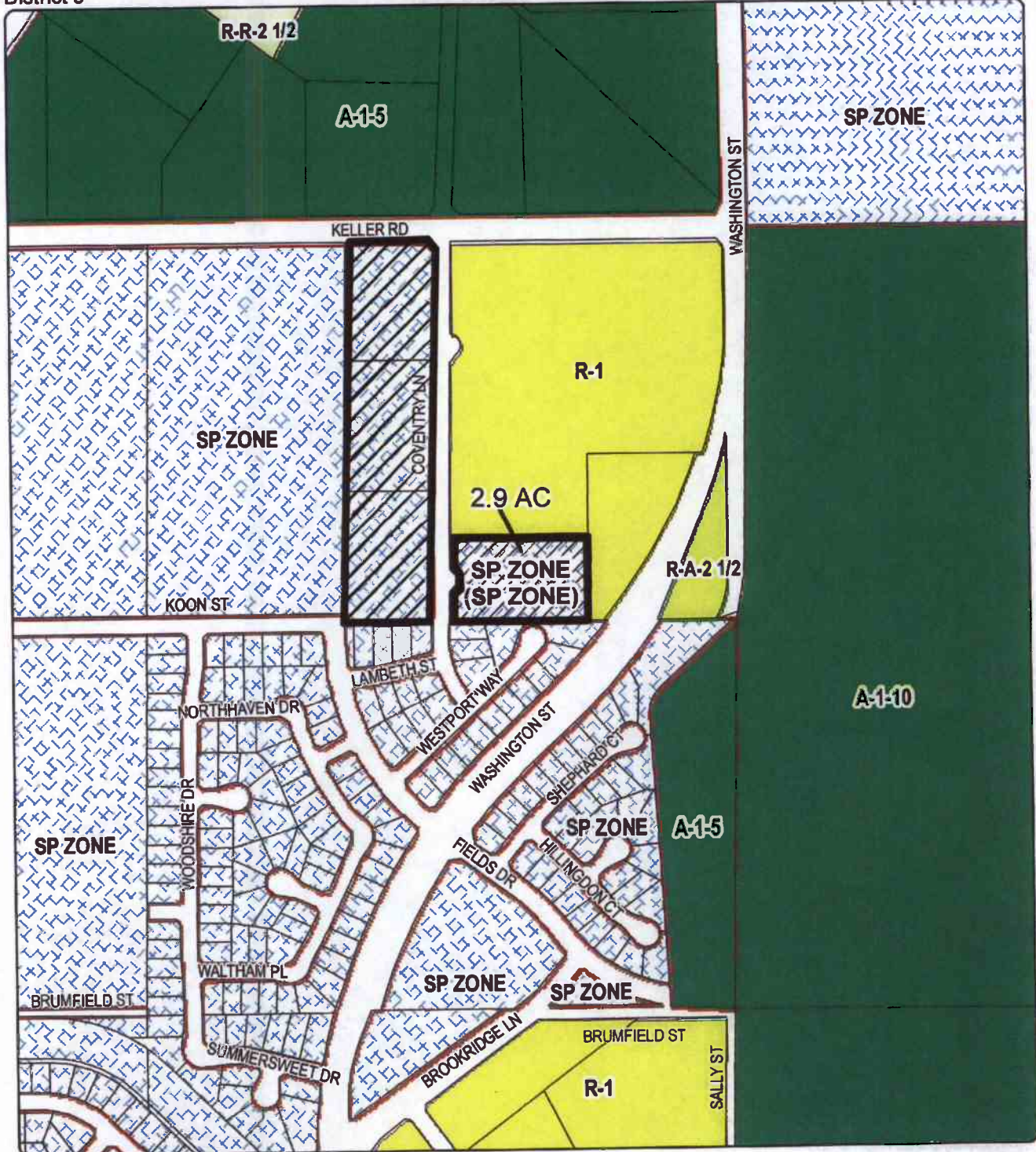
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07805

### PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 9/12/13  
Exhibit 3



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 28



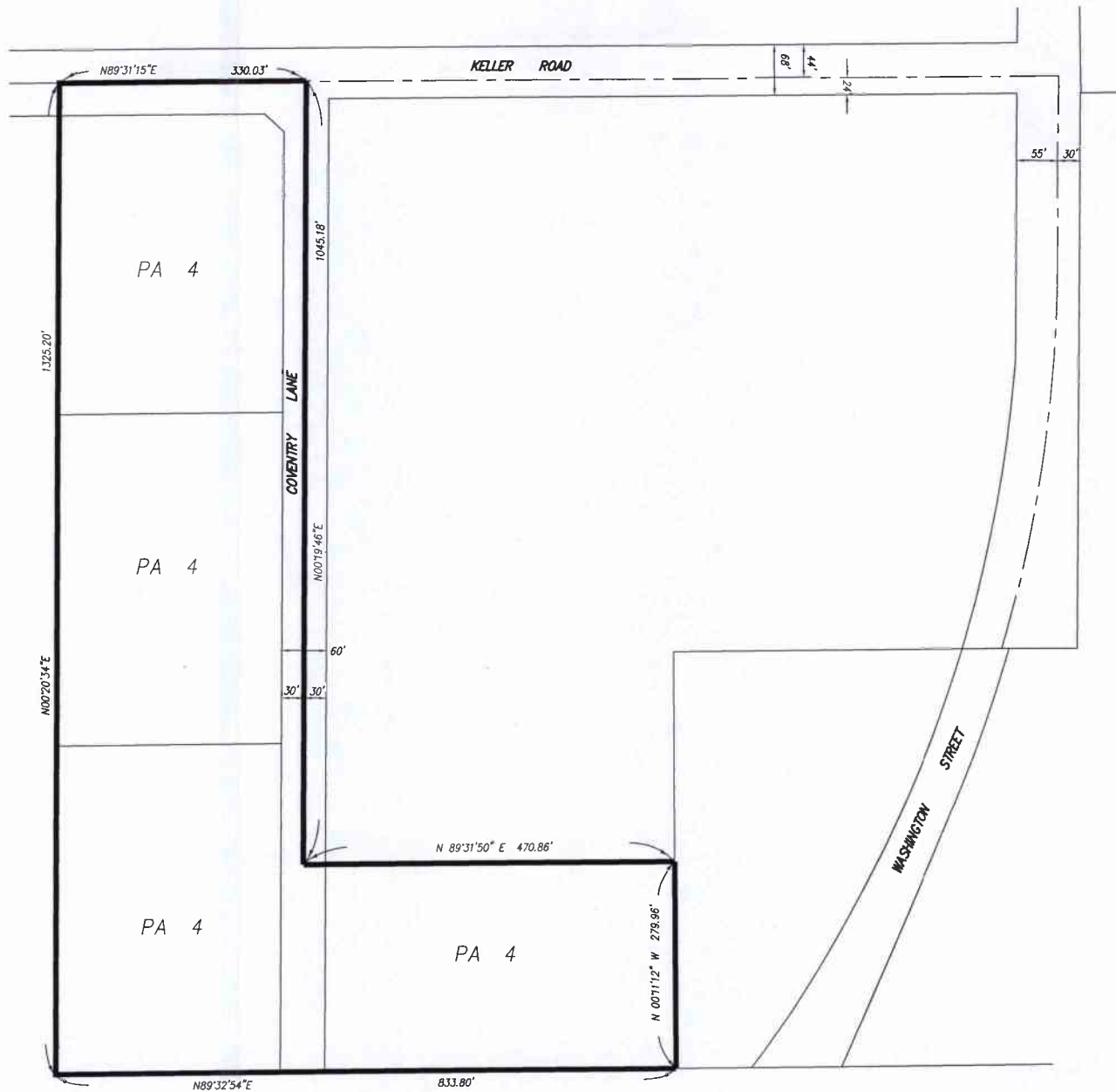
Assessors Bk. Pg. 476-10  
Thomas Bros. Pg. 899 F3  
Edition 2009

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# RANCHO CALIFORNIA AREA

SEC. 28, T.6 S., R.2 W. S.B.B. & M.

