

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



502B

**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
April 14, 2016

**SUBJECT:** Ordinance No. 348.4828  
District 3

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4828 amending the zoning in the Winchester Area shown on Map No. 2.2391 Change of Zone Case No. 7741.


**BACKGROUND:**

**Summary**

Change of Zone Case No. 7741 (CZ 7741) changes the zoning from Light Agricultural -10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1) and General Commercial (C-1 & C-P) on one parcel, totaling 56.8 acres. The public hearing for CZ 7741 was held on March 1, 2016 as Agenda Item No. 16-1. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, and continued the item to March 15, 2016. On March 15, 2016 as agenda item No. 3-25, the Board adopted a Mitigated Negative Declaration for Environmental Assessment No. 41771 and tentatively approved CZ 7741. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts.

Departmental Concurrence

  
\_\_\_\_\_  
Steve Weiss, AICP  
Planning Director

Anita C. Willis for  
  
\_\_\_\_\_  
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 type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b>
	<b>For Fiscal Year:</b>

**C.E.O. RECOMMENDATION:** APPROVE  
BY   
\_\_\_\_\_  
Tina Grande  
**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: 3-25, 03/15/16 | District: 3 | Agenda Number:

**3-3**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Ordinance No. 348.4828**

District 3

**DATE:** April 14, 2016

**PAGE:** Page 2 of 2

Adoption of Ordinance No. 348.4828 will finalize the Board's tentative action on CZ 7741, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On March 15, 2016, the Board also tentatively approved General Plan Amendment No. 943 amending the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) amending its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20 – 0.35 FAR).

On March 29, 2016, General Plan Amendment No. 943 received final approval with the Board's adoption of Resolution No. 2016-098 (the first cycle of General Plan Amendments for 2016).

The property is located east of Highway 79/Winchester Road, north of Stow Road, West of Richman Road, and south of Stetson Avenue as shown on the attached maps entitled "Vicinity/Policy Areas" and "Proposed Zoning."

**Impact on Citizens and Businesses**

The impacts of processing Change of Zone Case No. 7741 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. Today's action will finalize the Board's tentative action that was taken on March 15, 2016 pursuant to Agenda Item No. 3-25 and formally change the property's zoning classification.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There is no fiscal impact to the County because the cost for processing Change of Zone Case No. 7741 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS (if needed, in this order):**

- A. Ordinance No. 348.4828 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from March 15, 2016 Public Hearing

ORDINANCE NO. 348.4828

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2391, Change of Zone Case No. 07741" which map is made a part of this ordinance.

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

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

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM  
Clerk of the Board

By: \_\_\_\_\_

(SEAL)

