

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

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

618B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 August 28, 2014

SUBJECT: CHANGE OF ZONE NO. 7810 – No new environmental documentation is required – Applicant: SFT Realty Rockaway, LLC – Engineer/Representative: MDMG, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural : Rural Residential (R: RR) (5 Acres Minimum) – Temecula Valley Wine Country Policy Area (10 Acres Minimum) – Location: Northeast of Los Corralitos Road, south of Los Caballos Road, and west of Pauba Road – 241.63 Gross Acres – Zoning: Residential Agricultural - 10 acres minimum (R-A-10) Zone. REQUEST: Change of zone proposes to change the existing zoning of Residential Agricultural -10 acres minimum (R-A-10) Zone to Wine Country - Equestrian (WC-E) 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,

(continued on next page)

JCP:pn

Juan C Perez
 TLMA Director/ Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (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	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 3/11/14 Item 3.28 | District:3/3 | Agenda Number:

16-2

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

FORM 11: Change of Zone No. 7810

DATE: August 28, 2014

PAGE: Page 2 of 2

2. **APPROVE CHANGE OF ZONE NO. 7810**, amending the zoning classification for the subject properties from R-A-10 Zone to WC-E Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4790** amending the zoning in the Rancho California Area shown on Map No. 2.2366 Change of Zone No. 7810 attached hereto and incorporated herein by reference; and,

BACKGROUND:

Summary:

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.

Galway Downs Equestrian Facility currently operates on this site. The existing uses located on this site includes barns, horse stables, grooms quarters, horse racing track, retail shop, restaurant and mobile home park. These uses were originally approved through the following Conditional Use cases and Conditional Use Permit: CU No. 966, CU No. 1127, CU No. 1615, and CUP No. 2303. 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 3.8 Staff Report and Minutes**
- B. **Ordinance No. 348. 4790**

ATTACHMENT B:

Ordinance No. 348.4790

Map No. 2.2366

1 ORDINANCE NO. 348.4790

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 2.2366, Change of Zone Case No. 7810" 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

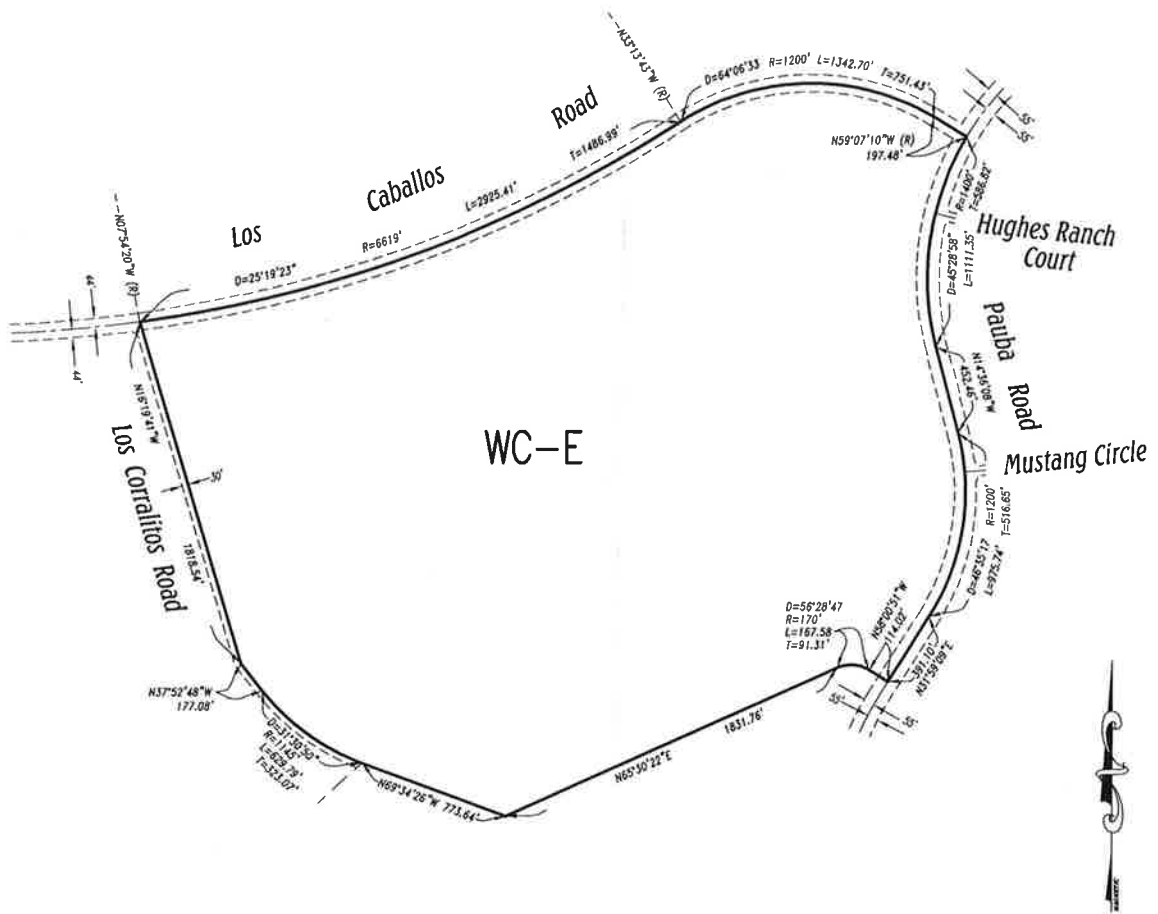
18 By: _____

19
20 (SEAL)

21
22
23 APPROVED AS TO FORM
24 September 9, 2014

25 By: 
26 MICHELLE CLACK
27 Deputy County Counsel

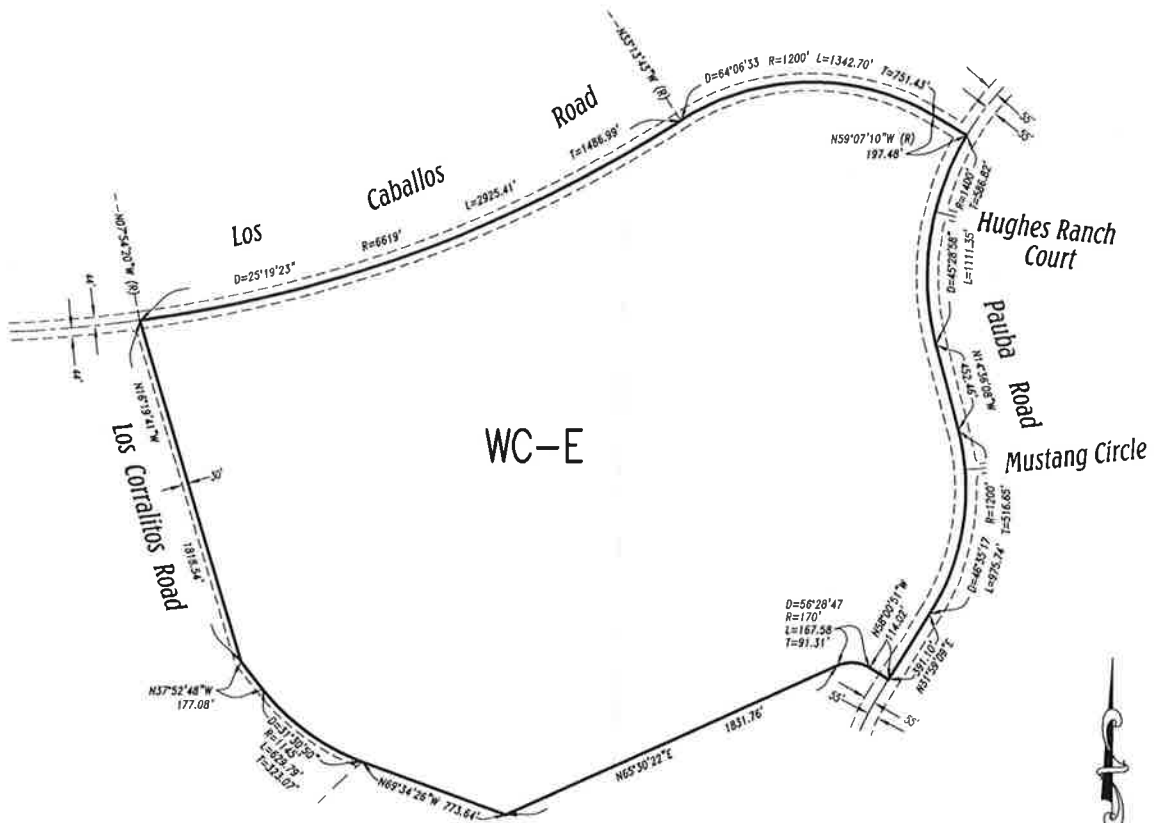
RANCHO CALIFORNIA AREA
 SEC. 7 and 18, T.8S., R.1W. and Sec. 12 and 13, T.8S., R.2W., S.B.B & M.



