

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

617B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 28, 2014

**SUBJECT: CHANGE OF ZONE NO. 7832** – No new environmental documentation is required – Applicant: Robert Olsen – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: North of Via Adore, south of Monte De Oro, east of Via El Pia Bonia and west of De Portola Road – 10.0 Gross Acres – Zoning: Citrus Vineyard (CV) Zone. REQUEST: Change of zone proposes to change the existing zoning of Citrus Vineyard (CV) Zone to Wine Country - Winery Existing (WC-WE) Zone.

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

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

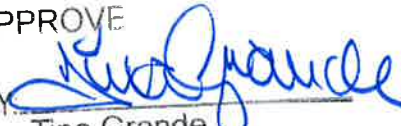
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JCP:pn

  
\_\_\_\_\_  
Juan C Perez  
TLMA Director/ Interim Planning  
Director

| FINANCIAL DATA                              | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost:                 | POLICY/CONSENT<br>(per Exec. Office)  |
|---|----------------------|-------------------|-------------|-------------------------------|---|
| COST  | \$ N/A               | \$ N/A            | \$ N/A      | \$ N/A                        | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST                             | \$ N/A               | \$ N/A            | \$ N/A      | \$ N/A                        |   |
| <b>SOURCE OF FUNDS:</b> Deposit based funds |                      |                   |             | <b>Budget Adjustment:</b> N/A |   |
|   |                      |                   |             | <b>For Fiscal Year:</b> N/A   |   |

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

APPROVE  
  
BY: Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 3/11/14 Item 3-28 | District:3/3 | Agenda Number:

**16-1**

FORM APPROVED COUNTY COUNSEL 9/25/14 DATE  
BY: GREGORY P. PRIAMOS

Departmental Concurrence

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

**FORM 11: Change of Zone No. 7832**

**DATE: August 28, 2014**

**PAGE: Page 2 of 2**

2. **APPROVE CHANGE OF ZONE NO. 7832**, amending the zoning classification for the subject properties from C/V Zone to WC-WE Zone, in accordance with Exhibit #3 attached hereto; and,
3. **ADOPT ORDINANCE NO. 348.4789** amending the zoning in the Rancho California Area shown on Map No. 2.2365 Change of Zone No. 7832 attached hereto and incorporated herein by reference;

**BACKGROUND:**

A recently adopted General Plan Amendment No. 1077 (GPA No. 1077) placed the project site within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area. This Change of Zone request is to establish General Plan and Zoning consistency.

Danza del Sol Winery currently operates on this site. Plot Plan No. 5531 was approved for this site in the 1980's to permit a winery, wine sales area, tasting room, and wine storage. Danza del Sol was a winery included in Figure 4A of Ordinance No. 348.4729 which set forth the wineries to be included within the WC-WE Zone. There are no issues of concerns for this item. Any future entitlement project will be subject to the latest applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

The project was presented to Planning Commission for recommendation on August 20, 2014. The Planning Commission recommended approval of the project by a vote of 5-0.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission Hearing.

**ATTACHMENTS:**

- A. **August 20, 2014 Planning Commission Agenda Item 3.6 Staff Report and minutes**
- B. **Ordinance No. 348. 4789**

1 ORDINANCE NO. 348.4789

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
8 2.2365, Change of Zone Case No. 7832" which map is made a part of this ordinance.

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

10  
11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: \_\_\_\_\_  
14 Chairman, Board of Supervisors

15 ATTEST:  
16 KECIA HARPER-IHEM  
17 Clerk of the Board

18 By: \_\_\_\_\_

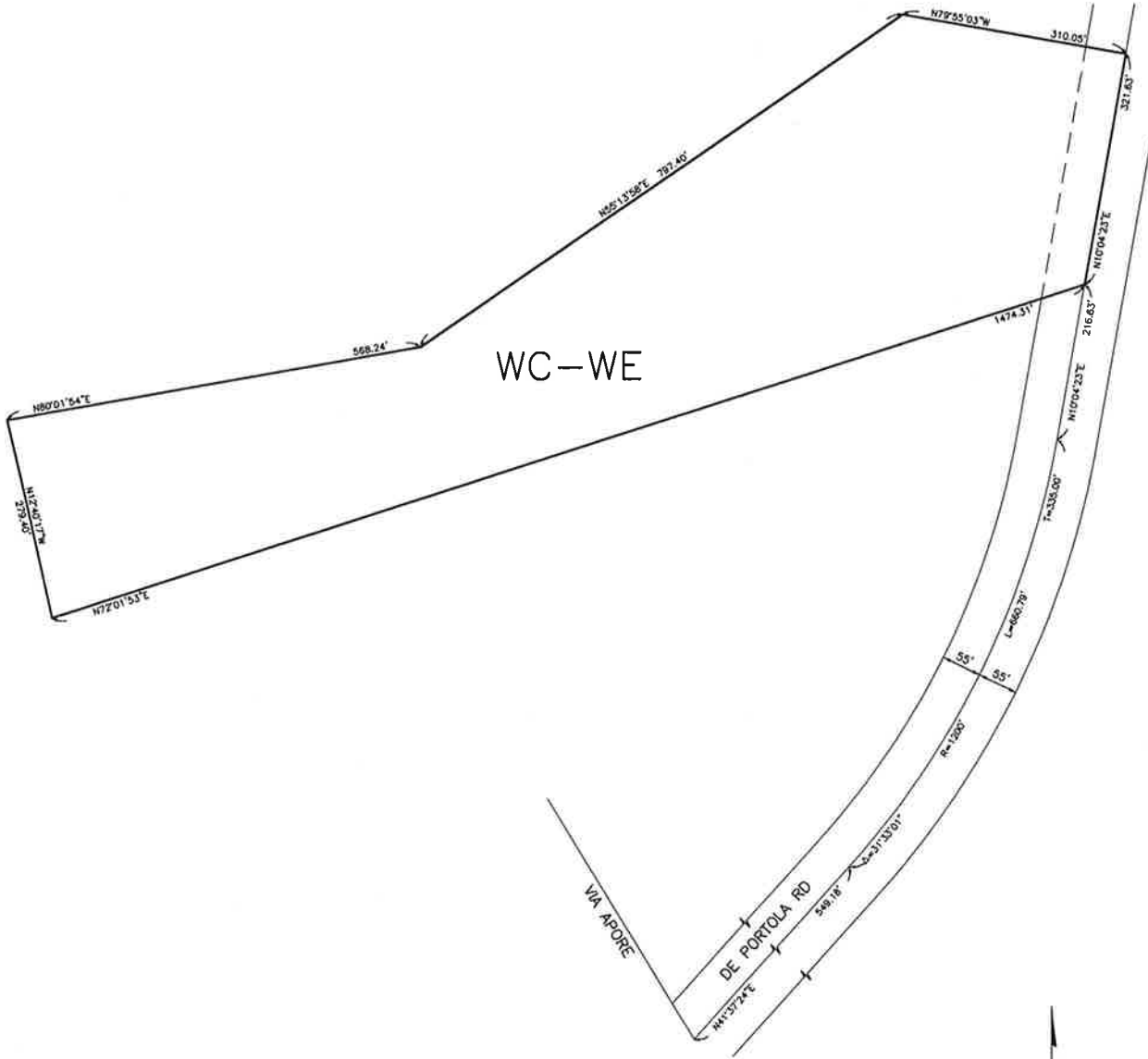
19  
20 (SEAL)

21  
22  
23 APPROVED AS TO FORM  
24 September 8, 2014

25 By:   
26 MICHELLE CLACK  
27 Deputy County Counsel

28 MPC:sk  
9/4/14

RANCHO CALIFORNIA ZONING AREA  
 PROJ. SEC.29 & 30, T. 7 S., R.1 W., S.B.B.& M.