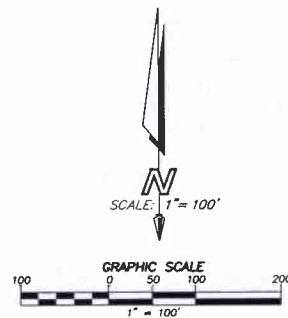


**LEGEND**

SP ZONE

SPECIFIC PLAN (SP286)

MAP NO. \_\_\_\_\_  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. \_\_\_\_\_, ORDINANCE NO. \_\_\_\_\_  
 CHANGE OF ZONE CASE NO. 7805  
 ADOPTED BY ORDINANCE NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



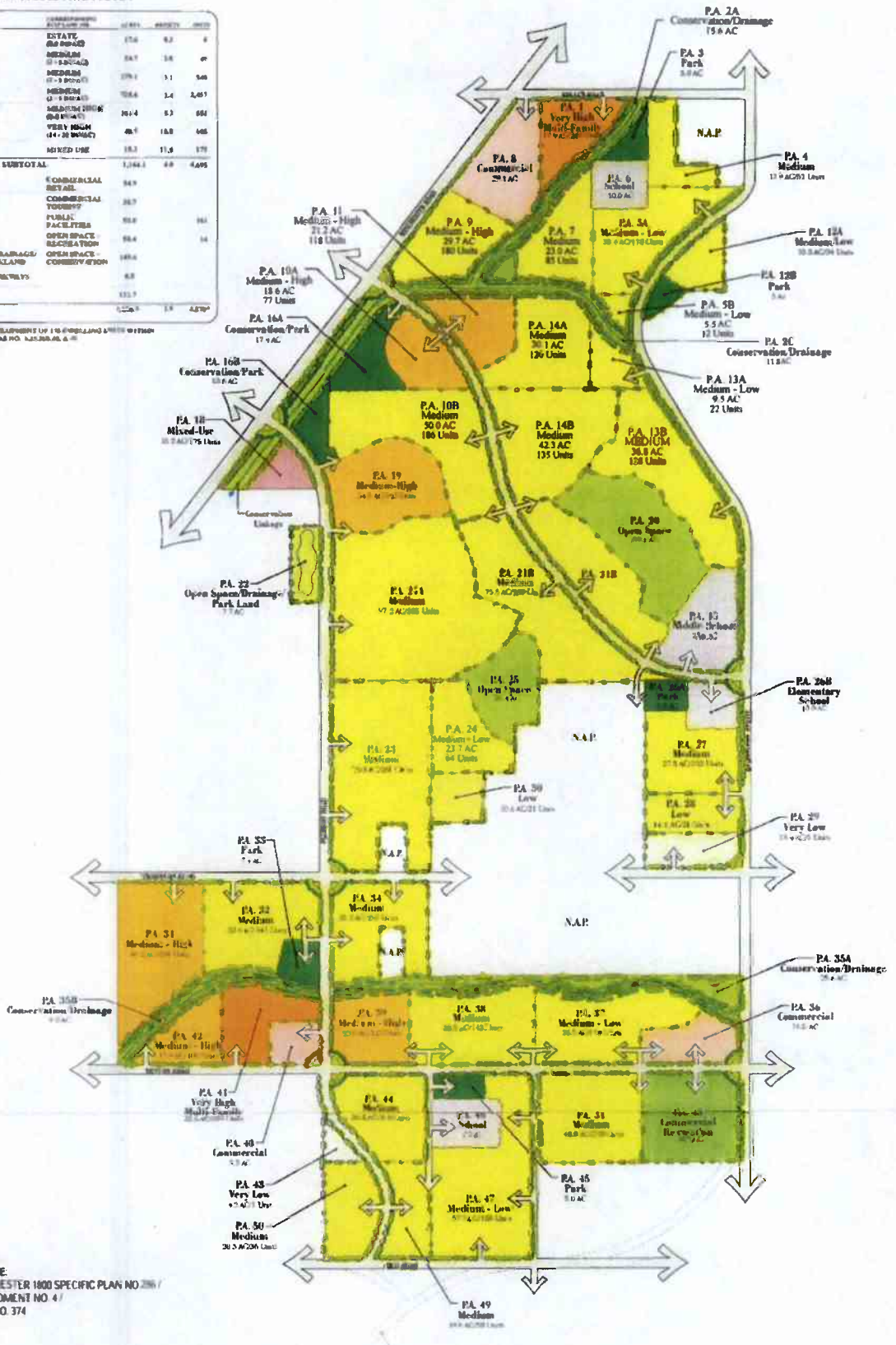




STATISTICAL ABSTRACT

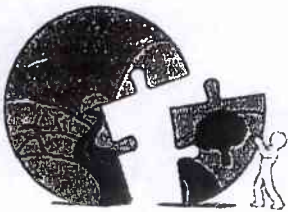
SPECIFIC PLAN ZONE	COMPARISON ZONE	AREA (AC)	UNITS	UNITS/AC
VERY LOW 20 UNITS/AC	ESTATE 800 SQ FT	17.6	8.2	4
LOW 20 UNITS/AC	MEDIUM 17-18 UNITS/AC	83.7	38	4
MEDIUM-HIGH 20 UNITS/AC	MEDIUM 17-18 UNITS/AC	170.1	51	5
MEDIUM 20 UNITS/AC	MEDIUM 17-18 UNITS/AC	108.6	34	3
MEDIUM-HIGH 20 UNITS/AC	MEDIUM 17-18 UNITS/AC	101.4	53	5
VERY HIGH 20 UNITS/AC	VERY HIGH 14-16 UNITS/AC	48.9	16.8	4
MIXED USE	MIXED USE	18.3	11.8	17
RESIDENTIAL SUBTOTAL		1,126.1	400	4,000
COMMERCIAL	COMMERCIAL RETAIL	84.9		
COMMERCIAL	COMMERCIAL OFFICE	28.7		
SCHOOLS	PUBLIC FACILITIES	58.8		
ACTIVE PARKS	OPEN SPACE RECREATION	88.4		
OPEN SPACE/DRAINAGE	OPEN SPACE CONSERVATION	148.6		
EXPANDED PARKWAYS		8.5		
ROADS		131.7		
TOTAL		1,726.9	18	4,870

\*INCLUDED DEVELOPMENT OF 100 AC DRILLING LOTS WITHIN PLANNING AREA NO. 1, 2, 3, 4 & 5



SOURCE:  
WINCHESTER 1800 SPECIFIC PLAN NO. 206 /  
AMENDMENT NO. 4 /  
EIR NO. 374





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.

Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.

Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER:          CZ 07805 DATE SUBMITTED: 9/2005

### APPLICATION INFORMATION

Applicant's Name: EPC HOLDINGS 781, LLC E-Mail: MBYFR@RICHLANDINVESTMENTS.COM

Mailing Address: 3161 MICHELSON DR STE 425  
IRVINE CA 92612  
City State ZIP

Daytime Phone No: (949) 383 4137 Fax No: (949) 261 7016

Engineer/Representative's Name: ACS CONSULTING E-Mail: FRANK@ACSCONSULTINGINC.COM

Mailing Address: PO BOX 2252  
TEMECULA CA 92593  
City State ZIP

Daytime Phone No: (951) 757 5178 Fax No: (951) 225 9637

Property Owner's Name: ← SAME AS APPLICANT → E-Mail:         

Mailing Address:           
                            
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR CHANGE OF ZONE**

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

EPC Holdings 781, LLC  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

EPC Holdings 781, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 476-010-051

Section: 28 Township: 6S Range: 2W

Approximate Gross Acreage: 2.92

General location (nearby or cross streets): North of LAMBETH ST, South of KELLER RD, East of COVENTRY LN, West of WASHINGTON ST.



