

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



503B

**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.

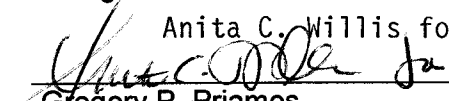
**BACKGROUND:**

**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.

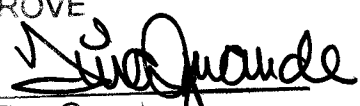
Departmental Concurrence

  
\_\_\_\_\_  
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	

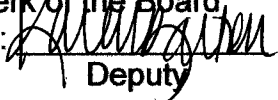
<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b>
	<b>For Fiscal Year:</b>

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

**MINUTES OF THE BOARD OF SUPERVISORS**

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 348.4827 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.:** 16-5, 02/09/16 | **District:** 3 | **Agenda Number:**

3-4

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Ordinance No. 348.4827**

District 3

**DATE:** April 14, 2016

**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

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

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

13 By: 

14 Chairman, Board of Supervisors  
**JOHN J. BENOIT**

15 ATTEST:

16 KECIA HARPER-IHEM  
17 Clerk of the Board

18 By: 

19 (SEAL)  
20  
21

22 APPROVED AS TO FORM  
23 April 13, 2016

24 By: 

25 MICHELLE CLACK  
26 Deputy County Counsel  
27

28 MPC:sk  
4/6/16

G:\Property\SKelley\CZ ZONING ORD & FORM1\FORMAT.348\4827.doc

MAY 03 2016 3-4

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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:

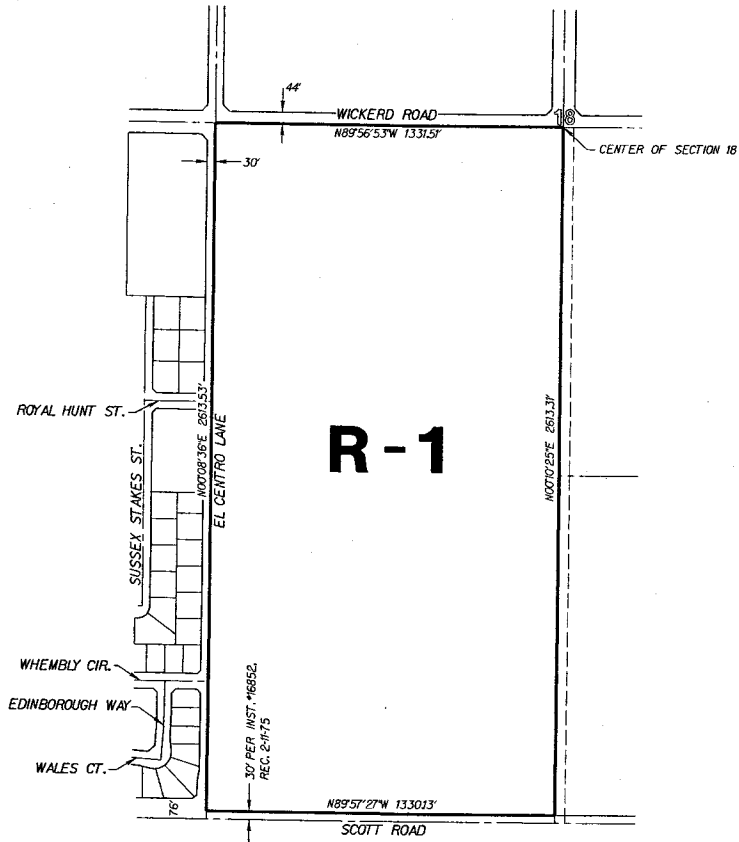
AYES:                   Jeffries, Washington and Benoit  
NAYS:                   None  
ABSENT:                Tavaglione and Ashley

DATE:            May 3, 2016

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

SEAL

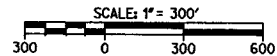
WINCHESTER AREA  
 SEC. 18, T. 6S., R. 2W S. B. B. & M.