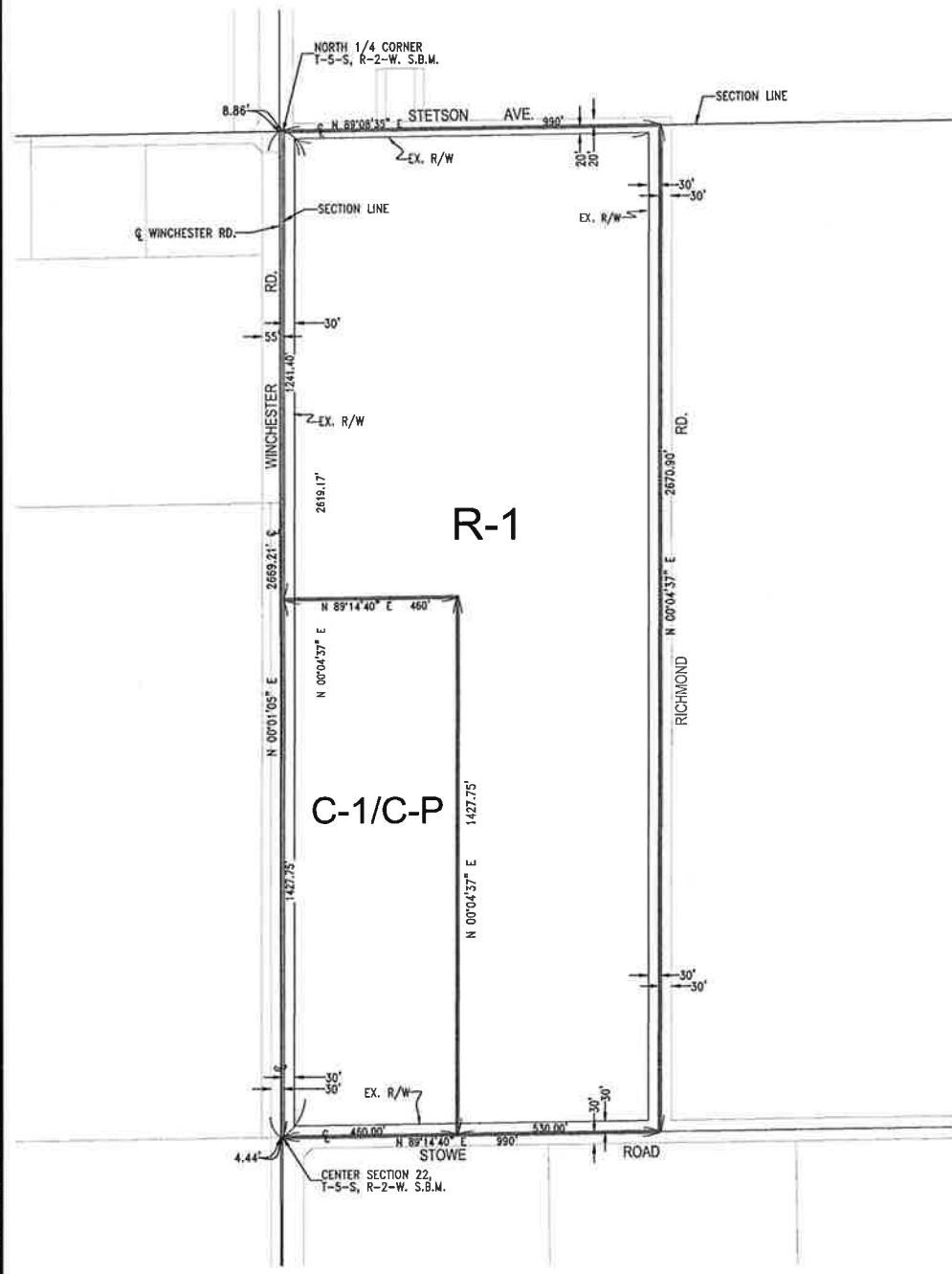
APPROVED AS TO FORM  
April 13, 2016

By:  \_\_\_\_\_  
MICHELLE CLACK  
Deputy County Counsel

MPC:sk  
4/6/16

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WINCHESTER AREA  
SECTION 22, T 5 S, R 2 W, S.B.M.



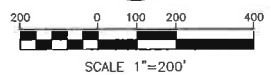
- R-1** ONE-FAMILY DWELLINGS
- C-1/C-P** GENERAL COMMERCIAL

MAP NO. 2.2391  
**CHANGE OF OFFICIAL ZONING PLAN**

CHANGE OF ZONE CASE NO. 07741  
AMENDING MAP NO. 2, ORDINANCE 348  
ADOPTED BY ORDINANCE NO. 348.4828

DATE:

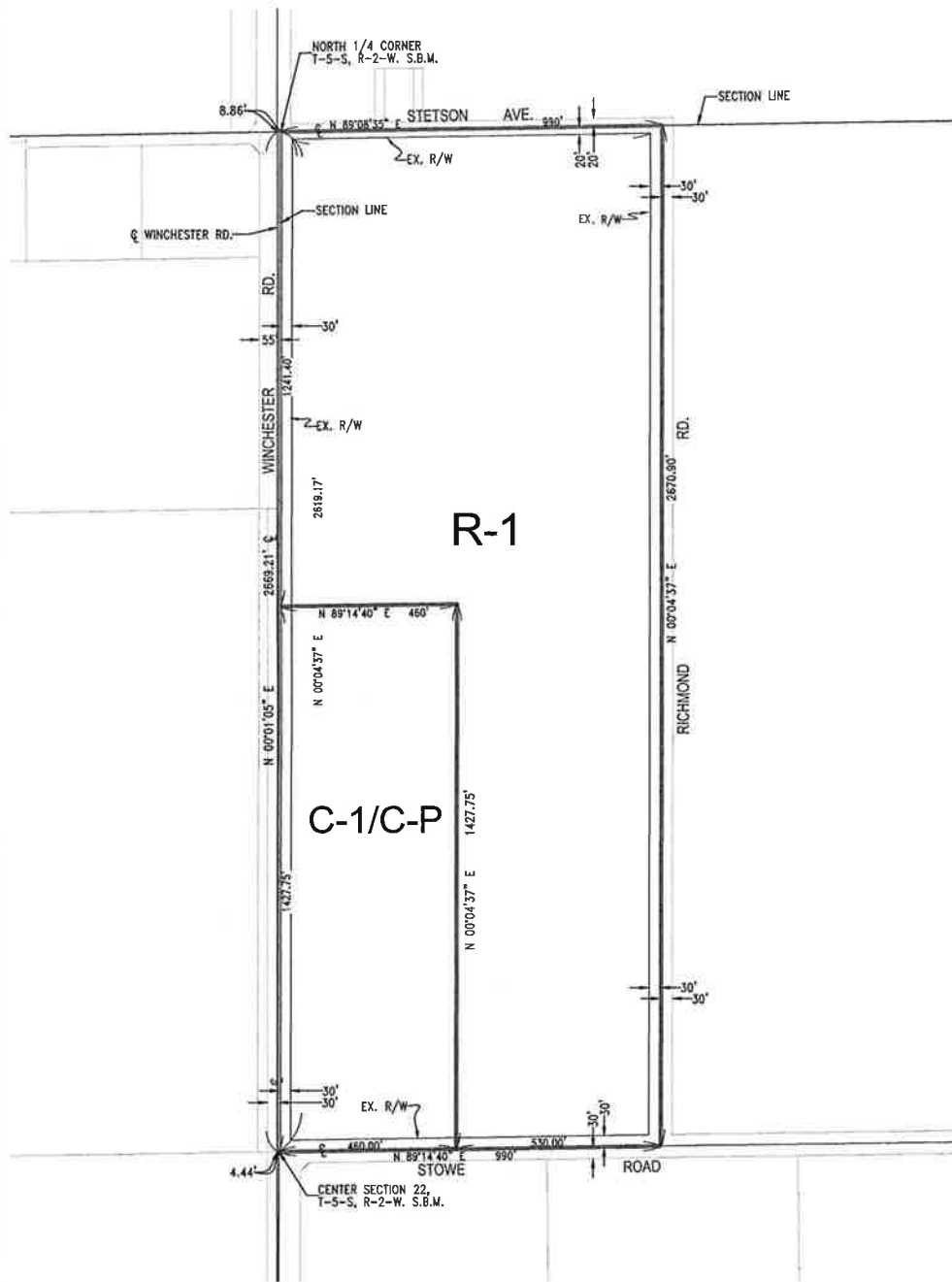
RIVERSIDE COUNTY BOARD OF SUPERVISORS



March 04, 2016 at 10:50am F:\0800-000\0800-0002-16-09-15\_L\_2\_9995.dwg by Bos on 4/9/17

APN NO. 465-060-004

WINCHESTER AREA  
SECTION 22, T 5 S, R 2 W, S.B.M.