LEGEND

WC-WE

WINE COUNTRY-WINERY EXISTING  
 MAP NO. 2.2365

CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING

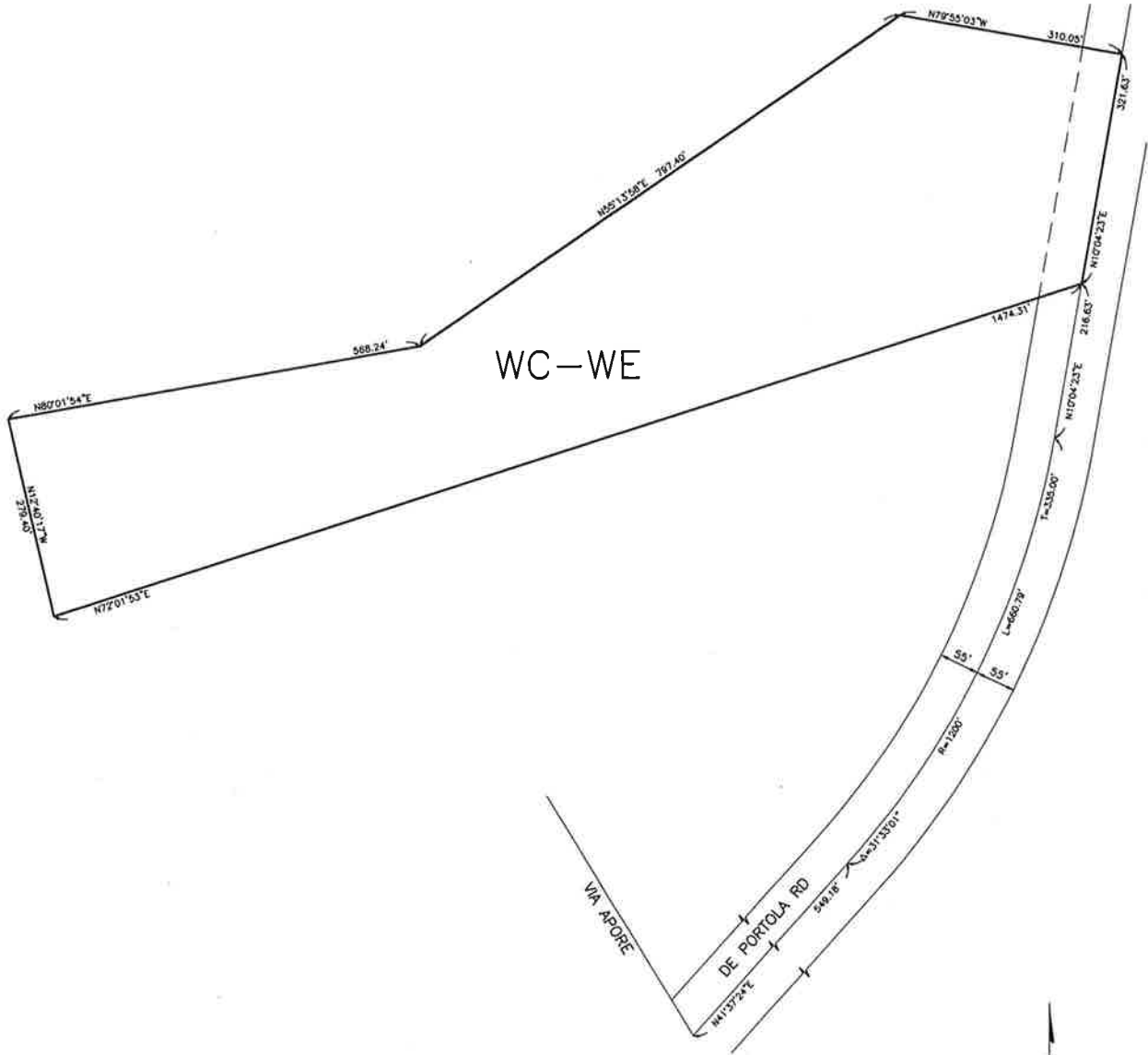
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7832  
 ADOPTED BY ORDINANCE NO. 348.4789

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA ZONING AREA  
 PROJ. SEC.29 & 30, T. 7 S., R.1 W., S.B.B.& M.



LEGEND

WC-WE

WINE COUNTRY-WINERY EXISTING  
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 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7832  
 ADOPTED BY ORDINANCE NO. 348.4789

RIVERSIDE COUNTY BOARD OF SUPERVISORS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

**DATE: August 21, 2014**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: CZ07832**

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | 3 <sup>rd</sup> District - Press Enterprise and The Californian  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> No New Environmental Documentation Required                            |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing: 3<sup>rd</sup> District Press-Enterprise and The Californian**

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination  
California Department of Fish & Wildlife Receipt (CFG06080)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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

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

"Planning Our Future... Preserving Our Past"

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 28, 2014

**SUBJECT: CHANGE OF ZONE NO. 7832** – No new environmental documentation is required – Applicant: Robert Olsen – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: North of Via Adore, south of Monte De Oro, east of Via El Pia Bonia and west of De Portola Road – 10.0 Gross Acres – Zoning: Citrus Vineyard (C/V) Zone. REQUEST: Change of zone proposes to change the existing zoning of Citrus Vineyard (C/V) Zone to Wine Country - Winery Existing (WC-WE) Zone.

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

(continue on next page)

JCP:pn

  
 \_\_\_\_\_  
 Juan C Perez  
 TLMA Director/ Interim Planning  
 Director

| <b>FINANCIAL DATA</b>                       | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b> | <b>Ongoing Cost:</b>          | <b>POLICY/CONSENT<br/>(per Exec. Office)</b>                     |
|---|-----------------------------|--------------------------|--------------------|-------------------------------|--|
| <b>COST</b>                                 | \$ N/A                      | \$ N/A                   | \$ N/A             | \$ N/A                        | Consent <input type="checkbox"/> Policy <input type="checkbox"/> |
| <b>NET COUNTY COST</b>                      | \$ N/A                      | \$ N/A                   | \$ N/A             | \$ N/A                        |  |
| <b>SOURCE OF FUNDS:</b> Deposit based funds |                             |                          |                    | <b>Budget Adjustment:</b> N/A |  |
|   |                             |                          |                    | <b>For Fiscal Year:</b> N/A   |  |

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

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL 9/25/14  
 BY: GREGORY P. PRIAMOS DATE

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

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

**FORM 11: Change of Zone No. 7832**

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**PAGE: Page 2 of 2**

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**BACKGROUND:**

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Danza del Sol Winery currently operates on this site. Plot Plan No. 5531 was approved for this site in the 1980's to permit a winery, wine sales area, tasting room, and wine storage. Danza del Sol was a winery included in Figure 4A of Ordinance No. 348.4729 which set forth the wineries to be included within the WC-WE Zone. There are no issues of concerns for this item. Any future entitlement project will be subject to the latest applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

The project was presented to Planning Commission for recommendation on August 20, 2014. The Planning Commission recommended approval of the project by a vote of 5-0.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission Hearing.