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

APN: 466-220-029

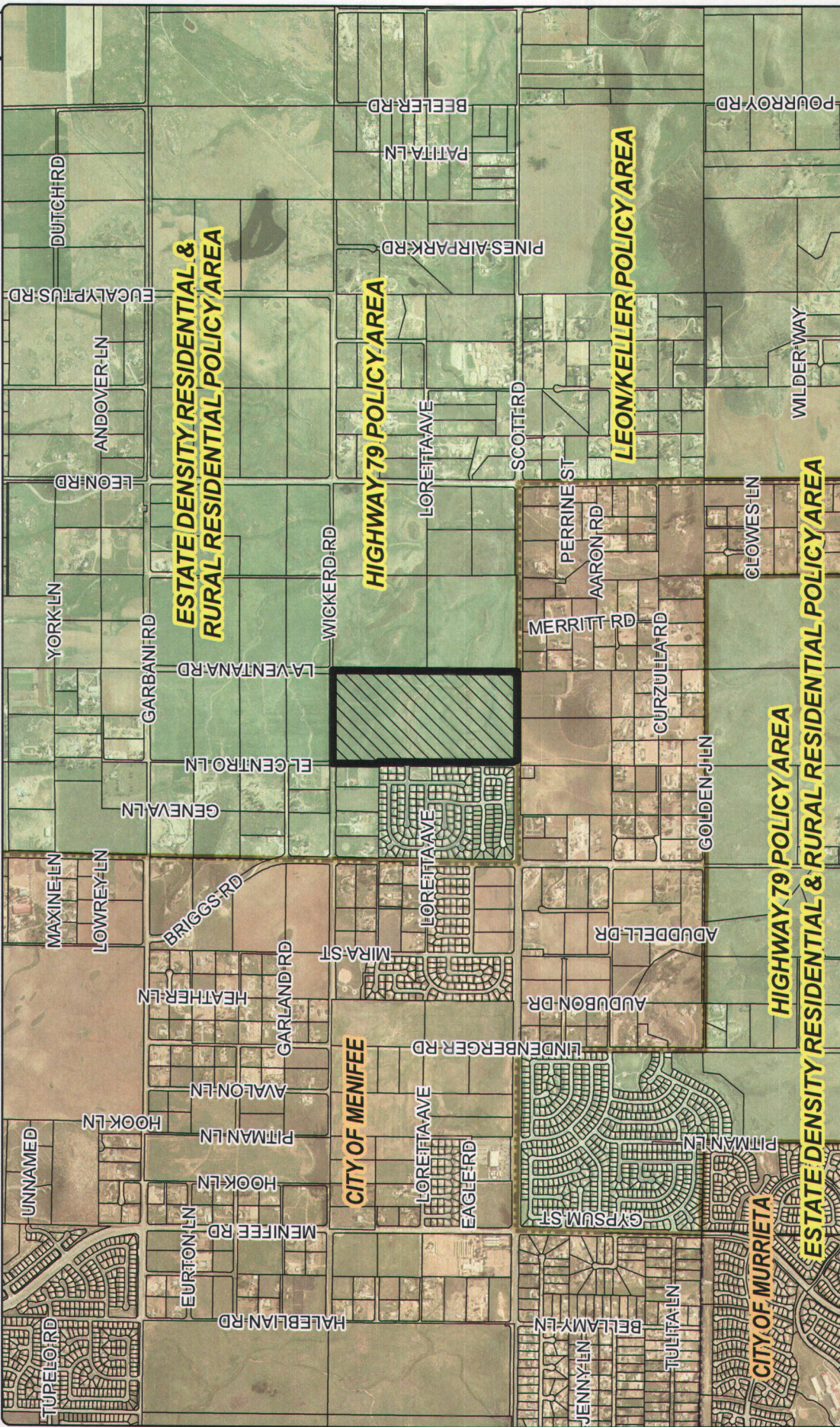


RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07763 GPA00921  
VICINITY/POLICY AREAS

