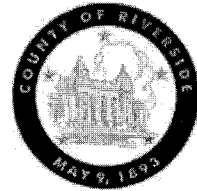


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM
21.2
(ID # 9048)**

MEETING DATE:

Tuesday, March 12, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7940 and ORDINANCE NO. 348.4875. No New California Environmental Quality Act (CEQA) Document Required - Applicant: La Ventana 242, LLC/ Rancho Properties LTD - Jim Lytle - Engineer/Representative: ACS Consulting - Frank Artiga - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Winchester Zoning Area - General Plan: Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Park, School, and Open Space as reflected in the Specific Plan Land Use Plan - Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11 and 12 - Location: North of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road - 149 Acres - REQUEST: The Change of Zone No. 7940 proposes to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas - APN's 461-150-006, 007, 008, 009, and 015. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION:Policy

Charissa Leach, Assistant TLMA Director

3/5/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 348.4875 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 12, 2019
xc: Planning, Co.Co., MC, COB

Kecia Harper
Clerk of the Board
By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 380** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,
2. **APPROVE CHANGE OF ZONE NO. 7940**, to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills), based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4875** amending the zoning in the Winchester area shown on Map No. 2.2421, Change of Zone No. 7940, and establishing Planning Area boundaries within Specific Plan No. 293, attached hereto and incorporated herein by reference.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---------------------------|---------------------|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| SOURCE OF FUNDS: Applicant Fees (100%) | | | Budget Adjustment: | No |
| | | | For Fiscal Year: | N/A |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7940 is a proposal to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone was submitted to implement condition of approval 50. PLANNING. 36 of Tentative Tract Map No. 31100 and condition of approval 50. PLANNING. 3 of Tentative Tract Map No. 34677 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of Winchester Hills Specific Plan No. 293 as amended. The allowable uses or development standards will not be changing as a part of this Change of Zone.

There are no issues of concern for this item. The proposed Change of Zone No. 7940 site is within the boundaries of the Winchester Hills Specific Plan which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future

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

entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

The Planning Commission heard the project on January 16, 2019. There was no public testimony speaking in favor of or opposition to the Project. The Planning Commission closed the public hearing and recommended approval of the project with a 5-0 vote.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

- A. ORDINANCE NO. 348.4875**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION MINUTES**

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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 March 12, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: March 12, 2019

KECIA HARPER-IHEM
Clerk of the Board
BY: *Merrain Tull*
Deputy

SEAL

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ORDINANCE NO. 348.4875

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. 2.2421, Change of Zone Case No. 7940", which map is made a part of this ordinance, and establishing the boundaries of the specified planning areas within Specific Plan No. 293.

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

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

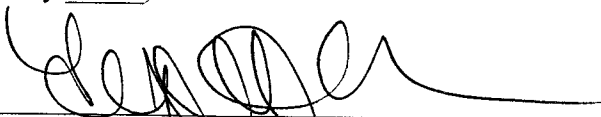
By: 
Chairman, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: 

(SEAL)

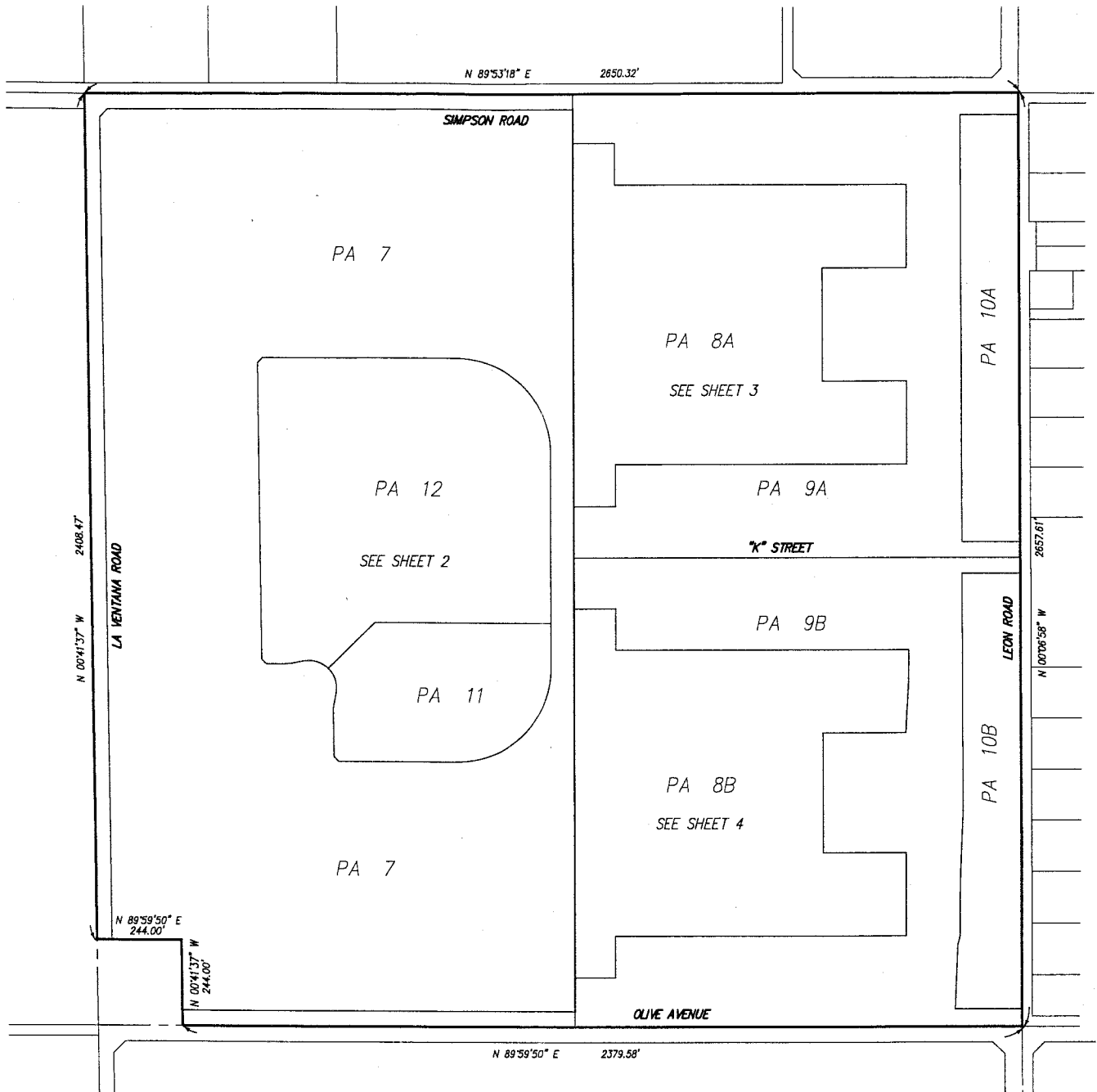
APPROVED AS TO FORM
February 21, 2019

By: 
LYNETTE M. CLYDE
Deputy County Counsel



WINCHESTER AREA

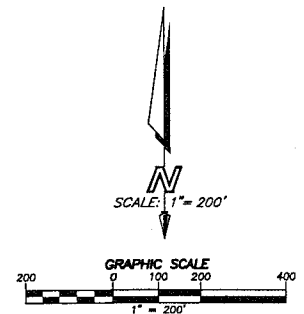
SEC. 30, T.5 S., R.2 W. S.B.B. & M.



LEGEND

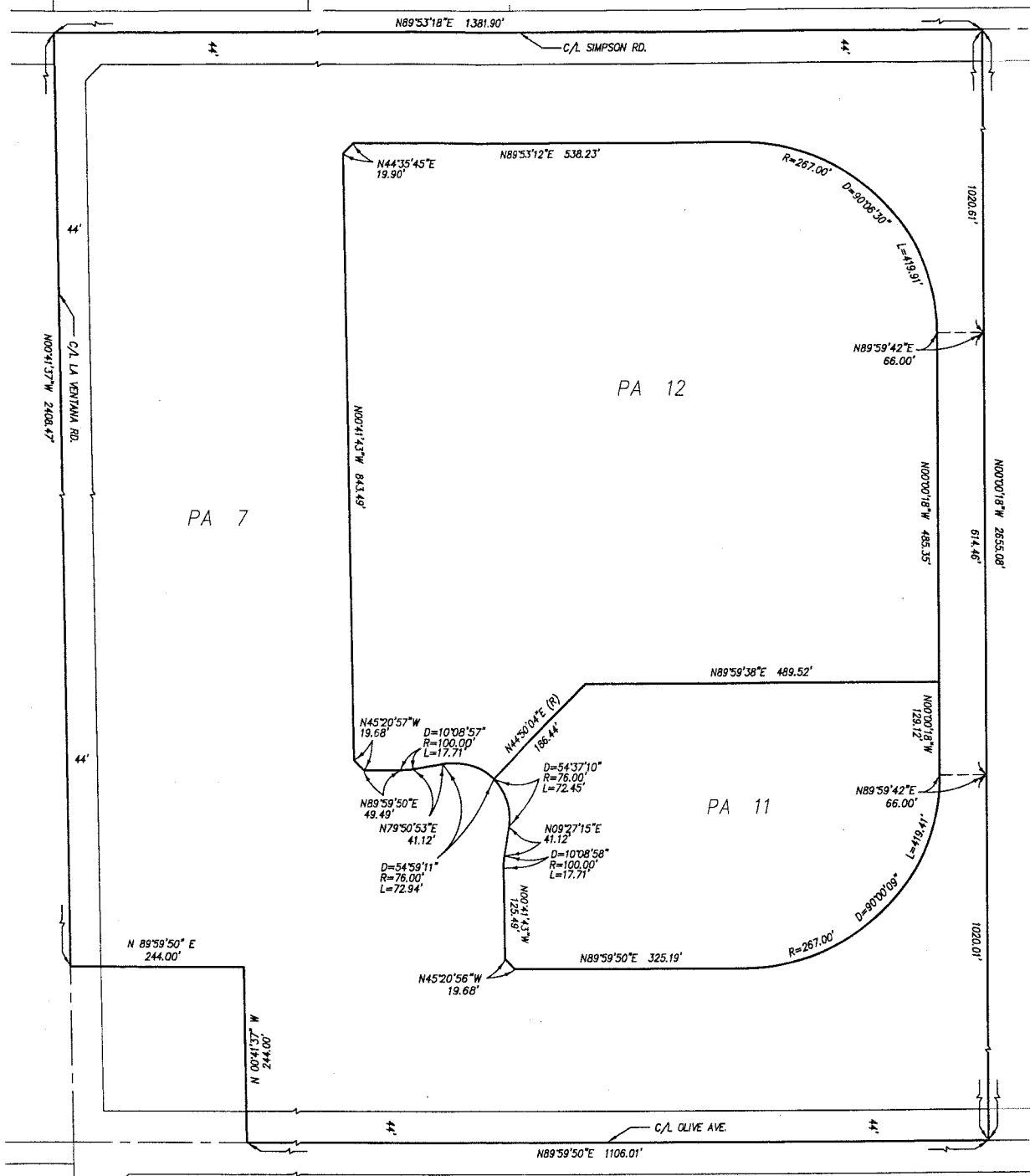
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| SP ZONE | SPECIFIC PLAN (SP293A5) |
|---------|-------------------------|

MAP NO. 2.2421
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



WINCHESTER AREA

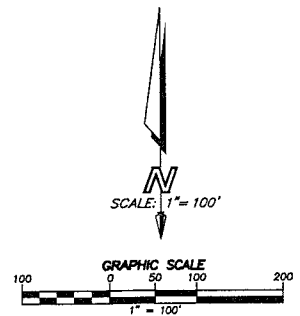
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LEGEND

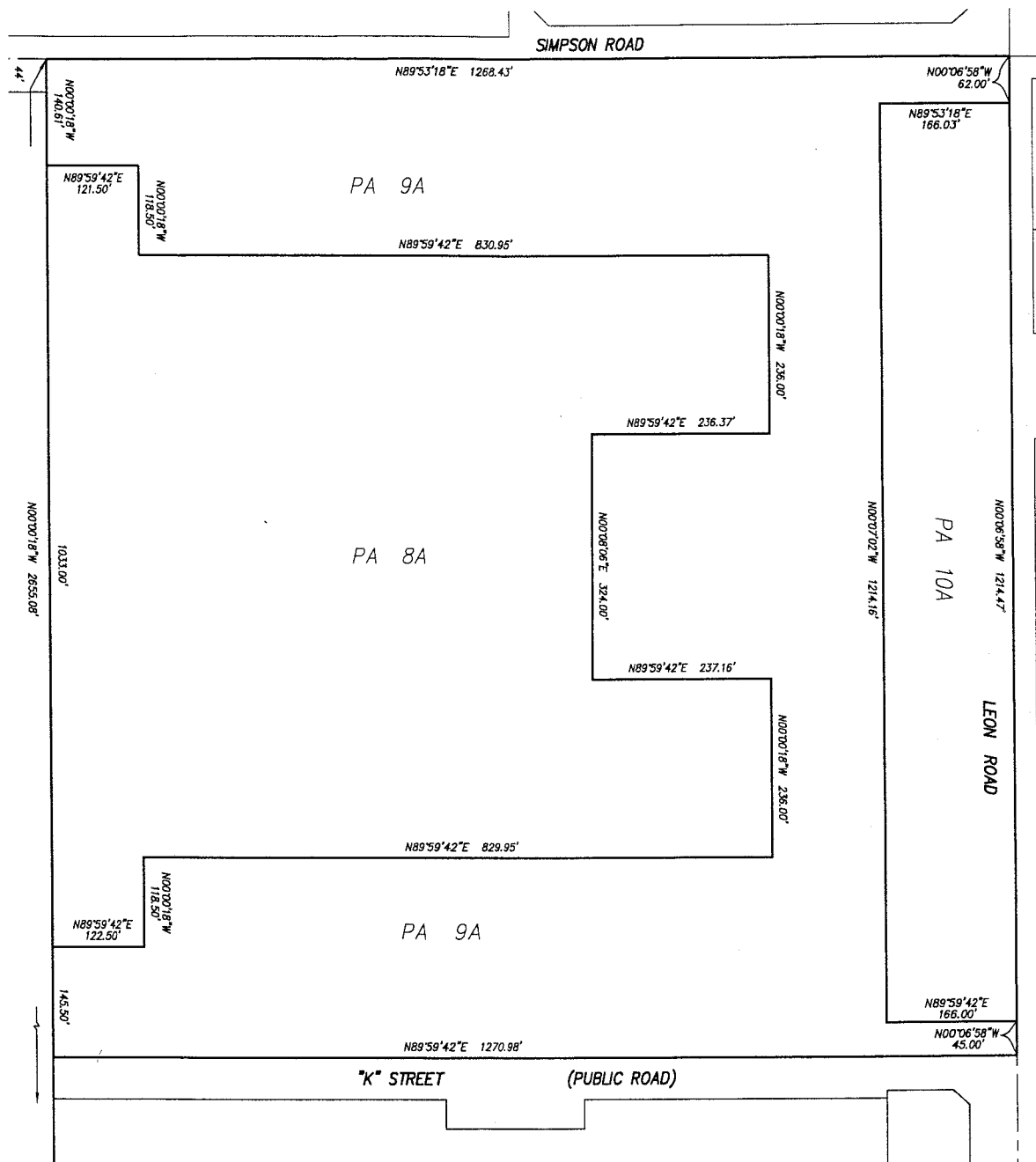
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| SP ZONE | SPECIFIC PLAN (SP293A5) |
|---------|-------------------------|

