

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



5033B

FROM: County Counsel/Planning

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Ordinance No. 348.4827
District 3

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4827 amending the zoning in the Winchester Area shown on Map No. 2.2390 Change of Zone Case No. 7763.

BACKGROUND:

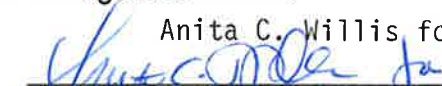
Summary

Change of Zone Case No. 7763 (CZ 7763) changes the zoning from Light Agriculture, 5-acre minimum (A-1-5) to One-Family Dwellings (R-1) on one parcel, totaling 77.7-acres. The public hearing for CZ 7763 was held on February 9, 2016 as Agenda Item No. 16-5. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41744 and tentatively approved CZ 7763. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4827 will finalize the Board's tentative action on CZ 7763, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

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	

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

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.: 16-5, 02/09/16 | District: 3 | Agenda Number:

3-4

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FORM 11: Ordinance No. 348.4827

District 3

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PAGE: Page 2 of 2

On February 9, 2016, the Board also tentatively approved General Plan Amendment No. 921 amending the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amending its General Plan Land Use designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2.5 DU/AC).

On March 29, 2016, General Plan Amendment No. 921 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 north of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road 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. 7763 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 February 9, 2016 pursuant to Agenda Item No. 16-5 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. 7763 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4827 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from February 9, 2016 Public Hearing

1 ORDINANCE NO. 348.4827

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on
7 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2390,
8 Change of Zone Case No. 07763" which map is made a part of this ordinance.

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

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

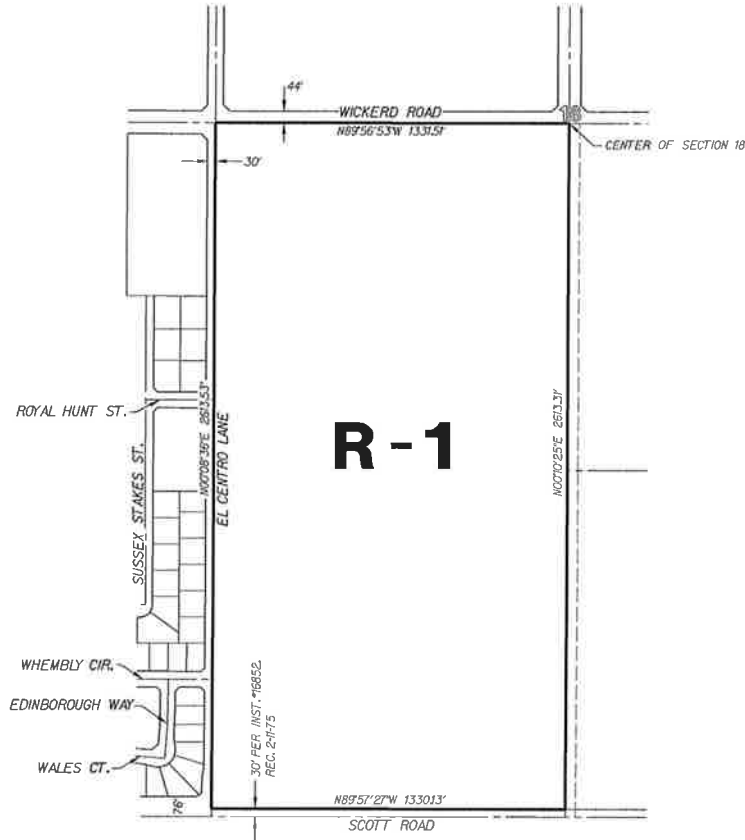
18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 April 13, 2016

25
26 By:  _____
27 MICHELLE CLACK
28 Deputy County Counsel

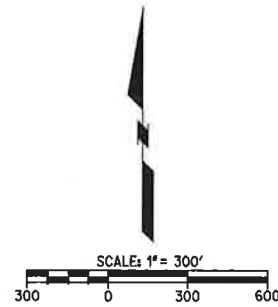
WINCHESTER AREA
 SEC. 18, T. 6S., R. 2W S. B. B. & M.



LEGEND

R-1

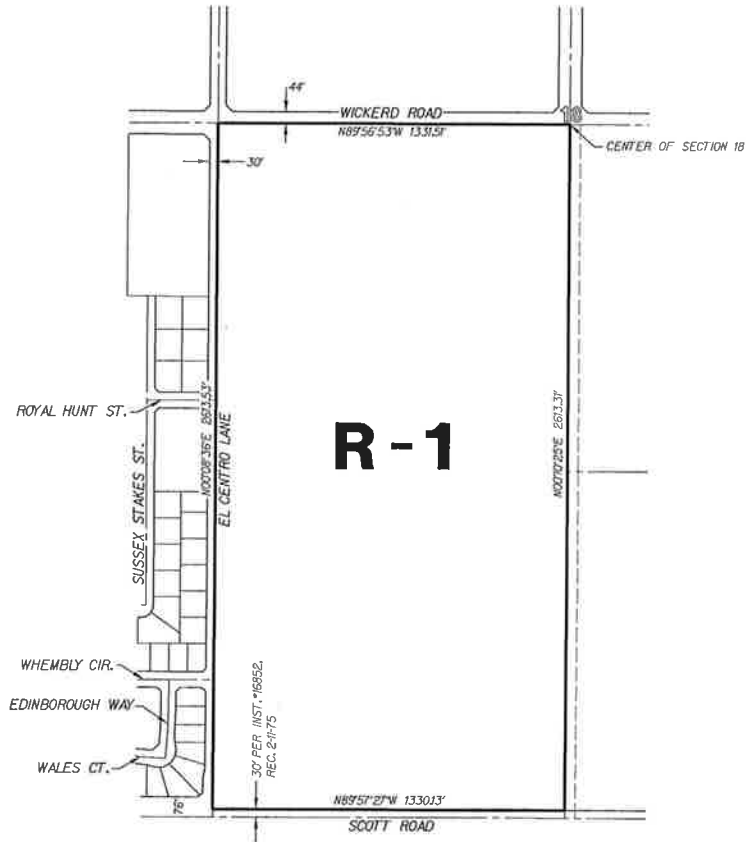
ONE-FAMILY DWELLINGS



MAP NO. 2.2390
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07763
 ADOPTED BY ORDINANCE NO. 348.4827