**ATTACHMENTS:**

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13 By: \_\_\_\_\_  
14 Chairman, Board of Supervisors

15 ATTEST:  
16 KECIA HARPER-IHEM  
17 Clerk of the Board

18 By: \_\_\_\_\_

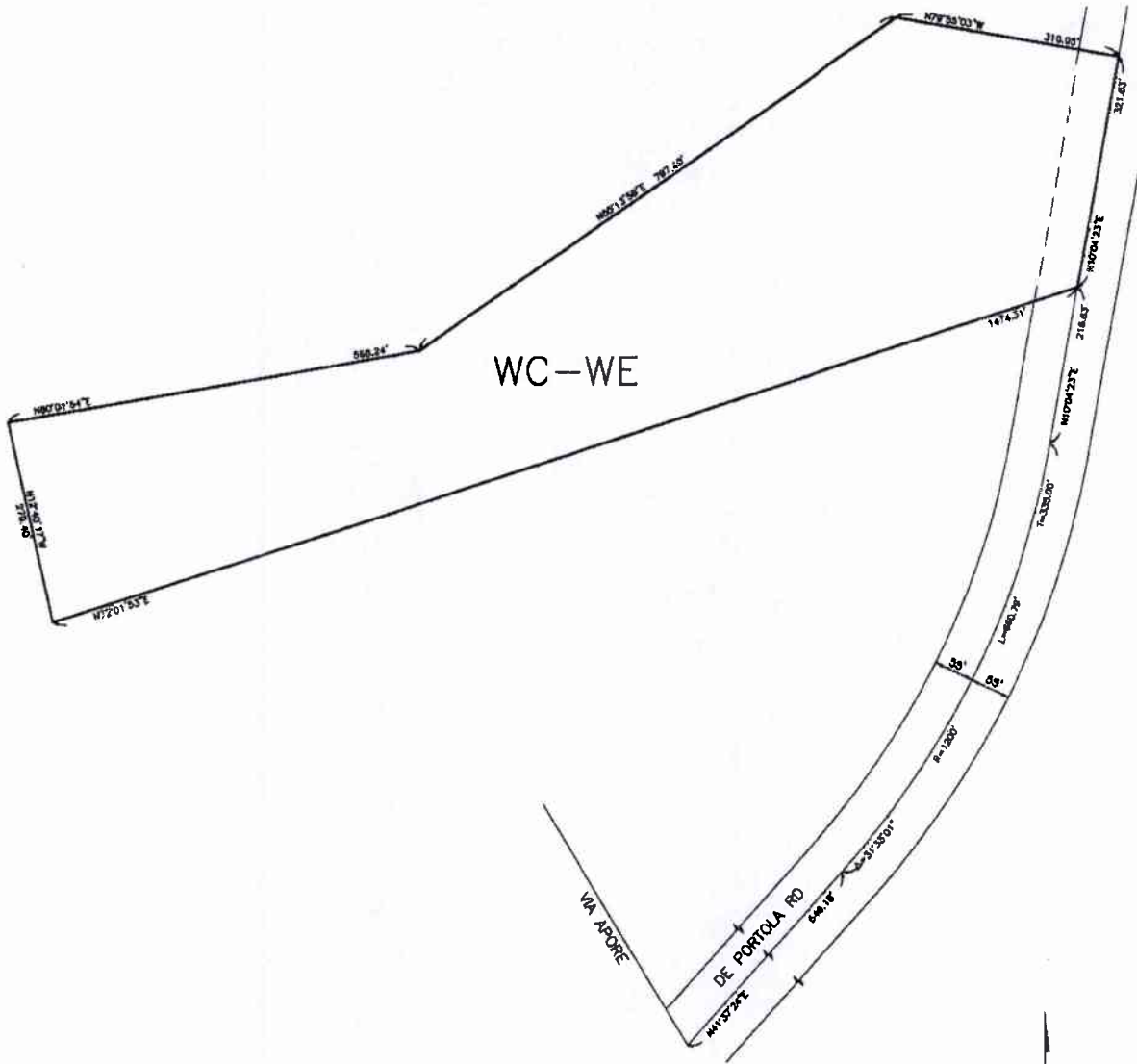
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23 APPROVED AS TO FORM  
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LEGEND

**WC-WE**

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RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA ZONING AREA  
 PROJ. SEC.29 & 30, T. 7 S., R.1 W., S.B.B.& M.



LEGEND

**WC-WE**

WINE COUNTRY-WINERY EXISTING

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CHANGE OF ZONE CASE NO. 7832  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
AUGUST 20, 2014**

**I. AGENDA ITEM 3.6**

**CHANGE OF ZONE NO. 7832** - No New Environmental Documentation is Required – Applicant: Robert Olson – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (10 acre min.) - Temecula Valley Wine Country Policy Area - Winery District – Location: Located north of Via Adore, south of Monte de Oro, east of Via el Pia Bonia and west of De Portola Road - 10 Gross Acres - Zoning: Citrus/Vineyard (C/V) Zone. (Legislative)

**II. PROJECT DESCRIPTION:**

Change of Zone to Wine Country - Winery Existing Zone (WC-WE).

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

- Oz Bratene, Representative, is in favor of the proposed project.
- Al Martini, Representative, P.O. Box 15418, Irvine 92623 (949) 551-6142 is in a neutral position

No one spoke in opposition to the proposed project

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

PUBLIC HEARING IS **CLOSED**

Motion by Commissioner Petty, 2<sup>nd</sup> by Commissioner Valdivia

A vote of 5-0

**RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

- **FIND NO NEW ENVIROMENTAL DOCUMENT IS REQUIRED;** and,
- **APPROVE CHANGE OF ZONE NO. 7832.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.: **3.6**  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California Area  
Supervisory District: Third/Third  
Project Planner: Phayvanh Nanthavongdouangsy  
Planning Commission: August 20, 2014

CHANGE OF ZONE NO. 7832  
Applicant: Robert Olson  
Engineer/Representative: Oz Bratene

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7832 proposes to change the site's zoning from Citrus/Vineyard (CV) Zone to Wine Country - Winery Existing (WC-WE) Zone.

This site is located north of Via Adore, south of Monte de Oro, east of Via El Pia Bonia and west of De Portola Rd at 39050 De Portola Rd. Temecula Ca 92591.

