

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



ITEM: 21.3
(ID # 19828)

MEETING DATE:

Tuesday, September 13, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2200019 – No New Environmental Documentation is Required – Applicant: Lennar Homes, c/o Jennifer Brooks – Engineer/Representative: Rick Engineering, c/o Darla R. Clauson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail, Medium Density Residential and Open Space Conservation (CD:CR, MDR and OPC) – Existing Zoning: Winchester, Specific Plan No. 286 – Proposed Zoning: Winchester, Specific Plan No. 286, Planning Areas 2A, 7, 8, and 9 – Location: north of Safflower St., east of State Highway 79, south of Koon St., and west of Woodshire Dr. REQUEST: CHANGE OF ZONE NO. 2200019 proposes to establish legal boundaries of Planning Areas 2A, 7, 8, and 9 within Specific Plan No. 286 (Winchester). The Project site is comprised of approximately 36.689 gross acres. APNs 476-010-063, 476-010-072, 476-010-073, 476-010-074. District 3. [\$0 - 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. 374** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and

Continued on page 2

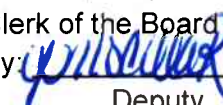
ACTION:Policy


John Hildebrand, Planning Director 9/5/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4992 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 13, 2022
xc: TLMA-Planning, MC/COBAB/ZM

Kecia R. 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:

2. **APPROVE CHANGE OF ZONE NO. 2200019**, to establish the boundaries of Planning Area 2A, 7, 8, & 9 within Specific Plan No. 286 (Winchester).
3. **ADOPT ORDINANCE NO. 348.4992** amending the zoning in the Specific Plan No. 286 (Winchester) as shown on Map No. 2.2482 Change of Zone No. 2200019 attached hereto and incorporated herein by reference.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:			Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0			\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0			\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%					Budget Adjustment: N/A	
					For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

SUMMARY:

Background

On May 3, 2022, Change of Zone No. 2200019 was submitted to the County of Riverside. This Change of Zone was submitted to implement condition of approval 50. PLANNING PRJ- SP FINAL ZONING MAP of TR32151, 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 Winchester Specific Plan, as amended. The allowable uses and 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. 2200019 site is within the boundaries of Winchester Specific Plan, which was analyzed by certified Environmental Impact Report No. 374 (EIR No. 374). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 374. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

This Project went before Planning Commission on July 30th, 2022, where the Commission approved the Project by a vote of 5-0, with no controversy.

Impact on Citizens and Businesses

The Project was reviewed to determine if the proposed activity would require any further CEQA analysis and would be covered under previously certified EIR No. 374. All potential impacts have been examined through this exemption, as detailed in the Planning Commission Staff Report that is attached hereto for reference.

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

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS**
- B. PLANNING COMMISSION STAFF REPORT**
- C. ORDINANCE NO. 348.4992**


Scott Bruckner 9/6/2022

NOTICE OF HEARING BEFORE THE ASSESSMENT APPEALS BOARD
OR HEARING OFFICER OF THE COUNTY OF RIVERSIDE



Application #(s): 21-01429B
Applicant: LITTLE ANGELA D
Parcel / Assessment #(s): 472020016 / 2021-472020016

Your application for reduction of assessment is scheduled for hearing on **Wednesday, October 5, 2022, 9:00 AM**

At: **Conference Room 2B, 1st Floor
County Administrative Center
4080 Lemon St., Riverside, CA 92501**

**Hearings begin at 9:00 a.m. and
continue throughout the day
until the agenda is completed**

The Board is required to find the full taxable value of the property from the evidence presented at the hearing. This finding may exceed the full value on which the assessment was based, resulting in the assessment being raised rather than lowered. An application for a reduction in the assessment of a portion of an improved real property (e.g., land only or improvements only) or a portion of installations that are partly personal property may result in an increase in the un-protested assessment of the other portion (s) of the property, which increase(s) will offset, in whole or in part, any reduction in the protested assessment.