**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: P6899; GRID F3

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CURRENT ZONING IS SP PER SP286, PA 4. PROPOSED  
LAND USE IS MEDIUM DENSITY RESIDENTIAL. THE  
ZONE CHANGE IS REQUIRED PER CONDITION OF  
APPROVAL SO. PLANNING 003.

Related cases filed in conjunction with this request:

TR 33303

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# PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on September 12, 2013,

The attached property owners list was prepared by Riverside County GIS,

For APN (s) or case numbers CZ07805

Company or Individual's Name RCIT - GIS,

Distance buffered 600 Feet

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.

TITLE GIS Analyst Signature 

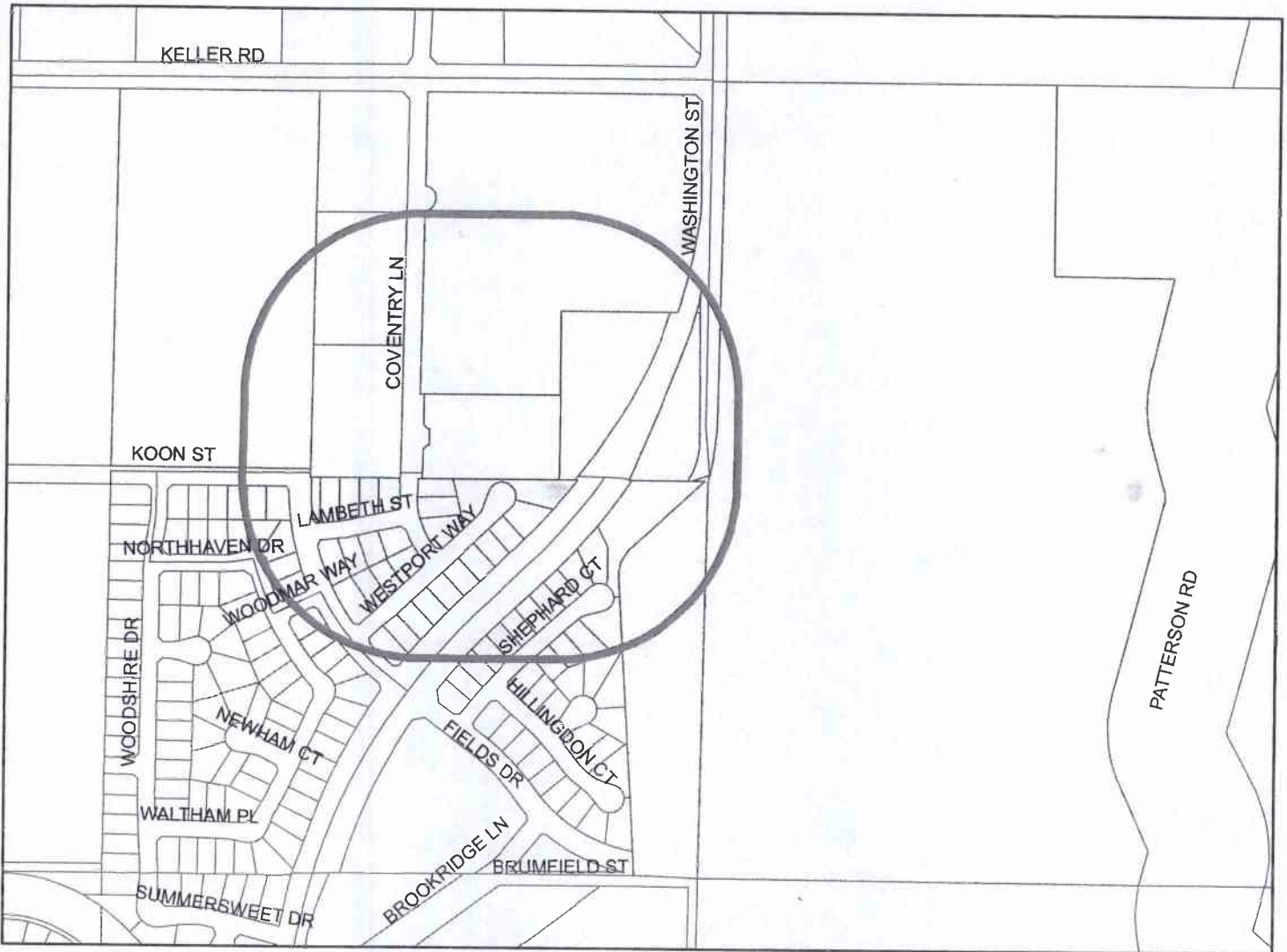
ADDRESS: 4080 Lemon Street, 10th Floor

Riverside, CA 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-3288

*checked by matt  
EFP Feb 12  
2014*

# CZ07805 (600 Feet Radius)



## Selected Parcels

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 476-331-006 | 476-332-002 | 476-333-005 | 476-331-003 | 476-340-005 | 476-331-008 | 476-331-002 | 476-340-008 | 476-332-003 | 476-333-003 |
| 476-333-010 | 476-330-011 | 476-322-001 | 476-331-005 | 476-340-004 | 476-333-012 | 476-333-004 | 476-340-003 | 476-340-015 | 476-010-051 |
| 476-010-052 | 476-010-053 | 476-331-004 | 476-340-011 | 476-331-007 | 476-340-007 | 476-330-004 | 476-333-014 | 476-330-005 | 476-340-009 |
| 476-333-013 | 476-010-030 | 476-010-031 | 476-333-001 | 476-322-002 | 476-331-001 | 476-333-011 | 476-333-002 | 476-340-006 | 476-340-010 |
| 476-330-013 | 476-332-001 | 476-340-014 | 476-332-004 | 476-330-006 | 476-340-013 | 476-333-006 | 476-333-015 | 476-330-012 | 476-333-009 |