### BACKGROUND:

The recently adopted General Plan Amendment No. 1077(GPA1077) placed the project site within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area. This Change of Zone request is to establish General Plan and Zoning consistency.

The Danza del Sol Winery currently operates on this site. Plot Plan PP05531 was approved for this site in the 1980's and permits a winery, wine sales area, tasting room, and wine storage. Danza del Sol was a winery included in Figure 4A of Ordinance No. 348.4729 which set forth the wineries to be included within the WC-WE Zone.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 acres min.), Temecula Valley Wine Country Policy Area - Winery District
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 acres min.), Temecula Valley Wine Country Policy Area-Winery District to the north, east and south and Rural Residential (R:RR) (5 acre min.) to the east
3. Existing Zoning (Ex. #3): Citrus/Vineyard (CV) Zone
4. Proposed Zoning (Ex. #3): Wine Country - Winery Existing (WC-WE) Zone
5. Surrounding Zoning (Ex. #3): Citrus/Vineyard (CV) Zone, Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½)
6. Existing Land Use (Ex. #1): Winery
7. Surrounding Land Use (Ex. #1): Vina de Lestonnac Retreat Center to the north, vineyards, vacant parcels, and single family residents to the south, east, and west.
8. Project Data: Total Acreage: 10
9. Environmental Concerns: No Further Environmental Documentation

Required pursuant to CEQA Guidelines Section 15162

**RECOMMENDATIONS:**

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

**APPROVE CHANGE OF ZONE NO. 7832**, amending the zoning classification for the subject property from C/V Zone to WC-WE Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated AG: Agriculture (10 acre min.) within the Temecula Valley Wine Country Policy Area - Winery District; of the Southwest Area Plan.
2. The existing use, a winery with incidental commercial uses, is consistent with the Temecula Valley Wine Country Policy Area - Winery District.
3. The existing zoning for the project site is Citrus/Vineyard (C/V) Zone.
4. The project site is surrounded to the north and south by properties that are also designated AG: Agriculture (AG: AG) (10 acre min.) within the Temecula Valley Wine Country Policy Area - Winery District; the properties to the east are designated Rural: Rural Residential (R: RR) (5 acre min.).
5. The proposed zoning for the subject site is Wine Country - Winery Existing (WC-WE) Zone.
6. Danza del Sol was a winery included in Figure 4A of Ordinance No. 348.4729 which set forth the wineries to be included within the WC-WE Zone.
7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
8. The project site is surrounded by properties which are zoned Citrus/Vineyard (C/V), Residential - Agriculture (R-A - 2 ½).
9. Similar wineries, residential units, agriculture uses, and Vina de Lestonnac Retreat Center have been constructed and are operating in the project vicinity.

**CHANGE OF ZONE NO. 7832**

**Planning Commission Staff Report: August 20, 2014**

**Page 3 of 4**

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10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
11. This project is not within the City Sphere of Influence of Temecula.
12. Change of Zone No. 7832 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Winery Existing Zone, respectively.
13. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7832 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
  - a. Change of Zone No. 7832 is changing the property's zoning classification to Wine Country - Winery Existing Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
  - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
  - c. The Wine Country - Winery Existing Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
  - d. There are no changes to the mitigation measures included in EIR No. 524; and
  - e. Change of zone No. 7832 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Winery Existing Zone analyzed in EIR No. 524.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Wine Country - Winery Existing (WC-WE) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. The city of Temecula sphere of influence;
  - b. A 100-year flood plain or dam inundation area;
  - c. A fault zone; or,
  - d. A MSHCP Core Reserve Area.
3. The project site is located within:
  - a. The boundaries of the Temecula Valley Wine Country Policy Area;
  - b. The boundaries of the Temecula Valley Unified School District;
  - c. County Service Area No. 149;
  - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - e. Paleontological Sensitive area;
  - f. Subsidence Area;
  - g. Partially within a liquefaction area;
  - h. Within a ½ mile of unnamed fault in Elsinore fault zone;
  - i. Zone A, 14.84 Miles from Mt. Palomar Observatory; and,
  - j. Within the Murrieta Creek-Santa Gerturdis Valley Area Drainage Plan boundary.
4. The subject site is currently designated as Assessor's Parcel Number 941290006.