MAP NO. 2.2421
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 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



WINCHESTER AREA

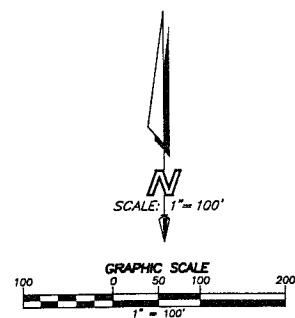
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LEGEND

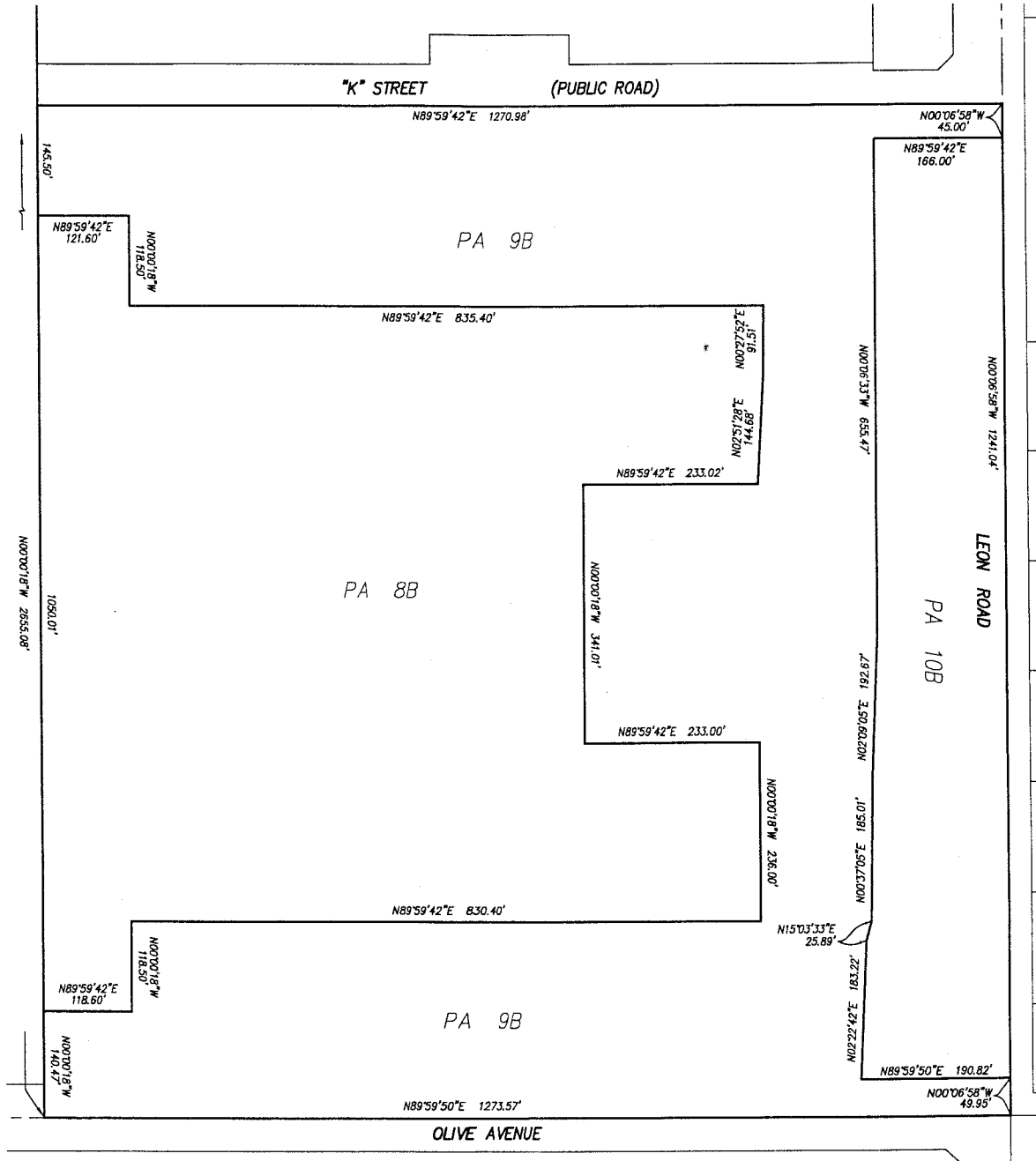
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| SP ZONE | SPECIFIC PLAN (SP293A5) |
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MAP NO. 2.2421
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



WINCHESTER AREA

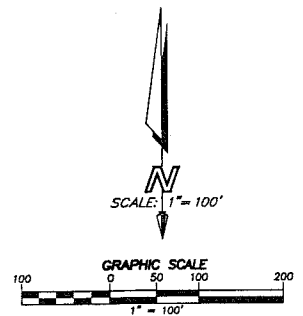
SEC. 30, T.5 S., R.2 W. S.B.B. & M.



LEGEND

SP ZONE SPECIFIC PLAN (SP293A5)

MAP NO. 2.2421
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.1

Planning Commission Hearing: January 16, 2019

PROPOSED PROJECT

| | | | |
|------------------------------|-----------------------------------|---------------------------|---|
| Case Number(s): | CZ07940 | Applicant(s): | La Ventana 242, LLC/ Rancho Properties LTD – Jim Lytle |
| Select Environ. Type | No Further Env. Doc. Required | | |
| Area Plan: | Harvest Valley/Winchester | | |
| Zoning Area/District: | Winchester Area | Representative(s): | Frank Artiga, ACS Consulting Inc. |
| Supervisory District: | Third District | | |
| Project Planner: | Deborah Bradford | | |
| Project APN(s): | 461-150-006, 007, 008, 009, & 015 | | |


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 7940 is a proposal to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills).

The Project site is located north of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 380** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7940, to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills), subject to adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

| | |
|---|---|
| Specific Plan: | Winchester Hills Specific Plan No. 293 |
| Specific Plan Land Use: | Residential, School, Parks, Open Space |
| Existing General Plan Foundation Component: | Community Development and Open Space |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Park, School, and Open Space as reflected in the Specific Plan Land Use Plan. |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | Highway 79 Policy Area |
| Surrounding General Plan Land Uses | |
| North: | Community Development: Public Facilities (CD: PF) and Community Development: Light Industrial (CD: LI) |
| East: | Very Low Density Residential (CD: VLDR) |
| South: | Community Development: Medium Density Residential (CD: MDR) |
| West: | Community Development: Medium Density Residential (CD: MDR) |
| Existing Zoning Classification: | Specific Plan (Winchester Hills Specific Plan No. 293) |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |
| North: | Rural Residential (R-R) |
| East: | Rural Residential (R-R) |
| South: | Specific Plan (SP) |
| West: | Rural Residential (R-R) |
| Existing Use: | Vacant Land |
| Surrounding Uses | |
| North: | Recycled Water Facility |
| South: | Graded Subdivision |
| East: | Single-Family Residences and Light Agricultural Uses |
| West: | Vacant land |

Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|-----------------------|-----------------|---------------------------------------|
| Project Site (Acres): | 149 gross acres | |

Located Within:

| | |
|--|---|
| City's Sphere of Influence: | No |
| Community Service Area ("CSA"): | Yes – Lakeview/Nuevo/Romoland/Homeland #146 |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – High/Very High |
| Subsidence Area: | Yes – Susceptible |
| Fault Zone: | No |
| Fire Zone: | No |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B, 27.88 miles from Mt. Palomar |
| WRCMSHCP Criteria Cell: | No |
| CVMSHCP Conservation Boundary: | No |
| Stephens Kangaroo Rat ("SKR") Fee Area: | Yes |
| Airport Influence Area ("AIA"): | Yes – March Air Reserve Base, Zone E |

PROJECT LOCATION MAP

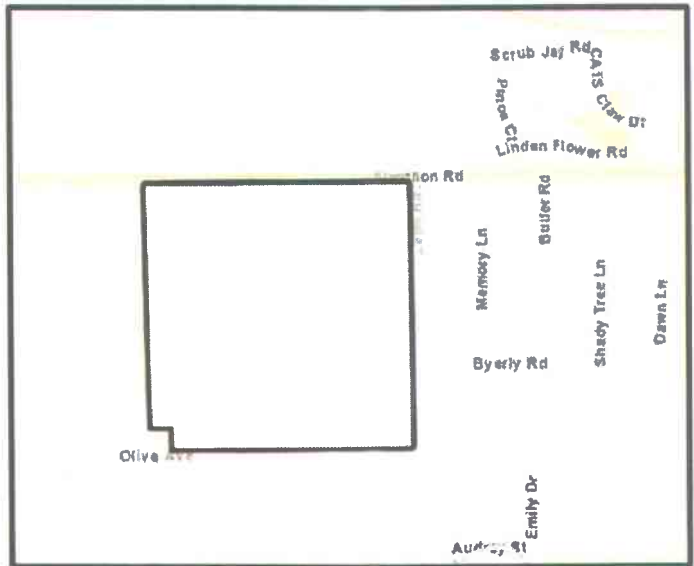


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Winchester Hills Specific Plan No. 293 was approved by the County of Riverside in October 1997. At that time, it included approximately 1,995.3 acres in the unincorporated community of Winchester. Since the adoption of Specific Plan No. 293, it has been modified seven (7) times through Amendments and a Substantial Conformance.

As a part of Specific Plan No. 293, Tentative Tract No. 31100 (APN's 461-150-007, 008, 009 and 015) and Tentative Tract No. 34677 (APN 461-150-006) were processed as Schedule 'A' Maps. Tentative Tract Map 31100 proposed to subdivide 77.85 acres into 243 single-family residential lots, 2 lots for water detention basins, 4 open space lots for a paseo system, one 5 acre lot for a park and one 14.43 acre lot for a school. Tentative Tract No. 34677 proposed to subdivide 73.22 acres into 200 front-loaded single-family residential lots, 220 alley-loaded single-family residential lots, one 2-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

On June 1, 2017, Change of Zone No. 7940 was submitted to the County of Riverside. This Change of Zone was submitted to implement condition of approval 50. PLANNING. 36 of Tentative Tract Map No. 31100 and condition of approval 50. PLANNING. 3 of Tentative Tract Map No. 34677 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of Winchester Hills Specific Plan No. 293 as amended. The allowable uses or development standards will not be changing as a part of this Change of Zone.

There are no issues of concern for this item. The proposed Change of Zone No. 7940 site is within the boundaries of the Winchester Hills Specific Plan which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7940 will not result in any new significant environmental impacts not identified in certified EIR No. 380. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 380, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Change of Zone No. 7940 is providing legal descriptions defining the boundaries of certain planning areas of Winchester Hills Specific Plan No. 293 as amended and in compliance of condition of approval 50. PLANNING. 36 of Tentative Tract Map No. 31100 and condition of approval 50. PLANNING. 3 of Tentative Tract Map No. 34677.
- b. The subject site was included within the project boundary analyzed in EIR No. 380; and,
- c. There are no changes to the mitigation measures included in EIR No. 380; and
- d. Change of Zone No. 7940 does not propose any changes to the approved Winchester Hills Specific Plan No. 293 analyzed in EIR No. 380.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Park, School, and Open Space as reflected in the Specific Plan within the Harvest Valley/Winchester Area Plan.
2. The project site has a Zoning Classification of Specific Plan (Winchester Hills Specific Plan No. 293). The Specific Plan zoning is consistent with the land use designations of the General Plan and SP No. 293.
3. The project site is located within the Highway 79 Policy Area. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Studies and analysis conducted for the Winchester Hills Specific Plan determined that consistency with the Highway 79 Policy Area requirements, have been met.

Change of Zone:

1. Change of Zone No. 7940 is a proposal to only establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). The zoning classification for these planning areas is Specific Plan (SP). The Specific Plan zoning ordinance utilizes the R-1 and R-3 zones from Ordinance No. 348 to establish uses and development standards allowed in the Planning Areas. Uses permitted and conditionally permitted in these zoning classifications include but are not limited to single-family residences, planned residential development, multiple family dwellings, public parks, and playgrounds. The uses and development standards allowed for these Planning Areas were established by the adoption of Specific Plan zoning ordinance in October 1997

Other Findings:

1. The project site is located within the Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on August 10, 2017, File No. ZAP1281MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the Change of Zone No. 7940. As the site is located within Compatibility Zone E, the existing zoning of this property are consistent with the March ALUCP.
2. The project site is located within Zone B approximately 27.88 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The original

Specific Plan when it was approved was required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

3. The proposed Change of Zone will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, EIR No. 380 prepared for the Specific Plan determined that with adherence to existing regulations and implementation of mitigation measures, will ensure that substantial damage to the environment or the injury to any fish, wildlife, or habitat will not occur due to approval of the Change of Zone No. 7940.
4. The proposed Change of Zone No. 7940 is to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone does not change the permitted or conditionally permitted uses and remains as established by the Specific Plan and will continue to be compatible with the surrounding land uses.