LEGEND:
WC-E WINE COUNTRY-EQUESTRIAN

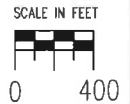
MAP NO. 2.2366
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7810
 ADOPTED BY ORDINANCE NO. 348.4790
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

RANCHO CALIFORNIA AREA
 SEC. 7 and 18, T.8S., R.1W. and Sec. 12 and 13, T.8S., R.2W., S.B.B & M.



LEGEND:

WC-E WINE COUNTRY-EQUESTRIAN



MAP NO. 2.2366
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7810
 ADOPTED BY ORDINANCE NO. 348.4790
 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: CZ07810

(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 rd 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: 3rd 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 (CFG06012)

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

RECEIVED

SEP 09 2014

COUNTY COUNSEL *MS*

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"

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

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 August 28, 2014

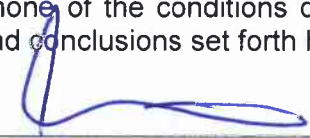
SUBJECT: CHANGE OF ZONE NO. 7810 – No new environmental documentation is required – Applicant: SFT Realty Rockaway, LLC – Engineer/Representative: MDMG, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural : Rural Residential (R: RR) (5 Acres Minimum) – Temecula Valley Wine Country Policy Area (10 Acres Minimum) – Location: Northeast of Los Corralitos Road, south of Los Caballos Road, and west of Pauba Road – 241.63 Gross Acres – Zoning: Residential Agricultural - 10 acres minimum (R-A-10) Zone. REQUEST: Change of zone proposes to change the existing zoning of Residential Agricultural -10 acres minimum (R-A-10) Zone to Wine Country - Equestrian (WC-E) 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,

(continued on next page)

JCP:pn


 Juan C Perez
 TLMA Director/ Interim Planning Director

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

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- 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. 7810

DATE: August 28, 2014

PAGE: Page 2 of 2

2. **APPROVE CHANGE OF ZONE NO. 7810**, amending the zoning classification for the subject properties from R-A-10 Zone to WC-E Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4790** amending the zoning in the Rancho California Area shown on Map No. 2.2366 Change of Zone No. 7810 attached hereto and incorporated herein by reference; and,

BACKGROUND:

Summary:

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.

Galway Downs Equestrian Facility currently operates on this site. The existing uses located on this site includes barns, horse stables, grooms quarters, horse racing track, retail shop, restaurant and mobile home park. These uses were originally approved through the following Conditional Use cases and Conditional Use Permit: CU No. 966, CU No. 1127, CU No. 1615, and CUP No. 2303. 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 3.8 Staff Report and Minutes**
- B. **Ordinance No. 348. 4790**

ATTACHMENT B:

Ordinance No. 348. 4790

Map No. 2.2366

1 ORDINANCE NO. 348.4790

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 2.2366, Change of Zone Case No. 7810" 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: _____

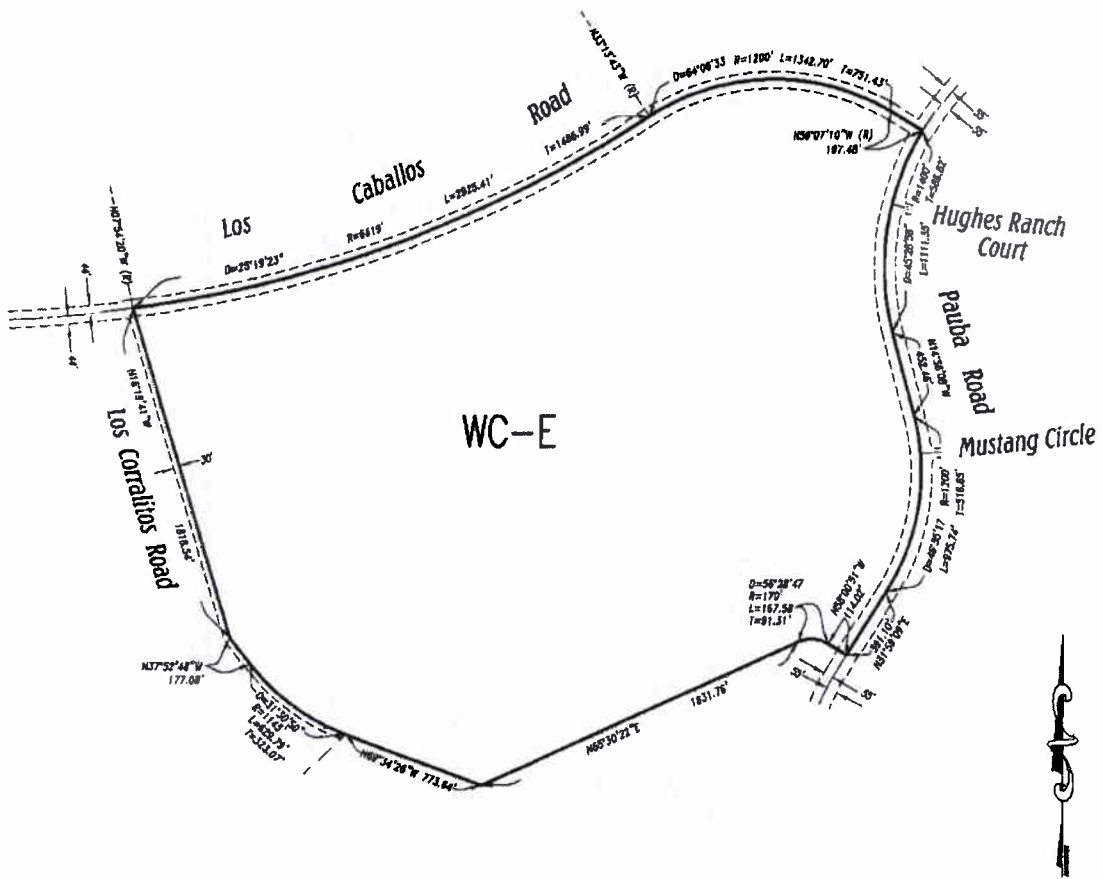
19
20 (SEAL)