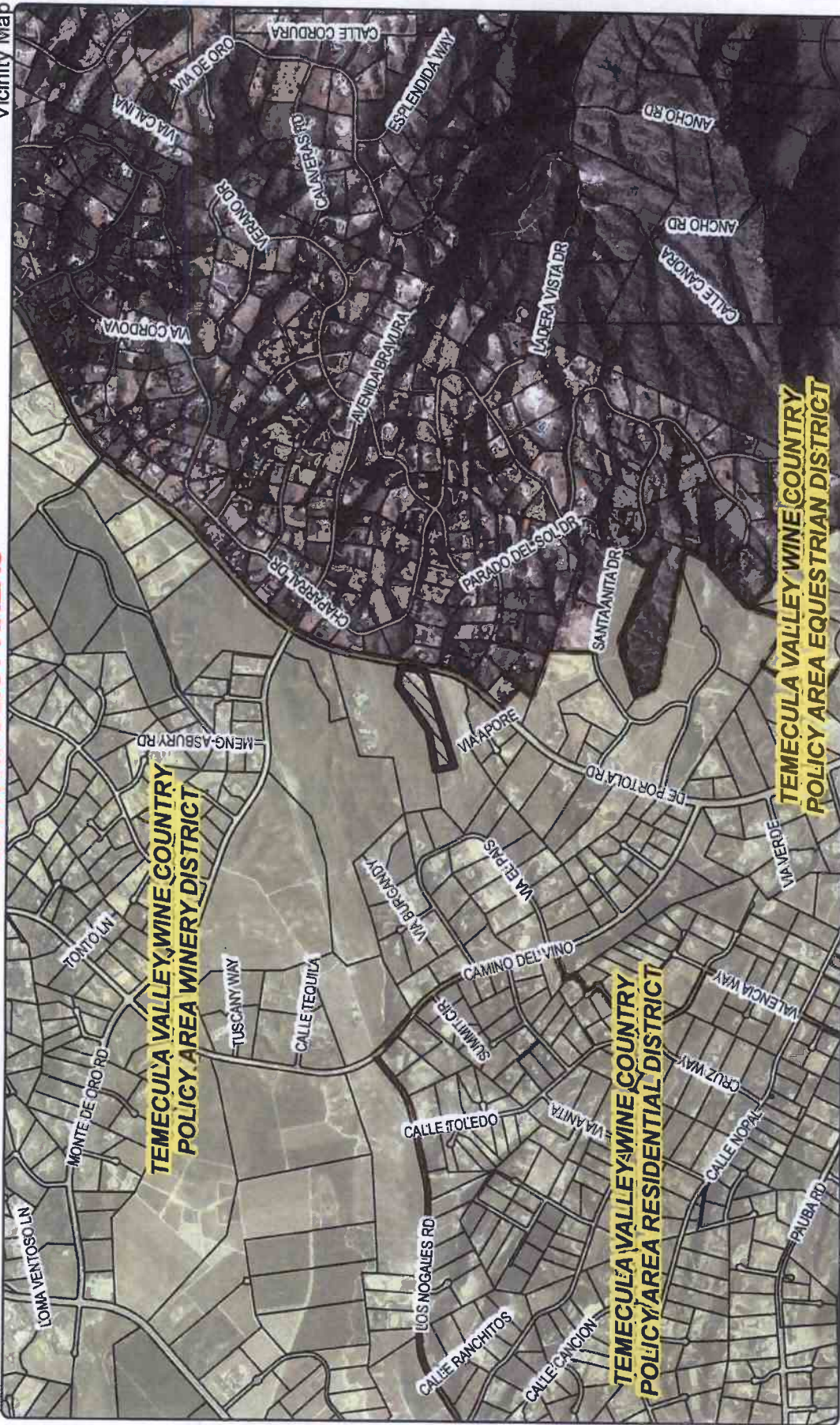


**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07832**

Supervisor Stone  
District 3

Date Drawn: 06/25/2014  
Vicinity Map

**VICINITY/POLICY AREAS**



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 30

Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 30



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department in Riverside at (951)958-2000 (Western County) or at Palm Desert at (760)963-4277 (Eastern County) or Webster Weber/Planning@co.riverside.ca.us

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07832

LAND USE

Supervisor Stone  
District 3

Date Drawn: 06/25/2014  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 30



Assessors Bk. Pg. 941-29  
Thomas Bros. Pg. 960 F2  
Edition 2014



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcsd.net>

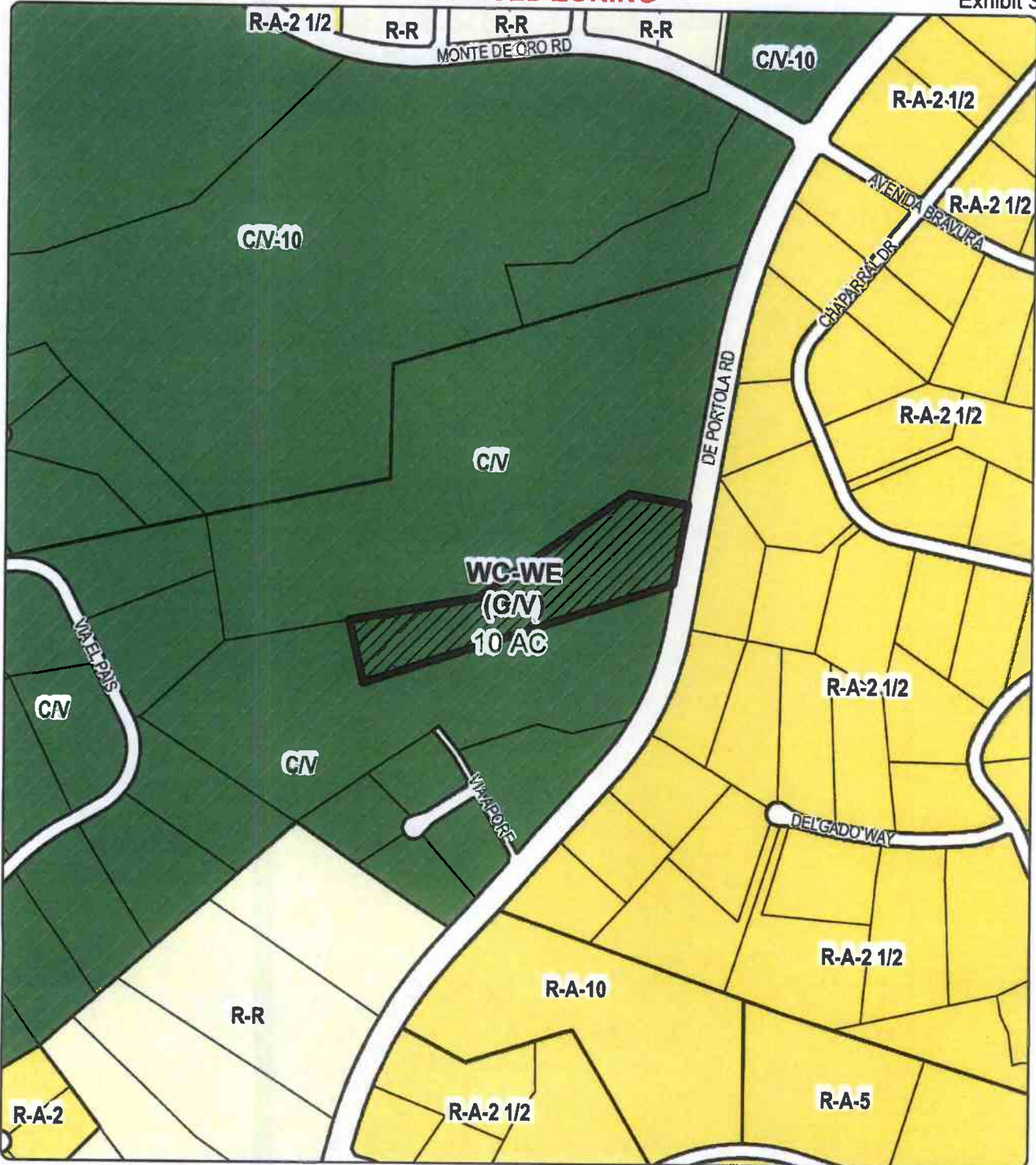
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07832