Conclusion:

1. For the reasons discussed above, as well as the information provided in EIR No. 380 the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

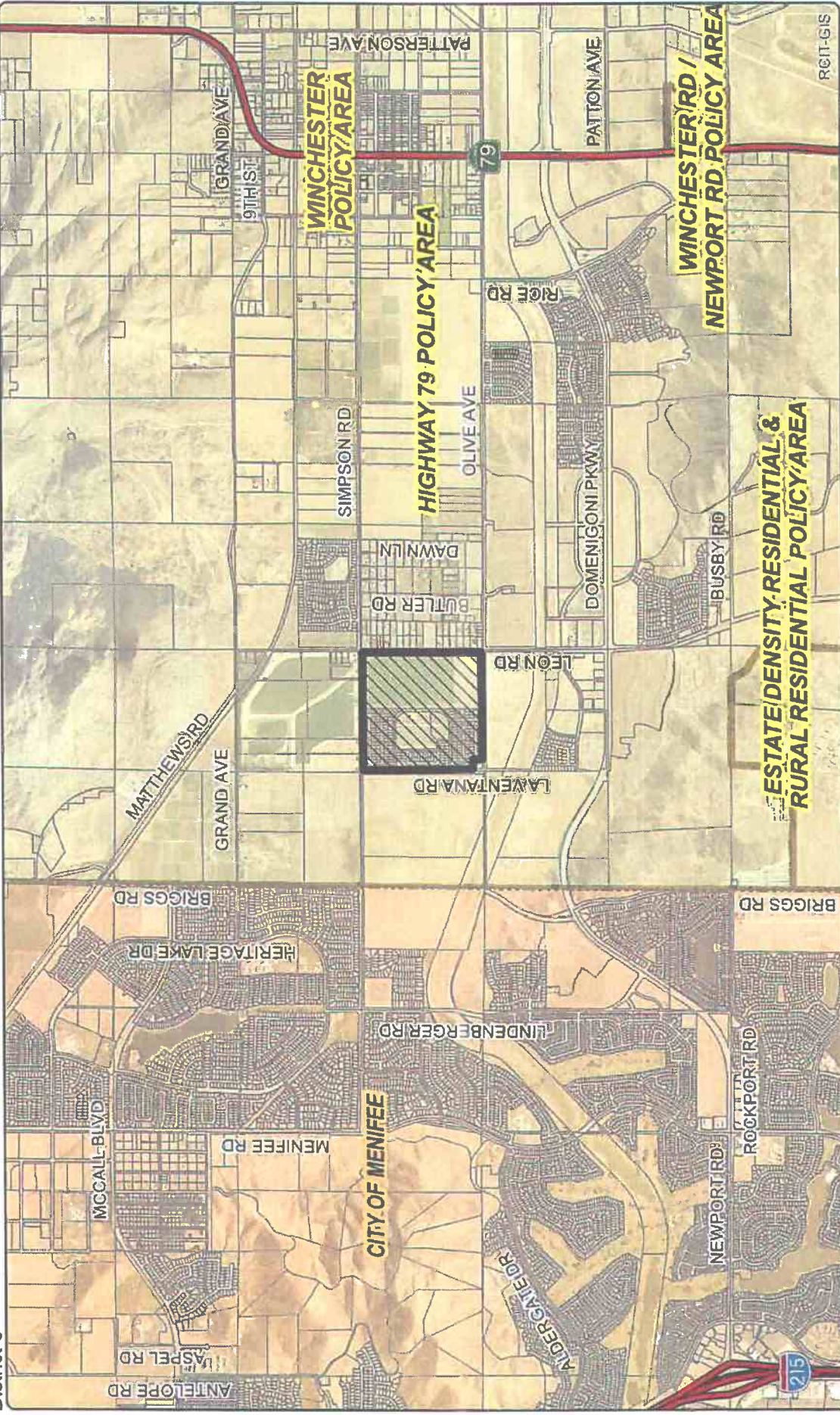
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07940
VICINITY/POLICY AREAS

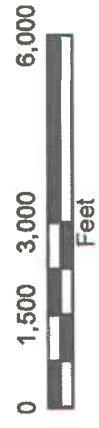
Date Drawn: 10/18/2018
 Vicinity Map

Supervisor: Washington
 District 3



Author: Vinnie Nguyen

Zoning Area: Winchester



REPLACEMENT: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan contains different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951)263-4377 (Riverside County) or Webster at (951)263-4377 (San Diego County).

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07940

LAND USE

Supervisor: Washington
District 3

Date Drawn: 10/18/2018
Exhibit 1



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://www.riverside.ca.gov>



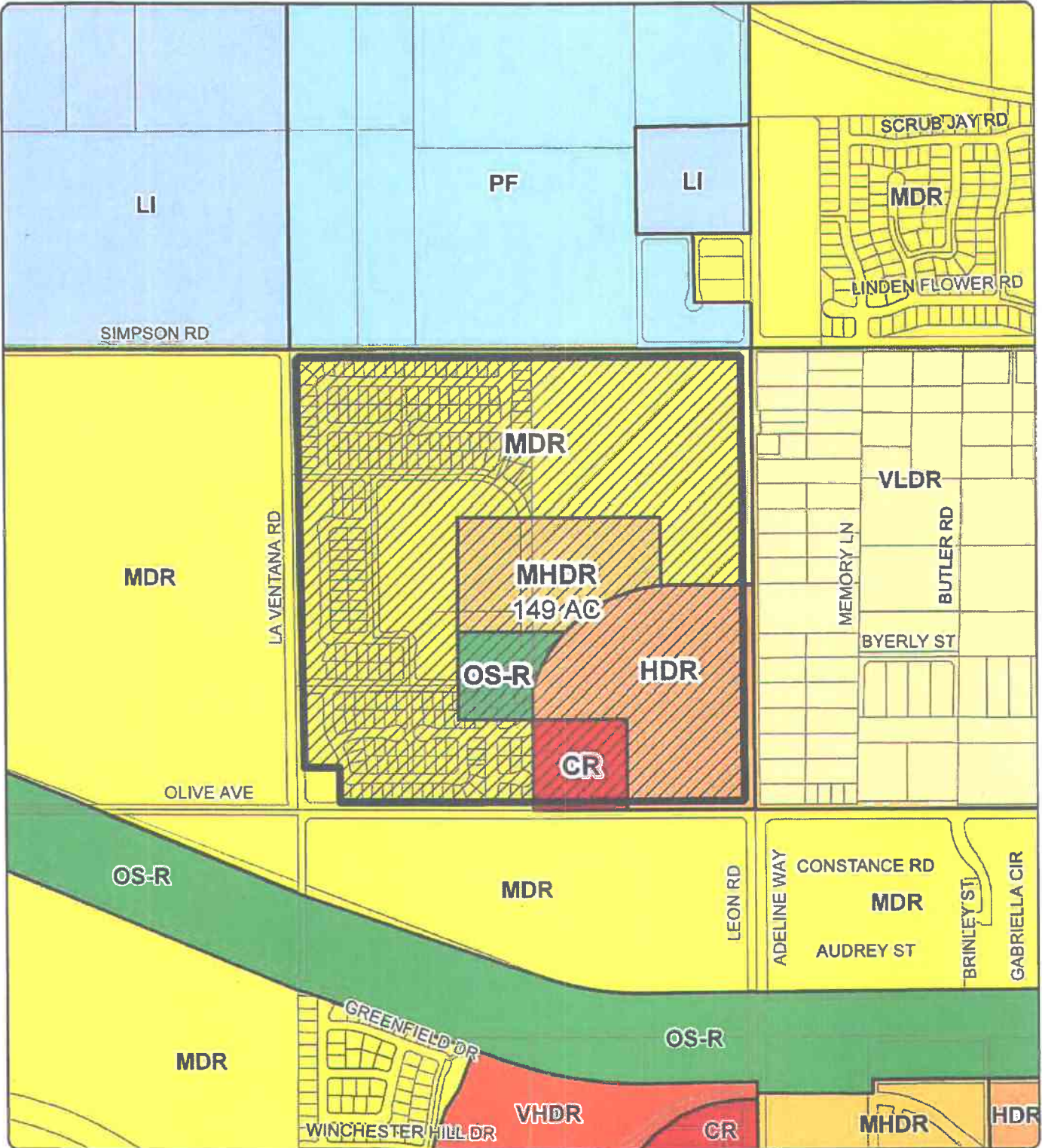
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07940

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 10/18/2018
Exhibit 5



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://www.riversidecounty.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

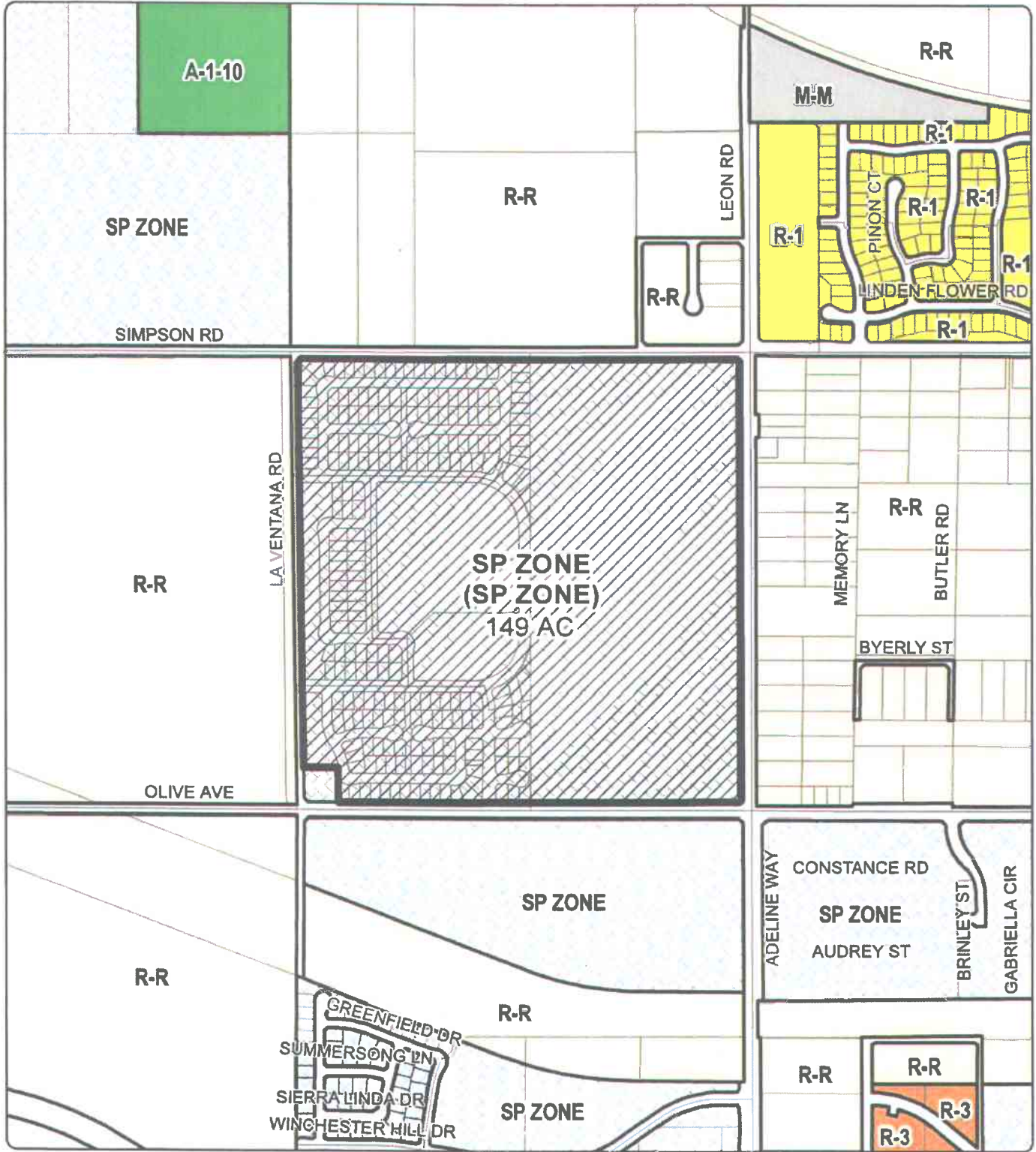
CZ07940

PROPOSED ZONING

Supervisor: Washington
District 3

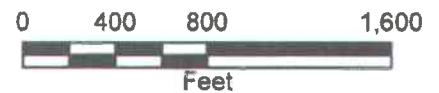
Date Drawn: 10/18/2018

Exhibit 3



Zoning Area: Winchester

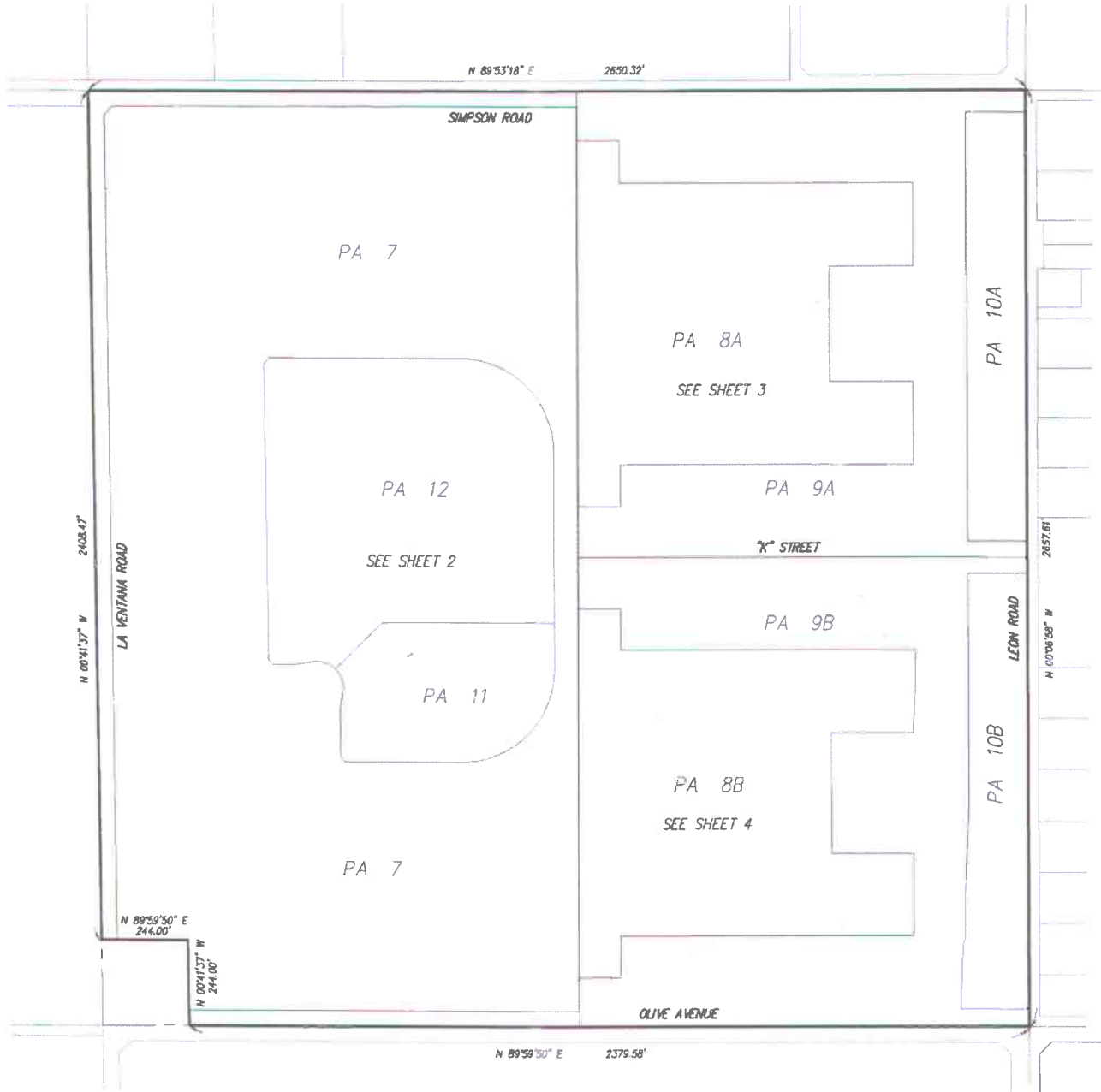
Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types 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)955-3300 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website www.riversidecounty.net

WINCHESTER AREA

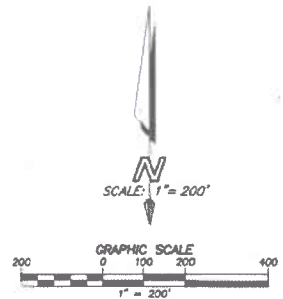
SEC. 30, T.5 S., R.2 W. S.B.B. & M.