21
22
23 APPROVED AS TO FORM
24 September 9, 2014

25 By: 
26 MICHELLE CLACK
27 Deputy County Counsel

28 MPC:sk
9/4/14

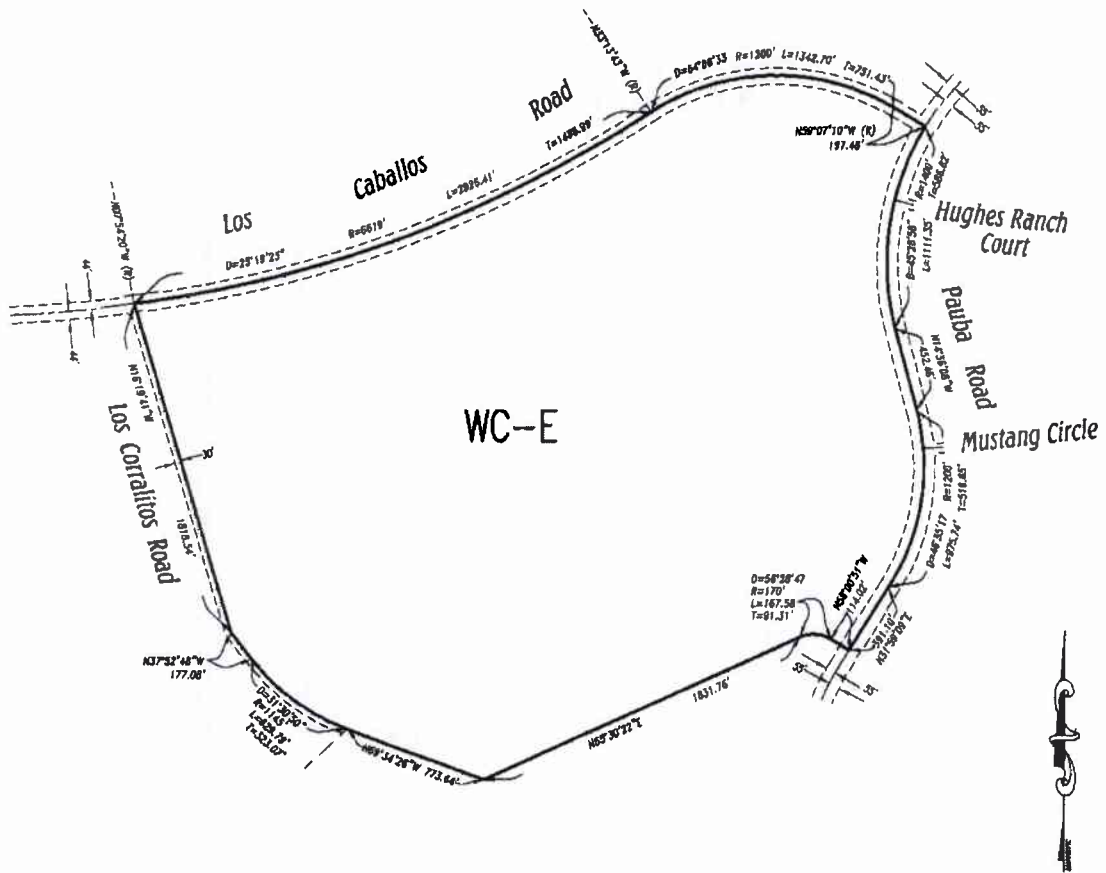
RANCHO CALIFORNIA AREA
 SEC. 7 and 18, T.8S., R.1W. and Sec. 12 and 13, T.8S., R.2W., S.B.B & M.



LEGEND:
WC-E WINE COUNTRY-EQUESTRIAN

MAP NO. 2.2366
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7810
 ADOPTED BY ORDINANCE NO. 348.4790
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

RANCHO CALIFORNIA AREA
 SEC. 7 and 18, T.8S., R.1W. and Sec. 12 and 13, T.8S., R.2W., S.B.B & M.



LEGEND:
WC-E WINE COUNTRY-EQUESTRIAN

MAP NO. 2.2366
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7810
 ADOPTED BY ORDINANCE NO. 348.4790
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



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

I. AGENDA ITEM 3.8

CHANGE OF ZONE NO. 7810 - No New Environmental Documentation Required – Applicant: SFT Realty Rockaway, LLC – Engineer/Representative: MDMG, INC – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR)(5 acres min.) - Temecula Valley Wine Country Policy Area - Equestrian District – Location: Northeast of Los Corralitos Rd., south of Los Caballos Rd., and west of Pauba Rd. - 241.63 gross acres - Zoning: Residential Agricultural - 10 acres min (R-A-10) Zone. (Legislative)

II. PROJECT DESCRIPTION:

Change of Zone to Wine Country - Equestrian Zone (WC-E) Zone.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

- Larry Markham, Representative, 41635 Enterprise Circle N, Temecula 92590 (909) 322-8482
- Chuck Tobin, interested party, (909) 641-3824

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

PUBLIC HEARING IS **CLOSED**

Motion by Commissioner Petty, 2nd by Commissioner Sloman

A vote of 5-0

RECOMMENDS THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

- **FIND NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and,**
- **APPROVE CHANGE OF ZONE NO. 7810.**

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.

Agenda Item No.: 3.8
Area Plan: Southwest Area Plan
Zoning Area: Rancho California Area
Supervisory District: Third
Project Planner: P. Nanthavongdouangsy
Planning Commission: August 20, 2014

CHANGE OF ZONE NO. 7810
Environmental Assessment No. N/A
Applicant: SFT Realty Rockaway LLC.
Engineer/Representative: MDMG, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7810 proposes to change the site's zoning from Residential Agricultural - 10 acres min (R-A-10) Zone to Wine Country - Equestrian (WC-E) Zone.

This site is located north east of Los Corralitos Rd, south of Los Caballos Rd., west of Pauba Rd. at 38801 Los Corralitos Rd. Temecula Ca 92592.

BACKGROUND:

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

The Galway Downs Equestrian Facility currently operates on this site. The existing uses located on this site includes barns, horse stables, grooms quarters, horse racing track, retail shop, restaurant and mobile home park. These uses were originally approved through the following conditional use cases and conditional use permit: CU No. 966, CU No. 1127, CU No. 1615 and CUP No. 2303.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations and 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): Rural: Rural Residential (R:RR) (5 acres min.), Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.)
2. Surrounding General Plan Land Use (Ex. #5): Rural Residential (R: RR) (5 acres min.) within the Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.) to the north, west, east, and south; Agriculture (AG: AG) (10 acres min.) Temecula Valley Wine Country Policy Area -Equestrian District (10 acres min.) to the southeast
3. Existing Zoning (Ex. #3): Residential Agricultural - 10 acres min. (R-A-10) Zone
4. Proposed Zoning (Ex. #3): Wine Country - Equestrian (WC-E) Zone
5. Surrounding Zoning (Ex. #3): Light Agriculture - 10 acres min. (A-1-10) Zone, Rural Residential (R-R) Zone, and Residential Agricultural - 10 acres min. (R-A-10)

ms.

CHANGE OF ZONE NO. 7810

Planning Commission Staff Report: August 20, 2014

Page 2 of 4

- | | |
|-----------------------------------|---|
| 6. Existing Land Use (Ex. #1): | Equestrian facility with appurtenant uses such as horse stables, barns, race track, horse rings, arenas, horse trails, open space fields, grooms quarters, and restaurant; as well as, a mobile home park |
| 7. Surrounding Land Use (Ex. #1): | Single family residents and vacant lots to the north, south, east, and west, Veterinary Hospital to the south |
| 8. Project Data: | Total Acreage: 241.63 |
| 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. 7810, amending the zoning classification for the subject property from R-A-10 Zone to WC-E 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 Rural: Rural Residential (R: RR) (5 acres min.) within the Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.) of the Southwest Area Plan.
2. The existing use, equestrian facility with horse stables, barns, race track, horse rings, arenas, horse trails, open space fields, grooms quarters, and restaurant that were permitted through CUP No. 2303, is consistent with the Temecula Valley Wine Country Policy Area - Equestrian District and the Wine Country - Equestrian (WC-E) Zone. The mobile home park that was permitted through CU No. 966 and CU No. 1127 will become a legal non-conforming use with this change of zone.
3. The existing zoning for the project site is Residential Agricultural - 10 acres min (R-A-10).
4. The project site is surrounded by properties which are also designated Rural: Rural Residential (R: RR) (5 acres min) within the Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.). A property southeast of the project site is designated Agriculture (AG: AG) (10 acres min.) within the Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.).

