

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



ITEM: 21.1
(ID # 23976)

MEETING DATE:

Tuesday, January 23, 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:

Continued on Page 2

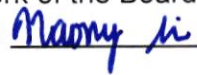
ACTION:Policy


John Hildebrand, Planning Director 1/17/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5008 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 23, 2024
xc: Planning, COBCF/AB/DL

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 380 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in 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.

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

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.

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

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.

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**



Jason Farin, Principal Management Analyst 1/17/2024



Aaron Gettis, Deputy County Counsel 1/17/2024

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 23, 2024, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

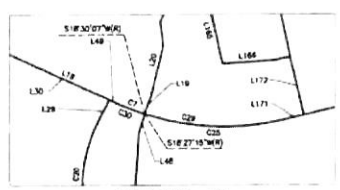
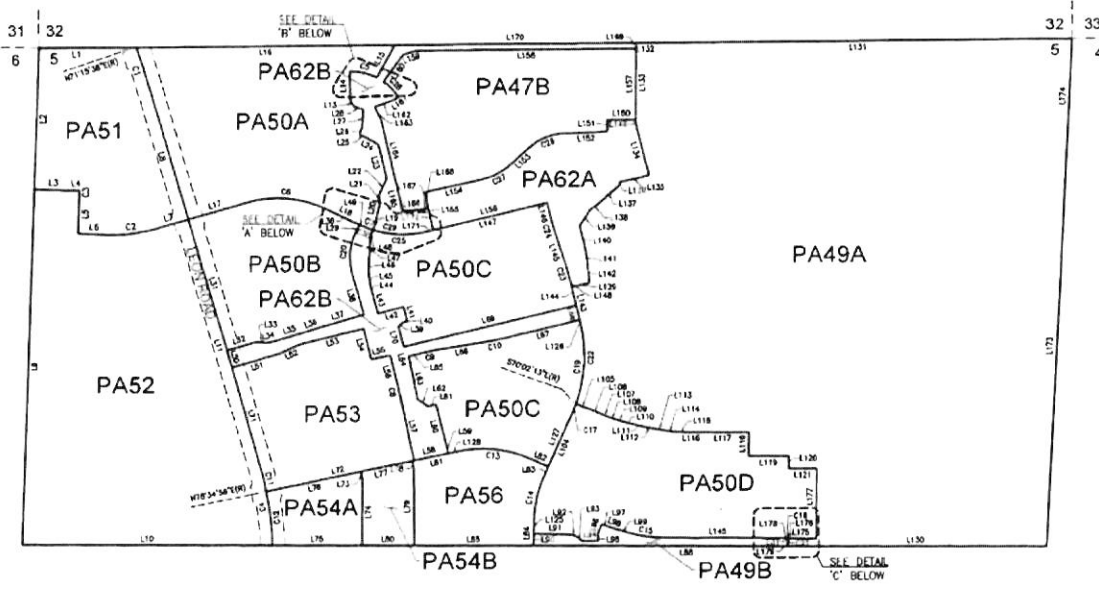
DATE: January 23, 2024

KIMBERLY A. RECTOR
Clerk of the Board

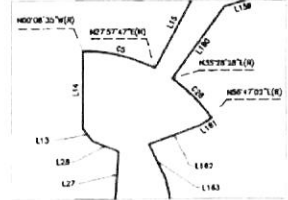
BY: Maomy Li
Deputy

SEAL

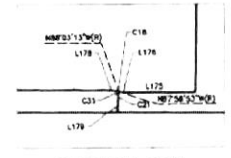
WINCHESTER AREA
SEC. 5 T. 6S. A. 2W. S.B.M.



DETAIL 'A'
SCALE: 1"=150'



DETAIL 'B'
SCALE: 1"=150'





RIVERSIDE COUNTY PLANNING DEPARTMENT

44

Charissa Leach, P.E.
TLMA Director

Hearing Date: January 9, 2024

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Joseluis Aparicio)

Subject: Change of Zone No. 2300016

MinuteTraq #: 23554

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2023 DEC -6 PM 1:36

Project Description:

SUBJECT: TRANSPORTATION & 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 – Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org .

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Environmental Impact Report
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd 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"

21-1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, 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, January 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2300016 and Adoption of Ordinance No. 348.5008.** 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. This proposed project is located south of Busby Road, west of Highway 79, north of Ano Crest Road, and, east of Briggs Road. – Zoning in the 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 2300016 and Adopt Ordinance No. 348.5008.**

On November 15, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@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) 955-1069.

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

Dated: December 7, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

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



ITEM:
(ID # 23554)

MEETING DATE:
Tuesday, January 09, 2024

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: SUBJECT: TRANSPORTATION & 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 – Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org .

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; and,
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.

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

3. ADOPT ORDINANCE NO. 348.5008 amending the zoning in the Winchester Zoning Area shown on Map No. 2.xxxx Change of Zone No. 2300016 attached hereto and incorporated herein by reference

ACTION: Set for Hearing

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: [CEO use]

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.