- I want to **confirm** my appearance at the scheduled hearing.
Applicant or Agent Signature: Angela D Little E-mail: awlittle@msn.com Date: 9/13/2022
- I want to **withdraw** my application and terminate this matter.
Applicant or Agent Signature: _____ E-mail: _____ Date: _____
- I want to request my right to a one-time postponement of the hearing date AND I hereby agree to an extension of time [Section 1604c Waiver] for the hearing on Application(s), as shown in this hearing notice, beyond the 2-year period of its timely filing (Any alteration to this statement will result in the application being denied by the Appeals Board or hearing Officer.)
Applicant or Agent Signature: _____ E-mail: _____ Date: _____

If you are confirming your appearance OR requesting a one-time postponement as a matter of right, THIS NOTICE MUST BE RECEIVED BY THE CLERK OF THE BOARD NO LATER THAN September 14, 2022. Failure to return this notice by the deadline could result in the application(s) being continued to a later date or possibly denied for failure to appear. Be sure to read "Important Instructions" regarding your appearance at the hearing on the back of this notice.

If you are requesting "Findings of Fact", you must advise this office and pay the appropriate fee for preparation of the findings prior to the commencement of the hearing. Findings of Fact are only necessary if the applicant intends to pursue the matter in Superior Court if the Assessment Appeals Board denies a reduction in value.

The provision of Revenue and Taxation Code Section 1604(c) provide that Assessment Appeals Board or Hearing Officer should hear evidence and make final determination on an application for reduction of assessment of property within two (2) years of timely filing of the application(s), unless the taxpayer and the Appeals Board or Hearing officer mutually agree in writing to an extension of time for the hearing. If you are in agreement to an extension of time for the hearing on your Application(s) as referenced above, pursuant to the provisions of Section 1604(c), please indicate your consent and return this form. This waiver can be cancelled. For cancellation details, contact the Clerk of the Board at (951) 955-9688; Fax (951) 955-1409 or E-mail: aab@rivco.org.

IMPORTANT: If you are unable to appear at the scheduled hearing and want to request a subsequent postponement because you missed the deadline to respond to this notice, sign the 1604(c) Waiver Agreement below and return it to the Clerk of the Board along with a written statement showing "good cause" for requesting a postponement. The subsequent postponement section below must be completed, the statement for good cause attached, and both documents submitted and received by the Clerk of the Board prior to the hearing date. Failure to do so may result in the denial of your application(s). If you have questions, please call (951) 955-9688; Fax (951) 955-1409, E-mail: aab@rivco.org.

- I would like a subsequent postponement of my hearing to a later date AND I hereby agree to an extension of time [1604(c) Waiver] for the hearing on the Application(s) as shown in this hearing notice, beyond the two-year period of its timely filing. (Any alterations to this statement will result in the application(s) being denied by the Appeals Board or Hearing Officer)

PLEASE NOTE: YOU MUST ATTACH A STATEMENT TO THIS NOTICE SHOWING "GOOD CAUSE" FOR REQUESTING A SUBSEQUENT POSTPONEMENT FOR THE BOARD'S CONSIDERATION!

Applicant or Agent Signature: _____ Date: _____
E-mail: _____ Contact #: _____

I declare that my business address is 1st floor, 4080 Lemon St. Riverside, California, that I am a citizen of the United States, employed in the County of Riverside, am over the age of 18 years and not a party to the cause; that on the date hereof I served the forgoing notice by depositing a copy thereof in the outgoing mail at Riverside, California, with postage prepaid, addressed to the person(s) named therein as applicant or agent and at the mailing address shown on the Application for Changed Assessment. I declare under penalty of perjury that the foregoing is true and correct.