CHANGE OF ZONE NO. 7810

Planning Commission Staff Report: August 20, 2014

Page 3 of 4

5. The proposed zoning for the subject site is Wine Country - Equestrian (WC-E) Zone. The minimum lot size within the WC-E Zone is 10 acres.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not 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.
7. The project site is surrounded by properties which are zoned Light Agriculture - 10 acres min. (A-1-10) Zone, Rural Residential (R-R) Zone, and Residential Agricultural -10 acres min. (R-A-10).
8. Single family residential units and a Veterinary Hospital have been constructed and are operating in the project vicinity.
9. This project is located within Criteria Cell 7134 and 7185 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and as such a Habitat Evaluation and Acquisition Negotiation Strategy (HANS02039) and RCA Joint Project Review (JPR 10-12-27-01) was completed for the project site. HANS02039 final determination was for 100% development of the site. No portion of the site would need to be conserved; however, prior to issuance of a grading permit a Burrowing Owl survey would need to be completed. This standalone change of zone fulfills the requirements of the MSHCP because it does not require or authorize any grading, construction, or permit any structures on this site. The JPR 10-12-27-01 Criteria Consistency Review is attached to this staff report.
10. This project is not within the City Sphere of Influence of Temecula.
11. Change of Zone No. 7810 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-Equestrian Zone, respectively.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7810 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. 7810 is changing the property's zoning classification to Wine Country - Equestrian 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 - Equestrian 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

CHANGE OF ZONE NO. 7810

Planning Commission Staff Report: August 20, 2014

Page 4 of 4

- e. Change of Zone No. 7810 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Equestrian 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 - Equestrian (WC-E) 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. Area drainage plan or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve area; or,
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. The boundaries of the Riverside County Regional Park District;
 - d. Low Potential Paleontological Sensitive Area;
 - e. Subsidence Area;
 - f. Within a high fire area and state fire responsibility area;
 - g. Partially within very low to very high liquefaction area;
 - h. Within a Flood Zone;
 - i. Within a ½ mile of Agua Tibia Mountain Fault and a County Fault Zone; and,
 - j. Zone A, 12.77 Miles from Mt. Palomar Observatory.
4. The subject site is currently designated as Assessor's Parcel Numbers 927160001 and 927160002.



Board of Directors

- Chairman
Gary Thomasian
City of Murrieta
- Vice Chairman
Marion Ashley
County of Riverside
- Kevin Bash
City of Norco
- William Batey
City of Moreno Valley
- John Benoit
County of Riverside
- Bob Buster
County of Riverside
- Bob Cashman
City of Wildomar
- John Denver
City of Menifee
- Steve Di Memmo
City of San Jacinto
- Vacant
City of Beaumont
- Maryann Edwards
City of Temecula
- Jordan Ehrenkranz
City of Canyon Lake
- Mike Gardner
City of Riverside
- Jim Hyatt
City of Calimesa
- Robin Lowe
City of Hemet
- John Machisic
City of Banning
- Melissa Melendez
City of Lake Elsinore
- Eugene Montanez
City of Corona
- Jeff Stone
County of Riverside
- John Tavaglione
County of Riverside
- Mark Yarbrough
City of Perris
- Executive Staff
- Charles Landry
Executive Director

January 6, 2011

Jared Bond
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Dear Mr. Bond:

Please find the following JPR attached:

JPR 10-12-27-01. Permittee: Riverside County, HANS 2039. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- County-Provided Intake Map
- Regional Map.

Thank you,

Stephanie Standerfer
Western Riverside County Regional Conservation Authority

cc: Ken Corey
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92009

Leslie MacNair
California Dept. of Fish and Game
3602 Inland Empire Blvd. #C220
Ontario, California 91764

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

Project Information

Permittee: Riverside County
 Case Information: HANS 2039
 Site Acreage: 236.47 acres
 Portion of Site Proposed for
 MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 24
 Area Plan: Southwest Area

APN	Sub-Unit	Cell Group	Cell
927-160-001	SU 2 – Temecula & Pechanga Creeks	Independent	7134
927-160-002			7185

Comments:

- a. Proposed Constrained Linkage 24 is comprised of the portion of Temecula Creek east of Redhawk Parkway and west of Pauba Road. This Linkage provides Habitat for wetland species and a connection to Core Areas in Wilson Valley. The Linkage is constrained by existing roadways and planned community Development. Planning Species for which Habitat is provided for within this Linkage include bobcat, mountain lion, Stephens' kangaroo rat, Aguanga kangaroo rat, western pond turtle, yellow warbler, southwestern willow flycatcher, arroyo chub, loggerhead shrike, tree swallow, white-tailed kite, Cooper's hawk and least Bell's vireo. In addition to maintenance of habitat quality, maintenance of existing floodplain processes along Temecula Creek is important for these species. While specific studies of movement along this Linkage have not been conducted, it likely provides for movement of common mammals such as bobcat. Areas not affected by edge within this Linkage total approximately 110 acres of the total 340 acres of the Linkage. Since this is an existing Constrained Linkage already affected by edge, treatment and management of edge conditions along this Linkage will be necessary to ensure that it provides Habitat and movement functions for species using the Linkage.
- b. Approximately 23.75 acres of the approximately 236-acre site is located in Cell 7134. Conservation within Cell 7134 will contribute to assembly of Proposed Constrained Linkage 24. Conservation within Cell 7134 will focus on Riversidean alluvial fan sage scrub and grassland habitat along Temecula Creek. Areas conserved within Cell 7134 will be connected to Riversidean alluvial fan sage



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

scrub habitat proposed for conservation in Cell 7185 to the west and in Cell Group C to the northeast. Conservation within Cell 7134 will range from 35% to 45% of the Cell focusing in the northwestern portion of the Cell.

- c. Approximately 60.34 acres of the project is also located in Cell 7185. Conservation within Cell 7185 will contribute to assembly of Proposed Constrained Linkage 24. Conservation within Cell 7185 will focus on Riversidean alluvial fan sage scrub habitat along Temecula Creek. Areas conserved within Cell 7185 will be connected to habitat proposed for conservation in Cell 7184 to the west and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the east. Conservation within Cell 7185 will range from 20% to 30% of the Cell focusing in the southern portion of the Cell.
- d. The property is located on the southeast corner of Los Caballos Road and Los Corralitos Road, east of the City of Temecula, in southwestern Riverside County, California. The project site is located at an elevation of approximately 1,216 feet above mean sea level (amsl) in the northeastern corner of the property to approximately 1,284 feet amsl in the southwestern portion of the property. The property is currently developed with equestrian stables, racetrack, and a disked field. The proposed project includes development of a portion of the site into recreational development, including playing fields to the western portion of the site, unpaved parking lots at the existing dirt lots at the western portion of the site, and associated improvements. The existing equestrian facility will continue its operation. The project is located southwesterly of Cell 7134 and southeasterly of Cell 7185, southerly of Temecula Creek and Los Caballos Road which is the area not contemplated for Conservation and therefore does not conflict with the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not suitable for fairy shrimp habitat.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located within a Criteria Area Species Survey Area (CASSA). However, the project is located in an Additional Survey Area for Burrowing Owl.