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.

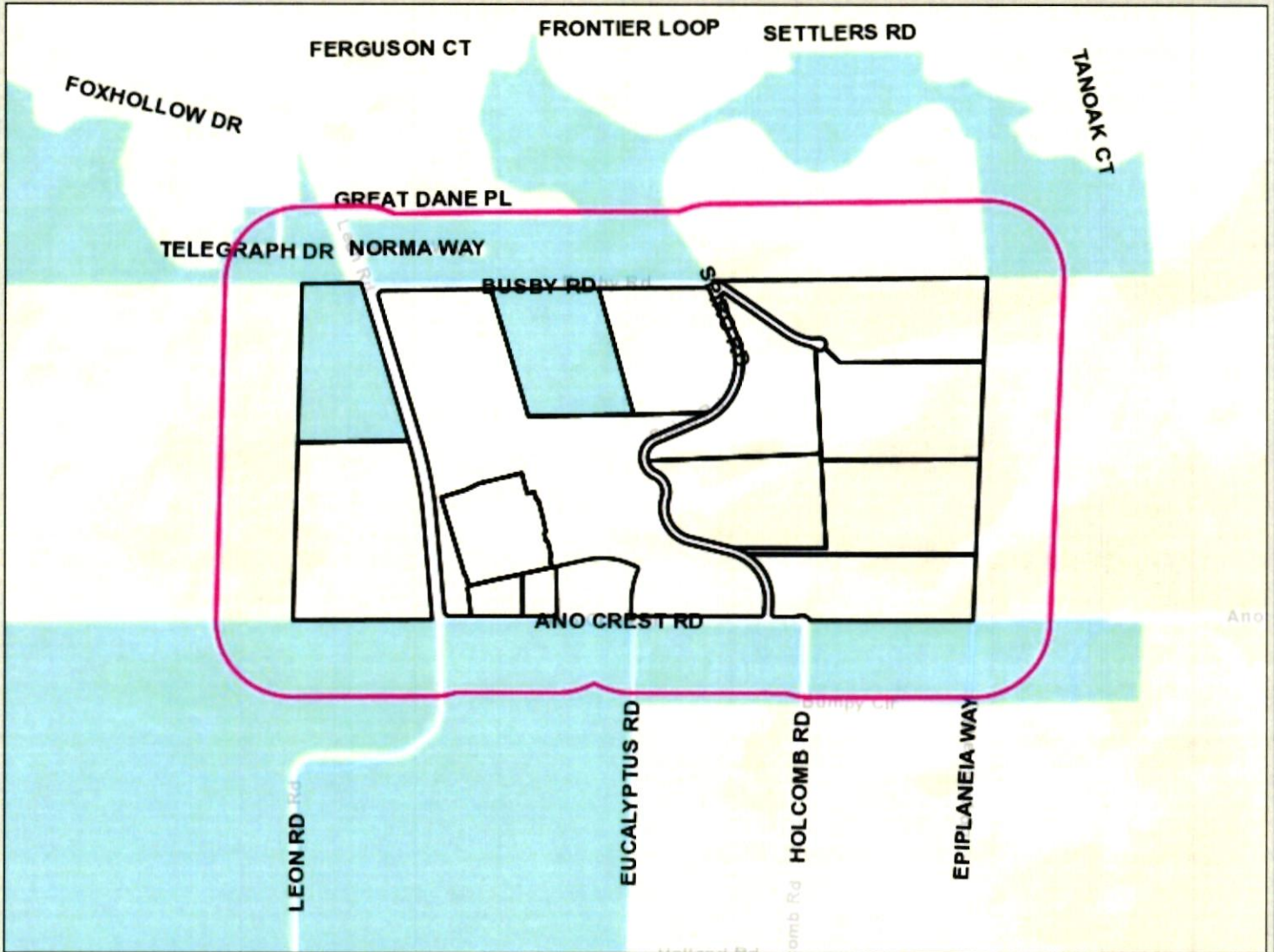
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ATTACHMENTS:

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.5008**

Riverside County GIS Mailing Labels

Change of Zone No. 2300016



Legend

-  County Boundary
-  Cities
-  Centerline Names
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 9/18/2023 5:56:39 PM

© Riverside County RCIT



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

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

December 7, 2023

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

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

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 2300016 AND ADOPTION OF
ORDINANCE NO. 348.5008

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Saturday, December 30, 2023.**

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,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY RECTOR, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, 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, January 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2300016 and Adoption of Ordinance No. 348.5008.** 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. This proposed project is located south of Busby Road, west of Highway 79, north of Ano Crest Road, and, east of Briggs Road. – Zoning in the 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 2300016 and Adopt Ordinance No. 348.5008.**

On November 15, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@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) 955-1069.