LEGEND

| | |
|---------|-------------------------|
| SP ZONE | SPECIFIC PLAN (SP293A5) |
|---------|-------------------------|

MAP NO. 2 2421
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

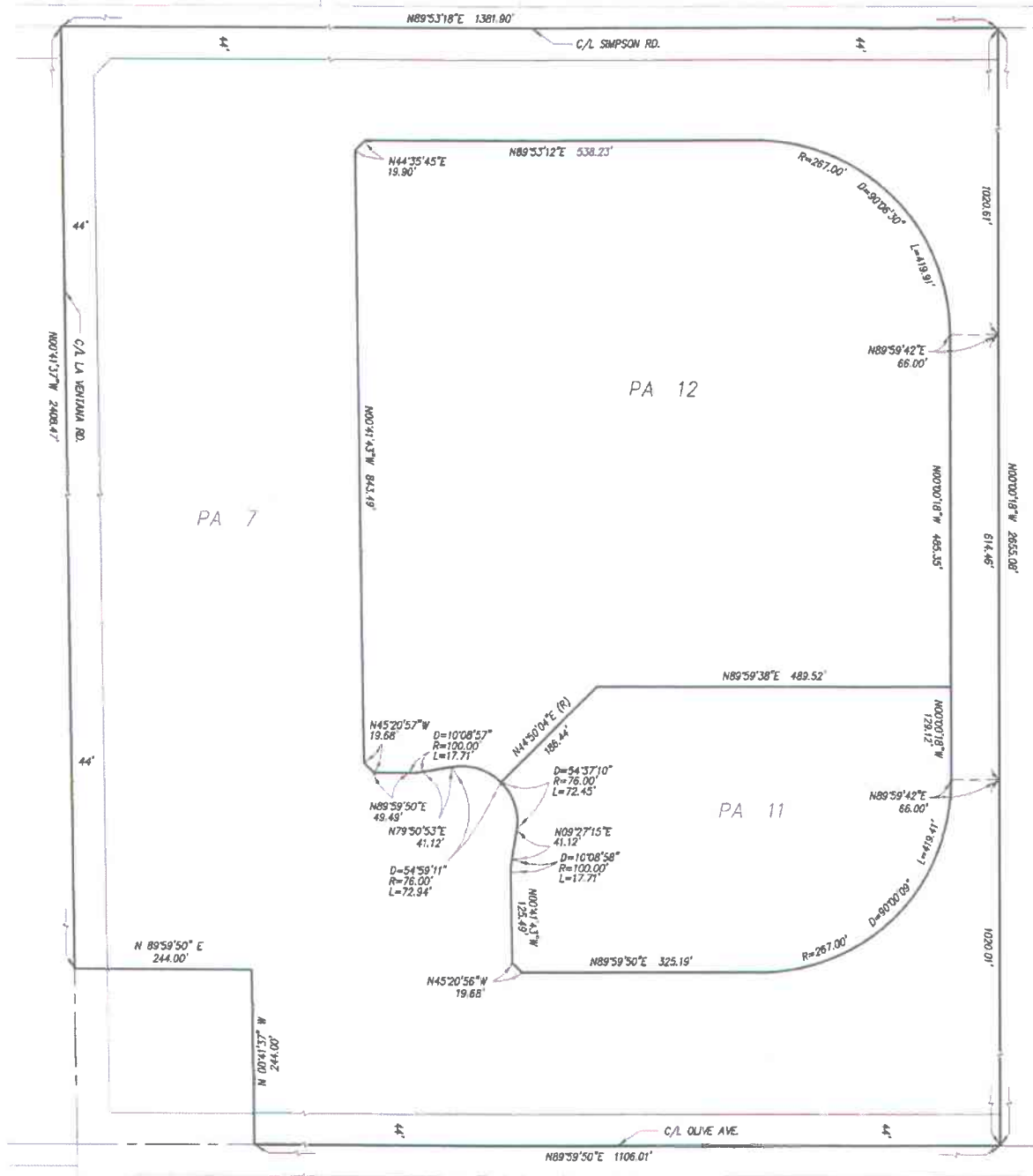


APNs: 461-150-006, 461-150-007, 461-150-008, 461-150-009, AND 461-150-015

WINCHESTER AREA

SEC. 30, T.5 S., R.2 W. S.B.B. & M.

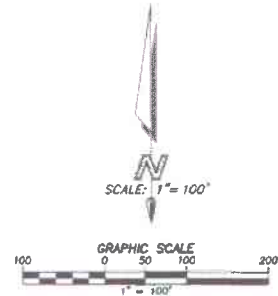
SHT. 2 OF 4



LEGEND

SP ZONE SPECIFIC PLAN (SP293A5)

MAP NO. 2.2421
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

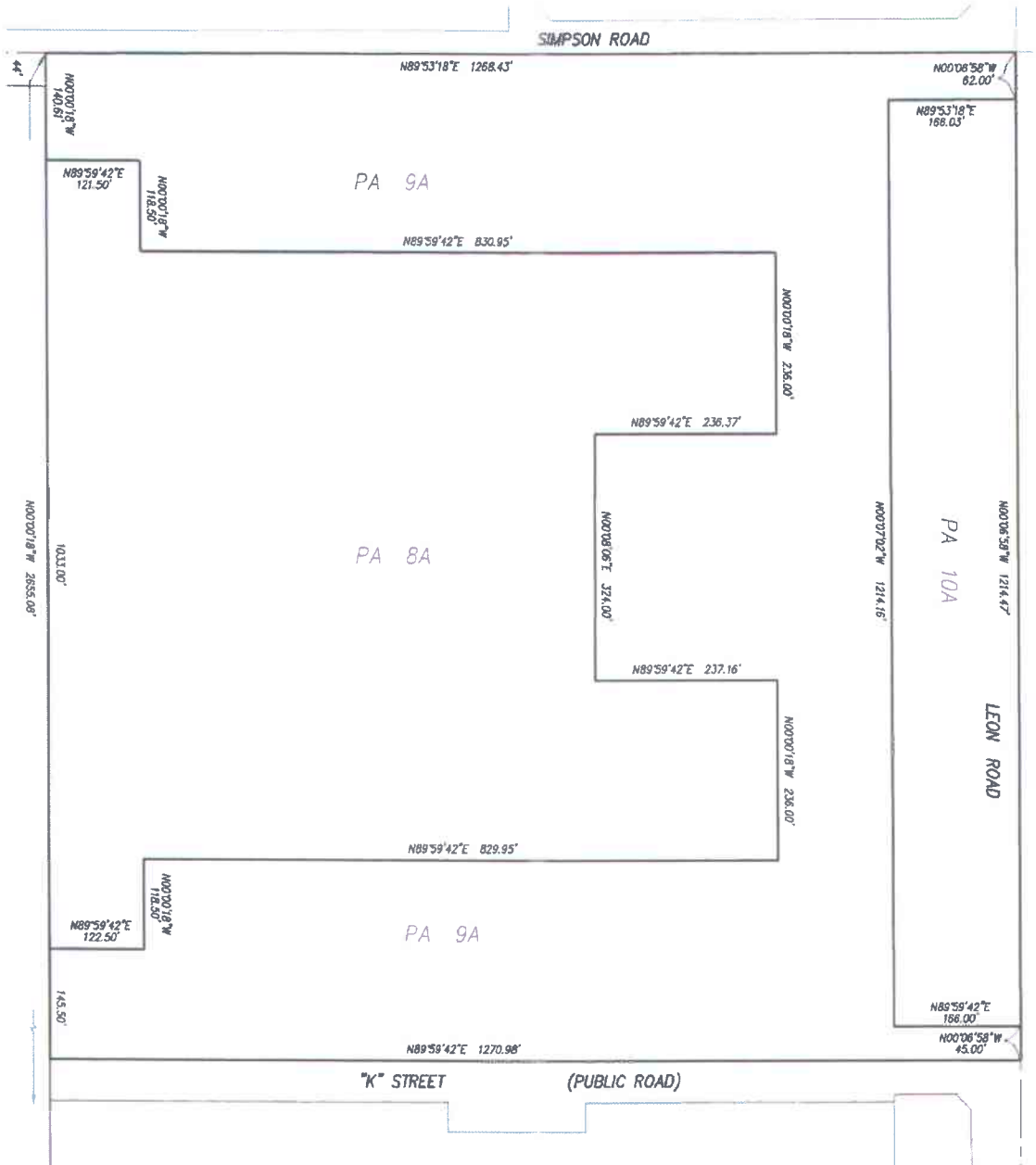


APNs: 461-150-006, 461-150-007, 461-150-008, 461-150-009, AND 461-150-015

WINCHESTER AREA

SEC. 30, T.5 S., R.2 W. S.B.B. & M.

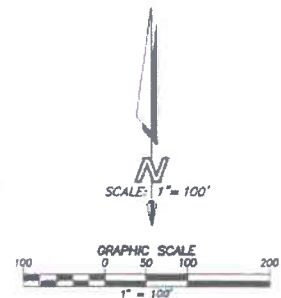
SHT. 3 OF 4



LEGEND

SP ZONE SPECIFIC PLAN (SP293A5)

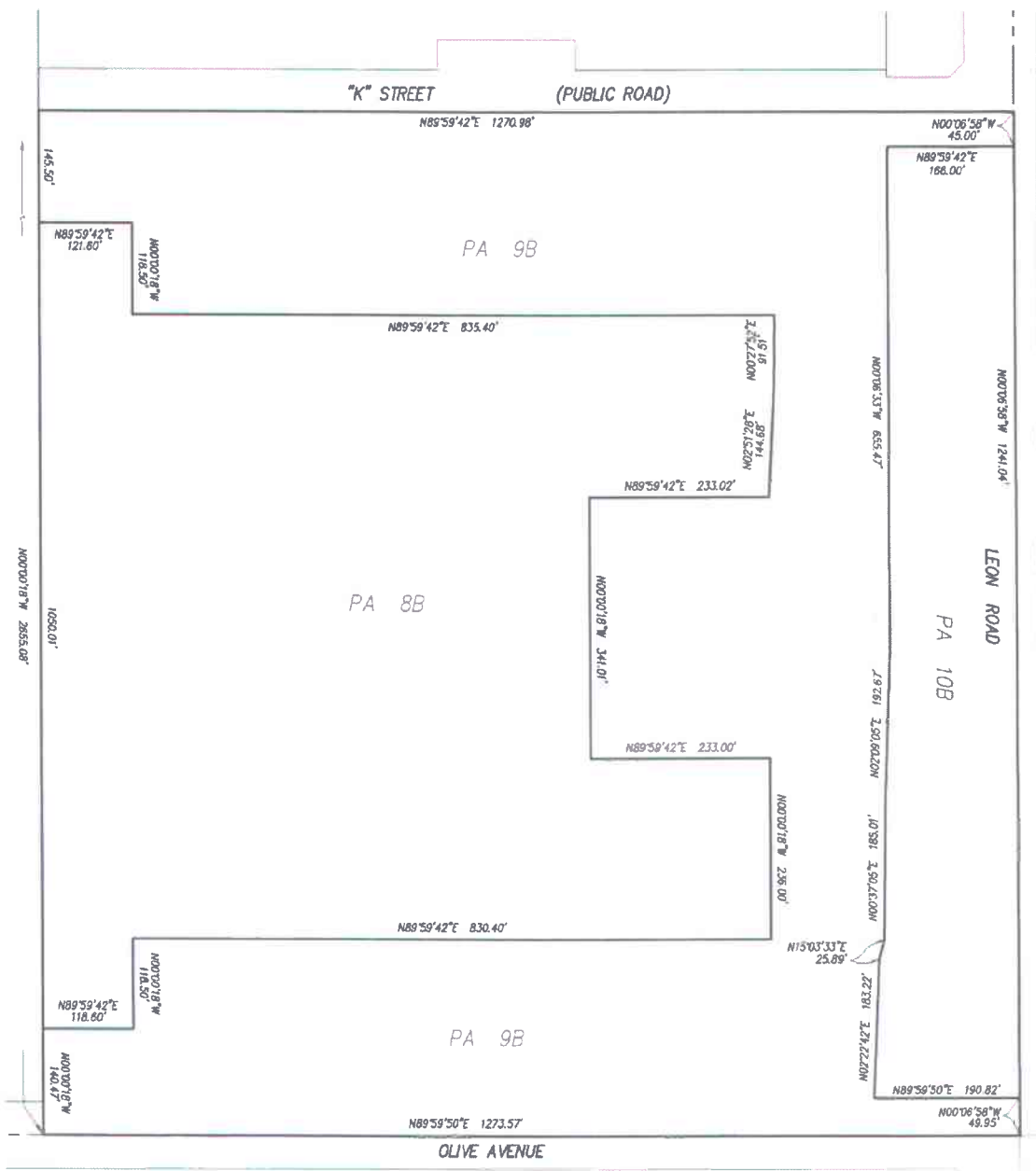
MAP NO. 2.2421
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7940
ADOPTED BY ORDINANCE NO. 348.4875
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



APNs: 461-150-006, 461-150-007, 461-150-008, 461-150-009, AND 461-150-015

WINCHESTER AREA

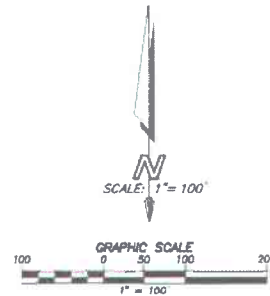
SEC. 30, T.5 S., R.2 W. S.B.B. & M.