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Comments:

- a. Section 6.1.2: According to the December 14, 2010, Riparian/Riverine letter report prepared by TeraCor, the project site contains six potential features as shown on Exhibit 1 and 2 of the TeraCor letter report. TeraCor determined that Features 1, 2, 3, 5, and 6 are related to the existing equestrian activities on the site. Feature 4 is a regularly maintained drainage swale in the eastern portion of the property that does not connect to any downstream hydrologic features. TeraCor concluded that the six potential features do not support any riparian/riverine areas or vernal pools. The soils which include Hanford coarse sandy loam, 0–2%, 2–8%, and 8–15%; Hanford loamy fine sand, 0–8%; Grangeville fine sandy loam, 0–2%; gullied land; Gorgonio loamy sand, 0–8% and 8–15%; saline-alkali, 0–5%; and riverwash does not support suitable habitat for fairy shrimp. Based on the information provided by TeraCor, the project demonstrates compliance with Section 6.1.2 of the MSHCP.
- b. Section 6.3.2: The project site is located in an Additional Survey Area for Burrowing owl. TeraCor conducted a Step II, Part B Survey on August 17, 2010, concurrently with a Step II, Part A Survey on August 17, 2010, due to the detection of California ground squirrel burrows, which could potentially be utilized for Burrowing Owl occupation. TeraCor conducted the remaining Step II, Part B Surveys on August 21, 26, and 31, 2010. No signs of owls or occupied burrows were observed during the time of the survey effort. Based on the information provided by TeraCor, the project demonstrates compliance with Section 6.3.2 of the MSHCP.
- c. Section 6.1.4: To preserve the integrity of areas near the project site which are proposed for Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure, which are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and run-off.



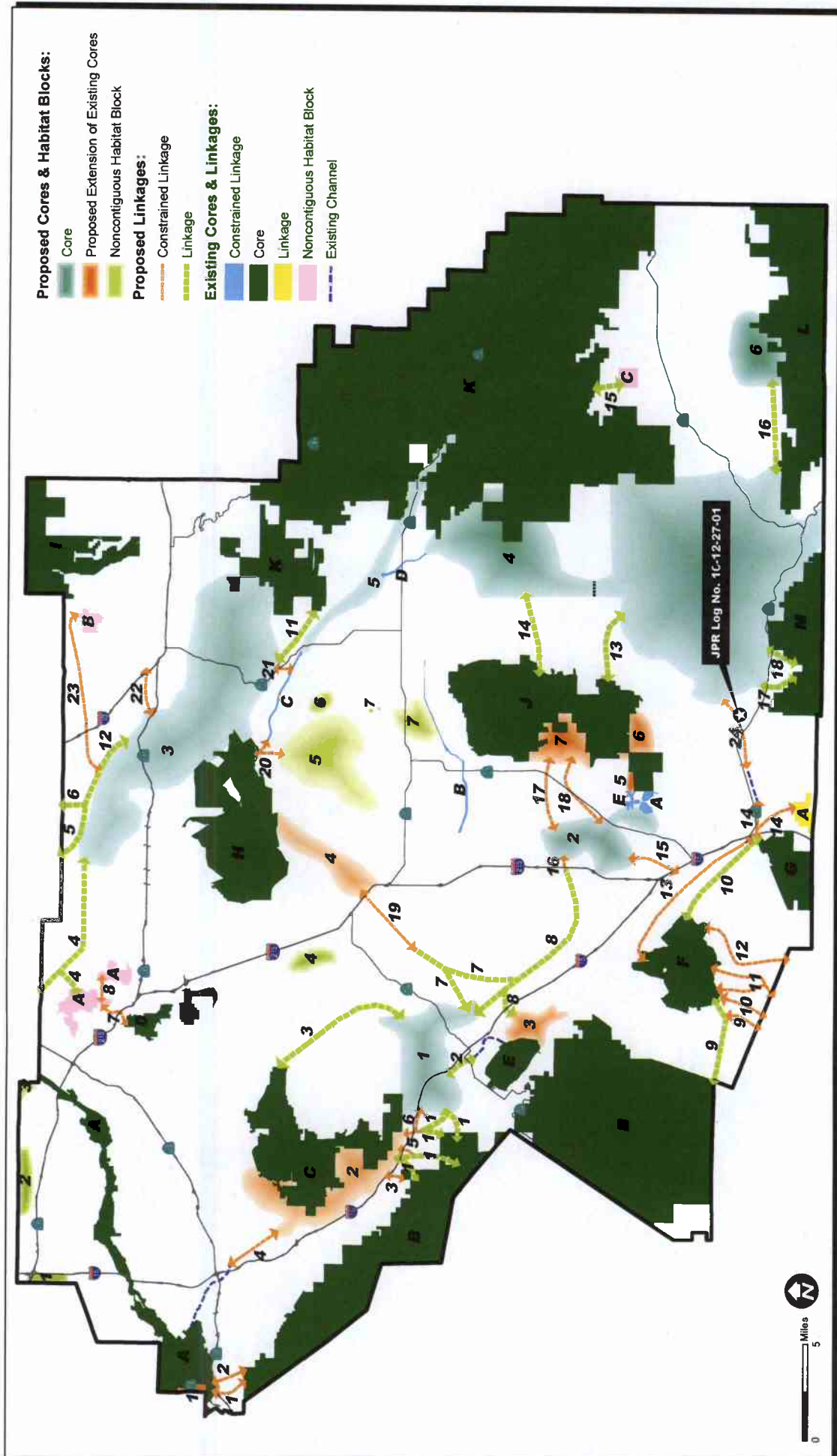
RCA Joint Project Review (JPR)

