

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



AGENDA NO.  
**21.2**  
(MT 23554)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the PUBLIC HEARING ON CHANGE OF ZONE NO. 2300016 (CZ2300016) and ADOPTION OF ORDINANCE No. 348.5008 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR380) – Applicant: Richland Ventures Inc: Derek Barbour – Owner: RHV Valley Glen: John Troutman – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Conservation (OS:C), Open Space Recreation (OS:R), Medium Density Residential (CD:MDR), Medium High Density Residential (CD:MHDR), High Density Residential (CD:HDR), Public Facilities (CD:PF), Commercial Retail (CD:CR) – Location: south of Busby Road, west of Highway 79, north of Ano Crest Road, and, east of Briggs Road. – 232.46 Acres – Zoning: Specific Plan No. 293 Winchester Hills – REQUEST: Change of Zone No. 2300016 is a proposal to establish zoning boundaries within Specific Plan No. 293 for the following planning areas; 47B, 49A, 49B, 50A, 50B, 50C, 50D, 51, portion of 52, portion of 54A, portion of 54B, portion of 56, 62A, and 62B. The applicant is requesting a Change of Zone to establish zoning boundaries within Specific Plan No. 293. The allowable uses and development standards will not be changing as a part of this Change of Zone – APN: 466-340-006, 466-340-009, 466-340-010, 466-340-011, 466-340-012, 466-340-013, 466-340-014, 466-340-016, 466-340-017, 466-340-023, 466-340-024, 466-340-025, 466-340-027, 466-340-028 – District 3.

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 23, 2024, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 9, 2024 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: January 9, 2024

Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Cindy Jandy Deputy

AGENDA NO.  
**21.2**

xc: Planning, COB

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



**ITEM: 21.2  
(ID # 23554)**

**MEETING DATE:**

Tuesday, January 09, 2024

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300016 (CZ2300016) and ADOPTION OF ORDINANCE No. 348.5008 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR380) – Applicant: Richland Ventures Inc: Derek Barbour – Owner: RHV Valley Glen: John Troutman – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Conservation (OS:C), Open Space Recreation (OS:R), Medium Density Residential (CD:MDR), Medium High Density Residential (CD:MHDR), High Density Residential (CD:HDR), Public Facilities (CD:PF), Commercial Retail (CD:CR) – Location: south of Busby Road, west of Highway 79, north of Ano Crest Road, and, east of Briggs Road. – 232.46 Acres – Zoning: Specific Plan No. 293 Winchester Hills – REQUEST: Change of Zone No. 2300016 is a proposal to establish zoning boundaries within Specific Plan No. 293 for the following planning areas; 47B, 49A, 49B, 50A, 50B, 50C, 50D, 51, portion of 52, portion of 54A, portion of 54B, portion of 56, 62A, and 62B. The applicant is requesting a Change of Zone to establish zoning boundaries within Specific Plan No. 293. The allowable uses and development standards will not be changing as a part of this Change of Zone – APN: 466-340-006, 466-340-009, 466-340-010, 466-340-011, 466-340-012, 466-340-013, 466-340-014, 466-340-016, 466-340-017, 466-340-023, 466-340-024, 466-340-025, 466-340-027, 466-340-028 – District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

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**ACTION:**Policy

  
John Hildebrand, Planning Director 12/7/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**



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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 380 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein;
2. APPROVE CHANGE OF ZONE NO. 2300016, to establish zoning boundaries within Specific Plan No. 293 for the following planning areas; ; 47B, 49A, 49B, 50A, 50B, 50C, 50D, 51, portion of 52, portion of 54A, portion of 54B, portion of 56, 62A, and 62B based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and
3. ADOPT ORDINANCE NO. 348.5008 amending the zoning in the Winchester Zoning Area shown on Map No. 2.2495 Change of Zone No. 2300016 attached hereto and incorporated herein by reference.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On July 11, 2023, the applicant, Richland Ventures Inc., submitted Change of Zone No. 2300016 (CZ2300016) to the County of Riverside for consideration to establish zoning boundaries within Specific Plan No. 293 for the Planning Areas included within TR30976 and TR30977, which are required to be defined before recordation of the subdivisions. The allowable uses and development standards will not be changing as a part of this Change of Zone

The Project is located within the Harvey Valley/Winchester Area Plan. The Project site is specifically located south of Busby Road, west of Highway 79, north of Ano Crest Road, and east of Briggs Road.

On November 15, 2023 the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300016 by a vote of 4-0.

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

**Impact on Residents and Businesses**

The Project is located in the Winchester Hills Specific Plan No. 293 and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 380 for the Specific Plan. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

**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. 348.5008**

  
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Jason Farin, Principal Management Analyst 1/2/2024

  
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Aaron Gettis, Deputy County Counsel 12/18/2023