

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



ITEM: 21.2
(ID # 13774)

MEETING DATE:

Tuesday, December 15, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the Approval and Adoption of CHANGE OF ZONE NO. CZ2000014 and ORDINANCE NO. 348.4946 - No Further California Environmental Quality Act (CEQA) Analysis Required (CEQ200050) - Applicant: Jeff Dinkin c/o Hannah Woskow – Engineer/Representative: Albert A Webb Associates – Fayres Hall – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Open Space-Conservation (OS-C), Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan.– Zoning: Specific Plan (The Crossroads in Winchester Specific Plan No.288) Planning Areas – 1 - 6 – Location: North of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road – 50.35 Acres – REQUEST: Change of Zone No. 2000014 proposes establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. District 3. [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. 376** 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;

ACTION: Policy

Charissa Leach, Interim TLMA Director

11/23/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4946 is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 15, 2020
xc: Planning, Record

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

2. **APPROVE CHANGE OF ZONE NO. 2000014**, to establish the boundaries of Planning Area 1 through Planning Area 6 within Specific Plan No. 288 (The Crossroads in Winchester), based upon the findings and conclusions incorporated in the staff report; and

3. **ADOPT ORDINANCE NO. 348.4946** amending the zoning in the Winchester Area shown on Map No. 2.2454, Change of Zone No. 2000014, and establishing Planning Area boundaries within Specific Plan No. 288, 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. 2000014 is a proposal to establish the legal boundaries of Planning Area 1 through Planning Area 6 within Specific Plan No. 288 (The Crossroads in Winchester). This Change of Zone was submitted to implement condition of approval 30. PLANNING. 25 of Specific Plan No. 288 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of The Crossroads in Winchester Specific Plan as amended. The allowable uses or development standards will not be changing as a part of Change of Zone No. 2000014.

There are no issues of concern for this item. The proposed Change of Zone No. 2000014 site is within the boundaries of The Crossroads in Winchester Specific Plan which was analyzed by certified Environmental Impact Report No. 376 (EIR No. 376). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 376. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

The Planning Commission heard the project on September 23, 2020. 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

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

ATTACHMENTS:

- A. PLANNING COMMISSION STAFF REPORT
- B. PLANNING COMMISSION MINUTES
- C. ORDINANCE NO. 348.4946



Jason Farin, Principal Management Analyst

12/9/2020



Gregory V. Priamos, Director County Counsel

11/24/2020

1 ORDINANCE NO. 348.4946

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
7 amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on
8 the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No.
9 2.2454, Change of Zone Case No. 2000014" which map is made a part of this ordinance, and establishes
10 the boundaries of Planning Area 1 through Planning Area 6 within Specific Plan No. 288 as amended.

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

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

14 By: 
Chairman, Board of Supervisors

15 ATTEST:
16 KECIA R. HARPER
17 Clerk of the Board

18 By: 

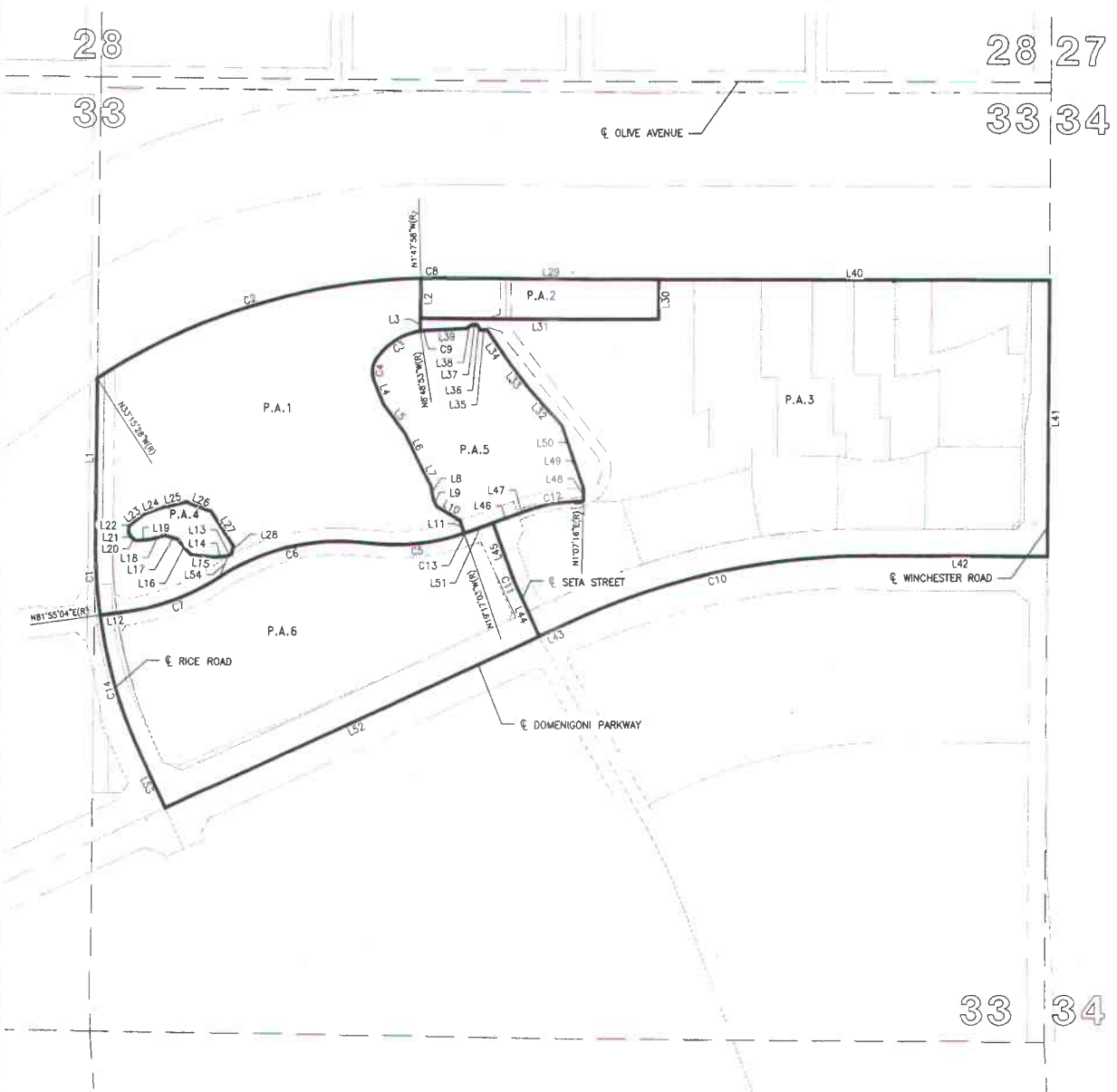
19
20 (SEAL)

21
22 APPROVED AS TO FORM

23 November 23, 2020

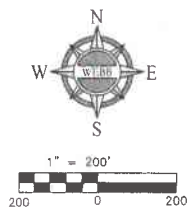
24 By: 
25 AARON C. GETTIS
26 Supervising Deputy County Counsel

WINCHESTER AREA
SEC. 33 T. 5S., R. 2W. S.B.M



SP ZONE SPECIFIC PLAN (SP 288)

MAP NO. 2.2454
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 2000014
 ADOPTED BY ORDINANCE NO. 348.4946
 (DATE:) _____, 2020



RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN(s) 461-220-031, 461-220-032, 461-220-033