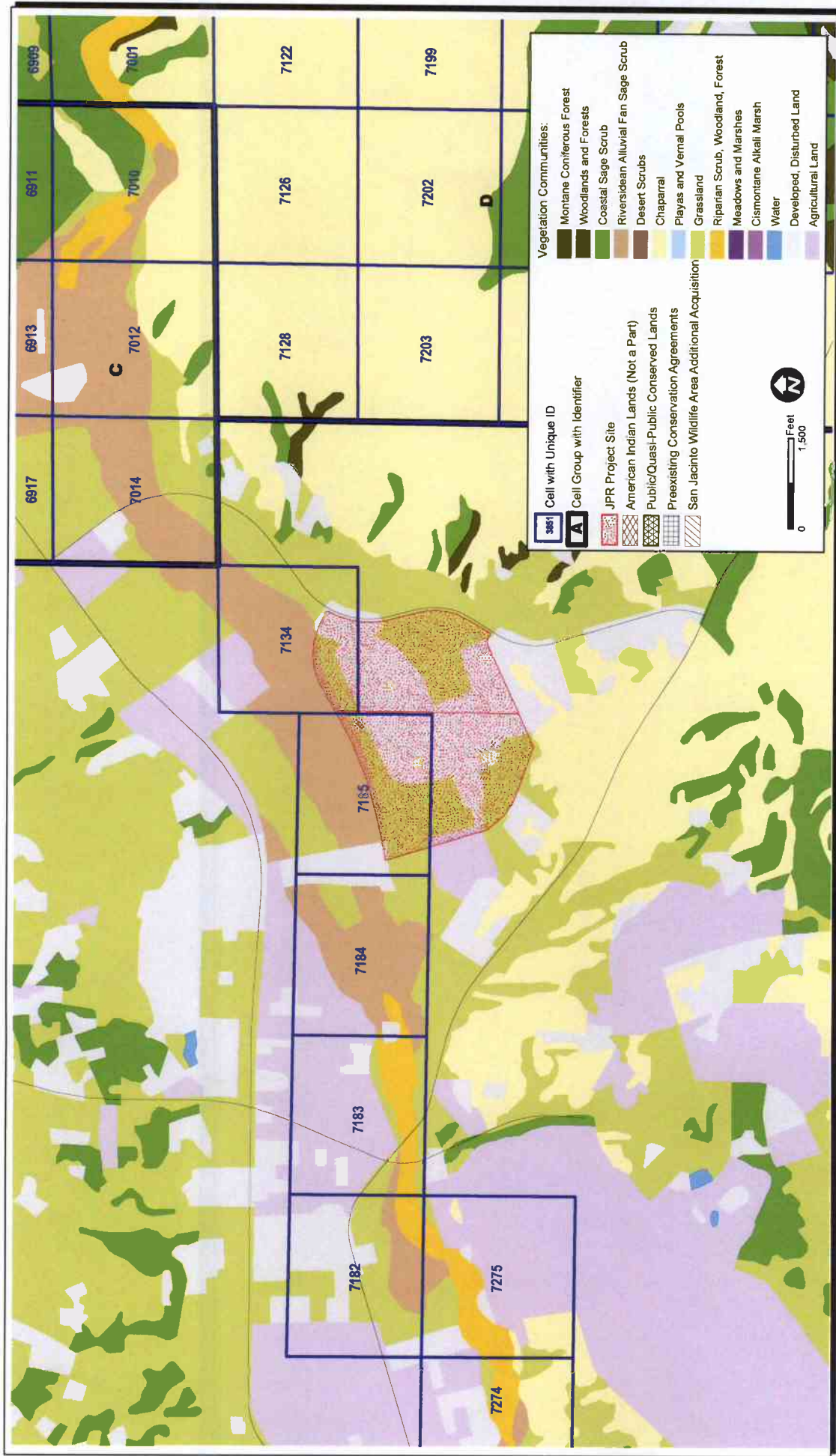
JPR #: 10-12-27-01

Date: 1/6/11

- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in *Table 6-2* of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS/ST





MSHCP HANS 2039



Pechanga Quadrangle

- Roads
- Parcel
- Intake Boundaries
- HANS Designations
- Development
- Proposed MSHCP Conservation Area
- Criteria Cells

FINAL

Date: 10-27-2010



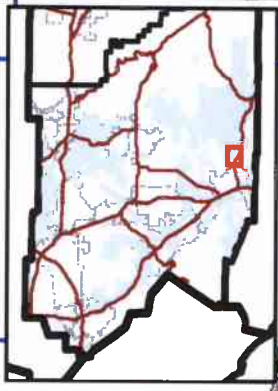
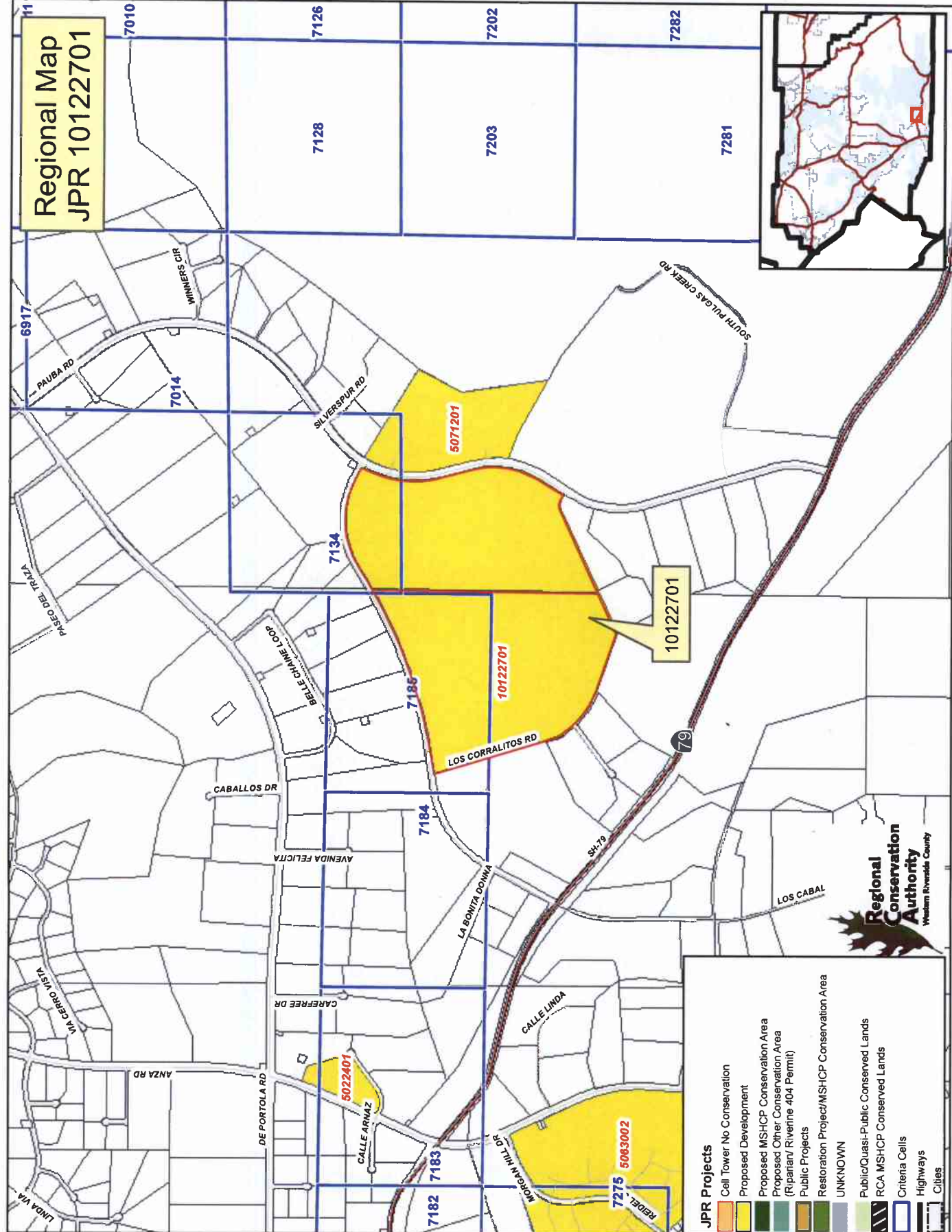
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty, express or implied, as to the accuracy, completeness, or timeliness of any of the data provided, and assumes no legal responsibility for the information contained on the map, or of any third party with respect to accuracy and precision shall be the sole responsibility of the user.



Agency: Riverside
 Project: HANS 2039
 File: HANS_2039.mxd



**Regional Map
JPR 10122701**



Rough Step Unit # 5



JPR Projects

- Cell Tower No Conservation
- Proposed Development
- Proposed MSHCP Conservation Area
- Proposed Other Conservation Area (Riparian/Riverine 404 Permit)
- Public Projects
- Restoration Project/MSHCP Conservation Area
- UNKNOWN
- Public/Quasi-Public Conserved Lands
- RCA MSHCP Conserved Lands
- Criteria Cells
- Highways
- Cities

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07810
VICINITY/POLICY AREAS**

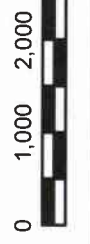
Supervisor Stone
District 3

Date Drawn: 06/27/2014
Vicinity Map



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 12

Assessors Bk. Pg. 927-16
Thomas Bros. Pg. 980 D1
Edition 2014



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan designates different portions of land as "unincorporated areas" for future development. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 324-1277 (Eastern County) or visit <http://www.riversideca.gov>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07810

LAND USE

Supervisor Stone
District 3

Date Drawn: 06/27/2014

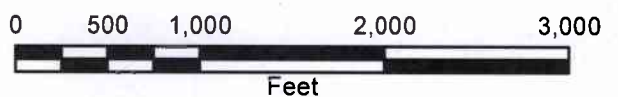
Exhibit 1



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 12

Assessors Bk. Pg. 927-16
Thomas Bros. Pg. 980 D1
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.rctclma.org>