Supervisor Washington  
District 3

Date Drawn: 09/02/2015  
Vicinity Map



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 at (951) 955-5200 (www.riversidecounty.net) or Riverside County Planning Director at (951) 955-5277 (Eastern County) or Website: <http://planning.riverside.net>



RIVERSIDE COUNTY PLANNING DEPARTMENT

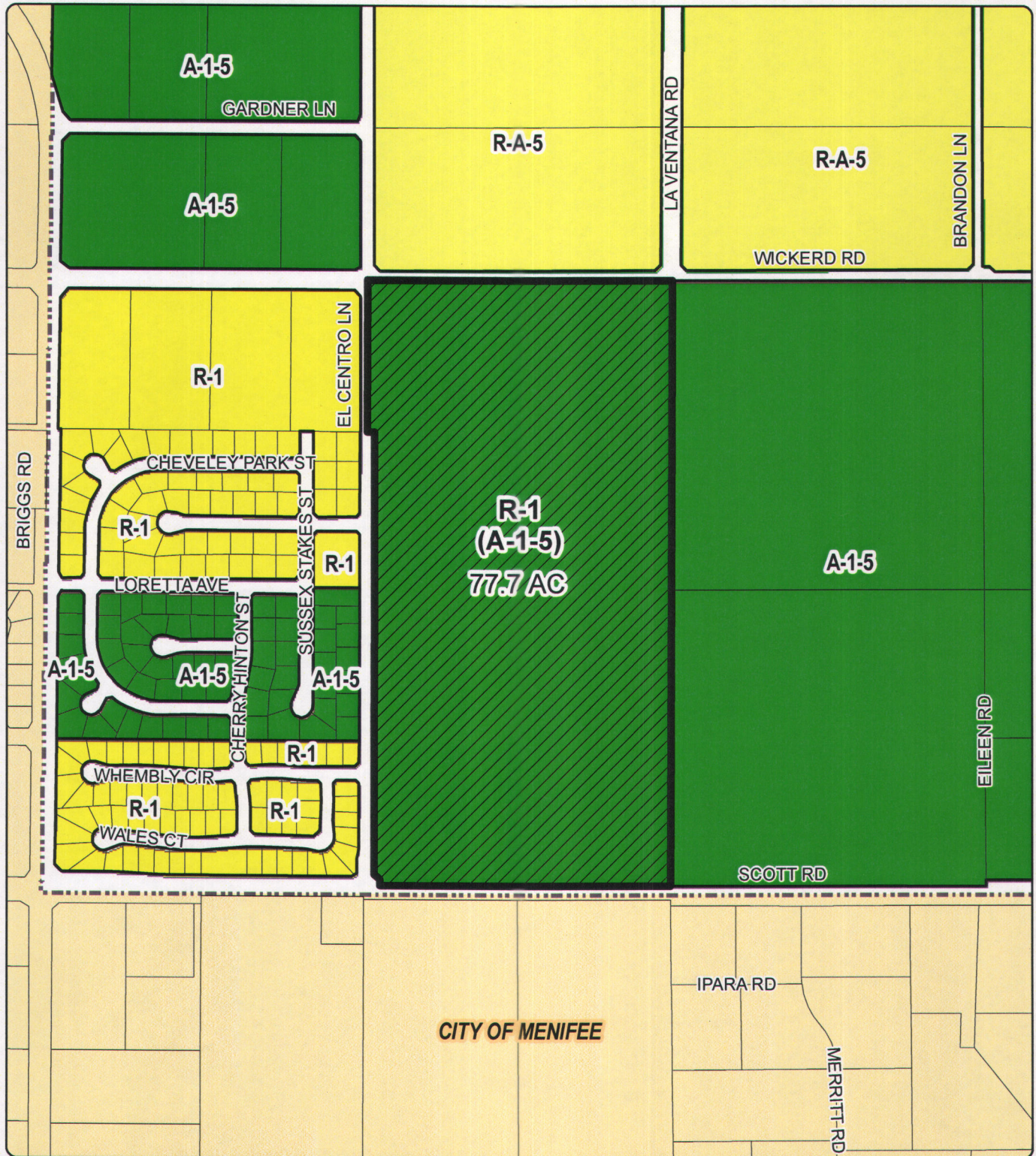
CZ07763 GPA00921

Date Drawn: 09/02/2015

Supervisor Washington  
District 3

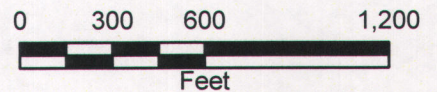
PROPOSED ZONING

Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



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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 4, 2016

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

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4827

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, May 7, 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



**Gil, Cecilia**

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Wednesday, May 4, 2016 11:05 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Ord. No. 348.4827

Received for publication on 5/7