LEGEND

SP ZONE SPECIFIC PLAN (SP293A5)

MAP NO. 2.2421
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



August 10, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1281MA17
Related File No.: CZ7940 (Change of Zone)
APNs: 461-150-006 thru -009, and -015

Dear Mr. Brady:

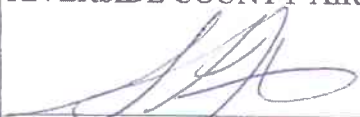
Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed Riverside County Case No. CZ7940 (Change of Zone), a proposal to legally define/establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11 and 12 within approved Specific Plan No. 293 (Winchester Hills), for the purpose of specifying applicable provisions of the SP (Specific Plan) zone affecting 151.07 acres located southerly of Simpson Road, westerly of Leon Road, northerly of Olive Avenue, and easterly of La Ventana Road. The proposal does not modify the allowable uses or development standards within any given Planning Area of the specific plan.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density and non-residential intensity are not restricted.

As ALUC Director, I hereby find the above-referenced Change of Zone **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”).

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

2

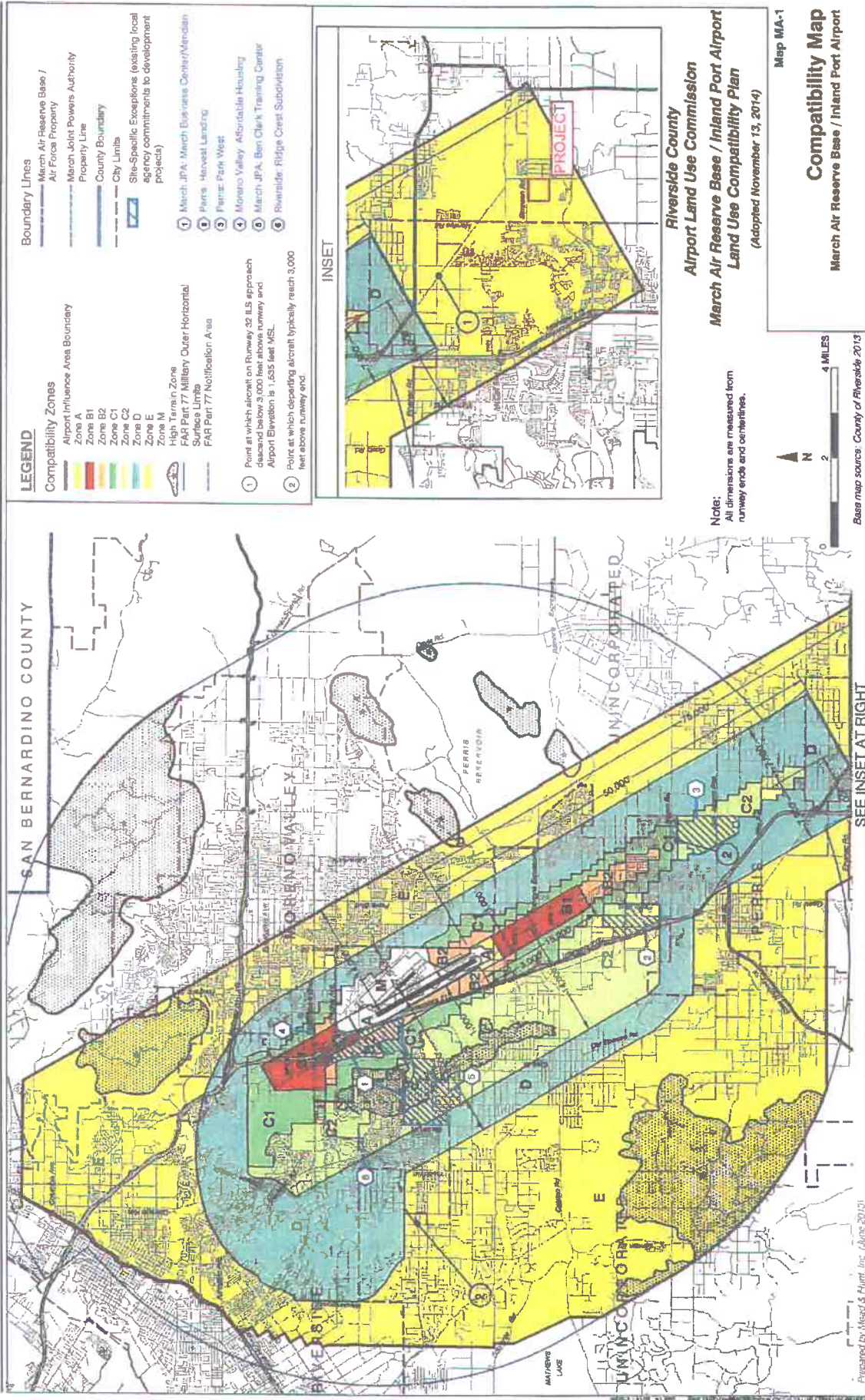
Attachments: Notice of Airport in Vicinity

cc: La Ventana 242, LLC – Attn.: Jim Lytle [Murrieta address] (landowner)
Ranchos Prop. [3660 Wilshire #108] (landowner)
Kyung Moo Kim et al. [3435 Wilshire #1150] (fee-payer)
ACS Consulting (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1281MA17\ZAP1281MA17.LTR.doc

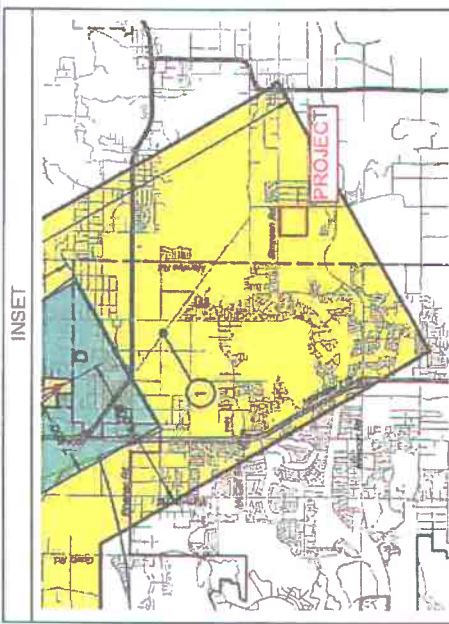
NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone
FAA Part 77 Military Outer Horizontal Surface Limits
FAA Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)
- 1 March JPA, March Business Center/Miridian
 - 2 Perris Harvest Landing
 - 3 Perris Park West
 - 4 Moreno Valley Affordable Housing
 - 5 March JPA, Ben Clark Training Center
 - 6 Riverside Ridge Crest Subdivision
- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.
- 2 Point at which descending aircraft typically reach 3,000 feet above runway end.



Note: All dimensions are measured from runway ends and centerlines.



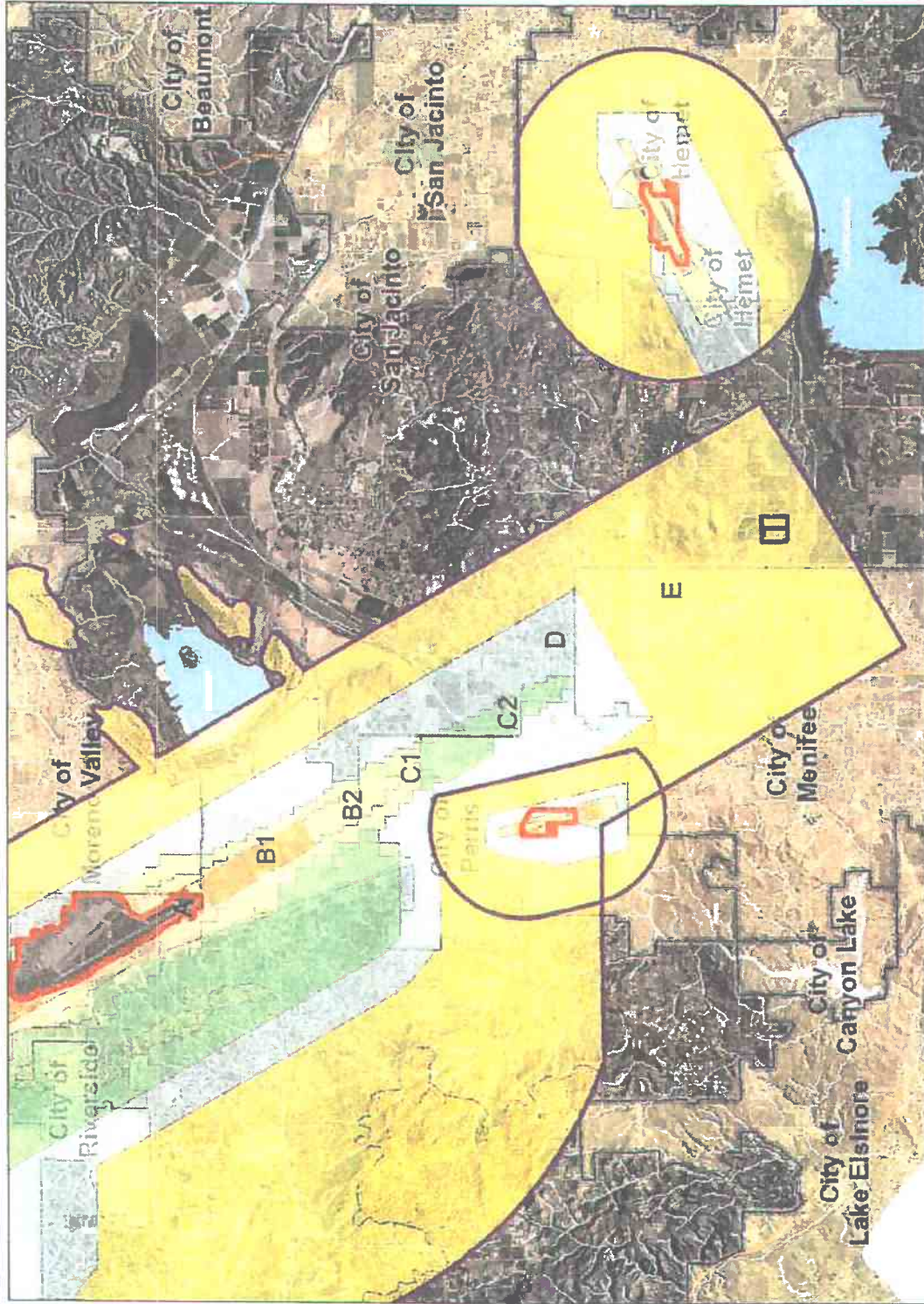
SEE INSET AT RIGHT

Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

My Map



| Legend | |
|--------|-----------------------|
| | Airports |
| | AIA |
| | Airport Compatibility |
| | OTHER ZONE |
| | A |
| | A-EXC1 |
| | B1 |
| | B1-APZ I |
| | B1-APZ I-EXC1 |
| | B1-APZ II |
| | B1-APZ II-EXC1 |
| | B1-EXC1 |
| | B2 |
| | B2-EXC1 |
| | C |
| | C1 |
| | C1-EXC1 |
| | C1-EXC3 |
| | C1-EXC4 |
| | C1-HIGHT |
| | C2 |
| | C2-EXC1 |
| | C2-EXC2 |
| | C2-EXC3 |
| | C2-EXC5 |
| | C2-EXC6 |
| | C2-HIGHT |



Notes

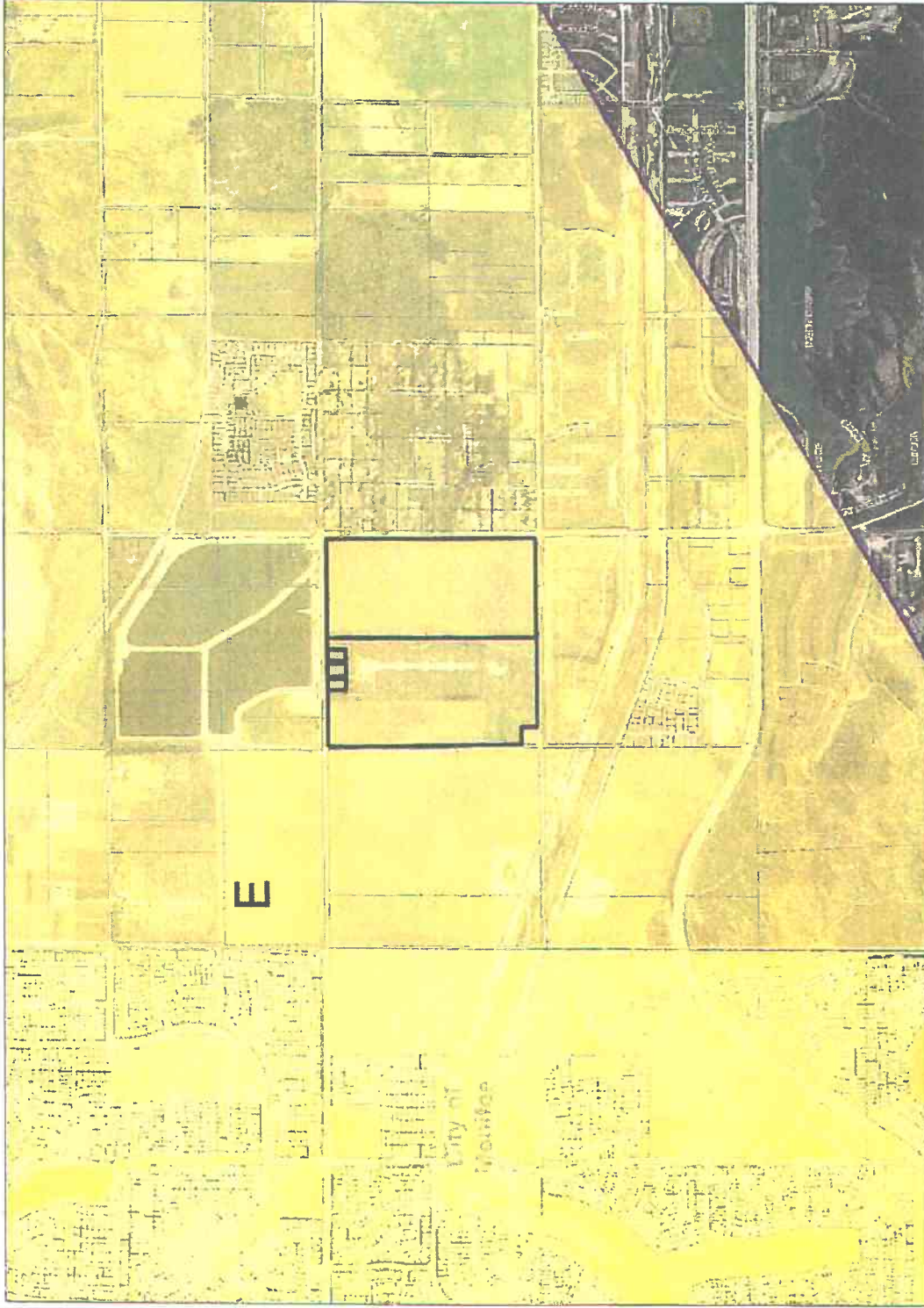
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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My Map