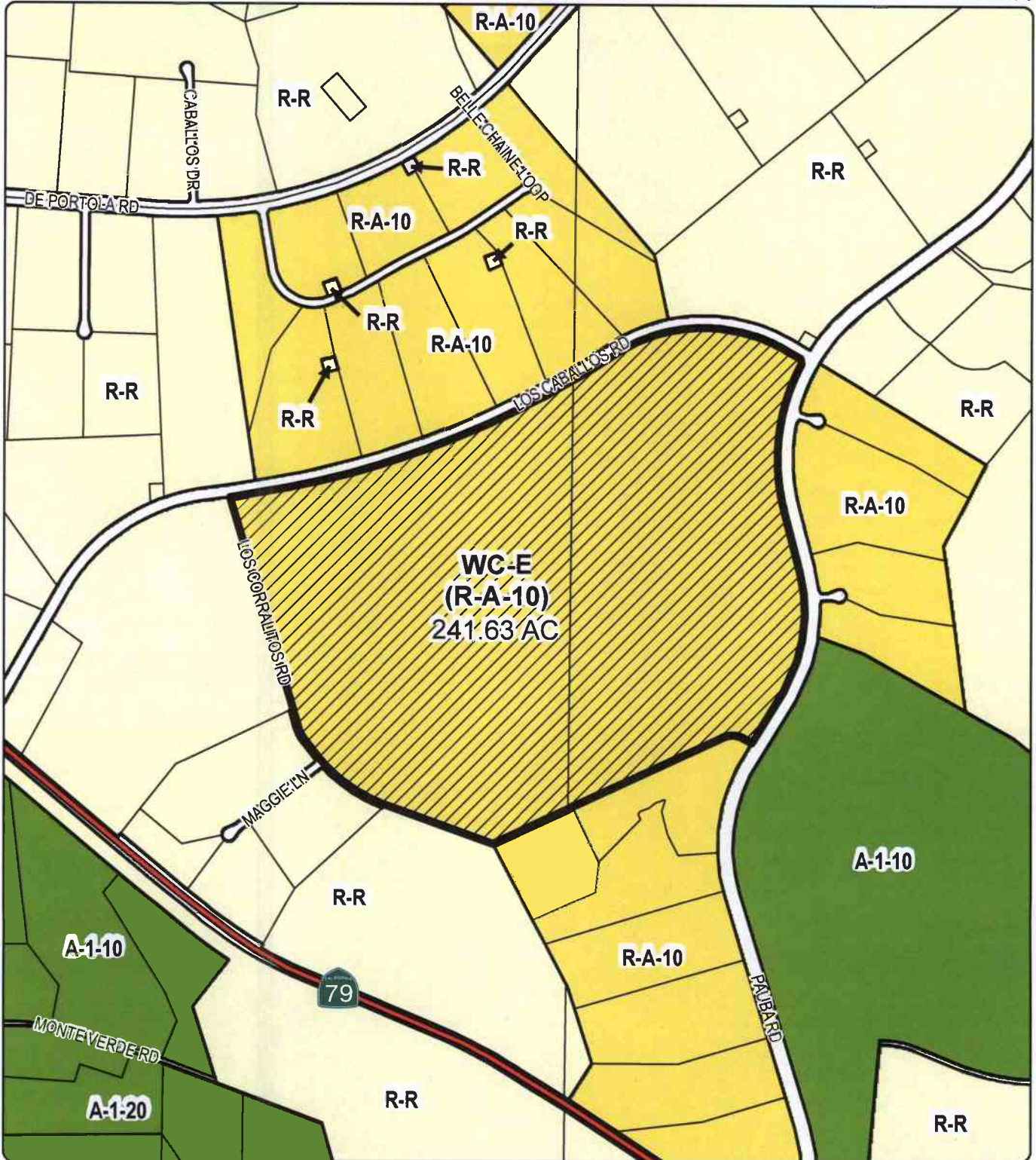
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07810

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 06/25/2014
Exhibit 3



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 12

Assessors Bk. Pg. 927-16
Thomas Bros. Pg. 980 D1
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.rcvca.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

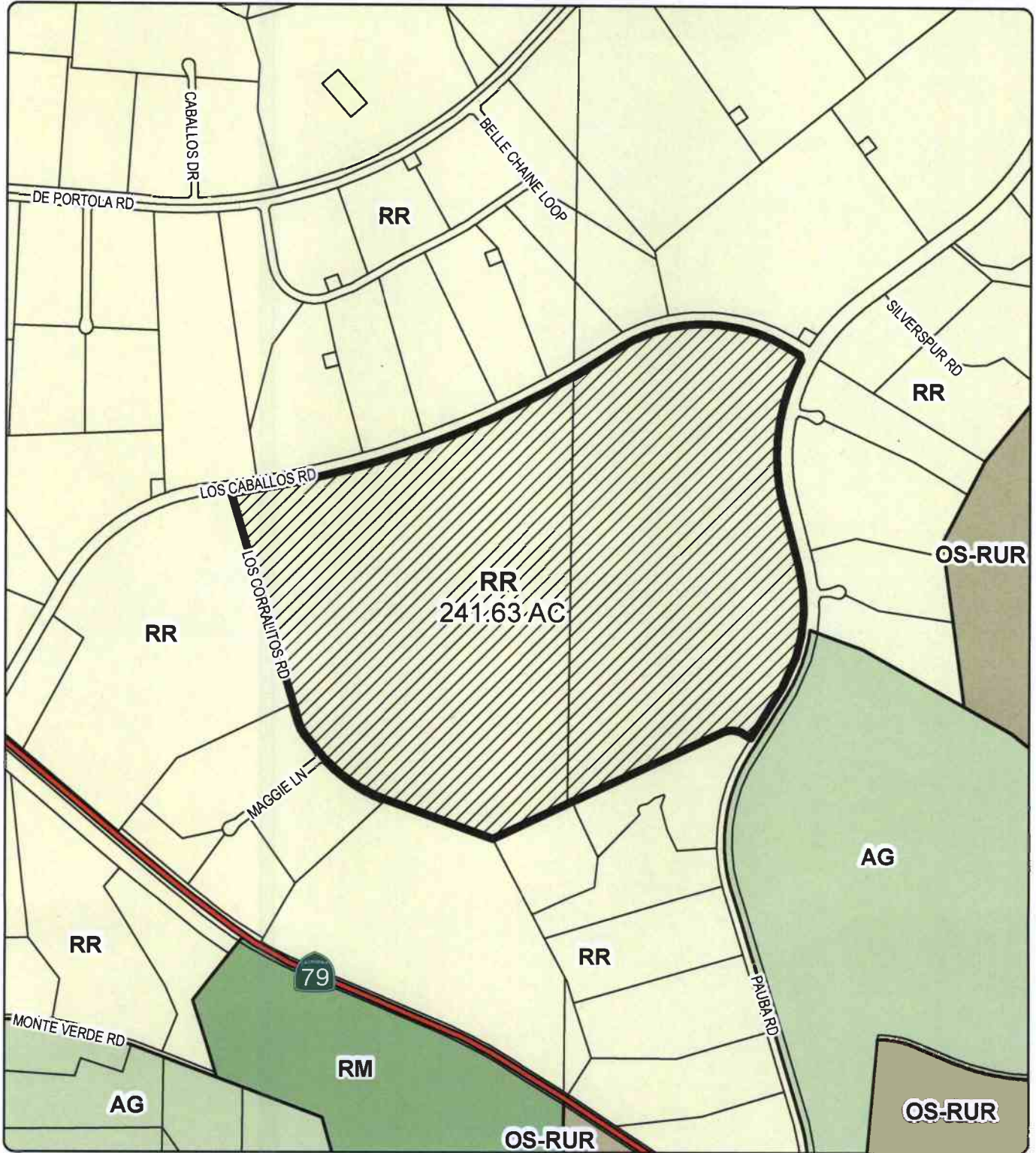
CZ07810

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 06/27/2014

Exhibit 5

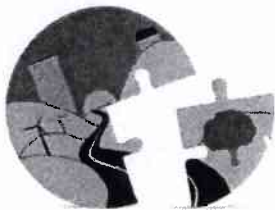


Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 12

Assessors Bk. Pg. 927-16
Thomas Bros. Pg. 980 D1
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.rcplma.org>



