

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



502 B

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:

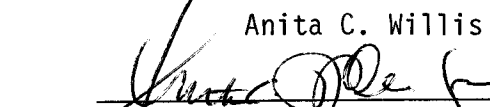
Summary

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	

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

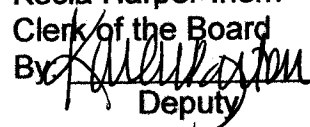
C.E.O. RECOMMENDATION: APPROVE
BY: 

Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4828 is adopted with waiver of the reading.

Ayes: Jeffries, Washington and Benoit
Nays: None
Absent: Tavaglione and Ashley
Date: May 3, 2016
xc: Co.Co., Planning, MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: 

Deputy

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

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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 May 3, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

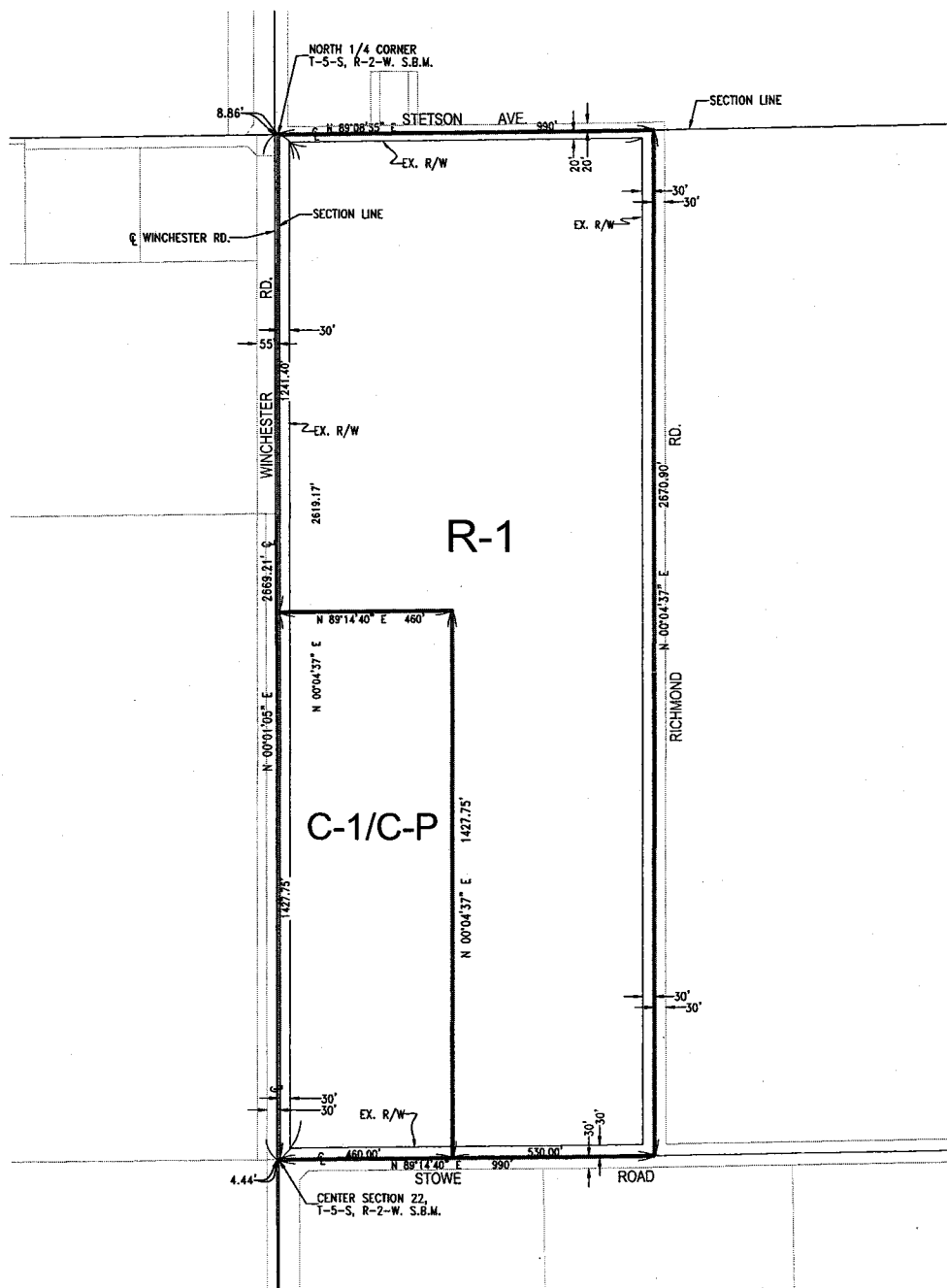
AYES: Jeffries, Washington and Benoit
NAYS: None
ABSENT: Tavaglione and Ashley