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

Dated: December 7, 2023

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 December 7, 2023, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2300016, ORDINANCE NO. 348.5008

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: January 9, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: December 7, 2023
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 December 7, 2023, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2300016, ORDINANCE NO. 348.5008

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: January 9, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: December 7, 2023
Cindy Fernandez

461190016
JASON R. OROPEZA
PO BOX 1290
HEMET CA 92546

461190017
BETTIE LOUISE TAYLOR
5115 GLEN VERDE DR
BONITA CA 91902

461190019
LILLY ROBERT B & SHERRIE L LILLY FAMILY
31102 NORMA WAY
WINCHESTER CA 92596

461190022
SHANNON E. HEFFLEY
24488 N SEED RD
FLORENCE AZ 85132

461190051
CASEY BUD TULEY
31100 BUSBY RD
WINCHESTER CA 92596

461190052
CHRISTOPHER ALAN CAREY
29809 PAINTED DESERT
MENIFEE CA 92584

461210038
PRAIRIE CROSSING COMMUNITY ASSN
27290 MADISON AVE
TEMECULA CA 92590

461170011
DR HORTON LOS ANGELES HOLDING CO INC
2280 WARDLOW CIR STE 100
CORONA CA 92878

461190020
GREEN FAMILY TRUST DATED 03/04/1997
31152 NORMA WAY
WINCHESTER CA 92596

461190021
ANTERO APILADO
31210 NORMA WAY
WINCHESTER CA 92596

461190053
PETRA P. JOVERO
527 N PARKWOOD ST
ANAHEIM CA 92801

[REDACTED]

461190087
GM GABRYCH FAMILY LP
4452 PARK BLVD STE 103
SAN DIEGO CA 92116

461190090
COPPER SKYE-MENIFEE
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

461190098
ALWIN B. VENTURA
24739 MENIFEE RD
ROMOLAND CA 92585

461600003
DAVID MENDOZA
29950 WINDMILL FARMS RD
WINCHESTER CA 92596

461600004
JAVIER HERNANDEZ
29964 WINDMILL FARMS RD
WINCHESTER CA 92596

461600005
DAVID MISHAGA
29978 WINDMILL FARMS RD
WINCHESTER CA 92596

461601001
TYTREONA SUTTON
30991 TELEGRAPH DR
WINCHESTER CA 92596

461601002
MARINA JANETTE FRAZAO
30977 TELEGRAPH DR
WINCHESTER CA 92596

461601006
HERMAN VELA MORENO
30893 TELEGRAPH DR
WINCHESTER CA 92596

461602008
PIERRE CAPELUJ GUTIERREZ JEAN
30946 TELEGRAPH DR
WINCHESTER CA 92596

461602009
MICHAEL E. ROBERTS
30960 TELEGRAPH DR
WINCHESTER CA 92596

461602011
KAN-JU HAN
30967 FARMHOUSE CT
WINCHESTER CA 92596

461602012
TROY ABBOTT
30953 FARMHOUSE CT
WINCHESTER CA 92596

461600001
JASON GURNEY
29922 WINDMILL FARMS RD
WINCHESTER CA 92596

461600002
JULIUS ERVING ANDERSON
29936 WINDMILL FARMS RD
WINCHESTER CA 92596

461601003
STEVEN ARANDA
30963 TELEGRAPH DR
WINCHESTER CA 92596

461601004
ARTHUR JEFFREY MITCHELL
30949 TELEGRAPH DR
WINCHESTER CA 92596

461601005
ANTHONY LIN SILVA
30935 TELEGRAPH DR
WINCHESTER CA 92596

461601015
FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

461602006
ASHELY NGUYEN
30918 TELEGRAPH DR
WINCHESTER CA 92596

461602007
EDUARDO DELGADO
30932 TELEGRAPH DR
WINCHESTER CA 92596

461602010
TRACY LYNN TOVAR
30981 FARMHOUSE CT
WINCHESTER CA 92596

466030002
JMB LEGACY PROP
PO BOX 298
WENDELL ID 83355

466340006
RHV VALLEY GLEN
3161 MICHELSON STE 425
IRVINE CA 92612

466340016
WEST SAC RIVERS
3161 MICHELSON STE 425
IRVINE CA 92612

466350009
MARK R. DIETZLER
30590 HOLCOMB RD
WINCHESTER CA 92596

466350014
RON G. DOUVAS
31625 ANO CREST RD
WINCHESTER CA 92596

466350019
SAN PEDRO FARM RANCON
41391 KALMIA ST STE 200
MURRIETA CA 92562

466360041
TODD ADAMS
32175 ANO CREST RD
WINCHESTER CA 92596

466350010
SIMON B. NGUYEN
33605 FIELDS DR
WINCHESTER CA 92596

466350013
MARKHAM LIVING TRUST U/A DATED 6/27/2019
30550 EUCALYPTUS RD
WINCHESTER CA 92596

466360040
LIRONG REYNOLDS
P O BOX 481
MURRIETA CA 92564



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-345023

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202301274
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS
ATTN: KIMBERLY A. RECTOR, CLERK OF THE BOARD
Address: 4080 LEMON STREET, 1ST FLOOR
POST OFFICE BOX 1147
RIVERSIDE, CA 92502-1147

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202301274
12/07/2023 03:58 PM Fee: \$ 0.00
Page 1 of 2

Removed: _____ By: _____ Deputy


Project Title

CZ2300016, ORD. NO. 348.5008

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, 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, January 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2300016 and Adoption of Ordinance No. 348.5008**: 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. This proposed project is located south of Busby Road, west of Highway 79, north of Ano Crest Road, and, east of Briggs Road. – Zoning in the 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 2300016 and Adopt Ordinance No. 348.5008.**

On November 15, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG.