EXECUTED AT RIVERSIDE, CALIFORNIA ON August 21, 2022 Debra Wilson Board Assistant

KEEP A COPY OF THE FRONT & BACK OF THIS NOTICE FOR YOUR REFERENCE

RETURN THIS COMPLETED FORM TO: Clerk of the Board, PO Box 1628, Riverside, CA 92502-1628, Fax: 951-955-1409 or E-mail aab@rivco.org

NOTICE OF HEARING BEFORE THE ASSESSMENT APPEALS BOARD
OR HEARING OFFICER OF THE COUNTY OF RIVERSIDE



Application #(s): 21-01433B
Applicant: LITTLE ANGELA D
Parcel/Assessment #(s): 462184008 / ESC-0000009894

Your application for reduction of assessment is scheduled for hearing on **Wednesday, October 5, 2022, 9:00 AM**

At: Conference Room 2B, 1st Floor
County Administrative Center
4080 Lemon St., Riverside, CA 92501

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continue throughout the day
until the agenda is completed

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Applicant or Agent Signature: Angela Little E-mail: aw.little@msn.com Date: 9/13/2022
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Applicant or Agent Signature: _____ E-mail: _____ Date: _____
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Applicant or Agent Signature: _____ Date: _____

E-mail: _____ Contact #: _____

I declare that my business address is 1st floor, 4080 Lemon St. Riverside, California, that I am a citizen of the United States, employed in the County of Riverside, am over the age of 18 years and not a party to the cause: that on the date hereof I served the forgoing notice by depositing a copy thereof in the outgoing mail at Riverside, California, with postage prepaid, addressed to the person(s) named therein as applicant or agent and at the mailing address shown on the Application for Changed Assessment. I declare under penalty of perjury that the foregoing is true and correct.

EXECUTED AT RIVERSIDE, CALIFORNIA ON August 21, 2022 Debra Mason Board Assistant

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NOTICE OF HEARING BEFORE THE ASSESSMENT APPEALS BOARD
OR HEARING OFFICER OF THE COUNTY OF RIVERSIDE



Application #(s): 21-01432B
Applicant: LITTLE ANGELA D
Parcel / Assessment #(s): 472020015 / 2021-472020015

Your application for reduction of assessment is scheduled for hearing on **Wednesday, October 5, 2022, 9:00 AM**

At: Conference Room 2B, 1st Floor
County Administrative Center
4080 Lemon St., Riverside, CA 92501

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EXECUTED AT RIVERSIDE, CALIFORNIA ON August 21, 2022 Deborah Hester Board Assistant