Legend

Airports
 AIA

Airport Compatibility

OTHER ZONE

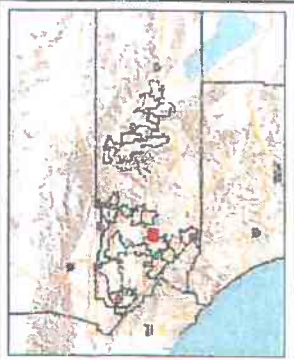
A
 A-EXC1

B1
 B1-APZ I
 B1-APZ I-EXC1
 B1-APZ II
 B1-APZ II-EXC1
 B1-EXC1

B2
 B2-EXC1

C
 C
 C1
 C1-EXC1
 C1-EXC3
 C1-EXC4
 C1-HIGHT

C2
 C2-EXC1
 C2-EXC2
 C2-EXC3
 C2-EXC5
 C2-EXC8
 C2-HIGHT



Notes

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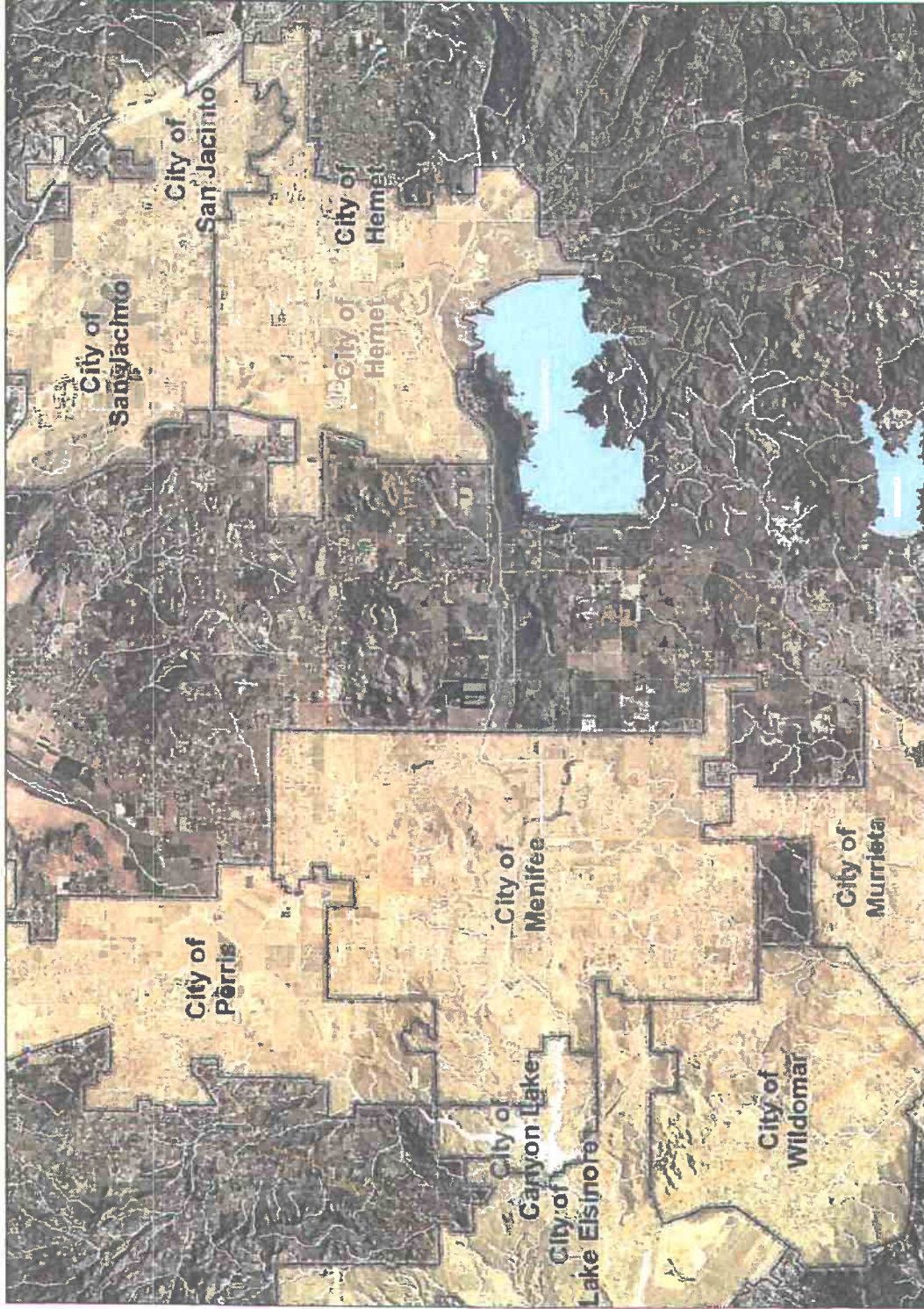
REPORT PRINTED ON... 8/7/2017 7:38:11 AM



0 2,301 4,601 Feet



My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways, 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
 - cities

Notes

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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways**
 - Interstate
 - Interstate 3
 - State Highways 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large**
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - US-HWY
- counties
- cities

Notes

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0 9,203 18,405 Feet



My Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



0 4,601 9,203 Feet



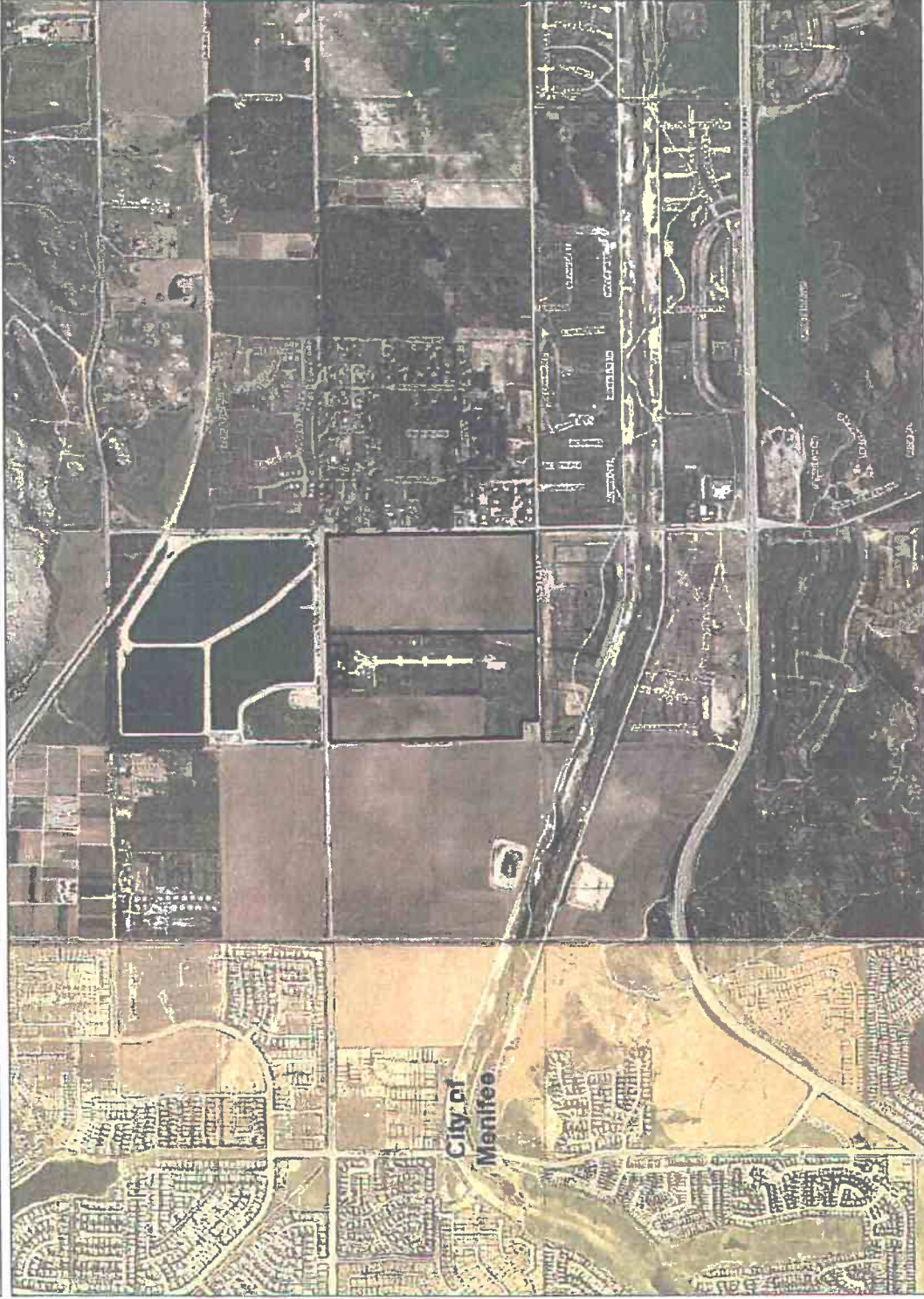
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Notes

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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

Notes

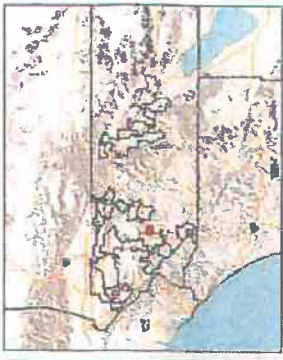
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

C207940

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: La Ventana 242, LLC / Rancho Properties LTD

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta Street CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative Name: ACS Consulting Inc.

Contact Person: Frank Artiga E-Mail: frank@acsconsultinginc.com

Mailing Address: PO Box 2252
Temecula Street CA 92593
City State ZIP

Daytime Phone No: (951) 757-5178 Fax No: () NA

Property Owner Name: La Ventana 242, LLC / Rancho Properties LTD

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Murrieta

City

CA

State

92562

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

KYUNG MOO KIM MANAGER
PRINTED NAME OF PROPERTY OWNER(S)
LA VENTANA 242 LLC -

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-150-015, -007, -008, & -009 / 461-150-006

Approximate Gross Acreage: 77 (461-150-015, 007, 008, 009) / 72 (461-1560-006)

General location (nearby or cross streets): North of Olive Avenue, South of _____

APPLICATION FOR CHANGE OF ZONE

Simpson Road _____, East of La Ventana Road _____, West of Leon Road _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Land use is CR, HDR, MDR, MHDR, OS-R and existing zoning is SP 293; Change of zone application required per COA 50.PLANNING 036 (TR31100) and 50.PLANNING 003 (TR34677) which requires the CZ application to define the boundaries of the planning areas within the project SP.

Related cases filed in conjunction with this request:

TR31100 & TR34677

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and La Ventana 242, LLC hereafter "Applicant" and La Ventana 242, LLC "Property Owner".

Description of application/permit use:

Consistency change of zone application to define planning areas within SP boundary

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 461-150-015, -007, -008, & -009

Property Location or Address:
NE corner of Olive Avenue and La Ventana Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: La Ventana 242, LLC Phone No.: 951-200-2344

Firm Name: La Ventana 242, LLC Email: jlytle@rancongroup.com

Address: 41391 Kalmia Street, Suite 200
Murrieta CA 92562

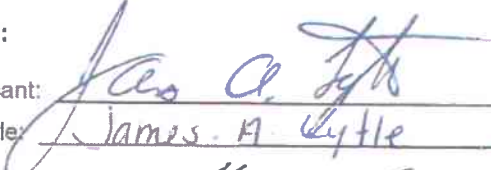
3. APPLICANT INFORMATION:

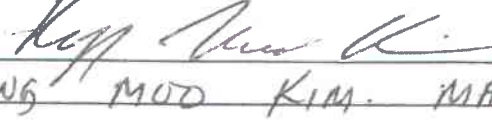
Applicant Name: Same as owner Phone No.: _____

Firm Name: _____ Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 5/25/17
Print Name and Title: James A. Lytle

Signature of Property Owner:  Date: 5/11/17
Print Name and Title: KYUNG MOO KIM. MANAGER

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

| | |
|---|-------------------------|
| FOR COUNTY OF RIVERSIDE USE ONLY | |
| Application or Permit (s)#: _____ | |
| Set #: _____ | Application Date: _____ |

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Ranchos Property, a California General Partnership and Rancon Real Estate Corporation, a California Corporation (collectively "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 461-150-006, 461-150-007, 461-150-008, 461-150-009 and 461-150-015 ("PROPERTY"); and,

WHEREAS, on June 1, 2017, PROPERTY OWNER filed an application for Change of Zone No. 7940 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. *Notices.* For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Rancon Real Estate Corporation
Attn: Jim Lytle
41391 Kalmia St., Ste. 200
Murrieta, CA 92562

Rancho Property
Attn: Nancy Murakami
3660 Wilshire Blvd. #108
Los Angeles, CA 90010

7. *Default and Termination.* This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. *COUNTY Review of the PROJECT.* Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. *Complete Agreement/Governing Law.* This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 3/16/18

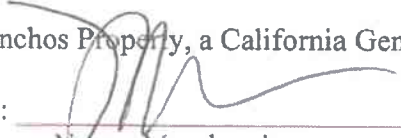
[Signatures continued on following page]

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK 3/6/18
DATE

PROPERTY OWNER:

Ranchos Property, a California General Partnership and Rancon Real Estate Corporation, a California Corporation

Ranchos Property, a California General Partnership

By: 
Nancy Murakami
General Partner

Dated: 2/23/18

Rancon Real Estate Corporation, a California Corporation

By: 
Mike L. Diaz
Chief Executive Officer

Dated: 2/27/18

By: 
Tamara L. Collins
Chief Financial Officer

Dated: 2/27/18

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 7940 – No Further Environmental Documentation is Required – EIR380 –
Applicant: La Ventana 242, LLC/ Rancho Properties LTD – Jim Lytle – Engineer/Representative: ACS Consulting – Frank Artiga – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – High Density Residential (HDR) – Park, School, and Open Space as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas - 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 – Location: Northerly of Olive Avenue, southerly of Simpson Road, easterly of La Ventana Road, and westerly of Leon Road – 149 Acres – **REQUEST:** The Change of Zone No. 7940 proposes to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. APN's 461-150-006, 007, 008, 009, and 015.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **JANUARY 16, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 25, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07940 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

461140052
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461140041
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