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

Dated: December 7, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

C

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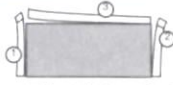
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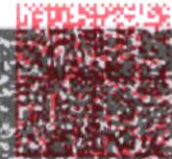
Dated: December 7, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant



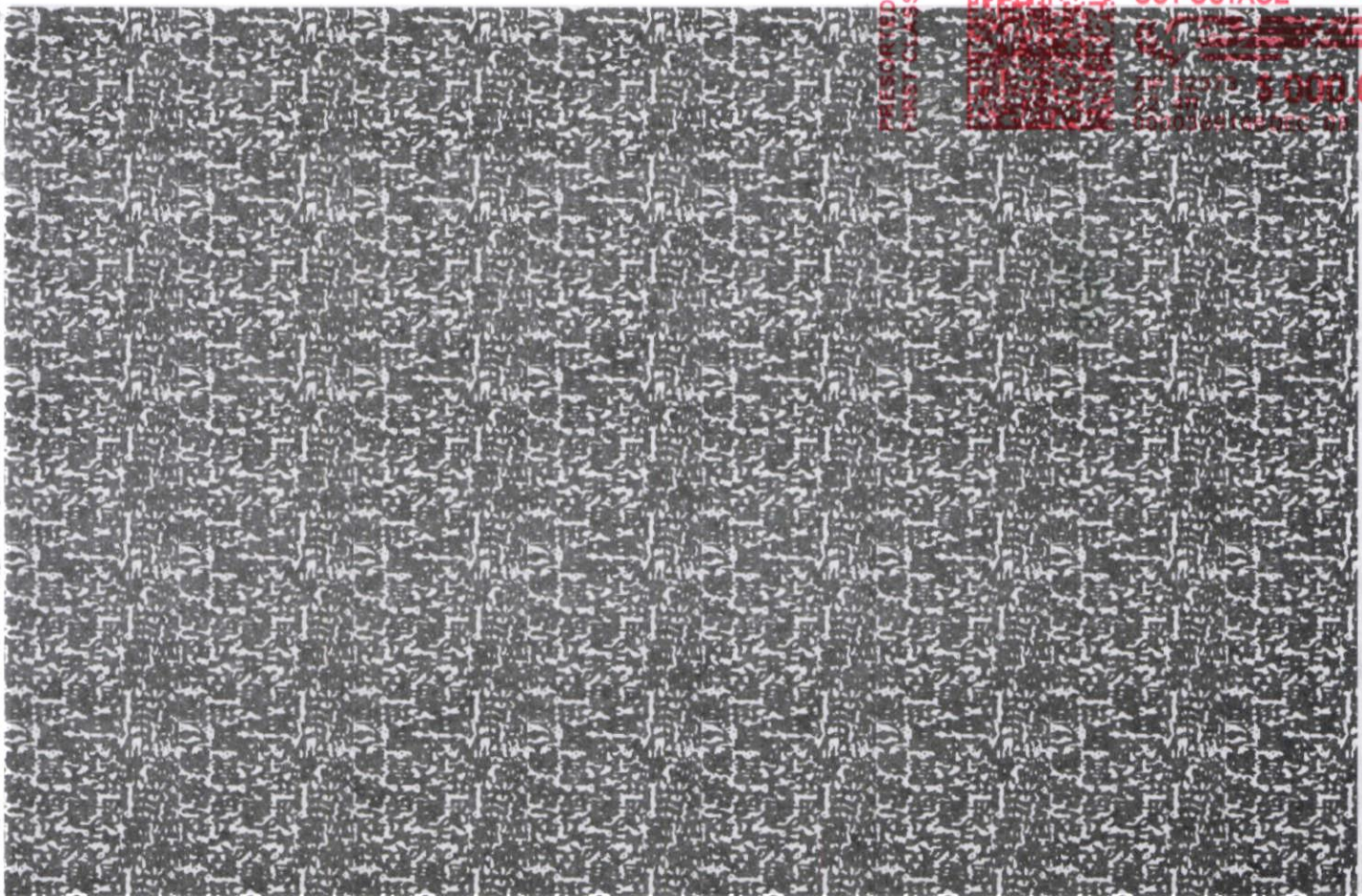
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County Administrative Center
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Riverside, CA 92502-1147

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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICT

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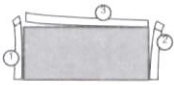
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Dated: December 7, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

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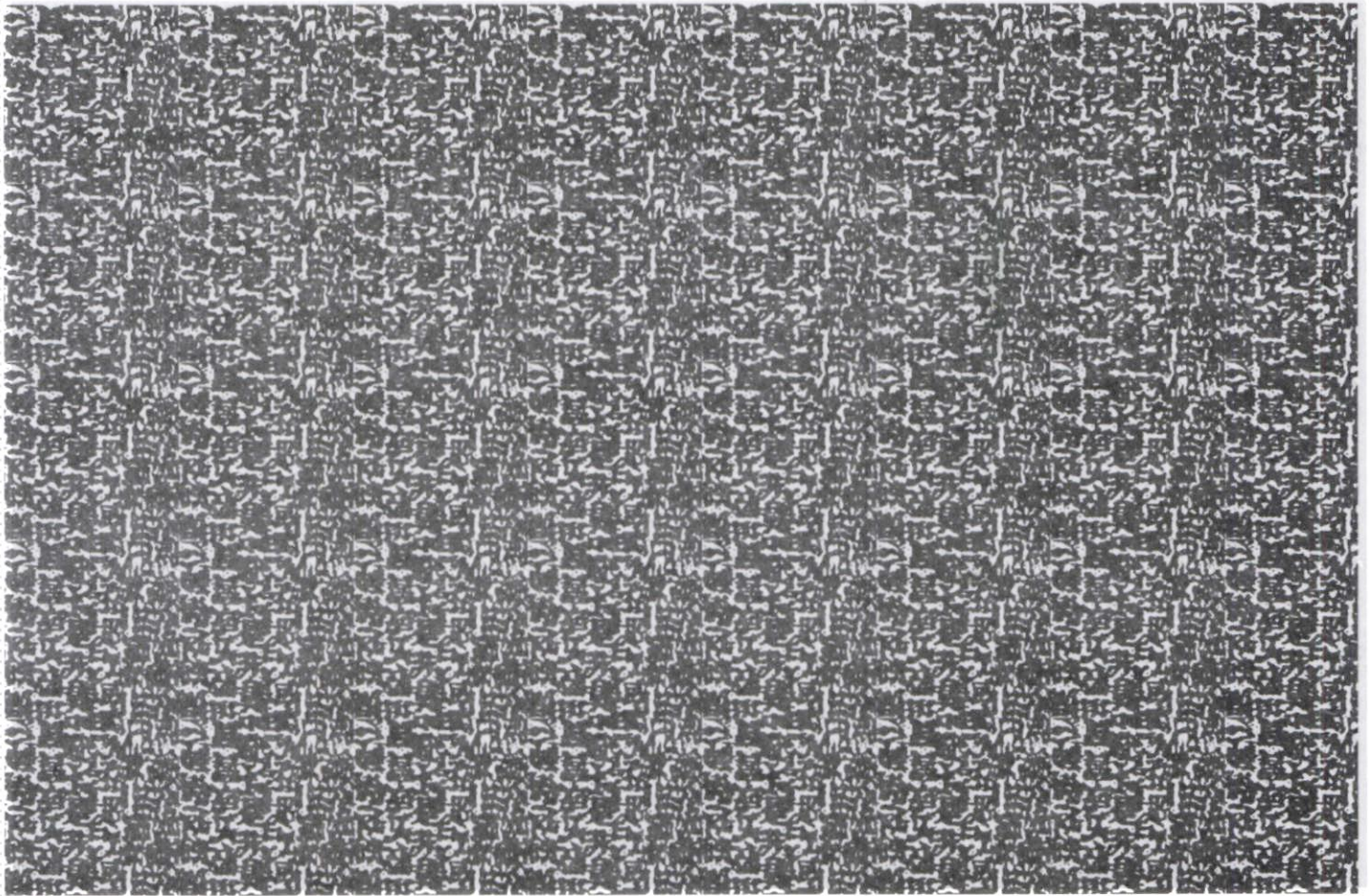
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
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29978 WINDMILL FARMS RD
WINCHESTER CA 92596

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925 025 1147

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County of Riverside - Clerk of the Board
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Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011637620
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 12/30/2023
Total Amount: \$538.91
Payment Amount: \$0.00
Amount Due: \$538.91
Notice ID: 8VxX4Rr0ic8aaAlufQum
Invoice Text: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, 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, January 9, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2300016 and Adoption of Ordinance No. 348.5008. 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. This proposed project is located south of Busby Road, west of Highway 79, north of Ano Crest Road, and, east of Briggs Road. – Zoning in the 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 2300016 and Adopt Ordinance No. 348.5008. On November 15, 2023, the Planning Commission recommended approval

1/9/24

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011637620

FILE NO. 0011637620

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

12/30/2023

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

Date: December 30, 2023.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICT

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Dated: December 7, 2023
Kimberly A. Rector,
Clerk of the Board
By: Cindy Fernandez,
Clerk of the Board Assistant
The Press-Enterprise
Published: 12/30/23