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**The Press-Enterprise** PE.COM/UNIDOS

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Wednesday, May 4, 2016 7:53 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Ord. No. 348.4827

Here's the 2nd Ad...for publication on Saturday, May 7, 2016. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
(951) 955-8464  
MS# 1010

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

**(INSERT ORDINANCE NO. 348.4827)**

**(INSERT EXHIBIT MAP)**

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



ORDINANCE NO. 348.4827

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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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:  
REKIA HARPER-IHEM  
Clerk of the Board

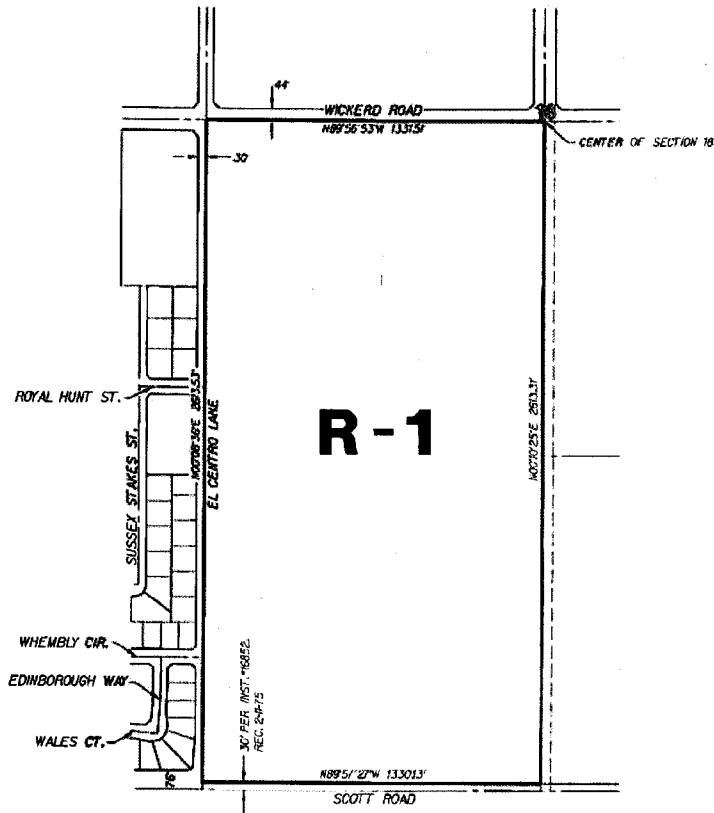
By: \_\_\_\_\_

(SEAL)

APPROVED AS TO FORM  
April 13, 2016

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

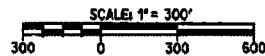
WINCHESTER AREA  
 SEC. 18, T. 6S., R. 2W S. B. B. & M.



LEGEND

**R-1**

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 ADOPTED BY ORDINANCE NO. 348.4827

RIVERSIDE COUNTY BOARD OF SUPERVISORS