| 472-170-001 | 476-010-040 | 476-010-045 | 476-333-007 | 476-333-008 | 476-010-028 | 476-010-042 | 476-332-005 | 476-340-016 | 476-330-014 |
| 476-340-012 |             |             |             |             |             |             |             |             |             |



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.

ASMT: 476010028, APN: 476010028  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 476330004, APN: 476330004  
DONNA SOLOMAN, ETAL  
32697 KOON ST  
WINCHESTER, CA. 92596

ASMT: 476010030, APN: 476010030  
HEATHER TUCKER, ETAL  
32805 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476330005, APN: 476330005  
ERNESTINE ANDERSON, ETAL  
32709 KOON ST  
WINCHESTER, CA. 92596

ASMT: 476010031, APN: 476010031  
ROBYN HOOKER, ETAL  
32825 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476330006, APN: 476330006  
MARINA RESOLME, ETAL  
351 PLAZA LOS OSOS  
CHULA VISTA CA 91914

ASMT: 476010045, APN: 476010045  
REGENT FRENCH VALLEY  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 476330011, APN: 476330011  
PEGGY LINDGREN, ETAL  
718 GUAM CIR  
BEAUFORT SC 29902

ASMT: 476010053, APN: 476010053  
EPC HOLDINGS 781  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

ASMT: 476330012, APN: 476330012  
DERRICK BROWN, ETAL  
34298 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476322001, APN: 476322001  
ELIAH HUTCHINS, ETAL  
34330 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330013, APN: 476330013  
MARTIN REYES  
34306 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476322002, APN: 476322002  
JENNIFER RELENTE  
34338 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330014, APN: 476330014  
MARLA PITZEK, ETAL  
34314 NORTHHAVEN DR  
WINCHESTER, CA. 92596