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 40' 02"E	444.05
L2	S00° 40' 02"W	111.63
L3	S00° 40' 02"W	34.61
L4	S21° 29' 02"E	74.94
L5	S37° 21' 03"E	98.39
L6	S25° 42' 30"E	89.52
L7	S27° 13' 24"E	73.34
L8	S10° 31' 10"E	37.06
L9	S25° 18' 58"E	22.05
L10	S60° 12' 49"E	76.25
L11	S17° 50' 59"E	37.27
L12	S81° 57' 13"W	82.00
L13	S65° 11' 45"W	11.82
L14	S85° 51' 29"W	42.19
L15	N82° 49' 37"W	59.99
L16	N41° 11' 05"W	55.69
L17	N73° 38' 14"W	36.24
L18	S74° 43' 11"W	45.97
L19	S85° 14' 58"W	38.23
L20	N51° 12' 21"W	18.59

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N25° 14' 36"W	15.09
L22	N09° 53' 51"E	16.89
L23	N52° 18' 26"E	51.27
L24	N70° 15' 54"E	55.41
L25	N76° 24' 48"E	69.21
L26	S69° 05' 47"E	71.45
L27	S33° 20' 46"E	114.24
L28	S12° 39' 01"W	24.24
L29	S89° 47' 04"E	603.73
L30	S00° 12' 56"W	110.20
L31	N90° 00' 00"W	665.80
L32	N42° 05' 45"W	143.47
L33	N37° 50' 29"W	76.92
L34	N34° 28' 44"W	117.92
L35	N89° 13' 20"W	19.42
L36	N31° 55' 50"W	16.10
L37	S89° 38' 55"W	14.73
L38	S56° 39' 44"W	18.41
L39	S86° 48' 57"W	110.07
L40	S89° 47' 04"E	1095.36

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S00° 21' 54"W	766.07
L42	N89° 36' 05"W	490.04
L43	S65° 00' 24"W	84.51
L44	N24° 59' 36"W	150.01
L45	N19° 55' 42"W	155.23
L46	N69° 58' 37"E	74.03
L47	N69° 58' 37"E	22.22
L48	N01° 07' 16"E	37.00
L49	N19° 48' 43"W	84.27
L50	N19° 04' 56"W	99.57
L51	S69° 58' 37"W	77.09
L52	S65° 00' 24"W	1146.80
L53	N24° 59' 36"W	154.41
L54	S21° 25' 31"W	62.93

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	8°44'58"	1400.13	213.81
C2	31°27'28"	1740.00	955.34
C3	48°22'48"	181.53	153.28
C4	54°17'19"	60.63	57.45
C5	26°16'23"	600.00	275.13
C6	40°59'07"	600.00	429.20
C7	25°57'00"	600.00	271.75
C8	2°00'55"	1740.00	61.20
C9	5°37'50"	181.53	17.84
C10	25°21'30"	2000.19	885.26
C11	5°03'54"	400.00	35.36
C12	21°08'38"	450.00	166.07
C13	0°44'20"	600.00	7.74
C14	16°54'40"	1400.13	413.26

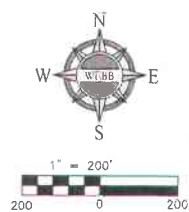
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 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 2000014
 ADOPTED BY ORDINANCE NO. 348.4946
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SEC. 33 T. 5S., R. 2W. S.B.M



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 (DATE:) _____, 2020
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

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.: CZ2000014 /

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:

12/05/2020

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

Date: December 05, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011427753-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, 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, December 15, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000014**, which proposes to establish the legal boundaries of Planning Areas 1 - 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. This project is located north of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000014**, and consider **Adopting Ordinance No. 348.4946**.

The Planning Department's report package for the project 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 Department 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 23, 2020 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 12/05

*TCMA / Planning
Item 21.2 of 12/15/20*



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-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 23, 2020

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501
legals@pe.com

PH : (951) 368-9229
E-MAIL:

RE: NOTICE OF PUBLIC HEARING: CZ2000014

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, December 05, 2020.**

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,

Hannah Lumanauw

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 ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

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Dated: November 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. 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 November 23, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2000014

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: December 15, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: November 23, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 23, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2000014

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: December 15, 2020 @ 10:00 a.m.

SIGNATURE: *Hannah Lumanauw* DATE: November 23, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

DATE: November 19, 2020

TO: Clerk of the Board of Supervisors – December 15, 2020 BOS meeting

FROM: Planning Department – Riverside Deborah Bradford Project Planner – ext. 56646

SUBJECT: CZ2000014

(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:

(1st Dist) Press Enterprise

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

"Planning Our Future... Preserving Our Past"

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



ITEM:

(ID # 13774)

MEETING DATE:

Tuesday, December 15, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the Approval and Adoption of CHANGE OF ZONE NO. CZ2000014 and ORDINANCE NO. 348.4946 - No Further California Environmental Quality Act (CEQA) Analysis Required (CEQ200050) - Applicant: Jeff Dinkin c/o Hannah Woskow – Engineer/Representative: Albert A Webb Associates – Fayres Hall – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Open Space-Conservation (OS-C), Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan.– Zoning: Specific Plan (The Crossroads in Winchester Specific Plan No.288) Planning Areas – 1 - 6 – Location: North of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road – 50.35 Acres – REQUEST: Change of Zone No. 2000014 proposes establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. [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. 376** 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. 2000014**, to establish the boundaries of Planning Areas 1-6 within Specific Plan No. 288 (The Crossroads in Winchester), based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4946** amending the zoning in the Winchester area shown on Map No. 2.2454, Change of Zone No. 2000014, and establishing Planning Area boundaries within Specific Plan No. 288, 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:

BACKGROUND:

Summary

Change of Zone No. 2000014 is a proposal to establish the legal boundaries of Planning Areas 1-6 within Specific Plan No. 288 (The Crossroads in Winchester). This Change of Zone was submitted to implement condition of approval 30. PLANNING. 25 of Specific Plan No. 288 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of The Crossroads in Winchester Specific Plan 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. 2000014 site is within the boundaries of The Crossroads in Winchester Specific Plan which was analyzed by certified Environmental Impact Report No. 376 (EIR No. 376). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 376. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

The Planning Commission heard the project on September 23, 2020. 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. PLANNING COMMISSION STAFF REPORT**
- B. PLANNING COMMISSION MINUTES**
- C. ORDINANCE NO. 348.4946**

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 19, 2020,

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

APN (s) or case numbers CZ2000014 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