- R-1** ONE-FAMILY DWELLINGS
- C-1/C-P** GENERAL COMMERCIAL

MAP NO. 2.2391

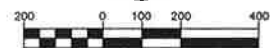
CHANGE OF OFFICIAL ZONING PLAN

CHANGE OF ZONE CASE NO. 07741  
AMENDING MAP NO. 2, ORDINANCE 348  
ADOPTED BY ORDINANCE NO. 348.4828

DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN NO. 465-060-004

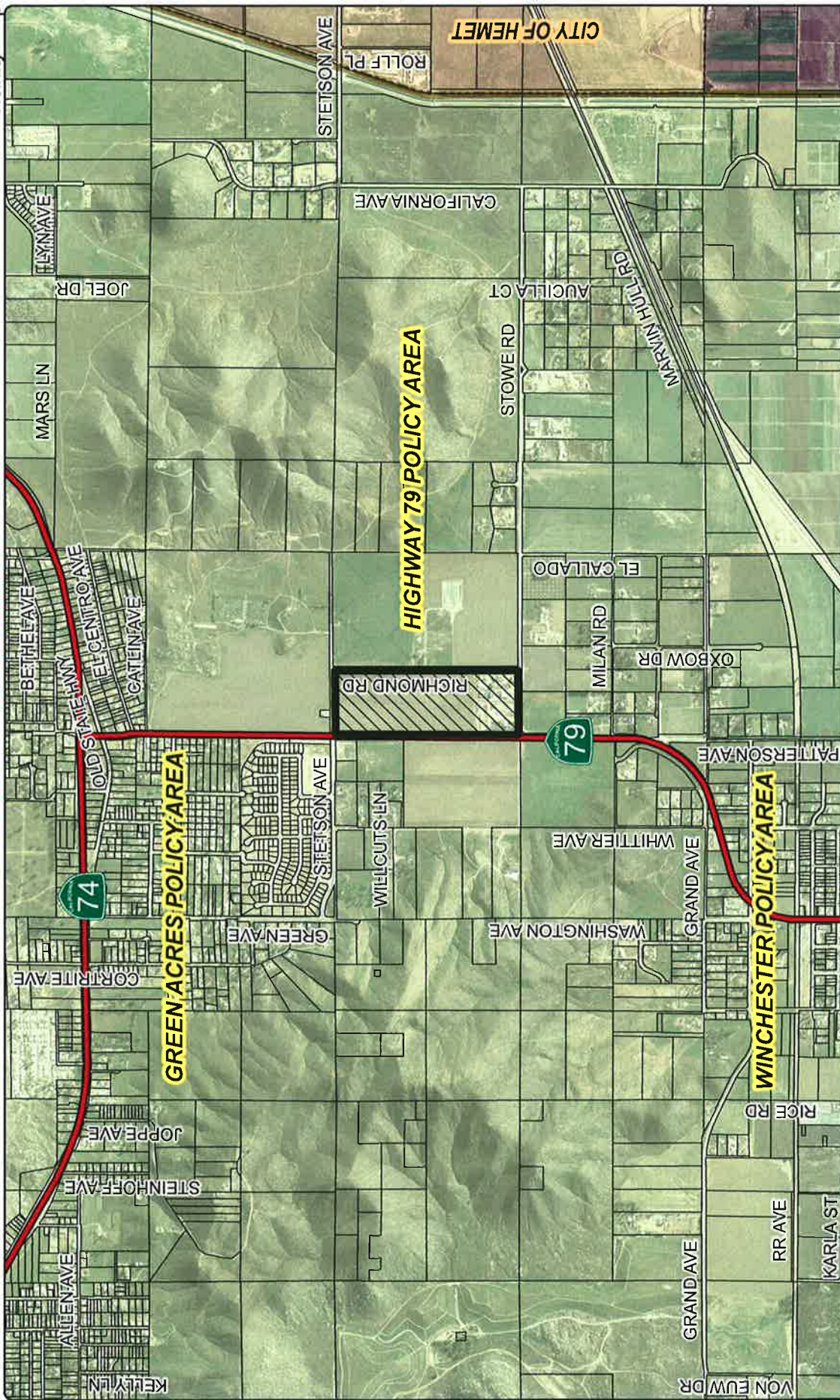


SCALE 1"=200'

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07741 GPA00943  
VICINITY/POLICY AREAS**

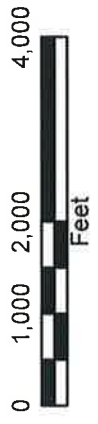
Supervisor Washington  
District 3

Date Drawn: 10/08/2015  
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan providing new land use designations for administrative, knowledge, creative, and professional uses. This new General Plan contains different types of land use designations than the previous General Plan. The map shows the current designations for the area shown. The Planning Department does not warrant the accuracy of the information shown on this map. Please contact the Planning Department at (951) 955-2200 for more information.