462020051
ISAAC BOLANOS
MARIA A BOLANOS
16514 MURPHY RD
LA MIRADA CA 90638

461140042
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

462190001
WATERMARKE HOMES
C/O C/O LIFESTYLE HOMES
1505 S D ST STE 200
SAN BERNARDINO CA 92408

462030033
KOON HAN SUH
CHONG CHA SUH
28362 N STAR LN
MENIFEE CA 92584

462030060
MITCHELL R COLLINS
TAMARA M COLLINS
31093 SIMPSON RD
WINCHESTER CA. 92596

462030048
RUTH J DENHAM
K ARMSTRONG
KELLY ARMSTRONG
C/O KELLY MILLER
28580 LEON RD
WINCHESTER CA. 92596

462030027
GILBERTO R CORVERA
MARIA O PEREZ
28620 LEON RD
WINCHESTER CA. 92596

462030047
ANTONIUS CORNELIUS
P O BOX 837
WINCHESTER CA 92597

462030049
DEVIN ARTHUR ARMSTRONG
28590 LEON RD
WINCHESTER CA. 92596

462030030
MARGIE A NEWMAN
KENNETH E HARDING
28561 MEMORY LN
WINCHESTER CA 92596

462030028
SHERMAN L REYNOLDS
DARLENE B REYNOLDS
28630 LEON RD
WINCHESTER CA. 92596

462030025
MONROE CHAVIS
P O BOX 406
WINCHESTER CA 92596

462030064
TIMOTHY M DOTTA
AMY R DOTTA
28660 LEON RD
WINCHESTER CA. 92596

462030044
DEBRA DIANE HARRISON
28842 LEON RD
WINCHESTER CA. 92596

462030045
TROY LOMBARD
82729 ODLUM DRIVE
INDIO CA 92201

462030022
CHARLES CHRISTOPHER BROWN
28680 LEON RD
WINCHESTER CA. 92596

462030031
QUAIL INDUSTRIES
22477 BEAR CREEK DR
MURRIETA CA 92562

462030059
MARGIE A NEWMAN
KENNETH E HARDING
28561 MEMORY LN
WINCHESTER CA. 92596

462030063
RAUL MORENO
ASUCENA MORENO
36310 BREITNER WY
WINCHESTER CA 92596

462030075
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030077
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030076
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030021
KHOI MINH NUGYEN
BACH TUYET THI VU
29890 YORKTON RD
MURRIETA CA 92563

462030078
JAMES ROMINES
ANDREA ROMINES
28720 LEON RD
WINCHESTER CA 92596

461160017
SALT CREEK II
C/O C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

461160029
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

461140048
KENNETH MENIFEE INC
3129 S HACIENDA BLVD 668
HACIENDA HEIGHTS CA 91745

461452020

461150017
SALT CREEK I
C/O C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

462030061
PHILIP JOSEPH TERRIERE
LINDA TERRIERE
28895 MEMORY LN
WINCHESTER CA. 92596

462030071
JOSE A VEGA
KARINA Y VEGA
28915 MEMORY LN
WINCHESTER CA. 92596

462030046
FABIAN ESCOBAR
1119 S ALBANY ST NO 134
LOS ANGELES CA 90015

462030028
GILBERT CABARUVIAS
SALLY V CABARUVIAS
7329 EL TOMASO WAY
BUENA PARK CA 90620

462030024
JEFFREY ALAN DUER
28640 LEON RD
WINCHESTER CA. 92596

462030019
CARMINIA BURGOS
FELICITA BURGOS
7320 IRWINGROVE DR
DOWNEY CA 90241

461471010

461470018

461451039

461450002

461471003

461471057

461451031

461451013

461150006
RANCHOS PROP
3660 WILSHIRE BLVD NO 108
LOS ANGELES CA 90010

La Ventana 242, LLC/Rancho
Properties LTD
c/o Peter Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

ACS Consulting Inc.
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

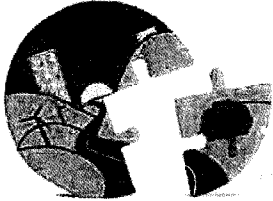
Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

La Ventana 242, LLC/Rancho
Properties LTD
c/o Peter Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

La Ventana 242, LLC/Rancho
Properties LTD
c/o Kyung Moo Kim, Manager
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

ACS Consulting Inc.
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

La Ventana 242, LLC/Rancho
Properties LTD
c/o Kyung Moo Kim, Manager
41391 Kalmia Street, Suite 200
Murrieta, CA 92562



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7940

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

La Ventana 242, LLC/ Rancho Properties LTD

Project Applicant

41391 Kalmia Street, Suite 200, Murrieta, CA 92562
Address

North of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road

Project Location

Change of Zone 7920 proposes to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 380 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which is incorporated by reference. CZ7940 will not result in any new significant environmental impacts not identified in the certified EIR No. 380. CZ7940 will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 380, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7940 is defining the Planning Area boundaries and zoning of the subject site which was included within the project boundary analyzed in EIR No. 380, and CZ7940 does not propose any changes to Specific Plan No. 293 area as analyzed in EIR No. 380.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY

Please charge deposit fee case# ZEA39229 ZCFG



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 16, 2019**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7940 – No Further Environmental Documentation is Required – EIR380 –
Applicant: La Ventana 242, LLC/ Rancho Properties LTD – Jim Lytle – Engineer/Representative: ACS Consulting – Frank Artiga – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – High Density Residential (HDR) – Park, School, and Open Space as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas - 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 – Location: Northerly of Olive Avenue, southerly of Simpson Road, easterly of La Ventana Road, and westerly of Leon Road – 149 Acres.

II. PROJECT DESCRIPTION:

The Change of Zone No. 7940 proposes to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. APN's 461-150-006, 007, 008, 009, and 015.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor, opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Hake

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND No New Environmental Document is Required for Environmental Assessment No. 380; and

TENTATIVELY Approve Change of Zone No. 7940, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 16, 2019**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7940 – No Further Environmental Documentation is Required – EIR380 –
Applicant: La Ventana 242, LLC/ Rancho Properties LTD – Jim Lytle – Engineer/Representative: ACS Consulting – Frank Artiga – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – High Density Residential (HDR) – Park, School, and Open Space as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas - 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 – Location: Northerly of Olive Avenue, southerly of Simpson Road, easterly of La Ventana Road, and westerly of Leon Road – 149 Acres.

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The following staff presented the subject proposal:
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Spoke in favor, opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

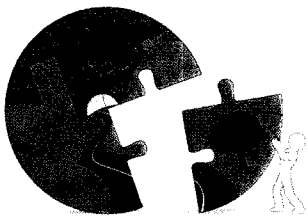
Public Comments: Closed
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Hake
A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND No New Environmental Document is Required for Environmental Assessment No. 380; and

TENTATIVELY Approve Change of Zone No. 7940, subject to the conditions of approval.

C



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: February 26, 2019

TO: Clerk of the Board of Supervisors – March 12, 2019 BOS meeting

FROM: Planning Department – Riverside – Deborah Bradford, Project Planner x 56646

SUBJECT: CZ7940

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

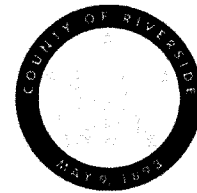
City Office · 4080 Lemon Street, 12th Floor
1409, Riverside, California 92502-1409
955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

21.2

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



ITEM

(ID # 9048)

MEETING DATE:

Tuesday, March 12, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7940 and ORDINANCE NO. 348.4875. No New California Environmental Quality Act (CEQA) Document Required - Applicant: La Ventana 242, LLC/ Rancho Properties LTD - Jim Lytle - Engineer/Representative: ACS Consulting - Frank Artiga - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Winchester Zoning Area - General Plan: Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Park, School, and Open Space as reflected in the Specific Plan Land Use Plan - Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11 and 12 - Location: North of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road - 149 Acres - REQUEST: The Change of Zone No. 7940 proposes to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas - APN's 461-150-006, 007, 008, 009, and 015. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 380** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,
2. **APPROVE CHANGE OF ZONE NO. 7940**, to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills), based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4875** amending the zoning in the Winchester area shown on Map No. 2.2421, Change of Zone No. 7940 attached hereto and incorporated herein by reference.

ACTION:

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

MINUTES OF THE BOARD OF SUPERVISORS

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

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---------------------------|---------------------|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| SOURCE OF FUNDS: Applicant Fees (100%) | | | Budget Adjustment: | No |
| | | | For Fiscal Year: | N/A |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7940 is a proposal to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone was submitted to implement condition of approval 50. PLANNING. 36 of Tentative Tract Map No. 31100 and condition of approval 50. PLANNING. 3 of Tentative Tract Map No. 34677 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of Winchester Hills Specific Plan No. 293 as amended. The allowable uses or development standards will not be changing as a part of this Change of Zone.

There are no issues of concern for this item. The proposed Change of Zone No. 7940 site is within the boundaries of the Winchester Hills Specific Plan which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

The Planning Commission heard the project on January 16, 2019. There was no public testimony speaking in favor of or opposition to the Project. The Planning Commission closed the public hearing and recommended approval of the project with a 5-0 vote.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

- A. ORDINANCE NO. 348.4875**
- B. PLANNING COMMISSION STAFF REPORT**

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

C. PLANNING COMMISSION MINUTES

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 25, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07940 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

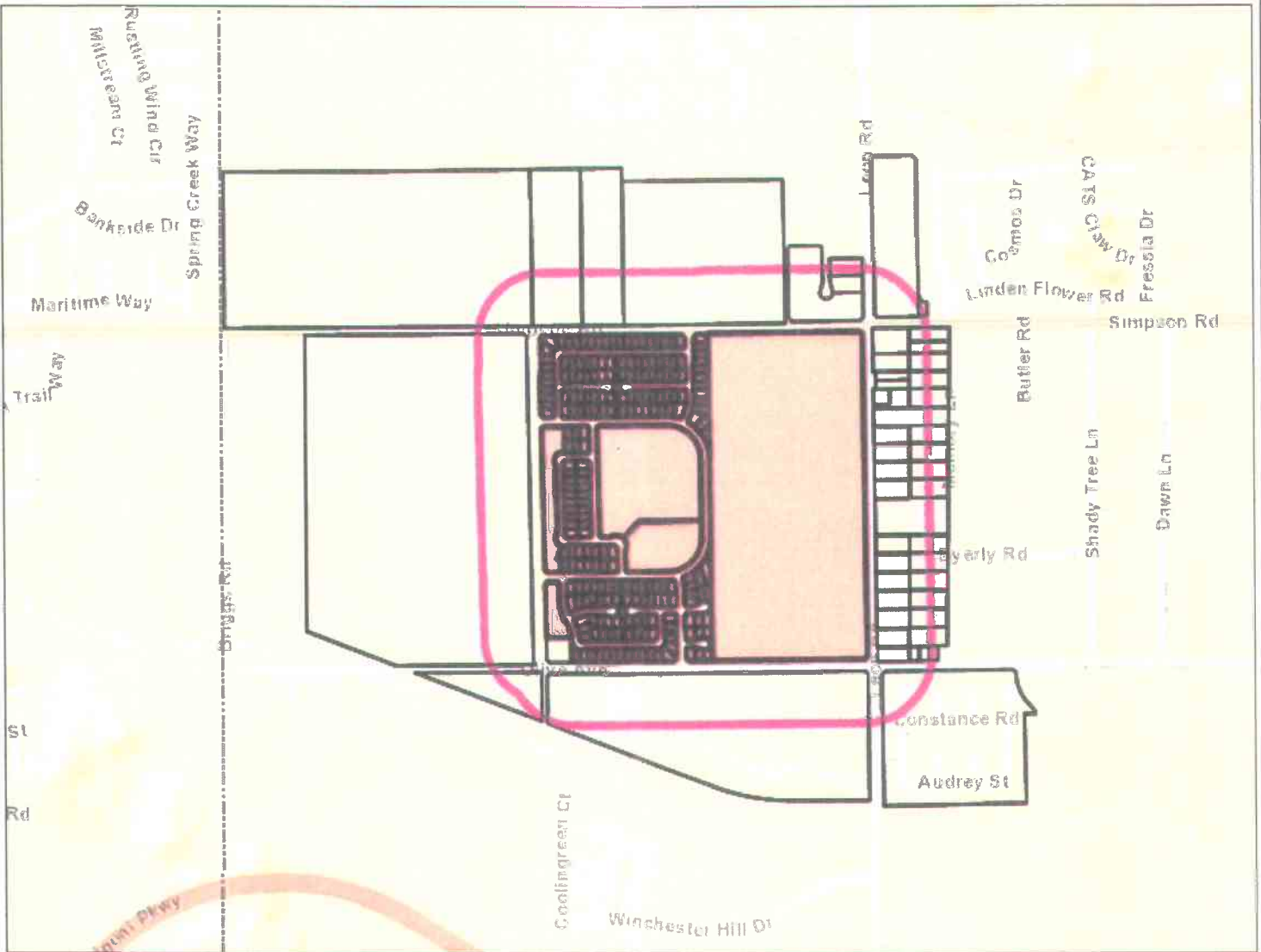
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ07940 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/24/2018 4:05:26 PM

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OFFICE OF THE
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
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 27, 2019

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

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ 7940

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 2, 2019.**

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,

Stephanie Cribbs

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TO ADOPT AN ORDINANCE IN THE WINCHESTER ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 7940**, which proposes to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). **Ordinance No. 348.4875**, which is a proposal to amend the zoning in the Winchester Area. This project is located north of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road in the Winchester Zoning Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 27, 2019

Kecia Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant to Kecia Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 27, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7940

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: March 12, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs DATE: February 27, 2019
Stephanie Cribbs

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 27, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7940

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: March 12, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs
Stephanie Cribbs

DATE: February 27, 2019

462030038
LESLIE P SAVAGE
KATHRYN S MADAS SAVAGE
28870 LEON RD
WINCHESTER CA. 92596

462030013
DARRELL E WHITE
SONDRA SUE WHITE
1705 GOLD HILLS DR
REDDING CA 96003

462030062
CHRISTOPHER FRANCIS FISHER
PATRICIA MARY FISHER
28920 LEON RD
WINCHESTER CA. 92596

462030069
MIGUEL M CRUZ
FLORENTINA M LOPEZ
28960 LEON RD
WINCHESTER CA. 92596

462030011
VINCENT AMATO
RON AMATO
P O BOX 998
WINCHESTER CA 92596

462030037
PAUL MACIAS
PABLO MACIAS
VICKY R MACIAS

28875 MEMORY LN
WINCHESTER CA. 92596

462030070
SHELLEY PFEIFER
28925 MEMORY LN
WINCHESTER CA 92596

462030010
SKYLAR SORENSEN
31090 OLIVE AVE
WINCHESTER CA. 92596

462030012
RAYMOND A LUCAS
NANCY L LUCAS
VANCE LUEVANO

462030072
ANGELA MICHELLE SCOTT
33398 SAGE RD
HEMET CA 92544

18400 CABLE LN
PERRIS CA 92570

461140005
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461140039
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461140006
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461280024
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