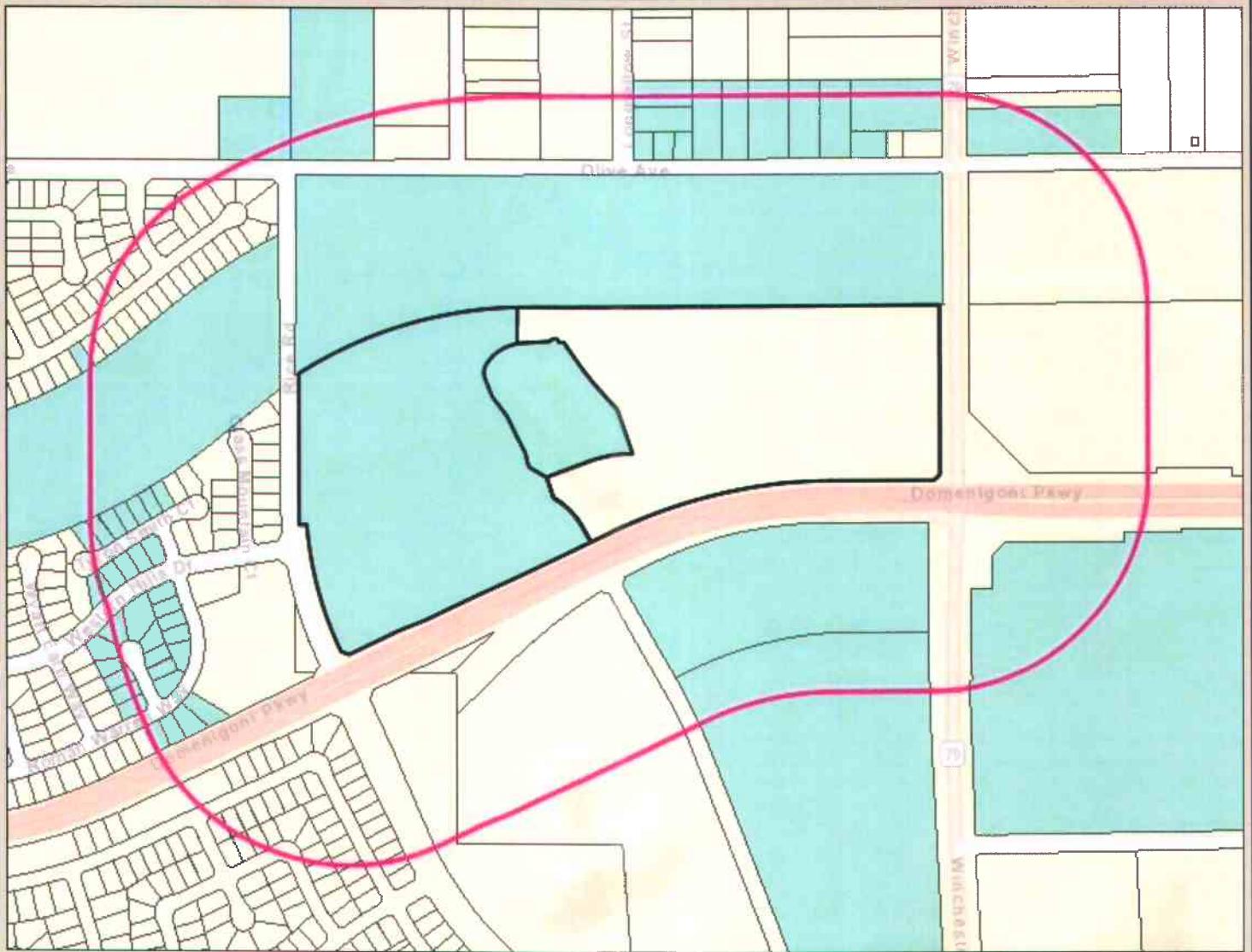
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2000014 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 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... 8/19/2020 4:39:56 PM

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JOSEPH A. VACCARINO
29420 WYATT EARP WAY
WINCHESTER CA 92596

461321010
JACOB J. FLATTERY
29413 BIG COUNTRY CT
WINCHESTER CA 92596

461220031
DIAMOND VALLEY
735 N WATER ST STE 790
MILWAUKEE WI 53202

461220032
PECHANGA BAND OF LUISENO INDIANS
P O BOX 2183
TEMECULA CA 92593

461321011
NICHOLAS ALEXANDER BELL
29401 BIG COUNTRY CT
WINCHESTER CA 92596

461330024
LA TORRE MARTINEZ DANIEL DE
32357 TYRON SMITH CT
WINCHESTER CA 92596

461321014
BRIAN JOHN HOGENCAMP
29430 BIG COUNTRY CT
WINCHESTER CA 92596

461321019
JOHN J. RIVERA
32474 ROMAN WARREN WAY
WINCHESTER CA 92596

461330014
DANIEL RODRIGUEZ
29370 WYATT EARP WAY
WINCHESTER CA 92596

461330029
PATRICK GILMORE BANDRIL
32388 TYRON SMITH CT
WINCHESTER CA 92596

461330031
CARTER WAYNE SMITH
PO BOX 239
ESCONDIDO CA 92033

462120027
OSCAR MONROY
P O BOX 223
WINCHESTER CA 92596

462120028
PEDRO LOPEZ CORBERA
32816 OLIVE AVE
WINCHESTER CA 92596

462120029
ROSA M. CRUZ
32826 OLIVE AVE
WINCHESTER CA 92596



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MARCIA MONROY
28966 LONGFELLOW ST
WINCHESTER CA 92596

462120050
RUTILIO PEREZ
P O BOX 436
WINCHESTER CA 92596

461320005
JACENTA CHRYSTAL SIMS
32395 ROMAN WARREN WAY
WINCHESTER CA 92596

461320007
SHAWN ANDERSON
32371 ROMAN WARREN WAY
WINCHESTER CA 92596

461321006
TERRY LEE FAZEKAS
29461 BIG COUNTRY CT
WINCHESTER CA 92596

461321012
RUEBEN JAMES DAVIS
29406 BIG COUNTRY CT
WINCHESTER CA 92596

461330026
EUGENE PIERSON
32352 TYRON SMITH CT
WINCHESTER CA 92596

461340002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

462120037
JACQUELYNN C. RIGNEY
32810 OLIVE AVE
WINCHESTER CA 92596

461320001
ROLAND MICHAEL MINA
32443 ROMAN WARREN WAY
WINCHESTER CA 92596

461320002
SPENCER PADEN JOHNSON
32431 ROMAN WARREN WAY
WINCHESTER CA 92596

461321003
ELVIRA MARTINEZ
29444 WYATT EARP WAY
WINCHESTER CA 92596

461321015
NICHOLIS ARMUN KALANTAR-HORMOZY
29442 BIG COUNTRY CT
WINCHESTER CA 92596

461321020
SANDRO VEGA ALVAREZ JOSE
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WINCHESTER CA 92596



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DALYN CHIET
29358 WYATT EARP WAY
WINCHESTER CA 92596

461330018
NICHOLAS MICHAEL CARCIONE
29322 WYATT EARP WAY
WINCHESTER CA 92596

461330019
SHELDON WILLIAMS
29310 WYATT EARP WAY
WINCHESTER CA 92596

461330021
KENNETH HYLTON
32393 TYRON SMITH CT
WINCHESTER CA 92596

461330030
EDSON SOUZA
32400 TYRON SMITH CT
WINCHESTER CA 92596

461321004
MAGDALENA ASCENCIO
29456 WYATT EARP WAY
WINCHESTER CA 92596

461321008
OLIVIA ROQUE SAN DIEGO MA
40241 LOMBARDY ST
TEMECULA CA 92591

461321009
MARVIN T. NAGAL
29425 BIG COUNTRY CT
WINCHESTER CA 92596

461321017
ANTHONY LYNN MCCAULEY
32450 ROMAN WARREN WAY
WINCHESTER CA 92596

461340001
ROBERT SALAS DELGADO
32424 TYRON SMITH CT
WINCHESTER CA 92596

461220009
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

462120013
BECKER THERESA A
272 DEL MAR CT
SAN LUIS OBISPO CA 93405

462120054
MARCIA MONROY
P O BOX 223
WINCHESTER CA 92596

462120055
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895 N 5TH ST NO B303
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461320006
KYLE JORDAN GARCIA
32383 ROMAN WARREN WAY
WINCHESTER CA 92596

461330017
CHRISTOPHER RYAN BABER
29334 WYATT ERP WAY
WINCHESTER CA 92596

461340020
VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

461330023
ZACHARY ISAAC WINN
32369 TRYON SMITH CT
WINCHESTER CA 92596

461330025
ROBERT W. REED
32345 TRYON SMITH CT
WINCHESTER CA 92596

461330027
CARLO GALANG CARANTO
32364 TYRON SMITH CT
WINCHESTER CA 92596

461330028
DERWIN LOUIS HENRRIQUEZ
32376 TYRON SMITH CT
WINCHESTER CA 92596

462120034
ATTALLAH ABDALLAH
15170 FROST AVE
CHINO HILLS CA 91709

462120036
ROMAN PRECIADO
2105 MONTECITO RD
RAMONA CA 92065

462120069
OSCAR CURIEL ALVAREZ JOSE
28820 LONGFELLOW AVE
WINCHESTER CA 92596

462120038
LIN CAPITAL 2010
1515 LOWER PASEO L CRESTA
PALOS VERDES EST CA 90274

461520014
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

463130006
MATTHEW SENTAK
33180 OLIVE AVE
WINCHESTER CA 92596



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25945 BLASCOS
MISSION VIEJO CA 92691

