

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

515B



**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
November 19, 2014

**SUBJECT:** Ordinance No. 348.4794  
District 3/District 3

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4794 amending the zoning in the Winchester Area shown on Map No. 2.2368 Change of Zone Case No. 7709.

**BACKGROUND:**

**Summary**

The public hearing for Change of Zone Case No. 7709 was scheduled as Agenda Item No. 16.3 and was held on January 12, 2010. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41906 and tentatively approved Change of Zone Case No. 7709. Pursuant to Article IV, Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. The adoption of Ordinance No. 348.4794 will finalize the Board's tentative action, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Departmental Concurrence

Juan C. Perez  
Interim Planning Director

Gregory P. Priamos  
County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b>				<b>Budget Adjustment:</b>	
				For Fiscal Year:	

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

APPROVE

BY:

Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: 16.3, 1/12/10 | District: 3/3 | Agenda Number:

**3-31**

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

**FORM 11:** Ordinance No. 348.4794 - District 3/District 3

**DATE:** November 19, 2014

**PAGE:** Page 2 of 2

**Summary Continued**

The project associated with Change of Zone No. 7709 consisted of the following four applications: a General Plan Amendment, a Change of Zone, a Plot Plan and a Parcel Map.

The Parcel Map and the Plot Plan were approved by the Board of Supervisors on August 5, 2014, pending adoption of General Plan Amendment No. 1050 and Change of Zone No. 7709. The Tentative Parcel Map proposed a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The Plot Plan proposed a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces.

GPA No. 1050 was tentatively approved by the Board on January 12, 2010 and is scheduled for final adoption as a separate item on December 9, 2014. General Plan Amendment No. 1050 proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

Change of Zone No. 7709 proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). Today's action will finalize the Board's tentative action that was taken on January 12, 2010 pursuant to Agenda Item No. 16.3 and formally change the property's zoning classification.

All four applications were heard by the Planning Commission at the same time on August 19, 2009, where they were subsequently continued to the September 30, 2009 Commission hearing. At that hearing, the Commission recommended approval of the GPA and CZ, but the Parcel Map and the Plot Plan were continued off calendar until department corrections were addressed and the site plan was cleared by all departments. The General Plan Amendment and the Change of Zone then advanced to the Board on January 12, 2010 and were tentatively approved. The Plot Plan and Parcel Map received a Fast Track authorization since 2010 and advanced to the Board directly for a hearing on August 5, 2014, receiving approval on that date, pending adoption of the General Plan Amendment and Zone Change.

**Impact on Citizens and Businesses**

The impacts of processing Change of Zone Case No. 7709 and adoption of this ordinance have been evaluated through the environmental review and public hearing process by staff, the Planning Commission and the Board of Supervisors. The opportunity for public review and comment was provided during the public hearings scheduled for this change of zone and any verbal or written testimony provided by the public was considered by the hearing body at that time.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There is no fiscal impact to the County because the cost for processing Change of Zone Case No. 7709 has been born by the applicant.