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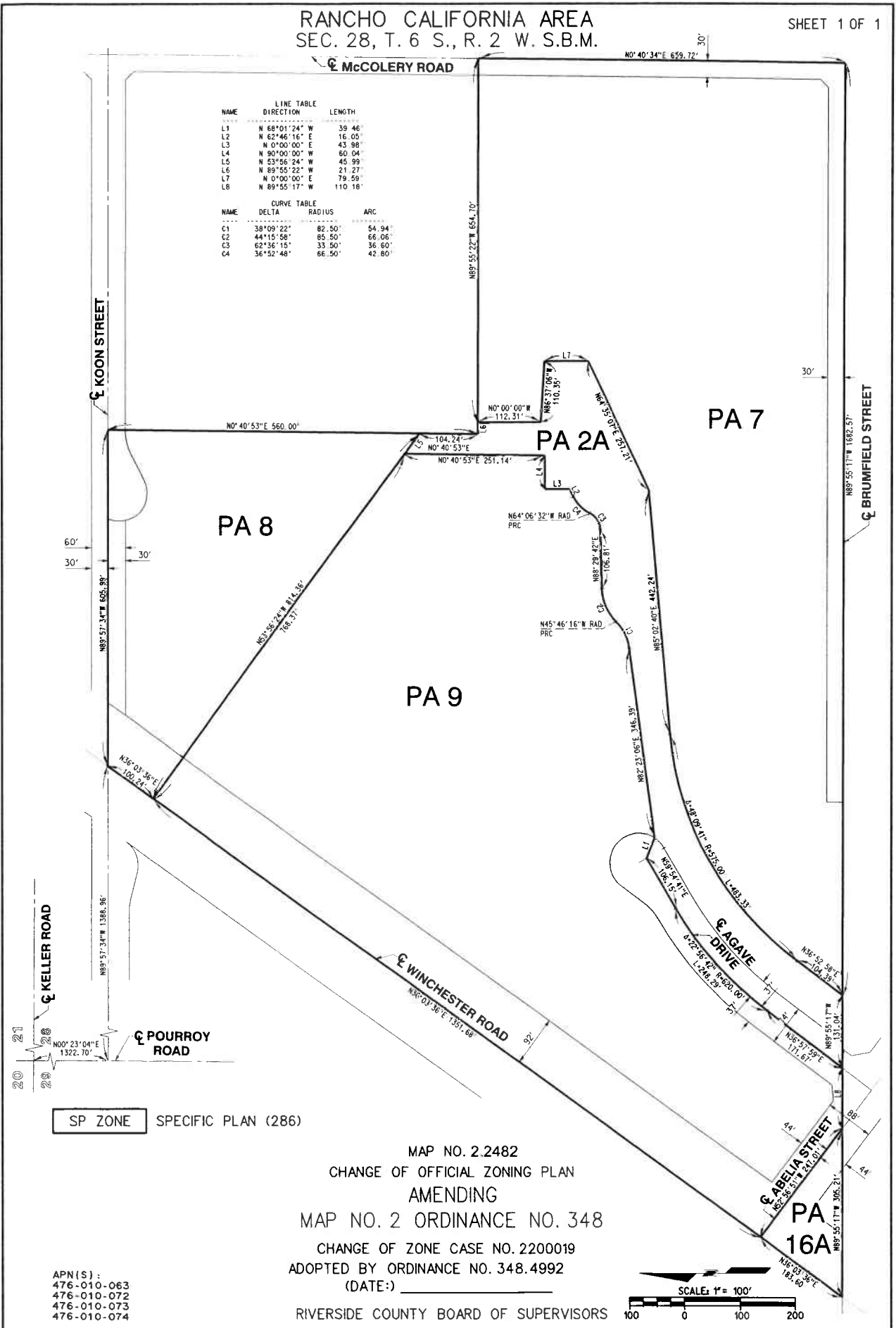
RETURN THIS COMPLETED FORM TO: Clerk of the Board, PO Box 1628, Riverside, CA 92502-1628, Fax: 951-955-1409 or E-mail aab@rivco.org

RANCHO CALIFORNIA AREA
SEC. 28, T. 6 S., R. 2 W. S.B.M.

SHEET 1 OF 1

LINE TABLE		
NAME	DIRECTION	LENGTH
L1	N 68°01'24" W	39.46'
L2	N 62°46'16" E	16.05'
L3	N 0°00'00" E	43.98'
L4	N 90°00'00" W	60.04'
L5	N 53°56'24" W	45.99'
L6	N 89°55'22" W	21.27'
L7	N 0°00'00" E	79.59'
L8	N 89°55'17" W	110.18'

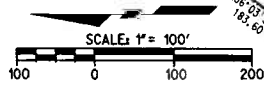
CURVE TABLE			
NAME	DELTA	RADIUS	ARC
C1	38°09'22"	82.50'	54.94'
C2	44°15'58"	65.50'	66.06'
C3	62°36'15"	33.50'	36.60'
C4	36°52'48"	66.50'	42.80'



SP ZONE SPECIFIC PLAN (286)

MAP NO. 2.2482
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2200019
ADOPTED BY ORDINANCE NO. 348.4992
(DATE:) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN(S):
476-010-063
476-010-072
476-010-073
476-010-074





RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – JULY 20, 2022
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)*
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

*Chair Leonard recused himself from Agenda Item 4.2 due to a conflict of interest and left the dais at 9:23 a.m. Vice-Chair Thornhill presided over the meeting. Chair Leonard returned to the dais at 9:36 a.m.