462120052
SUZANN LEE MYQUE JEFFERS
32900 OLIVE AVE
WINCHESTER CA 92596

462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

462120026
ROBERTA J. MAHONEY
28950 LONGFELLOW AVE
WINCHESTER CA 92596

462120030
ROBERT LARA
P O BOX 763
WINCHESTER CA 92596

462120049
JAVIER CASTILLO
32870 OLIVE AVE
WINCHESTER CA 92880

462120063
JAMIE HARJO
32910 OLIVE AVE
WINCHESTER CA 92596

461320003
OSCAR CASTELLON BECERRA
29135 PAPERFLOWER LN
MENIFEE CA 92584

461321002
ASHLEE DRAKE
29432 WYATT EARP WAY
WINCHESTER CA 92596

461321005
CLODELIA ABALOS BUENAVENTE
29468 WYATT EARP WAY
WINCHESTER CA 92596

461321007
RYLAN WILLIAM INGRAM
29449 BIG COUNTY CT
WINCHESTER CA 92596

461321018
A BADILLO OLGUIN JOSE
32462 ROMAN WARREN WAY
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461321021
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32498 ROMAN WARREN WAY
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461321016
KIM N. LA
29454 BIG COUNTRY CT
WINCHESTER CA 92596

461220013
DOMENIGONI PLAZA LP
P O BOX 1958
CORONA CA 92878

461330016
NICHOLAS G. WIENKE
29346 WYATT EARP WAY
WINCHESTER CA 92596

461330020
ROBERT M. MAHR
324605 TYRON SMITH CT
WINCHESTER CA 92596

461330022
JEFFREY PAUL GAY
32381 TYRON SMITH CT
WINCHESTER CA 92596

461200038
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461220014
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562



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Jeff Dinkin
c/o Hannah Woskow
12100 Wilshire Blvd., Suite 1750
Los Angeles, CA 90025

Jeff Dinkin
c/o Hannah Woskow
12100 Wilshire Blvd., Suite 1750
Los Angeles, CA 90025

Fayres Hall
c/o Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

Fayres Hall
c/o Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, 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, December 15, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000014**, which proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. This project is located north of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000014**, and consider **Adopting Ordinance No. 348.4946**.

The Planning Department's report package for the project 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 Department 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

PSEM-

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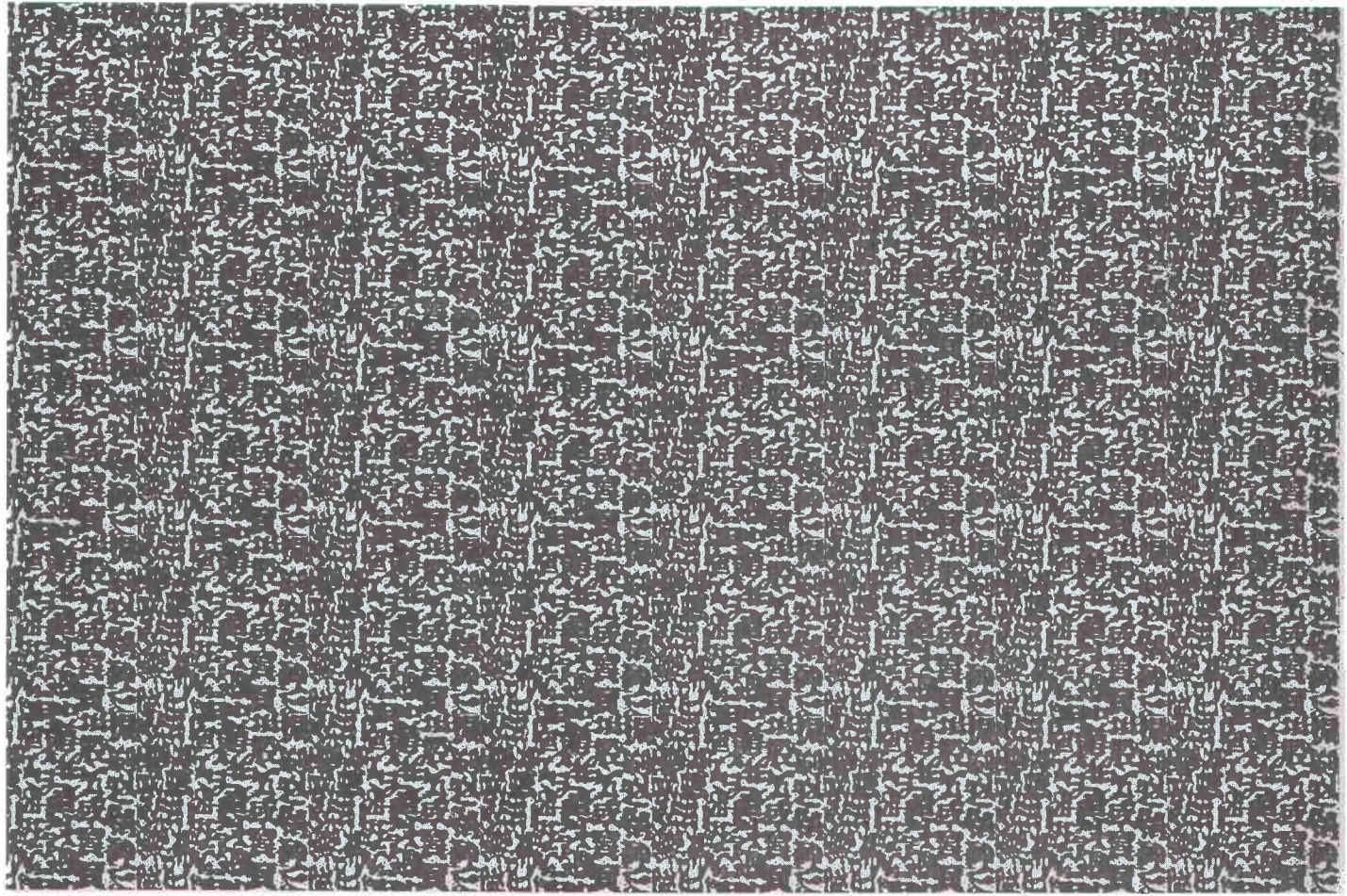


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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CZ2000014 /

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:

12/05/2020

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

Date: December 05, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, 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, December 15, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000014**, which proposes to establish the legal boundaries of Planning Areas 1 - 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. This project is located north of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

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

Dated: November 23, 2020 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 12/05

TCMA / Planning
Item 21.2 of 12/15/20



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-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 23, 2020

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501
legals@pe.com

PH : (951) 368-9229
E-MAIL:

RE: NOTICE OF PUBLIC HEARING: CZ2000014

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, December 05, 2020.**

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,

Hannah Lumanauw

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 ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, 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, December 15, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000014**, which proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. This project is located north of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000014**, and consider **Adopting Ordinance No. 348.4946**.