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS
ATTN: KIMBERLY A. RECTOR, CLERK OF THE BOARD
Address: 4080 LEMON STREET, 1ST FLOOR
POST OFFICE BOX 1147
RIVERSIDE, CA 92502-1147

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County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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12/07/2023 03:58 PM Fee: \$ 0.00
Page 1 of 2

Removed: 1/8/2024 By J. Rodriguez Deputy



Project Title

CZ2300016, ORD. NO. 348.5008

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, 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, January 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2300016 and Adoption of Ordinance No. 348.5008.** 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. This proposed project is located south of Busby Road, west of Highway 79, north of Ano Crest Road, and, east of Briggs Road. – Zoning in the 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 2300016 and Adopt Ordinance No. 348.5008.**

On November 15, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@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) 955-1069.

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

Dated: December 7, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

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 J. [Signature] Deputy

AGENDA NO.
21.2

xc: Planning, COB

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc:

Legal No. **0011644215**

Ad Copy:

PROOF OF PUBLICATION

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:

01/29/2024

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

Date: January 29, 2024.
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

ORDINANCE NO. 348.5008

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

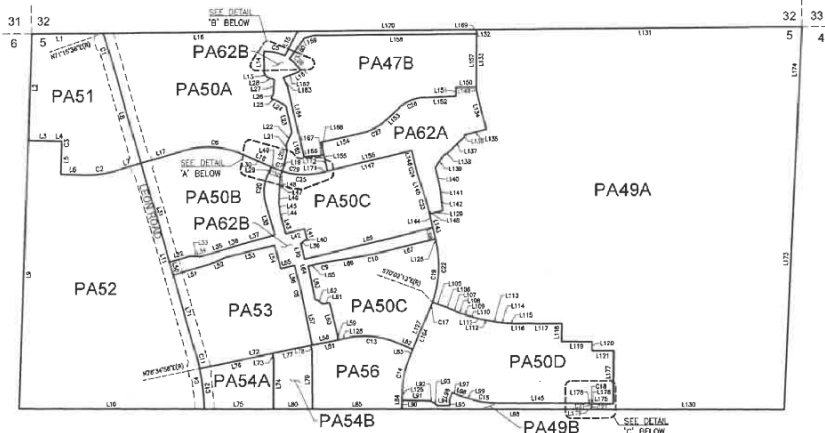
The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2495, Change of Zone Case No. 2300016" which map is made a part of this ordinance.

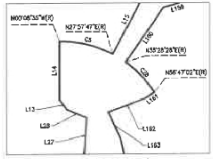
Section 2. This ordinance shall take effect 30 days after its adoption.

WINCHESTER AREA
SEC. 5 T. 6S. A. 2W. S.B.M.

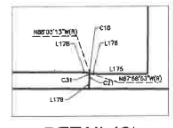
SHEET 1 OF 2



DETAIL 'A'
SCALE: 1"=150'



DETAIL 'B'
SCALE: 1"=150'



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

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
Press-Enterprise
Published: 1/29/24



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – November 15, 2023
COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Sanchez, Awad, and Ruiz
Members Absent: Thornhill

1.0 CONSENT CALENDAR:

1.1 Election of the Planning Commission Chairman

ELECTED Commissioner Guillermo “Bill” Sanchez as the 2024 Planning Commission Chairman.

1.2 Election of the Planning Commission Vice-Chairman

ELECTED Commissioner Romelio Ruiz as the 2024 Planning Commission Vice-Chairman.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **PUBLIC USE PERMIT NO. 200002 – Intent to Adopt a Mitigated Negative Declaration** – State Clearinghouse Number: SCH2023090660 – Applicant: Western Water Conservation, c/o Louis DeMartino – Engineer: Ascent Environmental, Inc., c/o Eric Ruby – Third Supervisorial District – Anza Zoning Area – REMAP Area Plan – Rural: Rural Residential (R:RR) & Rural Community-Estate Density Residential (RC-EDR) – Location: South of State Route 371 and east of Kirby Road in the unincorporated community of Anza – 5.76 acres – Zoning: Rural Residential, 2 ½ acre minimum (R-R-2 ½) – Rural Residential, 20 acre minimum (R-R-20) – **REQUEST:** Public Use Permit No. 200002 is a proposal for a three-phase development plan to improve the Ramona Water System and upgrade water service for the residents in the unincorporated community of Anza. Phase I would consist of groundwater well drilling and rehabilitation, wellhead treatment, pumps, electrical connections, installation of five (5) new water storage holding tanks, two (2) pump stations, installation of 12,500 linear ft. of transmission main, and installation of 15,000 linear ft. of distribution mains. Phase II and Phase III would each construct an additional 25,000 linear ft. of distribution pipeline mains for a total of 65,000 linear ft. of pipes located within existing road right of way or utility easements. Project Planner: Kathleen Mitchell (951) 955-6836 or email at: kmitchell@rivco.org.