461140052
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461140041
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

462020051
ISAAC BOLANOS
MARIA A BOLANOS
16514 MURPHY RD
LA MIRADA CA 90638

461140042
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

462190001
WATERMARKE HOMES
C/O C/O LIFESTYLE HOMES
1505 S D ST STE 200
SAN BERNARDINO CA 92408

462030033
KOON HAN SUH
CHONG CHA SUH
28362 N STAR LN
MENIFEE CA 92584

462030060
MITCHELL R COLLINS
TAMARA M COLLINS
31093 SIMPSON RD
WINCHESTER CA. 92596

462030048
RUTH J DENHAM
K ARMSTRONG
KELLY ARMSTRONG
C/O KELLY MILLER
28580 LEON RD
WINCHESTER CA. 92596

462030027
GILBERTO R CORVERA
MARIA O PEREZ
28620 LEON RD
WINCHESTER CA. 92596

462030047
ANTONIUS CORNELIUS
P O BOX 837
WINCHESTER CA 92597

462030049
DEVIN ARTHUR ARMSTRONG
28590 LEON RD
WINCHESTER CA. 92596

462030030
MARGIE A NEWMAN
KENNETH E HARDING
28561 MEMORY LN
WINCHESTER CA 92596

462030026
SHERMAN L REYNOLDS
DARLENE B REYNOLDS
28630 LEON RD
WINCHESTER CA. 92596

462030025
MONROE CHAVIS
P O BOX 406
WINCHESTER CA 92596

462030064
TIMOTHY M DOTTA
AMY R DOTTA
28660 LEON RD
WINCHESTER CA. 92596

462030044
DEBRA DIANE HARRISON
28842 LEON RD
WINCHESTER CA 92596

462030045
TROY LOMBARD
82729 ODLUM DRIVE
INDIO CA 92201

462030022
CHARLES CHRISTOPHER BROWN
28680 LEON RD
WINCHESTER CA. 92596

462030031
QUAIL INDUSTRIES
22477 BEAR CREEK DR
MURRIETA CA 92562

462030059
MARGIE A NEWMAN
KENNETH E HARDING
28561 MEMORY LN
WINCHESTER CA. 92596

462030063
RAUL MORENO
ASUCENA MORENO
36310 BREITNER WY
WINCHESTER CA 92596

462030075
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030077
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030076
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030021
KHOI MINH NUGYEN
BACH TUYET THI VU
29890 YORKTON RD
MURRIETA CA 92563

462030078
JAMES ROMINES
ANDREA ROMINES
28720 LEON RD
WINCHESTER CA 92596

461160017
SALT CREEK II
C/O C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

461160029
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

461140048
KENNETH MENIFEE INC
3129 S HACIENDA BLVD 668
HACIENDA HEIGHTS CA 91745

461452020

461150017
SALT CREEK I
C/O C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

462030061
PHILIP JOSEPH TERRIERE
LINDA TERRIERE
28895 MEMORY LN
WINCHESTER CA. 92596

462030071
JOSE A VEGA
KARINA Y VEGA
28915 MEMORY LN
WINCHESTER CA. 92596

462030046
FABIAN ESCOBAR
1119 S ALBANY ST NO 134
LOS ANGELES CA 90015

462030028
GILBERT CABARUVIAS
SALLY V CABARUVIAS
7329 EL TOMASO WAY
BUENA PARK CA 90620

462030024
JEFFREY ALAN DUER
28640 LEON RD
WINCHESTER CA. 92596

462030019
CARMINIA BURGOS
FELICITA BURGOS
7320 IRWINGROVE DR
DOWNEY CA 90241

461471010

461470018

461451039

461450002

461471003

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LOS ANGELES CA 90010



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La Ventana 242, LLC/Rancho
Properties LTD
c/o Peter Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

ACS Consulting Inc.
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

La Ventana 242, LLC/Rancho
Properties LTD
c/o Peter Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

La Ventana 242, LLC/Rancho
Properties LTD
c/o Kyung Moo Kim, Manager
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

The Rancon Group
Attention: Peter Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

ACS Consulting Inc.
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

La Ventana 242, LLC/Rancho
Properties LTD
c/o Kyung Moo Kim, Manager
41391 Kalmia Street, Suite 200
Murrieta, CA 92562





CALL (951) 368-9222
EMAIL legal@pe.com

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|--------|--------------|----------|--------------|-----------|--------|
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Invoice text: CZ 7940

Placed by: Stephanie Cribbs

Legal Advertising Memo Invoice

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306.80

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|---------------------------|--------------|------------------------|--------------------------|------------------------|--|
| Nick Eller | BILLING DATE | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER | ADVERTISER/CLIENT NAME | |
| 951-368-9229 | 03/02/2019 | 5209148 | 5209148 | BOARD OF SUPERVISORS | |



THE PRESS-ENTERPRISE

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| BILLING DATE | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER |
| 03/02/2019 | 5209148 | 5209148 |
| BALANCE DUE | ORDER NUMBER | TERMS OF PAYMENT |
| 306.80 | 0011241558 | DUE UPON RECEIPT |

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CZ 7940 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/02/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 02, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011241558-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TO ADOPT AN ORDINANCE IN THE WINCHESTER ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 7940**, which proposes to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). **Ordinance No. 348.4875**, which is a proposal to amend the zoning in the Winchester Area. This project is located north of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road in the Winchester Zoning Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 27, 2019 Kecla Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

3/02

10:19

Riverside County Board of Supervisors Request to Speak

Submit original to Clerk at least 10 days in advance of meeting.
Speakers are allotted a maximum of 3 minutes, unless approved by Board Rules. Dates are on reverse side of this form.

SPEAKER'S NAME: Ms Miller

Address: PO Box 1341

City: Elzmore **Zip:** 92531

Phone #: _____

Date: _____ **Agenda #** 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are requesting a specific item to be added to the agenda, please state the item and your position on the appeal below.

Signature _____
Name

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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10:22

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jimmy Elrod

Address: _____

City: _____ Zip: _____

Phone #: (909) 665-3273

Date: 3-12-19 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: Jimmy Elrod

BOARD RULES

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10:25

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Mark Sivalone

Address: 5236 Chelsea St

City: La Jolla Zip: 92037

Phone #: 619-823-4894

Date: _____ Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

BOARD RULES

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* AVAILABLE TO SPEAK, ONLY IF REGISTERED

Riverside County Board of Supervisors Request to Speak

Did not speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: KARL OSMUNDSON

Address: 1170 FESTIVAL RD

City: SAN MARCOS Zip: 92078

Phone #: _____

Date: 3/12/19 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

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I give my 3 minutes to: _____

BOARD RULES

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10:24

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Pam Nelson

Address: 38723 Hwy 79

City: Warner Springs Zip: 92086

Phone #: 951 767 2324 211

Date: 3/12/19 Agenda # 12 Oaks

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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10:29

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Teri Beaucaudi

Address: 30400 Via Oaks

City: Temecula Zip: 92591

Phone #: 951 941-6622 21.1

Date: 3.12.19 Agenda # 12 Oaks

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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10:31

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: David Barnes

Address: 39615 Berenda Rd.
(only if follow-up mail response requested)

City: Tem. **Zip:** Ca.

Phone #: 951-375-7068

Date: _____ **Agenda #** 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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10:4p

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms Miller

Address: PO BOX 1341

City: Elsinore Ca zip: 92531

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support Oppose _____ Neutral

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I give my 3 minutes to: _____

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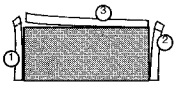
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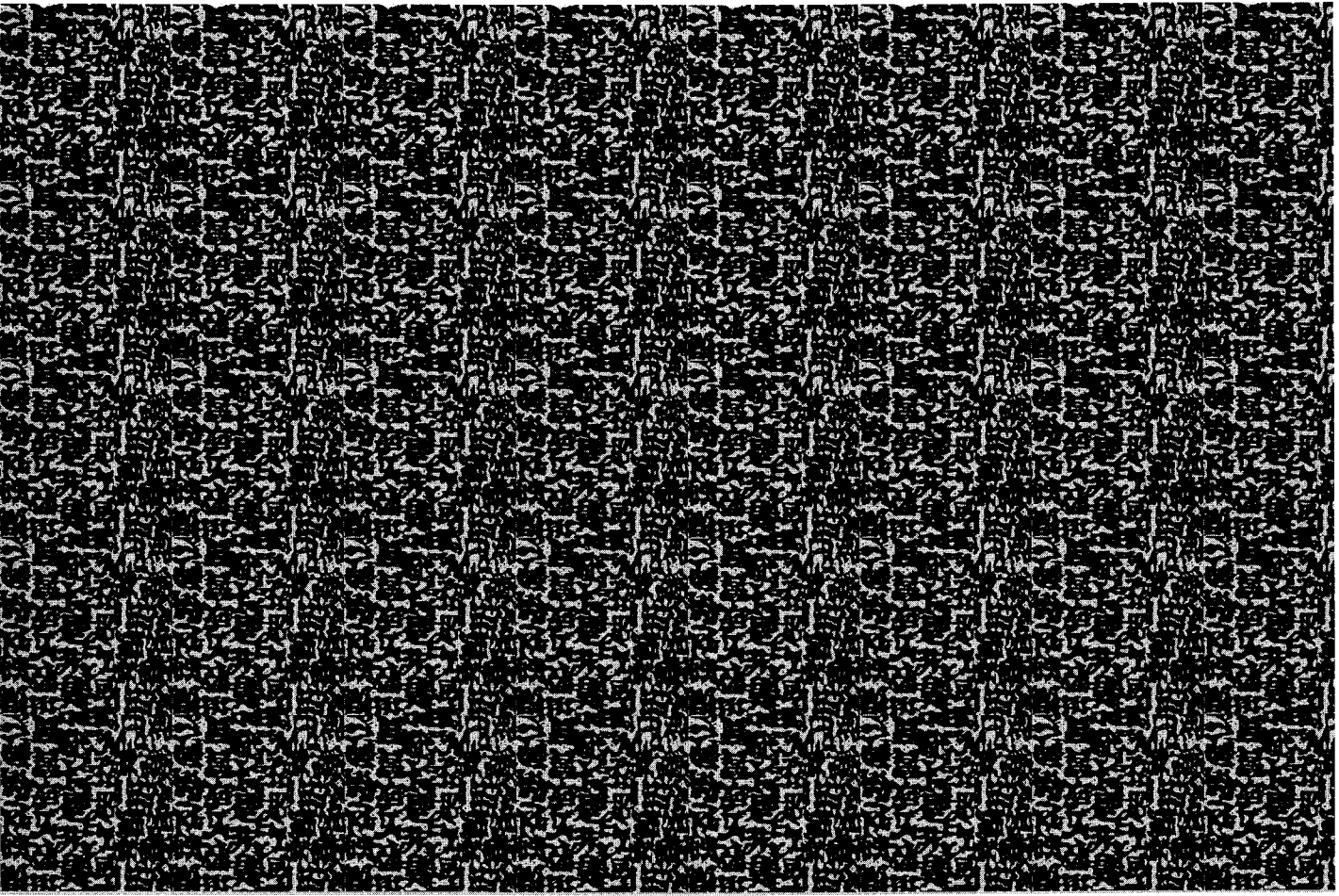
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REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



B
03

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

:



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

VAC

462030011
VINCENT AMATO
RON AMATO
P O BOX 998
WINCHESTER CA 92596

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2019 MAR - 8 AM 11:10

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

01/03/2019 11:10:00

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BVI-SMB ANK
92502-1147

BC: 92502114747 *8952-69862-65-14

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TO ADOPT AN ORDINANCE IN THE WINCHESTER ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 7940**, which proposes to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Winchester Area. This project is located north of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road in the Winchester Zoning Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradford@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 27, 2019

Kecia Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant



CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

| DATE | ORDER NUMBER | PO Number | PRODUCT | SIZE | Amount |
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| 3/18/19 | 0011247194 | | PE Riverside | 4 x 31 Li | 161.20 |

Invoice text: Adoption of Ordinance 348.4875

Placed by: Stephanie Cribbs

Legal Advertising Memo Invoice

BALANCE DUE

161.20

| SALESCONTACT INFORMATION | | ADVERTISER INFORMATION | | |
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| Nick Eller 951-368-9229 | 03/18/2019 | 5209148 | 5209148 | BOARD OF SUPERVISORS |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



THE PRESS-ENTERPRISE

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| BALANCE DUE | ORDER NUMBER | TERMS OF PAYMENT |
| 161.20 | 0011247194 | DUE UPON RECEIPT |

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ordinance 348.4875 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/18/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 18, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011247194-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4875 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. 2.2421, Change of Zone Case No. 7940", which map is made a part of this ordinance, and establishing the boundaries of the specified planning areas within Specific Plan No. 293.

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

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 12, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-56525

State Clearinghouse # (if applicable): _____

Lead Agency: CLERK OF THE BOARD Date: 02/28/2019

County/Agency of Filing: RIVERSIDE Document No: E-201900216

Project Title: CZ 7940, ORDINANCE 348.4875

Project Applicant Name: CLERK OF THE BOARD Phone Number: _____

Project Applicant Address: 4080 LEMON ST FIRST FLOOR P.O. BOX 1147, RIVERSIDE, CA 92502

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** _____ **\$0.00**

Signature and title of person receiving payment: R. Anderson Deputy

Notes:

1 of 2
3/12/19 21.2
2019-4-142941

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TO ADOPT AN ORDINANCE IN THE WINCHESTER ZONING AREA, THIRD SUPERVISORIAL DISTRICT

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Dated: February 27, 2019

Kecia Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201900216
02/28/2019 03:47 PM Fee: \$ 0.00
Page 1 of 1

Removed: **APR 09 2019** By:  Deputy



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-58389

State Clearinghouse # (if applicable): _____

Lead Agency: COUNTY BOARD OF SUPERVISORS Date: 03/04/2019

County Agency of Filing: RIVERSIDE Document No: E-201900223

Project Title: CZ 7940, ORDINANCE 348.4875

Project Applicant Name: COUNTY BOARD OF SUPERVISORS Phone Number: (951) 955-1063

Project Applicant Address: 4080 LEMON ST, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)

Total Received _____ \$0.00

Signature and title of person receiving payment:

R. Anderson

Deputy _____

Notes:

RECEIVED
MARCH 12 2019

2019
3/12/19 21.2
2019-4-142941

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Dated: February 27, 2019

Kecia Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201900223
03/04/2019 08:00 AM Fee: \$ 0.00

Page 1 of 1
APR 10 9 2019

Removed: By: Deputy