The Planning Department's report package for the project 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 Department 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. 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 November 23, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2000014

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: December 15, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: November 23, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 23, 2020, I mailed a copy of the following document:

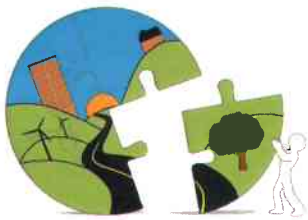
NOTICE OF PUBLIC HEARING

CZ2000014

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: December 15, 2020 @ 10:00 a.m.

SIGNATURE: *Hannah Lumanauw* DATE: November 23, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

DATE: November 19, 2020

TO: Clerk of the Board of Supervisors – December 15, 2020 BOS meeting

FROM: Planning Department – Riverside Deborah Bradford Project Planner – ext. 56646

SUBJECT: CZ2000014

(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:
(1st Dist) Press Enterprise

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

"Planning Our Future... Preserving Our Past"

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



ITEM:
(ID # 13774)

MEETING DATE:
Tuesday, December 15, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the Approval and Adoption of CHANGE OF ZONE NO. CZ2000014 and ORDINANCE NO. 348.4946 - No Further California Environmental Quality Act (CEQA) Analysis Required (CEQ200050) - Applicant: Jeff Dinkin c/o Hannah Woskow – Engineer/Representative: Albert A Webb Associates – Fayres Hall – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Open Space-Conservation (OS-C), Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan.– Zoning: Specific Plan (The Crossroads in Winchester Specific Plan No.288) Planning Areas – 1 - 6 – Location: North of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road – 50.35 Acres – REQUEST: Change of Zone No. 2000014 proposes establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. [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. 376** 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. 2000014**, to establish the boundaries of Planning Areas 1-6 within Specific Plan No. 288 (The Crossroads in Winchester), based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4946** amending the zoning in the Winchester area shown on Map No. 2.2454, Change of Zone No. 2000014, and establishing Planning Area boundaries within Specific Plan No. 288, 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:

BACKGROUND:

Summary

Change of Zone No. 2000014 is a proposal to establish the legal boundaries of Planning Areas 1-6 within Specific Plan No. 288 (The Crossroads in Winchester). This Change of Zone was submitted to implement condition of approval 30. PLANNING. 25 of Specific Plan No. 288 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of The Crossroads in Winchester Specific Plan 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. 2000014 site is within the boundaries of The Crossroads in Winchester Specific Plan which was analyzed by certified Environmental Impact Report No. 376 (EIR No. 376). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 376. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

The Planning Commission heard the project on September 23, 2020. 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. PLANNING COMMISSION STAFF REPORT**
- B. PLANNING COMMISSION MINUTES**
- C. ORDINANCE NO. 348.4946**

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 19, 2020,

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

APN (s) or case numbers CZ2000014 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

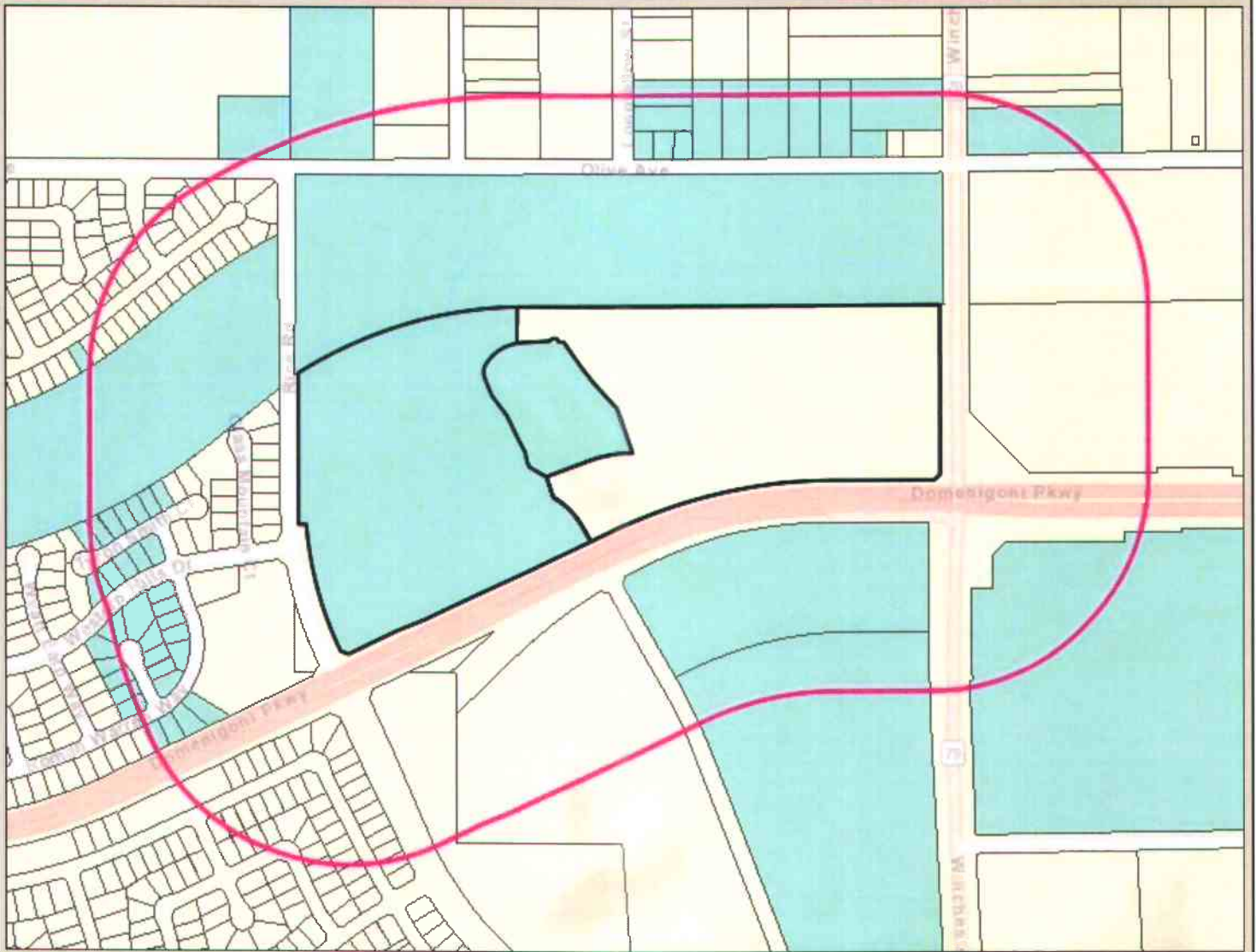
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2000014 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 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... 8/19/2020 4:39:56 PM