Planning Commission Action:
Public Hearing: Open

By a vote of 4-0, the Planning Commission took the following actions:

CONTINUED Public Use Permit No. 200002, to a date certain of December 20, 2023, per staff request.

4.2 **CHANGE OF ZONE NO. 2300016 – No New Environmental Documentation Required**, EIR380 – Applicant: Richland Ventures Inc. c/o Derek Barbour – Owner: RHV Valley Glen, c/o 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,

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

FIND No new environmental documentation is required, EIR380; and,

PLANNING COMMISSION – REPORT OF ACTIONS – November 15, 2023

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, SOB, SOC, SOD, 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, and 466-340-028 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

TENTATIVELY APPROVE Change of Zone 2300016.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
None

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:13




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.2
(ID # 23216)
MEETING DATE:
Wednesday, November 15, 2023

SUBJECT: CHANGE OF ZONE NO. 2300016 – No New Environmental Documentation Required, EIR380 – Applicant: Richland Ventures Inc. c/o Derek Barbour – Owner: RHV Valley Glen, c/o 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, SOB, SOC, SOD, 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, and 466-340-028 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org

PROPOSED PROJECT

Case Number(s):	CZ2300016
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	
Continued From:	


John Hildebrand, Planning Director 10/25/2023

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2300016 (CZ2300016) 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 project site is approximately 232.46 acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The above is hereinafter referred to as the "Project".

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.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

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

TENTATIVELY 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.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 293 Winchester Hills
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD), Open Space (OS)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Conservation (OS:C), Open Space Recreation (OS:R), Medium Density Residential (CD:MDR), Medium High Density Residential (CD:MDHR), High Density Residential (CD:HDR), Public Facilities (CD:PF), Commercial Retail (CD:CR)
Proposed General Plan Land Use Designation:	N/A

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Low Density Residential (CD:LDR), Medium Density Residential (MDR), Conservation (OS:C)
East:	Conservation (OS:C)
South:	Public Facilities (CD:PF), Commercial Retail (CD:CR), Conservation (OS:C), Medium Density Residential (CD:MDR)
West:	Rural Mountainous (R:RM), Very Low Density Residential (R:VLDR)
Existing Zoning Classification:	Specific Plan No. 293 Winchester Hills
Proposed Zoning Classification:	Specific Plan No. 293 Winchester Hills, 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
Surrounding Zoning Classifications	
North:	Specific Plan No. 293 Winchester Hills, Rural Residential (RR)
East:	Rural Residential (RR)
South:	Specific Plan No. 293 Winchester Hills, Rural Residential (RR)
West:	Residential Agriculture (5 Acre Minimum) (R-A-5)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant, Scattered Single-Family Homes
East:	Vacant
South:	Vacant, Scattered Single-Family Homes
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	232.46 gross acres	N/A

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146, 152
Special Flood Hazard Zone:	Yes Zone 4
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

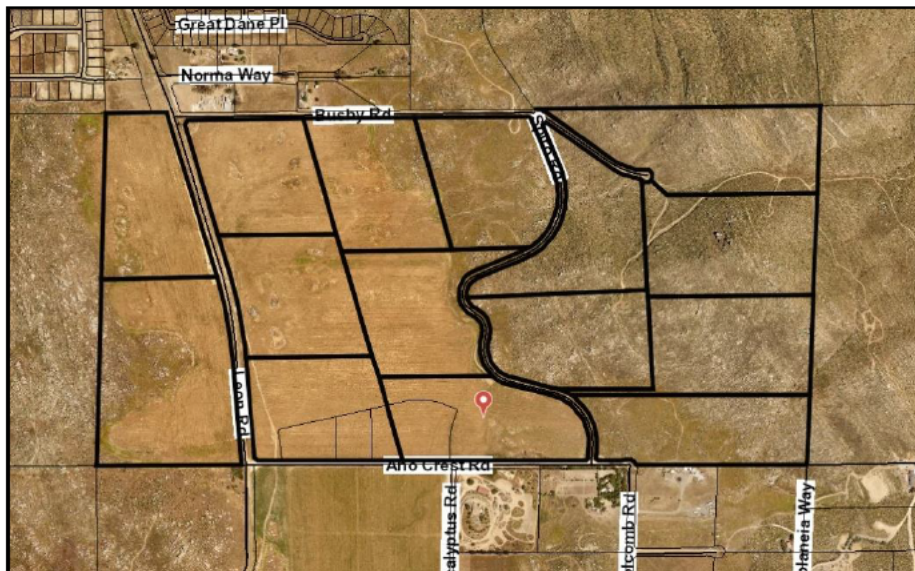


Figure 1: Project Location Map

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT BACKGROUND AND ANALYSIS

Background

The Riverside County Board of Supervisors approved the original WINCHESTER HILLS Specific Plan No. 293 (SP293) and certified its accompanying EIR No. 380 (SCH 1991082004) in 1997. The adopted plan included a mix of residential and non-residential land uses on a 2,065.6-acre project site. At build-out, a maximum of 5,519 homes at densities ranging from 1.0 to 12.0 dwelling units per acre with a gross density of 4.6 dwelling units per acre was planned. Other non-residential land uses included retail, service/manufacturing, parks and greenbelt system, open space, and schools. Since the Specific Plan was adopted, it has been modified nine (9) times. Approval of the first modification, which added seven (7) acres to Planning Area 22 and modified Planning Areas 15, 16, 17, 18, 19, 21, and 22.