DATE: May 3, 2016

KECIA HARPER-IHEM
Clerk of the Board
BY: *Kecia Harper-Ihem*
Deputy

SEAL

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



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

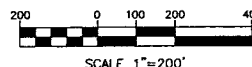
MAP NO. 2.2391

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



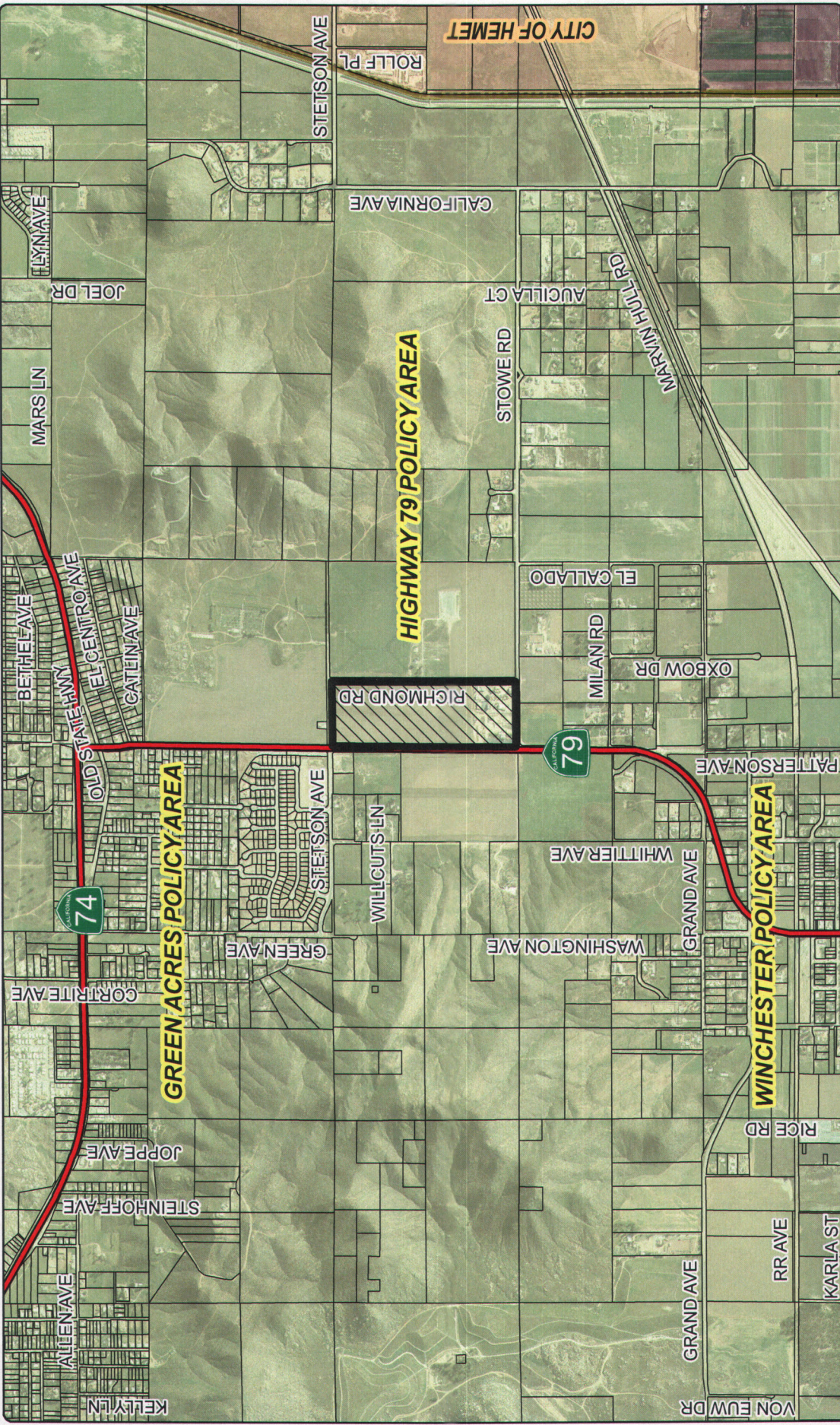
March 04, 2016 at 11:23am F:\060408\ang\06040822_10-09-15_L2_9992.dwg by Bob on 1/3/17