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JOSEPH A. VACCARINO
29420 WYATT EARP WAY
WINCHESTER CA 92596

461321010
JACOB J. FLATTERY
29413 BIG COUNTRY CT
WINCHESTER CA 92596

461220031
DIAMOND VALLEY
735 N WATER ST STE 790
MILWAUKEE WI 53202

461220032
PECHANGA BAND OF LUISENO INDIANS
P O BOX 2183
TEMECULA CA 92593

461321011
NICHOLAS ALEXANDER BELL
29401 BIG COUNTRY CT
WINCHESTER CA 92596

461330024
LA TORRE MARTINEZ DANIEL DE
32357 TYRON SMITH CT
WINCHESTER CA 92596

461321014
BRIAN JOHN HOGENCAMP
29430 BIG COUNTRY CT
WINCHESTER CA 92596

461321019
JOHN J. RIVERA
32474 ROMAN WARREN WAY
WINCHESTER CA 92596

461330014
DANIEL RODRIGUEZ
29370 WYATT EARP WAY
WINCHESTER CA 92596

461330029
PATRICK GILMORE BANDRIL
32388 TYRON SMITH CT
WINCHESTER CA 92596

461330031
CARTER WAYNE SMITH
PO BOX 239
ESCONDIDO CA 92033

462120027
OSCAR MONROY
P O BOX 223
WINCHESTER CA 92596

462120028
PEDRO LOPEZ CORBERA
32816 OLIVE AVE
WINCHESTER CA 92596

462120029
ROSA M. CRUZ
32826 OLIVE AVE
WINCHESTER CA 92596



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MARCIA MONROY
28966 LONGFELLOW ST
WINCHESTER CA 92596

462120050
RUTILIO PEREZ
P O BOX 436
WINCHESTER CA 92596

461320005
JACENTA CHRYSTAL SIMS
32395 ROMAN WARREN WAY
WINCHESTER CA 92596

461320007
SHAWN ANDERSON
32371 ROMAN WARREN WAY
WINCHESTER CA 92596

461321006
TERRY LEE FAZEKAS
29461 BIG COUNTRY CT
WINCHESTER CA 92596

461321012
RUEBEN JAMES DAVIS
29406 BIG COUNTRY CT
WINCHESTER CA 92596

461330026
EUGENE PIERSON
32352 TYRON SMITH CT
WINCHESTER CA 92596

461340002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

462120037
JACQUELYNN C. RIGNEY
32810 OLIVE AVE
WINCHESTER CA 92596

461320001
ROLAND MICHAEL MINA
32443 ROMAN WARREN WAY
WINCHESTER CA 92596

461320002
SPENCER PADEN JOHNSON
32431 ROMAN WARREN WAY
WINCHESTER CA 92596

461321003
ELVIRA MARTINEZ
29444 WYATT EARP WAY
WINCHESTER CA 92596

461321015
NICHOLIS ARMUN KALANTAR-HORMOZY
29442 BIG COUNTRY CT
WINCHESTER CA 92596

461321020
SANDRO VEGA ALVAREZ JOSE
32486 ROMAN WARREN WAY
WINCHESTER CA 92596



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DALYN CHIET
29358 WYATT EARP WAY
WINCHESTER CA 92596

461330018
NICHOLAS MICHAEL CARCIONE
29322 WYATT EARP WAY
WINCHESTER CA 92596

461330019
SHELDON WILLIAMS
29310 WYATT EARP WAY
WINCHESTER CA 92596

461330021
KENNETH HYLTON
32393 TYRON SMITH CT
WINCHESTER CA 92596

461330030
EDSON SOUZA
32400 TYRON SMITH CT
WINCHESTER CA 92596

461321004
MAGDALENA ASCENCIO
29456 WYATT EARP WAY
WINCHESTER CA 92596

461321008
OLIVIA ROQUE SAN DIEGO MA
40241 LOMBARDY ST
TEMECULA CA 92591

461321009
MARVIN T. NAGAL
29425 BIG COUNTRY CT
WINCHESTER CA 92596

461321017
ANTHONY LYNN MCCAULEY
32450 ROMAN WARREN WAY
WINCHESTER CA 92596

461340001
ROBERT SALAS DELGADO
32424 TYRON SMITH CT
WINCHESTER CA 92596

461220009
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

462120013
BECKER THERESA A
272 DEL MAR CT
SAN LUIS OBISPO CA 93405

462120054
MARCIA MONROY
P O BOX 223
WINCHESTER CA 92596

462120055
TERRY L. BUTTS
895 N 5TH ST NO B303
JACKSONVILLE OR 97530



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DONALD ROTHAN REID
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WINCHESTER CA 92596

461320006
KYLE JORDAN GARCIA
32383 ROMAN WARREN WAY
WINCHESTER CA 92596

461330017
CHRISTOPHER RYAN BABER
29334 WYATT ERP WAY
WINCHESTER CA 92596

461340020
VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

461330023
ZACHARY ISAAC WINN
32369 TRYON SMITH CT
WINCHESTER CA 92596

461330025
ROBERT W. REED
32345 TRYON SMITH CT
WINCHESTER CA 92596

461330027
CARLO GALANG CARANTO
32364 TYRON SMITH CT
WINCHESTER CA 92596

461330028
DERWIN LOUIS HENRRIQUEZ
32376 TYRON SMITH CT
WINCHESTER CA 92596

462120034
ATTALLAH ABDALLAH
15170 FROST AVE
CHINO HILLS CA 91709

462120036
ROMAN PRECIADO
2105 MONTECITO RD
RAMONA CA 92065

462120069
OSCAR CURIEL ALVAREZ JOSE
28820 LONGFELLOW AVE
WINCHESTER CA 92596

462120038
LIN CAPITAL 2010
1515 LOWER PASEO L CRESTA
PALOS VERDES EST CA 90274

461520014
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

463130006
MATTHEW SENTAK
33180 OLIVE AVE
WINCHESTER CA 92596



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465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

463130001
BONAM INC
25945 BLASCOS
MISSION VIEJO CA 92691

462120052
SUZANN LEE MYQUE JEFFERS
32900 OLIVE AVE
WINCHESTER CA 92596

462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

462120026
ROBERTA J. MAHONEY
28950 LONGFELLOW AVE
WINCHESTER CA 92596

462120030
ROBERT LARA
P O BOX 763
WINCHESTER CA 92596

462120049
JAVIER CASTILLO
32870 OLIVE AVE
WINCHESTER CA 92880

462120063
JAMIE HARJO
32910 OLIVE AVE
WINCHESTER CA 92596

461320003
OSCAR CASTELLON BECERRA
29135 PAPERFLOWER LN
MENIFEE CA 92584

461321002
ASHLEE DRAKE
29432 WYATT EARP WAY
WINCHESTER CA 92596

461321005
CLODELIA ABALOS BUENAVENTE
29468 WYATT EARP WAY
WINCHESTER CA 92596

461321007
RYLAN WILLIAM INGRAM
29449 BIG COUNTY CT
WINCHESTER CA 92596

461321018
A BADILLO OLGUIN JOSE
32462 ROMAN WARREN WAY
WINCHESTER CA 92596

461321021
NINA MARIE ADELAN
32498 ROMAN WARREN WAY
WINCHESTER CA 92596



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462090001
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

461321013
RAYMUNDO NAPOLES
29418 BIG COUNTRY CT
WINCHESTER CA 92596

461321016
KIM N. LA
29454 BIG COUNTRY CT
WINCHESTER CA 92596

461220013
DOMENIGONI PLAZA LP
P O BOX 1958
CORONA CA 92878

461330016
NICHOLAS G. WIENKE
29346 WYATT EARP WAY
WINCHESTER CA 92596

461330020
ROBERT M. MAHR
324605 TYRON SMITH CT
WINCHESTER CA 92596

461330022
JEFFREY PAUL GAY
32381 TYRON SMITH CT
WINCHESTER CA 92596

461200038
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461220014
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562



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Jeff Dinkin
c/o Hannah Woskow
12100 Wilshire Blvd., Suite 1750
Los Angeles, CA 90025

Jeff Dinkin
c/o Hannah Woskow
12100 Wilshire Blvd., Suite 1750
Los Angeles, CA 90025

Fayres Hall
c/o Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

Fayres Hall
c/o Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, 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, December 15, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000014**, which proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. This project is located north of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000014**, and consider **Adopting Ordinance No. 348.4946**.

The Planning Department's report package for the project 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.