ASMT: 476331001, APN: 476331001  
JOHN TOTTEN  
32756 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476331008, APN: 476331008  
ANNA RICARDO  
32757 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331002, APN: 476331002  
BARRY BRYSMAN  
32768 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476332001, APN: 476332001  
KATRINA ROSS GREENBERG, ETAL  
32764 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331003, APN: 476331003  
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32780 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476332002, APN: 476332002  
BRIAN SPENCE, ETAL  
32776 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331004, APN: 476331004  
EVA HERNANDEZ  
34279 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476332003, APN: 476332003  
ANGELA PETROSUIS, ETAL  
32788 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331005, APN: 476331005  
BIANKA RODRIGUEZ GAY, ETAL  
34267 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476332004, APN: 476332004  
NICHOLAS GUERRE  
32800 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331006, APN: 476331006  
DEEPA SAENZ, ETAL  
32781 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476332005, APN: 476332005  
SIENNA II AVANTE II  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92503

ASMT: 476331007, APN: 476331007  
BEVERLY CARLSON, ETAL  
38353 ESPLENDIDA WAY  
TEMECULA CA 92592

ASMT: 476333001, APN: 476333001  
LYNNETTE VARGAS, ETAL  
34252 COVENTRY LN  
WINCHESTER, CA. 92596



ASMT: 476333002, APN: 476333002  
MARISOL BRONSON, ETAL  
34264 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476333009, APN: 476333009  
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6647 GOLDEN WEST AVE  
ARCADIA CA 91007

ASMT: 476333003, APN: 476333003  
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HUNTINGTON BEACH CA 92649

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WINCHESTER CA 92596

ASMT: 476333011, APN: 476333011  
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32809 WESTPORT WAY  
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ASMT: 476333005, APN: 476333005  
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32881 WESTPORT WAY  
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ASMT: 476333012, APN: 476333012  
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ASMT: 476333006, APN: 476333006  
OTAVIS HALL  
32869 WESTPORT WAY  
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ASMT: 476333013, APN: 476333013  
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ASMT: 476333007, APN: 476333007  
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ASMT: 476333014, APN: 476333014  
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ASMT: 476333008, APN: 476333008  
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ASMT: 476340010, APN: 476340010  
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ASMT: 476340004, APN: 476340004  
DAVID MILLER  
32864 SHEPHARD CT  
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ASMT: 476340011, APN: 476340011  
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DSRT HOT SPG CA 92241

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32927 SHEPHARD CT  
WINCHESTER, CA. 92596

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ASMT: 476340007, APN: 476340007  
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FALLBROOK CA 92028

ASMT: 476340014, APN: 476340014  
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MANHATTAN BEACH CA 90266

ASMT: 476340008, APN: 476340008  
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WINCHESTER, CA. 92596

ASMT: 476340015, APN: 476340015  
JOHN SANMIGUEL, ETAL  
32891 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340009, APN: 476340009  
RACHEL DUFFY, ETAL  
32924 SHEPHARD CT  
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ASMT: 476340016, APN: 476340016  
DOUGLAS DICKSON, ETAL  
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Irvine CA 92612

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Irvine CA 92612





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Change of Zone No. 7805

Project Location: In the unincorporated area of Riverside County, southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane in the Southwest Area Plan

Project Description: Change of Zone No. 7805 is a proposal to formalize the planning area boundaries for Planning Area 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: EPC Investment Holdings 781 LLC

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (\_\_\_\_\_)
- Statutory Exemption (\_\_\_\_\_)
- Other: Exempt per section 15182

Reasons why project is exempt: Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

Matt Straite County Contact Person 951-955-8631 Phone Number  
\_\_\_\_\_  
Signature Title Date

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

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZCZ7805 -

### FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1309283

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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Received from: EPC HOLDINGS 781 \$50.00  
paid by: CK 3000709  
paid towards: CFG05995 CALIF FISH & GAME: DOC FEE  
CFG FOR CZ07805  
at parcel #: 32455 KELLER RD WINC  
appl type: CFG3

By \_\_\_\_\_ Sep 27, 2013 16:20  
MGARDNER posting date Sep 27, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)