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31842** – Applicant: Tabletop Mountain Partners, LLC c/o Andy Bodewin – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) – Location: north of Nandina Ave, south of Mariposa Ave, east of Washington St, and west of Frankland Ln – 73.13 Acres – Zoning: Light Agriculture (A-1-1) – **APPROVED PROJECT DESCRIPTION:** Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10-foot wide community trail along the westerly edge of the project site – **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842**, extending the expiration date to July 24, 2024. Project Planner: Joey Mendoza at (951) 995-0897 or email at joemendo@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 benefits to July 24, 2024, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). **REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026** is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

By a vote of 4-1 (NO vote by Commissioner Awad), the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 200105**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 200049, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 200026, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2100120 (CZ2100120) AND PLOT PLAN NO. 210133 (PPT210133) – Intent to Adopt a Mitigated Negative Declaration** – (CEQ220015) - Applicant: Phelan Development Company LLC, Katrina DeArmey – Engineer: EPD Solutions Inc., Dane Palanjlan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – approximately 17.5 gross acres (16.75 net acres) – Zoning: Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Rural Agricultural, 1-acre lot minimum (R-A-1) – **REQUEST: CHANGE OF ZONE NO. 2100120** is a request to change the site’s zoning classification of Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1) to Manufacturing- Service Commercial (M-SC). Plot Plan No. 210133 is a request for the construction of a 350,481 square foot industrial building including 15,000 square feet of ancillary office/mezzanine uses. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 46

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

CONTINUED the item to the August 3, 2022, Planning Commission meeting.

feet in height. A total of 235 parking spaces are provided. Access will be provided from Cajalco Road and Seaton Avenue. – APNs: 317-140-004, 317-140-005, 317-140-019, 317-140-020, 317-140-028, 317-140-044, 317-140-045, and 317-140-046 – Project Planner: Deborah Bradford at 951-955-6646 or email at dbradfor@rivco.org.

- 4.2 **CHANGE OF ZONE NO. 2100016, TENTATIVE TRACT MAP NO. 37737 and PLOT PLAN NO. 210143 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ210055) - Applicant: Joseph Rivani - Engineer/Representative: Anderson Consulting Engineers, Inc., Jeff Anderson -Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/ Winchester Area Plan - Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD: HDR)-Highway 79 Policy Area- Location: north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. - 30 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST: CHANGE OF ZONE NO. 2100016** proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). **TENTATIVE TRACT MAP NO. 37737** is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. **PLOT PLAN NO. 210143** is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040- 025, 026, and 027. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0 (Recusal by Chair Leonard), the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210055**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100016, to change the site's zoning classification of Controlled Development Areas (W-2) Zone to Planned Residential (R-4) Zone, in accordance with Exhibit No. 3, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37737, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report and subject to the Board of Supervisors subsequent adoption of the Zoning Ordinance for Change of Zone No. 2100016; and,

APPROVE PLOT PLAN NO. 210143, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report and subject to the Board of Supervisors subsequent adoption of the of the Zoning Ordinance for Change of Zone No. 2100016.

4.3 **CHANGE OF ZONE NO. 2200008 (CZ2200008) – Exempt from the California Environmental Quality Act (“CEQA”)**, pursuant to Section 15061 (b)(3) (Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Mandy Hansen – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Tourist (CD:CT) – Location: north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Amaz – 10.02 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST: CHANGE OF ZONE NO. 2200008** proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. APN: 927-560-006. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that the Project is **EXEMPT from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15305 based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200008, to amend the zoning classification of the Project site from Rural Residential (R-R) to Tourist Commercial (C-T), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

4.4 **CHANGE OF ZONE NO. 2200019 – No New Environmental Documentation is Required** – Applicant: Lennar Homes, c/o Jennifer Brooks – Engineer/Representative: Rick Engineering, c/o Darla R. Clauson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail, Medium Density Residential and Open Space Conservation (CD:CR, MDR and OPC) – Existing Zoning: Winchester, Specific Plan No. 286 – Proposed Zoning: Winchester, Specific Plan No. 286, Planning Areas 2A, 7, 8, and 9 – Location: north of Safflower St., east of State Highway 79, south of Koon St., and west of Woodshire Dr. **REQUEST: CHANGE OF ZONE NO. 2200019** proposes to establish legal boundaries of Planning Areas 2A, 7, 8, and 9 within Specific Plan No. 286 (Winchester). The Project site is comprised of approximately 36.689 gross acres. APNs 476-010-063, 476-010-072, 476-010-073, 476-010-074. Project Planner: Calora Boyd at (951) 955-6035, or email at cboyd@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended 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. 374** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200019, to establish the boundaries of Planning Area 2A, 7, 8, & 9 within Specific Plan No. 286 (Winchester) subject to adoption of the Zoning Ordinance by the Board of Supervisors.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 9:50 a.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