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

Dated: November 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

PSEM-

* 57179

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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.: Notice of Adoption - Ordinance 348.4946 /

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:

12/23/2020

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

Date: December 23, 2020
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011431780-01

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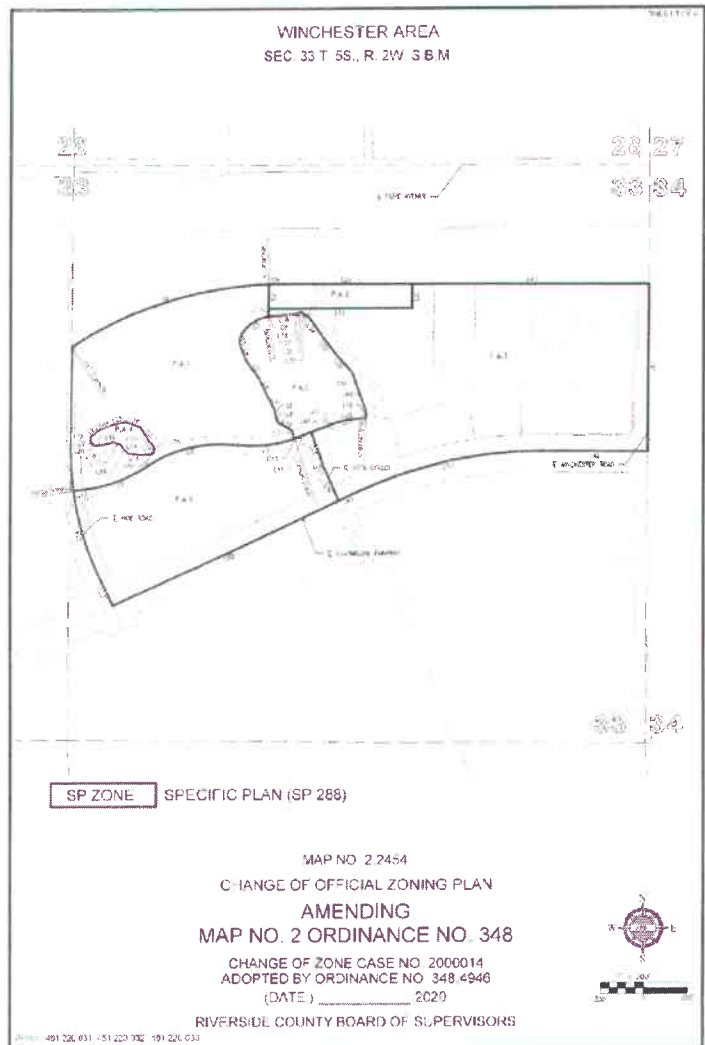
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4946 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 Map No. 2 Ordinance No. 348, Map No. 2.2454, Change of Zone Case No. 2000014" which map is made a part of this ordinance, and establishes the boundaries of Planning Area 1 through Planning Area 6 within Specific Plan No. 288 as amended.

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



TLMA / Planning
Item 21.2 of 12/15/20

LINE TABLE	LINE TABLE	LINE TABLE	CURVE TABLE		
LINE #	ORIGIN	LENGTH	LINE #	ORIGIN	LENGTH
1	0+00.00	444.00	71	60+00.00	11.00
2	444.00	11.00	72	611.00	457.50
3	455.00	11.00	73	622.00	457.50
4	466.00	11.00	74	633.00	457.50
5	477.00	11.00	75	644.00	457.50
6	488.00	11.00	76	655.00	457.50
7	499.00	11.00	77	666.00	457.50
8	510.00	11.00	78	677.00	457.50
9	521.00	11.00	79	688.00	457.50
10	532.00	11.00	80	699.00	457.50
11	543.00	11.00	81	710.00	457.50
12	554.00	11.00	82	721.00	457.50
13	565.00	11.00	83	732.00	457.50
14	576.00	11.00	84	743.00	457.50
15	587.00	11.00	85	754.00	457.50
16	598.00	11.00	86	765.00	457.50
17	609.00	11.00	87	776.00	457.50
18	620.00	11.00	88	787.00	457.50
19	631.00	11.00	89	798.00	457.50
20	642.00	11.00	90	809.00	457.50
21	653.00	11.00	91	820.00	457.50
22	664.00	11.00	92	831.00	457.50
23	675.00	11.00	93	842.00	457.50
24	686.00	11.00	94	853.00	457.50
25	697.00	11.00	95	864.00	457.50
26	708.00	11.00	96	875.00	457.50
27	719.00	11.00	97	886.00	457.50
28	730.00	11.00	98	897.00	457.50
29	741.00	11.00	99	908.00	457.50
30	752.00	11.00	100	919.00	457.50
31	763.00	11.00			
32	774.00	11.00			
33	785.00	11.00			
34	796.00	11.00			
35	807.00	11.00			
36	818.00	11.00			
37	829.00	11.00			
38	840.00	11.00			
39	851.00	11.00			
40	862.00	11.00			
41	873.00	11.00			
42	884.00	11.00			
43	895.00	11.00			
44	906.00	11.00			
45	917.00	11.00			
46	928.00	11.00			
47	939.00	11.00			
48	950.00	11.00			
49	961.00	11.00			
50	972.00	11.00			
51	983.00	11.00			
52	994.00	11.00			
53	1005.00	11.00			
54	1016.00	11.00			
55	1027.00	11.00			
56	1038.00	11.00			
57	1049.00	11.00			
58	1060.00	11.00			
59	1071.00	11.00			
60	1082.00	11.00			
61	1093.00	11.00			
62	1104.00	11.00			
63	1115.00	11.00			
64	1126.00	11.00			
65	1137.00	11.00			
66	1148.00	11.00			
67	1159.00	11.00			
68	1170.00	11.00			
69	1181.00	11.00			
70	1192.00	11.00			

MAP NO 2 2464
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO 2000014
ADOPTED BY ORDINANCE NO 348.4946
(DATE) _____ 2020
RIVERSIDE COUNTY BOARD OF SUPERVISORS

V. Manuel Perez, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 15, 2020**, 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
RECUSE: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanaw, Board Assistant

Press-Enterprise: 12/23



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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 17, 2020

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

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: ADOPTION OF ORDINANCE NO. 348.4946

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, December 23, 2020**.

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,

Hannah Lumanauw

Board Assistant to
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4946
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 Map No. 2 Ordinance No. 348, Map No. 2.2454, Change of Zone Case No. 2000014" which map is made a part of this ordinance, and establishes the boundaries of Planning Area 1 through Planning Area 6 within Specific Plan No. 288 as amended.