RIVERSIDE COUNTY BOARD OF SUPERVISORS

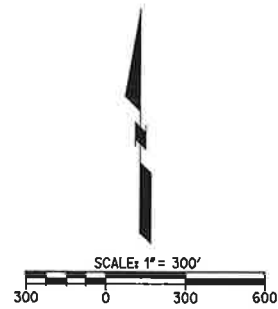
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ONE-FAMILY DWELLINGS



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RIVERSIDE COUNTY BOARD OF SUPERVISORS

RIVERSIDE COUNTY PLANNING DEPARTMENT

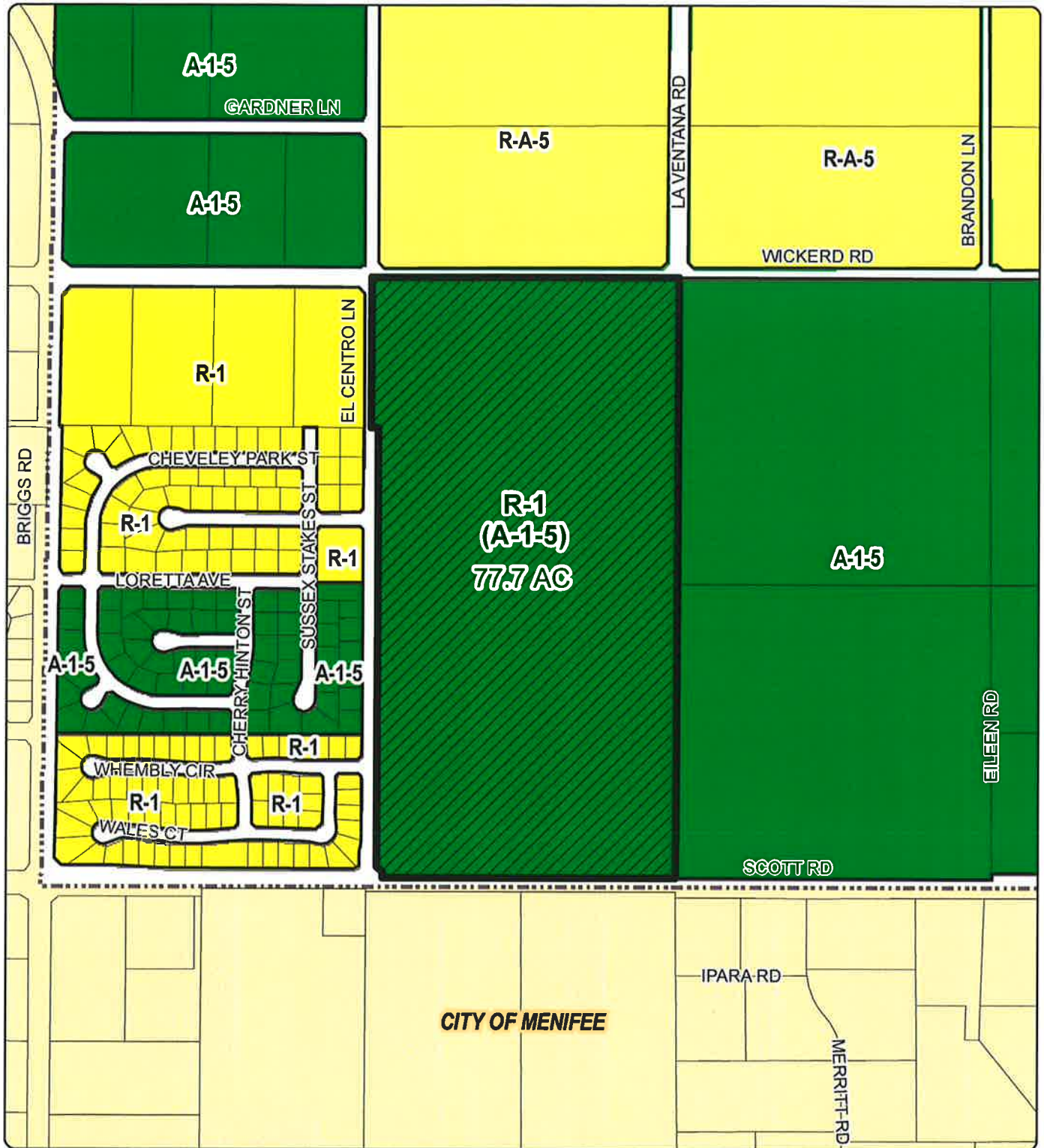
CZ07763 GPA00921

Supervisor Washington
District 3

Date Drawn: 09/02/2015

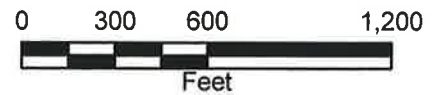
Exhibit 3

PROPOSED ZONING



Zoning Area: Winchester

Author: Vinnie Nguyen



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 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.rcplma.org>