(ID # 19324)

MEETING DATE:

Wednesday, July 20, 2022

SUBJECT: CHANGE OF ZONE NO. 2200019 – No New Environmental Documentation is Required – Applicant: Lennar Homes, c/o Jennifer Brooks – Engineer/Representative: Rick Engineering, c/o Darla R. Clauson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail, Medium Density Residential and Open Space Conservation (CD:CR, MDR and OPC) – Existing Zoning: Winchester, Specific Plan No. 286 – Proposed Zoning: Winchester, Specific Plan No. 286, Planning Areas 2A, 7, 8, and 9 – Location: north of Safflower St., east of State Highway 79, south of Koon St., and west of Woodshire Dr. REQUEST: CHANGE OF ZONE NO. 2200019 proposes to establish legal boundaries of Planning Areas 2A, 7, 8, and 9 within Specific Plan No. 286 (Winchester). The Project site is comprised of approximately 36.689 gross acres. APNs 476-010-063, 476-010-072, 476-010-073, 476-010-074. Project Planner: Calora Boyd at (951) 955-6035, or email at cboyd@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2200019
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Calora Boyd
Project APN(s):	476-010-063,476-010-072,476-010-073,476-010-074
Continued From:	


John Hildebrand, Planning Director 5/29/2022

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2200019 (CZ2200019) is a proposal to establish the legal boundaries of Planning Areas 2A, 7, 8, & 9 within Specific Plan No. 286 (Winchester). The Project site is comprised of approximately 36.689 gross acres.

The above as described is hereafter referred to as the “Project” in this staff report.

The Project site is located north of Safflower St, east of State Highway 79, south of Koon St, and west of Woodshire Dr.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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. 374** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200019, to establish the boundaries of Planning Area 2A,7,8, &9 within Specific Plan No. 286 (Winchester) subject to adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	WINCHESTER 1800 Specific Plan No. 286
	Specific Plan Land Use:	CR MDR OS-CD
Existing General Plan Foundation Component:		Community Development (CD)
Proposed General Plan Foundation Component:		N/A
Existing General Plan Land Use Designation:		Commercial Retail (CR) Medium Density Residential (MDR) Open Space Conservation (OS-C)
Proposed General Plan Land Use Designation:		N/A
	Policy / Overlay Area:	Highway 79 Policy Area
	Surrounding General Plan Land Uses	
	North:	Community Development: Commercial Retail (CD: CR),

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	Rural: Rural Residential (R: RR)
East:	Community Development: Commercial Retail (CD: CR) Community Development: Medium Density Residential (CD: MDR) Open Space: Conservation (OS-C)
South:	Community Development: Medium Density Residential (CD: MDR) Open Space: Conservation (OS-C) Open Space: Recreation (OS-R)
West:	Community Development: Low Density Residential (CD: LDR) Community Development: Commercial Retail (CD: CR)
Existing Zoning Classification:	Specific Plan (Winchester, Specific Plan No. 286)
Proposed Zoning Classification:	Specific Plan (Winchester, Specific Plan No. 286, Planning Areas 2A, 7, 8, & 9)
Surrounding Zoning Classifications	
North:	Specific Plan (SP 286) Rural Residential (R-R)
East:	Specific Plan (SP 286)
South:	Specific Plan (SP 286)
West:	General Commercial (C-1/C-P) Rural Residential (R-R)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant Land & Single-Family Residential
South:	Vacant Land & Single-Family Residential
East:	Single Family Residential
West:	Vacant Land & Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	36.689 gross acres	N/A

Located Within:

City's Sphere of Influence:	Temecula
Community Service Area ("CSA"):	#152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

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PROJECT LOCATION MAP



Figure 1 Site Plan

PROJECT BACKGROUND AND ANALYSIS

Background

The Winchester Specific Plan No. 286 (SP No. 286) was adopted by the Riverside County Board of Supervisors on April 29th, 1997. SP No. 286 included a master planned community of a mix of residential and non-residential uses on a 1,641.3-acre project site. At build-out, SP No. 286 would have provided 4,716 dwelling units, with a variety of lot sizes and densities ranging from 0.2 dwelling units per acres to 15 dwelling units per acre. Other non-residential uses

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included commercial, commercial recreation, a school, park and open space uses on the remaining acreage.

The Winchester Specific Plan No. 286 Amendment No. 6 (SP286-A6) proposed to modify various Planning Areas (PA) to account for changes in the market and other conditions. Modifications include land use designation changes to Planning Areas 1, 3, 5A, 6, 7, the creation of Planning Areas 52A and 52B, eliminates the 10-acre school site, and re-aligns Keller Road.

The Winchester Specific Plan No. 286 Amendment No. 5 proposed to modify various PA land uses. Modifications included land use designation changes in Planning Areas 2A,5,7,9,10A,10B, and 13A, boundary changes to Planning Areas 2A, and 7, and transferred residential units from Planning Areas 5, 10A,10B and 13A to area 9. The Board adopted Amendment No. 5 by Resolution on June 5,2007.

The Winchester Specific Plan includes a range of amenities including: 54.9 acres of Commercial Retail, 36.7 acres of Commercial Tourist use, 45 acres of Public Facilities, 53.4 acres of recreational open space, and 157 acres of conserved open space. The residential component of the Specific Plan, as has been amended, provides for 4,572 residential units on 1,172.5 acres, for an overall average density of 3.9 d.u./acre.

On May 3, 2022, Change of Zone No. 2200019 was submitted to the County of Riverside. This Change of Zone was submitted to implement condition of approval 50. PLANNING PRJ- SP FINAL ZONING MAP of TR32151, 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 Winchester Specific Plan as amended. The allowable uses and 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. 2200019 site is within the boundaries of Winchester Specific Plan, which was analyzed by certified Environmental Impact Report No. 374 (EIR No. 374). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 374. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

CZ2200019 was submitted to the County of Riverside on May 3, 2022.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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STAFF REPORT**

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2200019 will not result in any new significant environmental impacts not identified in certified EIR No. 374, nor does it propose any substantial changes that would require a major revision to the EIR. Change of Zone No. 2200019 is providing legal descriptions defining the boundaries of certain planning areas of Winchester SP No. 286, as they were amended, which requires the filing of a Change of Zone application to provide a legal description defining these affected boundaries.

No considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible, which is further supported by the following:

1. No physical change will occur from the approved Specific Plan, which was the basis of the analysis of EIR No. 374 and encompasses the proposed Project's uses. Any potential future development of the Project site would be subject to further analysis based on the specifics of the development proposed at that time; and,
2. The subject site was included within the Specific Plan's project boundary analyzed in EIR No. 374; and,
3. There are no changes to the mitigation measures included in EIR No. 374; and,
4. The Project does not propose any changes to the approved Winchester SP No. 286 as reviewed in EIR No. 374

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 15162. Therefore, no further environmental analysis is required.

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 Community Development: Commercial Retail (CR), Medium Density Residential (MDR), and Open Space Conservation (OS-C) as reflected in the Specific Plan Land Use Plan.

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2. The Project site has a Zoning Classification of Specific Plan (Winchester SP No. 286). The Specific Plan zone is consistent with the land use designations of the General Plan and Specific Plan No. 286.
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. The Winchester Specific Plan has conducted such an analysis and is consistent with the Highway 79 Policy Area requirements. The Project as proposed will not result in a change to the analysis previously provided for in the adopted SP No. 286.