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

INSERT ATTACHMENTS

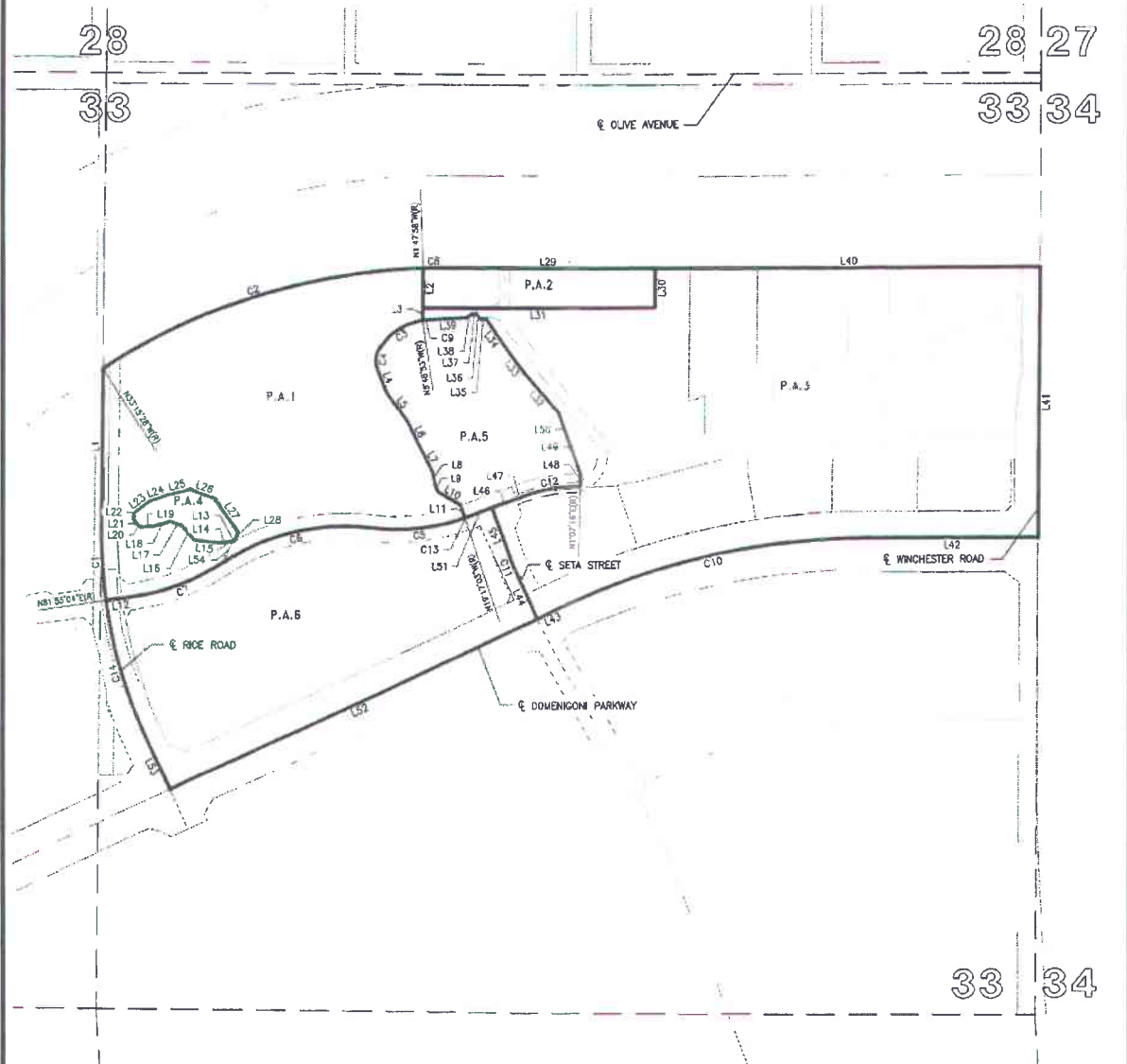
V. Manuel Perez, Chairman of the Board

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

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

WINCHESTER AREA
SEC. 33 T. 5S., R. 2W. S.B.M

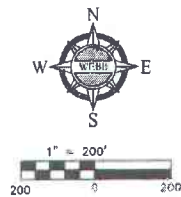


SP ZONE SPECIFIC PLAN (SP 288)

MAP NO. 2.2454
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2000014
 ADOPTED BY ORDINANCE NO. 348.4946
 (DATE: _____, 2020)

RIVERSIDE COUNTY BOARD OF SUPERVISORS



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 40' 02"E	444.05
L2	S00° 40' 02"W	111.63
L3	S00° 40' 02"W	34.61
L4	S21° 29' 02"E	74.84
L5	S37° 21' 03"E	98.38
L6	S25° 42' 30"E	89.52
L7	S27° 13' 24"E	73.34
L8	S10° 31' 10"E	37.06
L9	S25° 18' 58"E	22.05
L10	S60° 12' 49"E	76.25
L11	S17° 50' 59"E	37.27
L12	S81° 57' 13"W	82.00
L13	S65° 11' 45"W	11.82
L14	S85° 51' 29"W	42.19
L15	N82° 48' 37"W	59.99
L16	N41° 11' 05"W	55.69
L17	N73° 38' 14"W	36.24
L18	S74° 43' 11"W	45.97
L19	S85° 14' 58"W	38.23
L20	N51° 12' 21"W	18.59

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N25° 14' 36"W	15.09
L22	N09° 53' 51"E	16.89
L23	N52° 18' 26"E	51.27
L24	N70° 15' 54"E	55.41
L25	N76° 24' 48"E	69.21
L26	S69° 05' 47"E	71.45
L27	S33° 20' 46"E	114.24
L28	S12° 39' 01"W	24.24
L29	S89° 47' 04"E	803.73
L30	S00° 12' 56"W	110.20
L31	N90° 00' 00"W	665.80
L32	N42° 05' 45"W	145.47
L33	N37° 50' 29"W	76.92
L34	N34° 26' 44"W	117.92
L35	N89° 13' 20"W	19.42
L36	N31° 55' 50"W	16.10
L37	S89° 38' 55"W	14.73
L38	S56° 38' 44"W	18.41
L39	S86° 48' 57"W	110.07
L40	S89° 47' 04"E	1099.36

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S00° 21' 54"W	766.07
L42	N89° 38' 05"W	490.04
L43	S65° 00' 24"W	84.51
L44	N24° 59' 36"W	150.01
L45	N19° 55' 42"W	155.23
L46	N69° 58' 37"E	74.03
L47	N68° 58' 37"E	22.22
L48	N01° 07' 16"E	37.00
L49	N18° 48' 43"W	84.27
L50	N19° 04' 56"W	99.57
L51	S69° 58' 37"W	77.09
L52	S65° 00' 24"W	1146.80
L53	N24° 59' 36"W	154.41
L54	S21° 25' 31"W	62.93

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	8°44'58"	1400.13	213.81
C2	31°27'29"	1740.00	955.34
C3	48°22'49"	181.53	153.28
C4	5°17'19"	60.83	57.45
C5	26°16'23"	800.00	275.13
C6	40°59'07"	800.00	429.20
C7	25°57'00"	800.00	271.75
C8	2°00'55"	1740.00	81.20
C9	5°37'50"	181.53	17.84
C10	25°21'30"	2000.19	885.26
C11	5°03'54"	400.00	35.36
C12	21°06'39"	450.00	186.07
C13	0°44'20"	600.00	7.74
C14	16°54'40"	1400.13	413.26

MAP NO. 2.2454
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 2000014
 ADOPTED BY ORDINANCE NO. 348.4946
 (DATE:) _____, 2020
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST
VALLEY/WINCHESTER AREA PLAN, 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, December 15, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000014**, which proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. This project is located north of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000014**, and consider **Adopting Ordinance No. 348.4946**.

The Planning Department's report package for the project 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 Department 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

PSEMPV

* 57179

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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

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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

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FIRST CLASS



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SEE OTHER SIDE FOR
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461321010
JACOB J. FLATTERY
29413 BIG COUNTRY CT
WINCHESTER CA 92596

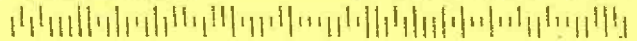
2021 JAN 27 AM 9:55

NIXIE 482 DE 1260 2201/17/21

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *0653-01688-16-21

JAN 27 2021



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
CLERK / BOARD OF SUPERVISORS

2021 FEB -3 AM 10:23

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

Receipt #: 20-430571

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS Date: 11/24/2020

County Agency of Filing: RIVERSIDE Document No: E-202001413

Project Title: NOTICE OF PUBLIC HEARING CZ NO. 2000014

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD OF Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, 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: U. Sandoval Deputy

Notes:

12/15/20 21.2
2021-3-148865

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, 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, December 15, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000014**, which proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester)- APN's 461-220-031, 032, and 033. This project is located north of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000014**, and consider **Adopting Ordinance No. 348.4946**.

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Dated: November 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202001413
11/24/2020 04:38 PM Fee: \$ 0.00
Page 1 of 1

Removed AN 27 2021 By:  Deputy