Supervisor Stone  
District 3

Date Drawn: 06/25/2014  
Exhibit 3

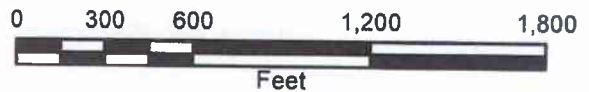
PROPOSED ZONING



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 30



Assessors Bk. Pg. 941-29  
Thomas Bros. Pg. 960 F2  
Edition 2014



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rclanline.rctdms.org>

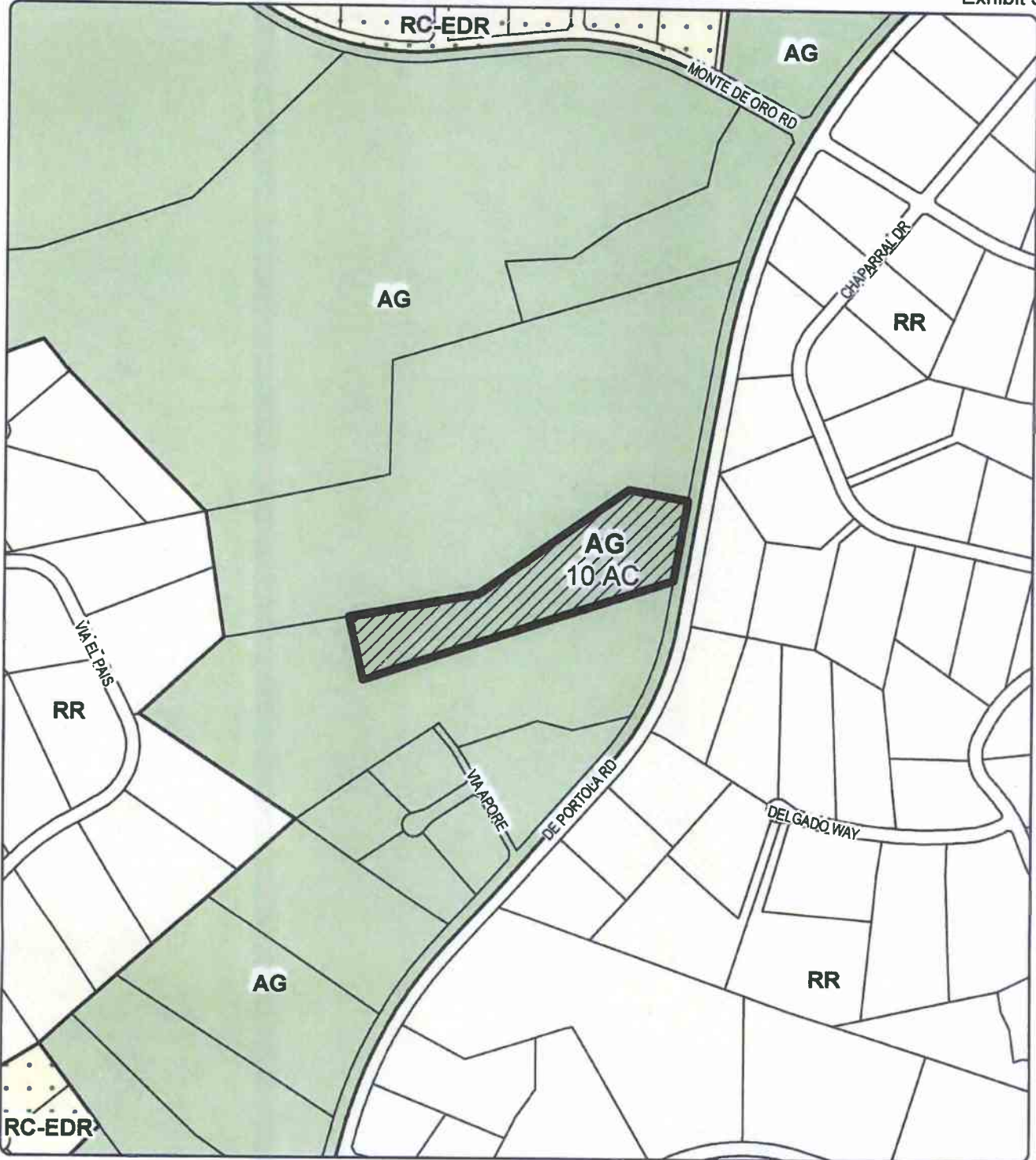
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07832

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 06/25/2014  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 30



Assessors Bk. Pg. 941-29  
Thomas Bros. Pg. 960 F2  
Edition 2014



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207832 DATE SUBMITTED: 6/4/2014

### APPLICATION INFORMATION

Applicant's Name: Robert Olson E-Mail: bolson@gmail.com

Mailing Address: 39050 DEPORTOLA ROAD  
TEMECULA CA 92592  
City State ZIP

Daytime Phone No: (952) 807-8383 Fax No: ( )

Engineer/Representative's Name: OZ BRATENE E-Mail: brateneconst@prodigy.net

Mailing Address: 41625 ENTERPRISE CIRCLE So., #B-2  
TEMECULA CA 92590  
City State ZIP

Daytime Phone No: (951) 201-2542 Fax No: (951) 296-3711

Property Owner's Name: FRASER DEVELOPMENT, LLC E-Mail: \_\_\_\_\_

Mailing Address: 6842 LILLIAN LANE  
EDEN PRAIRIE MN 55346  
City State ZIP

Daytime Phone No: (952) 807-8383 Fax No: ( )

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2006! Pg 960, F-2

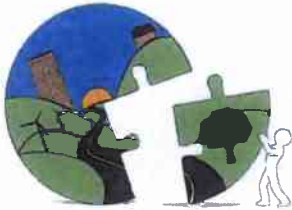
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CHANGE ZONE TO CONFORM TO RECENT COUNTY  
ORDINANCE CHANGE.

Related cases filed in conjunction with this request:

PP 553151





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21162 of the California Public Resources Code.**

Change of Zone No. 7832 (CZ7832)

Project Title/Case Numbers

Phayvanh Nanthavongduangsv

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Robert Olson

Project Applicant

39050 De Portola Road, Temecula CA 92592

Address

North of Apore, South of Monte De Oro, East of El Pais Bonita and West of De Portola - 39050 De Portola Road, Temecula CA 92592

Project Location

Change of Zone No. 7832 proposes to change the existing zoning of Citrus/Vinard (C/V) zone to Wine Country-Winery Existing (WC-WE) zone. 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. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7832 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7832 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7832 is changing the property's zoning classification to WC-WE Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-WE Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7832 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-WE Zone analyzed in EIR No. 524.

Project Description

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

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

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 7/14/2014  
Y:\Planning Master Forms\CEQA Forms\WOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06080

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1405790

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

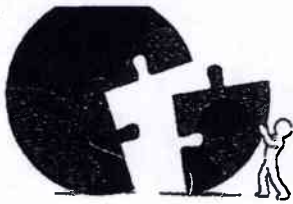
Received from: OLSON ROBERT \$50.00  
paid by: CASH  
CA FISH AND GAME COUNTY CLERK DOC FEE FOR CZ07832  
paid towards: CFG06080 CALIF FISH & GAME: DOC FEE  
at parcel: 39050 DE PORTOLA RD TEM  
appl type: CFG3

By \_\_\_\_\_ Jun 04, 2014 16:34  
GLKING posting date Jun 04, 2014

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

Overpayments of less than \$5.00 will not be refunded!



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Original Declaration for Notice of Determination was routed to County Clerks for posting on.

3/11/14 Date

[Signature] Initial

Juan C. Perez
TLMA Director/
Interim Planning Director

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

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

[ ] 38866 El Cerrito Road
Palm Desert, California 92211

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

Temecula Valley Wine Country Community Plan, General Plan Amendment (GPA) No. 1077, Zoning Ordinance Amendment No. 348.4729, Temecula Valley Wine Country Design Guidelines, Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Program Environmental Impact Report No. 524

Phaywanh Nanthavongdouangsy
County Contact Person

951-955-6573
Phone Number

SCH No. 2009121076

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside TLMA-Planning Department
Project Applicant

4080 Lemon St. 12th Floor Riverside Ca 92501-1409
Address

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,005 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.