**Contract History and Price Reasonableness**

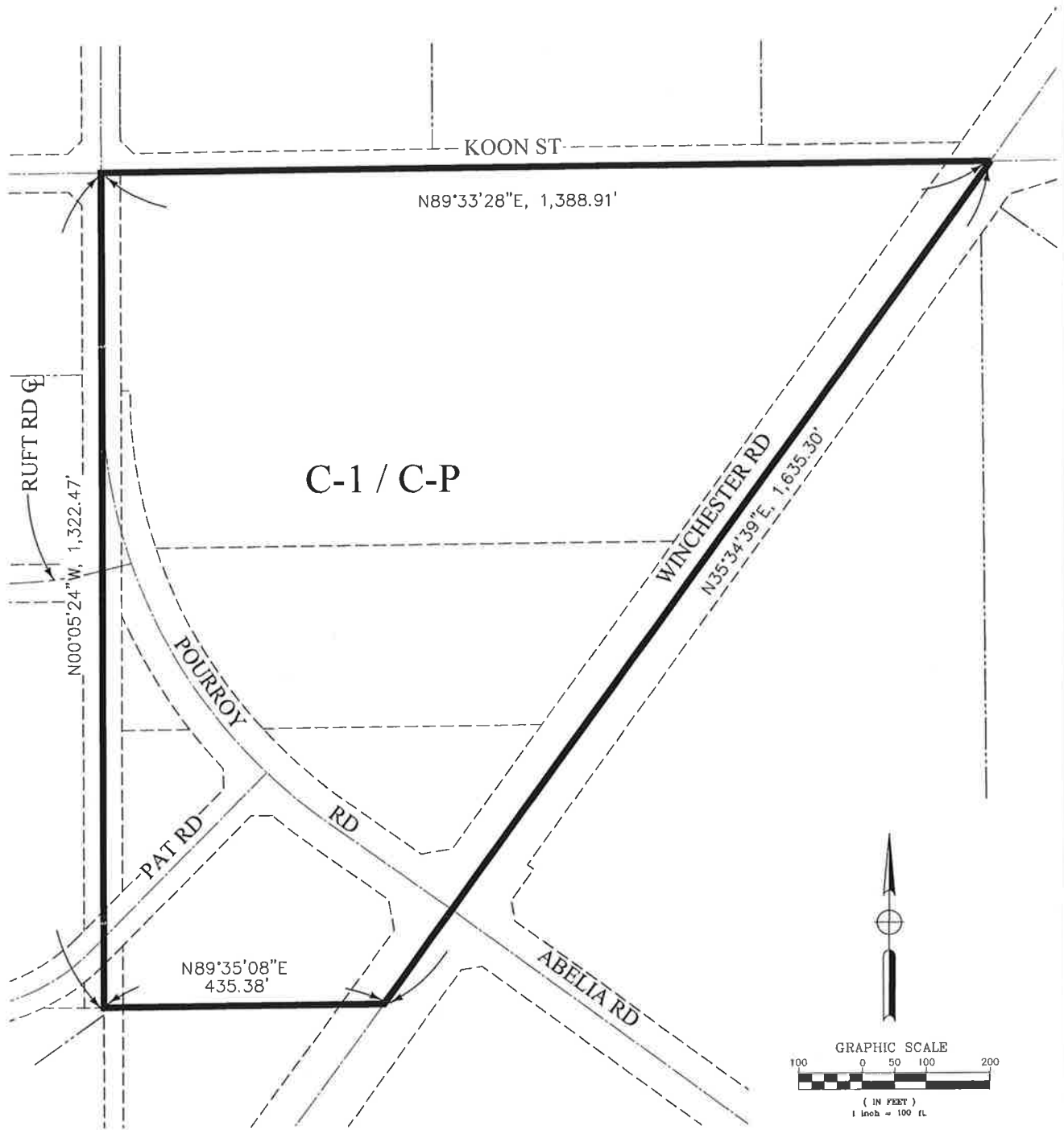
N/A

**ATTACHMENTS:**

- A. Ordinance No. 348.4794



WINCHESTER AREA  
 SEC. 28, T6S, R2W, S.B.B.& M.



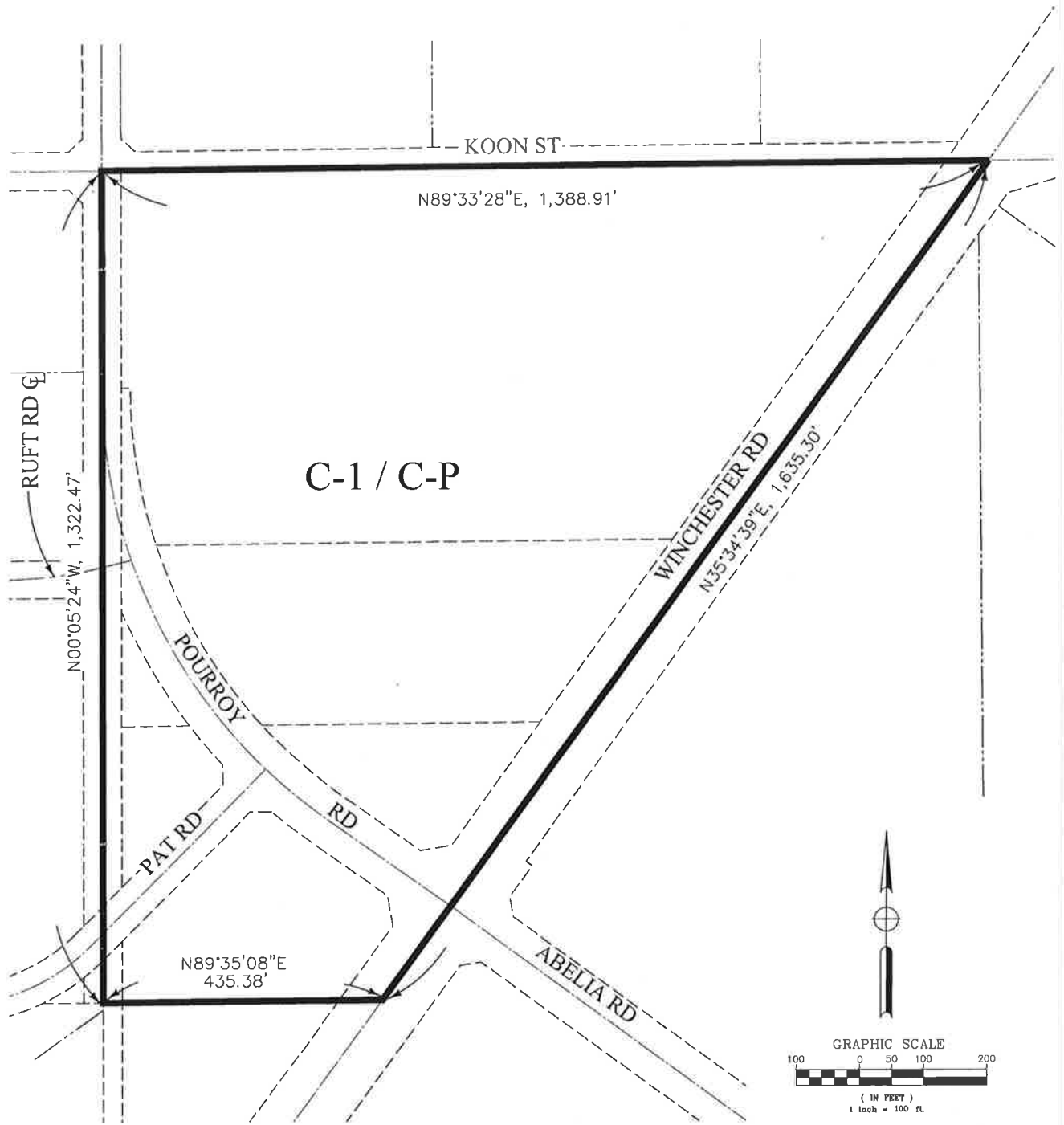
**C-1 / C-P** GENERAL COMMERCIAL

MAP NO. 2.2368  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7709  
 ADOPTED BY ORDINANCE NO. 348.4794

A.P.N. 476-010-054  
 A.P.N. 476-010-055  
 A.P.N. 476-010-017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

WINCHESTER AREA  
SEC. 28, T6S, R2W, S.B.B.& M.



C-1 / C-P

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LEGEND  
GENERAL COMMERCIAL

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