APN NO. 465-060-004

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07741 GPA00943
VICINITY/POLICY AREAS

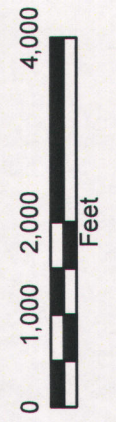
Supervisor Washington
 District 3

Date Drawn: 10/08/2015
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, 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 at (951)863-8277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

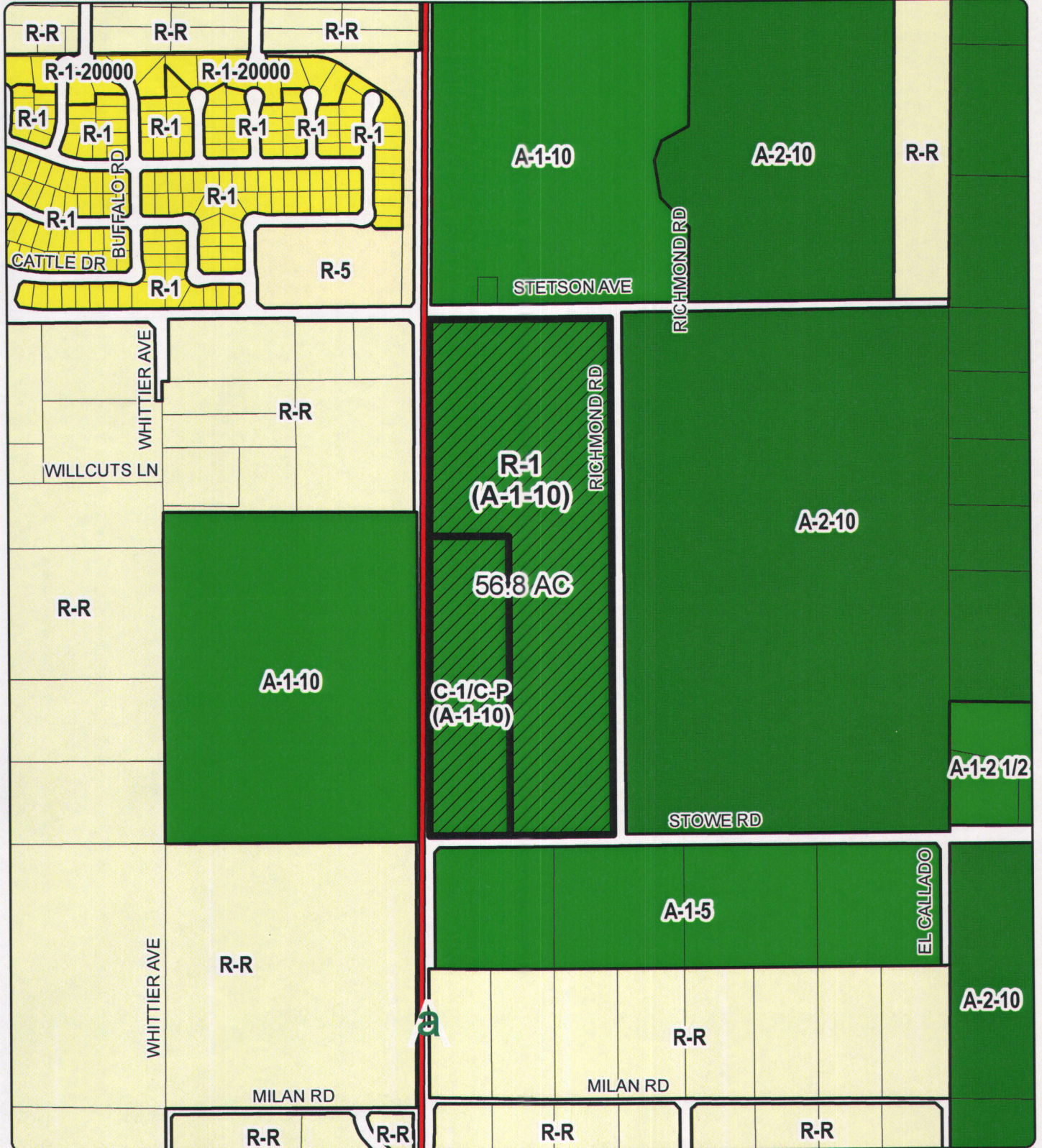
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07741 GPA00943