RIVERSIDE COUNTY PLANNING DEPARTMENT

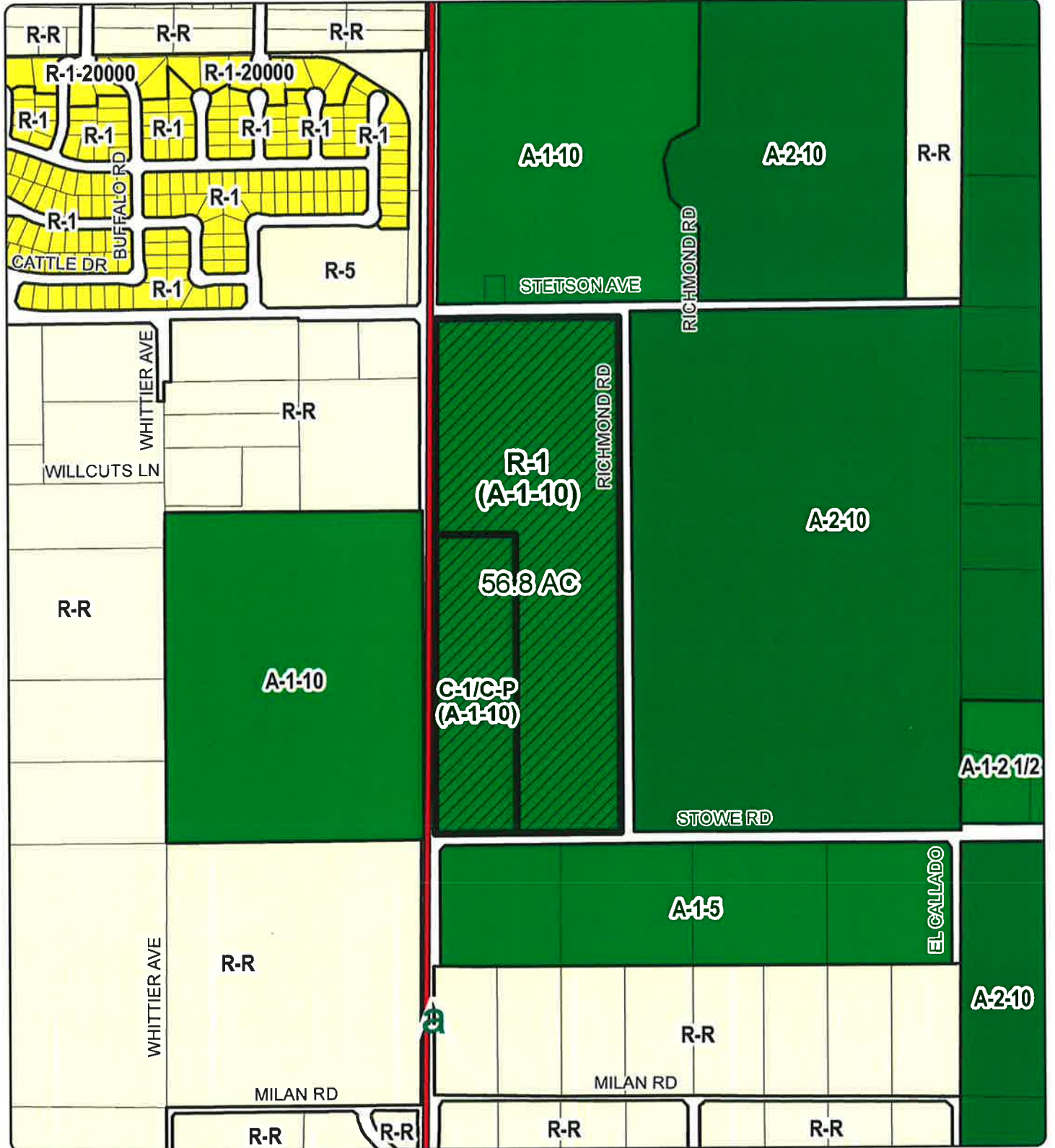
CZ07741 GPA00943

Supervisor Washinton  
District 3

Date Drawn: 10/26/2015

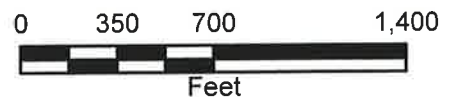
Exhibit 3

PROPOSED ZONING



Zoning Area: Winchester

Author: S. Spadafora



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplm.org>.