The proposed project is the development of a Temecula Valley Wine Country Community Plan, that will be used to ensure that the region develops in an orderly manner that maximizes the area's unique viticulture potential and associated entrepreneurial uses, while balancing the need to protect the area's existing equestrian and rural lifestyles. The project includes the following County actions: (1) Adoption of General Plan Amendment No. 1077 which adopts the Wine Country Community Plan and updates the existing Southwest Area Plan (SWAP) and other elements of the County General Plan, particularly the policies and boundaries related to the existing Citrus Vineyard and Valle de Los Caballos Policy Areas; (2) Zoning Ordinance Amendment No. 348.4729, adding new zoning classifications that implement the General Plan; and (3) Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and adopting the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 11, 2014, and has made the following determinations regarding that project:

- 1. The project will have a significant effect on the environment.
2. A Program Environmental Report was prepared and certified for this project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency;
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Program Environmental Impact Report No. 524 with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]

Signature

TLMA Director / Interim Planning Director
Title

March 11, 2014

Date

Date Received for Filing and Posting at OPR:

3-28
MAR 11 2014

FOR COUNTY CLERK'S USE ONLY

[Empty box for County Clerk's use]

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

**CHANGE OF ZONE NO. 7832** - No New Environmental Documentation is Required – Applicant: Robert Olson – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (10 acre min.) - Temecula Valley Wine Country Policy Area - Winery District – Location: Located north of Via Adore, south of Monte de Oro, east of Via el Pia Bonia and west of De Portola Road - 10 Gross Acres - Zoning: Citrus/Vineyard (C/V) Zone - **REQUEST:** Change of Zone to Wine Country - Winery Existing Zone (WC-WE). (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: August 20, 2014  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1<sup>ST</sup> FLOOR, BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact project planner, Phayvanh Nanthavongdouangsy, at (951) 955-6573 or e-mail [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/25/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07832 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

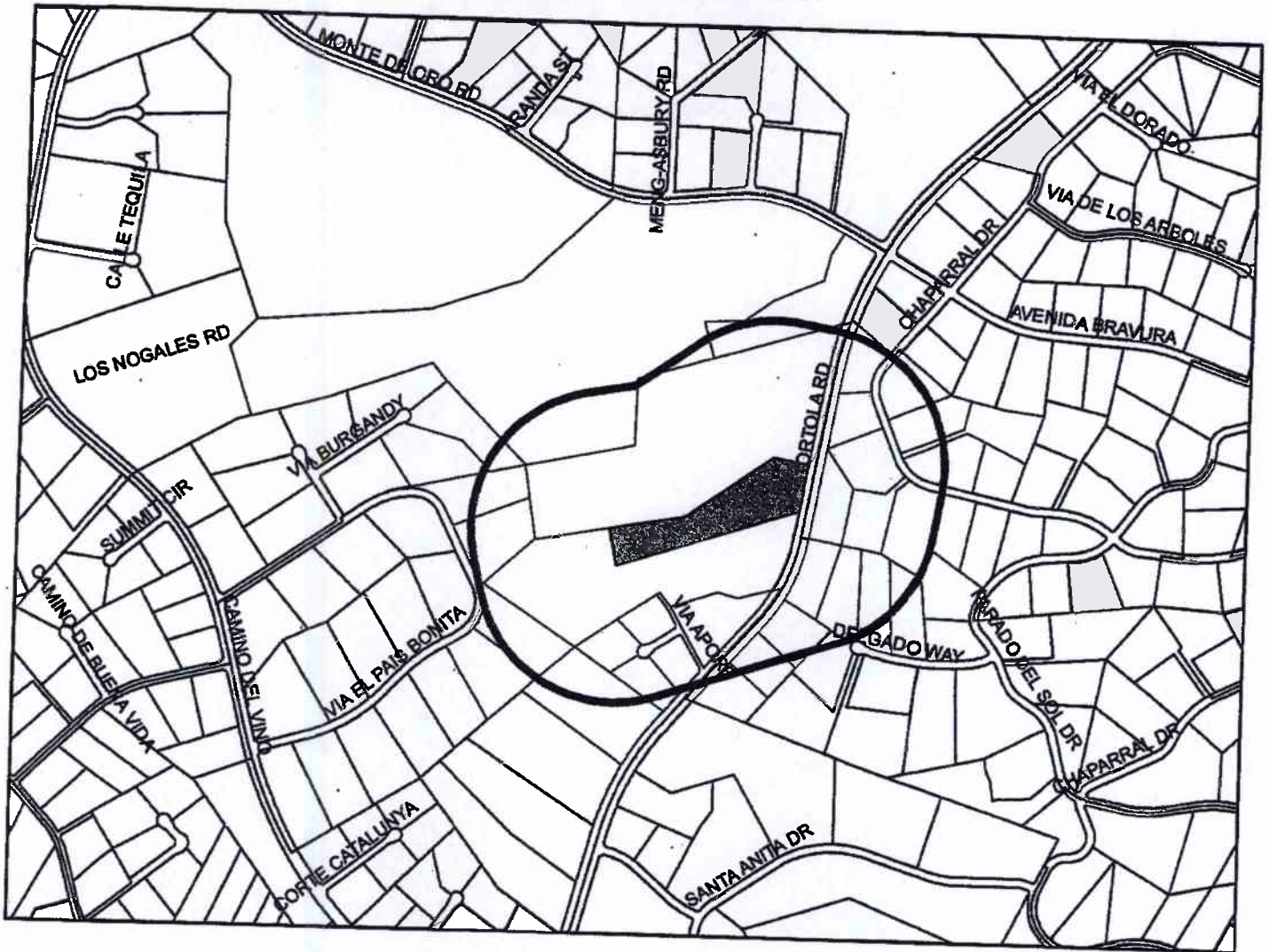
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

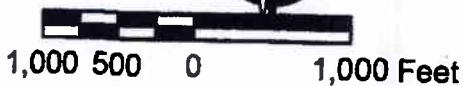
\* Checked by Phaymanh N  
Expires 12/25/14

**CZ07832 (1000 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 941-300-013 | 941-260-008 | 941-300-011 | 941-260-009 | 941-300-001 | 927-240-025 | 927-240-020 | 927-240-004 | 941-300-006 | 927-240-001 |
| 941-290-005 | 941-290-006 | 927-240-002 | 927-260-006 | 927-260-001 | 927-240-018 | 941-300-010 | 941-270-024 | 927-260-004 | 941-300-012 |
| 927-240-003 | 927-260-005 | 941-320-003 | 941-320-004 | 941-270-023 | 927-260-009 | 927-260-010 | 941-270-036 | 927-240-021 | 927-260-007 |
| 927-240-022 | 941-290-001 | 927-240-024 | 927-240-023 | 927-260-008 | 927-260-003 | 941-270-035 |             |             |             |



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.