Change of Zone

1. Change of Zone No. 2200019 is a proposal to establish the boundaries of Planning Areas 2A, 7, 8, and 9 within Specific Plan No. 286 (Winchester SP No. 286). The allowable uses and/or development standards within SP No. 286 will not be changing as a part of this Change of Zone.

Other Findings

1. The Project site is located within Zone B of 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. The Project remains consistent with this finding.
2. EIR No. 374 prepared for SP No. 286 determined that with adherence to existing regulations and implementation of mitigation measures, substantial damage to the environment or the injury to any fish, wildlife, or habitat would not occur. The proposed Change of Zone No. 2200019 only establishes the boundaries of Planning Areas 2A, 7, 8, and 9 within SP No. 286, and will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Fire Findings

1. The project site is not located within a Local Responsibility Area (LRA).

Conclusion

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1. For the reasons discussed above, as well as the information provided in EIR No. 374, 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 or phone calls from any person who indicated support or opposition to the proposed project.

Attachments

- A – Exhibit
- B – GIS Package

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 348.4992 /

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:

09/20/2022

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

Date: September 20, 2022
 At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011560424-01

P.O. Number:

Ad Copy:

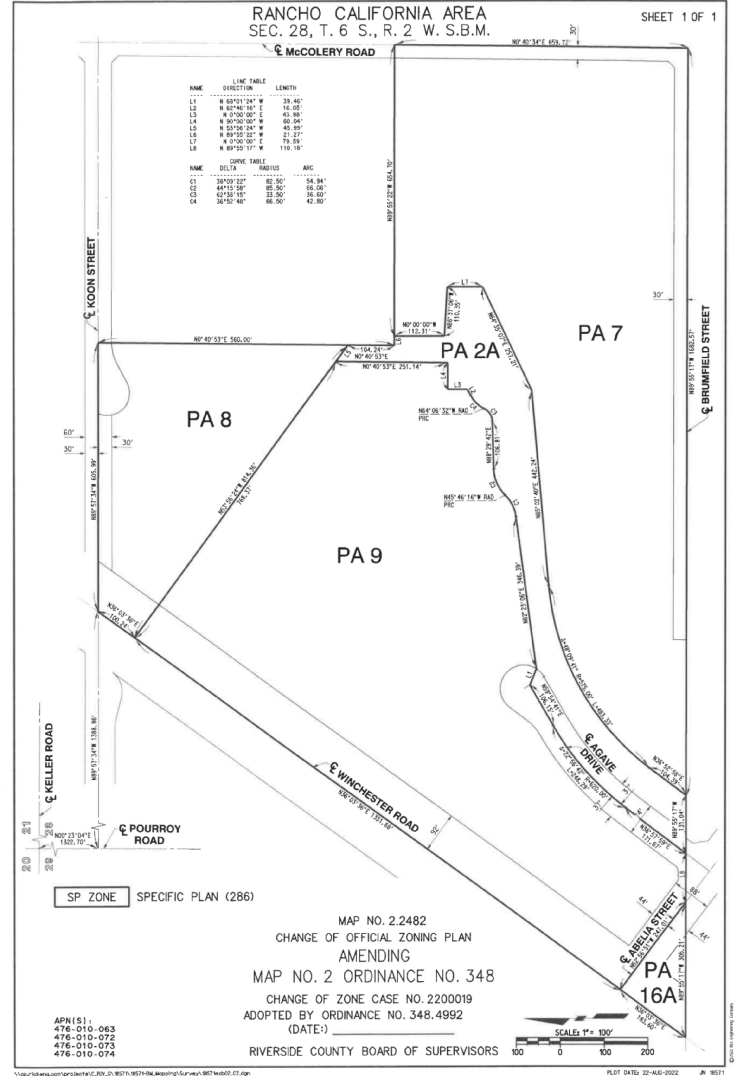
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.4992 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 Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2482, Change of Zone Case No. 2200019" which map is made a part of this ordinance.

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



J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 13, 2022**, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kecia R. Harper, Clerk of the Board
 By: Zuly Martinez, Board Assistant
Press-Enterprise
Published: 9/20/22