PROPOSED ZONING

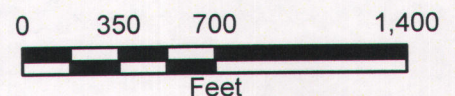
Supervisor Washinton
District 3

Date Drawn: 10/26/2015
Exhibit 3



Zoning Area: Winchester

Author: S. Spadafora



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.rctlma.org>



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 6, 2016

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9268
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4828

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, May 11, 2016**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Printed at: 10:32 am
On: Friday, May 06, 2016

Ad #: 0010162744
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising Proof

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Account Information

Phone #: 951-955-1066
Name: BOARD OF SUPERVISORS
Address: COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Account #: 1100141323
Client:
Placed By: Cecilia Gil
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 05/11/2016
Stop Date: 05/11/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 72 Li
Bill Size: 144.00

Amount Due: \$208.80

Ad Copy:

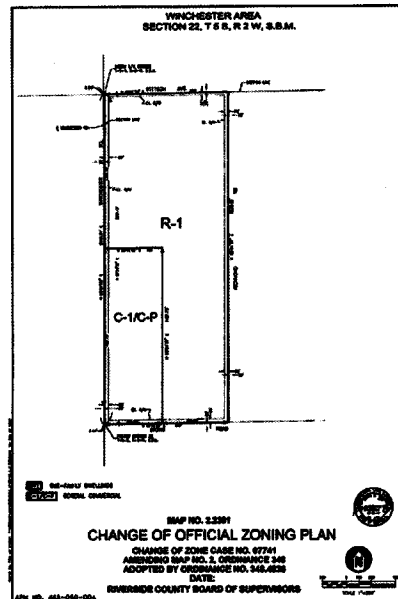
BOARD OF SUPERVISORS OF THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA

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.



John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 3, 2016 the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington and Benoit
NAYS: None
ABSENT: Tavaglione and Ashley

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

5/11

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

(INSERT ORDINANCE NO. 348.4828)

(INSERT EXHIBIT MAP)

John J. Benoit, Chairman of the Board

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NAYS: None

ABSENT: Tavaglione and Ashley

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4828

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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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
Deputy County Counsel

28 MPC:sk
4/6/16