ASMT: 927240001, APN: 927240001  
GAYLE SCHENK, ETAL  
40620 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927240022, APN: 927240022  
KELLY HEFLEY, ETAL  
39110 DE PORTOLA  
TEMECULA, CA. 92592

ASMT: 927240002, APN: 927240002  
ASSOC, ETAL  
C/O WAYNE HANSOM  
17812 DOROTHY CT  
TEMECULA CA 92592

ASMT: 927240023, APN: 927240023  
PATRICIA BYCZEK, ETAL  
37 GOLF RIDGE DR  
DOVE CANYON CA 92679

ASMT: 927240003, APN: 927240003  
REBECCA JAGODA, ETAL  
40720 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927240024, APN: 927240024  
SORAYA BADIANT  
33918 PARADOR ST  
TEMECULA CA 92592

ASMT: 927240004, APN: 927240004  
STEFANIE SHORE, ETAL  
40750 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927240025, APN: 927240025  
MARIANNE MASINO, ETAL  
40625 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927240018, APN: 927240018  
JOAN CRAIG, ETAL  
40785 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927260001, APN: 927260001  
STEVEN HSIEH, ETAL  
26702 BRIDLEWOOD DR  
LAGUNA HILLS CA 92653

ASMT: 927240020, APN: 927240020  
MARYAN COMEAUX, ETAL  
40775 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927260003, APN: 927260003  
KATHLEEN LEIGHTON, ETAL  
37168 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927240021, APN: 927240021  
CAROL ANDERSON, ETAL  
40755 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927260004, APN: 927260004  
JAYME MATHENY, ETAL  
37150 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927260005, APN: 927260005  
JOSEPH BIRO, ETAL  
37120 DELGADO WAY  
TEMECULA CA 92592

ASMT: 941260009, APN: 941260009  
MANISHA RAHEJA, ETAL  
1509 VIA CORONEL  
PALOS VERDES EST CA 90274

ASMT: 927260006, APN: 927260006  
CHRISTINE BALLEW, ETAL  
38925 DE PORTOLA RD  
TEMECULA, CA. 92592

ASMT: 941270023, APN: 941270023  
NANCY DUARTE, ETAL  
P O BOX 890314  
TEMECULA CA 92589

ASMT: 927260007, APN: 927260007  
ROSALYN NICKELSON  
38901 DE PORTOLA RD  
TEMECULA, CA. 92592

ASMT: 941270024, APN: 941270024  
BASILIO CAMPOS, ETAL  
C/O BASILIO CAMPOS  
8562 MARYLEE DR  
GARDEN GROVE CA 92641

ASMT: 927260008, APN: 927260008  
PATRICIA KUTSCHER, ETAL  
38811 DE PORTOLA RD  
TEMECULA, CA. 92592

ASMT: 941270035, APN: 941270035  
TODD CASHMAN  
2427 CAMINO OLEADA  
SAN CLEMENTE CA 92673

ASMT: 927260009, APN: 927260009  
GAIL FITZPATRICK, ETAL  
38685 DE PORTOLA RD  
TEMECULA CA 92592

ASMT: 941270036, APN: 941270036  
RICK ABRAHAMS  
36475 VIA EL PAIS  
TEMECULA, CA. 92592

ASMT: 927260010, APN: 927260010  
JOCELYN BAYLESS, ETAL  
37125 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 941290001, APN: 941290001  
SISTERS OF THE CO OF MARY OUR LADY  
16791 E MAIN ST  
TUSTIN CA 92680

ASMT: 941260008, APN: 941260008  
KIRSTEN THORNBURG, ETAL  
36351 VIA BURGANDY  
TEMECULA, CA. 92592

ASMT: 941290006, APN: 941290006  
FRASER DEV  
6842 LILLIAN LN  
EDEN PRAIRIE MN 55346



ASMT: 941300001, APN: 941300001  
EFFIE FOSKARIS, ETAL  
3421 E MANDEVILLE PL  
ORANGE CA 92867

ASMT: 941300006, APN: 941300006  
MARGARET GRANLUND, ETAL  
P O BOX 892140  
TEMECULA CA 92589

ASMT: 941300010, APN: 941300010  
PATRICIA GARCIA, ETAL  
36760 BIANCA WAY  
TEMECULA, CA. 92592

ASMT: 941300011, APN: 941300011  
HEIDI RUSTIN, ETAL  
32635 ROTHENBERG DR  
TEMECULA CA 92592

ASMT: 941300012, APN: 941300012  
JEANNE ANDERSON, ETAL  
34094 TUSCAN CREEK WAY  
TEMECULA CA 92592

ASMT: 941300013, APN: 941300013  
TANYA GAITAN, ETAL  
PO BOX 1612  
TEMECULA CA 92593

ASMT: 941320004, APN: 941320004  
PATRICIA LIN  
C/O EUSTON HOMES  
910 CAMINO DEL MAR NO A  
DEL MAR CA 92014

Easy Peel® Labels  
Use Avery® Template 5160®

▲  
Feed Paper

—  
Bend along line to  
expose Pop-up Edge™



*Applicant*

Robert Olson  
39050 De Portola Road  
Temecula, CA 92592

Attn: Oz Bratene  
Bratene Construction & Engineering  
41625 Enterprise Circle South #B-2  
Temecula, CA 92590

Fraser Development, LLC  
6842 Lillian Lane  
Eden Prairie, MN 55346

Easy Peel® Labels  
Use Avery® Template 5160®

▲ Feed Paper  Bend along line to  
expose Pop-up Edge™



Applicant

Robert Olson  
39050 De Portola Road  
Temecula, CA 92592

Attn: Oz Bratene  
Bratene Construction & Engineering  
41625 Enterprise Circle South #B-2  
Temecula, CA 92590

Fraser Development, LLC  
6842 Lillian Lane  
Eden Prairie, MN 55346

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1400921

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: COUNTY OF RIVERSIDE  
paid by: JV 0001661564 \$3,079.75  
CFG FOR WINE COUNTRY COMMUNITY PLAN  
paid towards: CFG06040 CALIF FISH & GAME: DOC FEE  
at parcel: 21420 MEMORY LN PERR  
appl type: CFG3

By ADANIELS Jan 30, 2014 13:08  
posting date Jan 30, 2014

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount     |
|--------------------|-------------------------|------------|
| 658353120100208100 | CF&G TRUST              | \$3,029.75 |
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00    |

Overpayments of less than \$5.00 will not be refunded!

01C7301

PeopleSoft Financials  
JOURNAL ENTRY DETAIL REPORT

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Run Date 1/28/2014  
Run Time 11:15:28 PM

64 Ledger Group: ACTUALS  
Source: ONL  
Reversal: N  
Reversal Date:  
Reference Number: TLARC  
Accounting Period: 9  
Fiscal Year: 2014  
Operator ID: E203740  
Prepared By: Aimee Daniels 5-6843  
TLARC

HALIMAH, ELEONOR, PHAYVANH, REVENUE

| DeptID     | Prog | Class | Program  | Stat | Statistics Amt | Description              | Reference | Rate Amount |
|------------|------|-------|----------|------|----------------|--------------------------|-----------|-------------|
| 3120100000 |      |       |          |      |                | PLANNING PAYING CFG06040 | R1400921  | -3,079.75   |
| 3120100000 |      |       | ZRWC9889 |      |                | PLANNING PAYING CFG06040 | R1400921  | 3,079.75    |
| 3120100000 |      |       | ZRWC9889 |      |                | PLANNING PAYING CFG06040 | R1400921  | -3,079.75   |

|                     |                          |                           |
|---------------------|--------------------------|---------------------------|
| <b>Total Debits</b> | <b>Total Base Debits</b> | <b>Total Base Credits</b> |
| 4                   | 4,159.50                 | 6,159.50                  |

TLMA  
JAN 30 2014  
3:00 PM