The second modification, Amendment No. 3, which modified Planning Areas 25, 26 and 27, also occurred in 2004. The next three modifications, Substantial Conformance Nos. 3, 4, and 5, were approved in 2005, and modified buildings heights and park construction phasing conditions.

The sixth modification, Amendment No. 5, which revised the financing mechanisms and park phasing conditions, and, modified Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, 12, 19, 31, 39, 40, 45B, 46, 47A, 47B, 47C, 49A, 49B, 50A, 50B, 50C, 54A, 54B, 62A and 62B, occurred in 2009.

The seventh modification, Substantial Conformance No. 6, which consolidated Planning Areas 15 and 16 into one Planning Area 15 and updated the terminology of the land use designation within the Specific Plan to reflect the Riverside County General Plan, occurred in 2012. These modifications served to allow the processing of Tract Map No. 36417 and to update the entire SPA to be consistent with terminology and procedures within the General Plan.

The eighth, Substantial Conformance No. 7, which modified the minimum lot sizes within Planning Areas 58, 60, and 61, occurred in 2016. Substantial Conformance No. 7 also reincorporated critical elements, including the transfer of units between development areas, permit thresholds and the provision of parks, the Project Phasing Plan, the Cost Sharing and Benefit Area Description, and the Fair Share Allocation into the Specific Plan, which were previously omitted by Substantial Conformance No. 6.

The ninth and most recent modification, Substantial Conformance No. 8 was limited to the redistribution of 27 of the approved 493 units within Planning Areas 38A, 38B, 39, and 40, with no modifications to the unit count and no modification to the High-Density Residential Land Use Designations.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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.

There are no issues of concern for this item. The proposed Change of Zone No. 2300019 site is within the boundaries of Winchester Hills Specific Plan, which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). There are no new or significant factors or impacts as a result of this Project that were not previously identified by EIR No. 380. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act (CEQA).

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2300016 will not result in any new significant environmental impacts not identified in certified EIR No. 380. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 380, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Change of Zone No. 2300016 is providing legal descriptions defining the boundaries of certain planning areas of Specific Plan No. 293. This requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of Specific Plan No. 293 as they were amended.

- a. The subject site was included within the project boundary analyzed in EIR No. 380; and
- b. There are no changes to the mitigation measures included in EIR No. 380; and
- c. Change of Zone No. 2300016 does not propose any changes to the approved Specific Plan No. 293 analyzed in EIR No. 380.

FINDINGS AND CONCLUSIONS

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Land Use Findings

1. The Project site has a General Plan Foundation Components of Community Development (CD), Open Space (OS) and Land Use Designations of Medium Density Residential (CD:MDR), Medium High Density Residential (CD:MHDR), High Density Residential (CD:HDR), Commercial Retail (CD:CR), Public Facilities (CD:PF), Recreation (OS:R), Conservation (OS:C) as reflected in the Specific Plan No. 293 Land Use Plan.
2. The Project site has a Zoning Classification of Specific Plan (Winchester Hills Specific Plan No. 293). The Specific Plan zone is consistent with the land use designations of the General Plan and Specific Plan No. 293.
3. The Project site is located within the Highway 79 Policy Area. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Specific Plan No. 293 Winchester Hills 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 Specific Plan No. 293.

Change of Zone

1. Change of Zone No. 2300019 is a proposal to establish the boundaries of the following planning areas within Specific Plan No. 293 (Winchester Hills); 47B, 49A, 49B, 50A, 50B, 50C, 50D, 51, portion of 52, portion of 54A, portion of 54B, portion of 56, 62A, and 62B. The allowable uses and/or development standards within Specific Plan No. 293 will not be changing as a part of this Change of Zone and the Change of Zone is consistent with the Specific Plan and General Plan.

Other Findings

1. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

2. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor is it located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
3. It was determined that the Project has already been evaluated under CEQA and no new environmental document is needed, therefore AB52 is not required.
4. 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.
5. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) in Moderate Fire Hazard Severity Zone. The Project does not propose any new development at this time; therefore, no notification is required. The prior Tentative Tract Maps approved for this area and the overall Specific Plan considered these requirements for compliance and implementation of appropriate fire protection provisions.

Conclusion

1. For the reasons discussed above, as well as the information provided in EIR No. 380, the proposed Project conforms to all the requirements of the General Plan, the applicable Specific 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.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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


Aaron Gettis, Deputy County Counsel 10/27/2023