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: CZ07810

DATE SUBMITTED: 10-24-13

APPLICATION INFORMATION

Applicant's Name: SFT Realty Rockaway, LLC Attn: Ken Smith, Manager

E-Mail: kens@southwesttraders.com

Mailing Address: 44040 Jeramie Drive
Street

 Temecula, CA 92592
City
State
ZIP

Daytime Phone No: (951) 232-1880 Fax No: ()

Engineer/Representative's Name: Steve Rawlings E-Mail: SE.Rawlings@verizon.net

Mailing Address: PO Box 96
Street

 Murrieta, CA 92562
City
State
ZIP

Daytime Phone No: (951) 667-5152 Fax No: (951) 667-3455

Property Owner's Name: SFT Realty Rockaway, LLC E-Mail: kens@southwesttraders.com

Mailing Address: 44040 Jeramie Drive
Street

 Temecula, CA 92592
City
State
ZIP

Daytime Phone No: (951) 232-1880 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 · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Ken Smith
PRINTED NAME OF APPLICANT

Ken Smith manager
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Ken Smith
PRINTED NAME OF PROPERTY OWNER(S)

Ken Smith manager
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-160-001 & 002

Section: Por 7, 12,13, 18 Township: 8S Range: R1W & R2W

Approximate Gross Acreage: 241

General location (nearby or cross streets): North of Los Corralitos, South of Los Caballos, East of Los Corralitos, West of Pauba.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2009 Pg 960 D7,E7

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

Change Zone from R-A-10 to R-R.

Related cases filed in conjunction with this request:

None.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
Transportation Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Interim Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and SFT Realty Rockaway, LLC hereafter "Applicant" and SFT Realty Rockaway, LLC "Property Owner".

Description of application/permit use:
Change of Zone.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 927-160-001 & 002

Property Location or Address:
38801 Los Corralitos Way, Temecula, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: SFT Realty Rockaway, LLC Attn: Ken Smith, Manager Phone No.: 951-232-1880

Firm Name: _____ Email: KenS@southwesttraders.com

Address: 44040 Jeramie Drive
Temecula, CA 92590

3. APPLICANT INFORMATION:

Applicant Name: SFT Rockaway, LLC Attn: Ken Smith, Manager Phone No.: 951-232-1880

Firm Name: _____ Email: kens@southwesttraders.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Ken Smith Date: 10/23/13

Print Name and Title: Ken Smith manager

Signature of Property Owner: _____ Date: _____

Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

RECORDING REQUESTED BY:
Commonwealth Land Title Insurance Company

AND WHEN RECORDED MAIL TO:

SFT Realty Rockaway, LLC
44040 Jeremie Drive
Temecula, CA 92592

DOC # 2010-0492218

10/14/2010 08:00A Fee:54.00

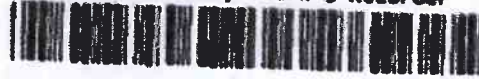
Page 1 of 4 Doc Y Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			4						
M	A	L	485	426	PCOR	NCOR	SMF	NOHG	EXAM
					T:		CTY	UNI	029

Title Order No.: 11918390

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is 3% not of public record

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Temecula-AND

54
T
029

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

East West Bank, as successor in interest to the FDIC as Receiver for United Commercial Bank

hereby GRANT(s) to:

SFT Realty Rockaway, LLC, a California limited liability company

the real property in the City of Temecula, County of Riverside, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 38801 Los Corralitos Road, Temecula, CA 92592

APN.: 927-160-001-0 & 927-160-002-1

094-033

DATED: August 6, 2010

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:



Title Order No.: 11919390
Escrow No.: 9230281-DMN

A.P.N.: 927-160-001-0 & 927-160-002-1

Signature Page

"This assignment is made without recourse, representation or warranty, expressed or implied, by the FDIC in its corporate capacity or as Receiver"

East West Bank, as successor in interest to the FDIC
as Receiver for United Commercial Bank

By: 
Name: Michael Chen
Its: 

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
On 9th of AUGUST, 2010
before me, Philip Y. Ma
A Notary Public in and for said State personally appeared
MICHAEL CHEN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature 
Philip Y. Ma, Notary Public

(Seal)



EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of the Rancho Pauba, in the County of Riverside, State of California, as said Rancho was patented to Luis Vignes, as shown by Map on file in Book 1, Page(s) 45, of Patents, Records of San Diego, California, described as follows:

Beginning at the most Easterly corner of the land described in a Deed to Williams and Wagner Investments, Inc. recorded February 9, 1968 as Instrument No. 12361 of Official Records of Riverside County;

Thence Northwesterly along the curved Easterly line of said land, being concave Northeasterly and having a radius of 1145.01 feet, from an initial radial bearing of South 20° 36' 22" West, through a Central angle of 31° 30' 50" an arc distance of 629.79 feet;

Thence North 37° 52' 48" West 177.08 feet along said Easterly line to an angle point therein;

Thence North 16° 19' 41" West 1818.54 feet to a point on the curve Centerline of Los Caballos Road, being a non-tangent curve concave Northerly having a radius of 6619.00 feet, a radial line of said curve to said point bears South 07° 54' 20" East;

Thence Easterly along said curve, through a Central angle of 25° 19' 23", an arc distance of 2925.41 feet to the beginning of a reverse curve in said Centerline, concave Southerly and having a radius of 1200.00 feet;

Thence Northeasterly, Easterly, and Southeasterly along said reverse curve, through a Central angle of 64° 06' 33", an arc distance of 1342.70 feet;

Thence tangent to said curve and continuing along said Centerline, South 59° 07' 10" East 197.48 feet to a point on the curved Centerline of Pauba Road, concave Easterly, and having a radius of 1400.00 feet, a radial line of said curve to said point bears North 59° 07' 10" West;

Thence Southwesterly and Southerly along said curve, through a Central angle of 45° 28' 58" an arc distance of 1111.35 feet;

Thence tangent to said curve and continuing along said Centerline, South 14° 36' 08" East 452.46 feet to the beginning of a tangent curve concave Westerly and having a radius of 1200.00 feet;

Thence Southerly and Southwesterly along said curve, through a Central angle of 46° 35' 17" an arc distance of 975.74 feet;

Thence tangent to said curve and continuing along said Centerline, South 31° 59' 09" West 391.10 feet to the Southeasterly terminus of that certain course in the boundary of the land described in a Deed to Willard D.

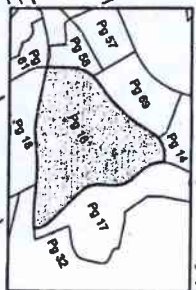
Ommert, et ux, recorded July 30, 1968 as Instrument No. 73296 of Official Records of Riverside County, California, and recited therein as "South 58° 00' 51" East 114.02 feet;";
Thence along the boundary of said last mentioned Deed, North 58° 00' 51" West, 114.02 feet to the beginning of a tangent curve concave Southerly, and having a radius of 170.00 feet;

Thence Northwesterly, Westerly and Southwesterly along said curve, through a Central angle of 56° 28' 47" an arc distance of 167.58 feet;
Thence tangent to said curve and continuing along said boundary, South 65° 30' 22" West 1831.76 feet to the Southeasterly terminus of that certain course in the boundary of the land described in a Deed to James A. Dooley, et ux, recorded March 29, 1968 as Instrument No. 28728 of Official Records of Riverside County, California, and recited therein, as "North 69° 34' 26" West 773.64 feet;
Thence along said course North 69° 34' 26" West 773.64 feet to the point of beginning.

Assessor's Parcel Number: 927-160-001-0 927-160-002-1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN ON THIS PARCEL. MAP NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

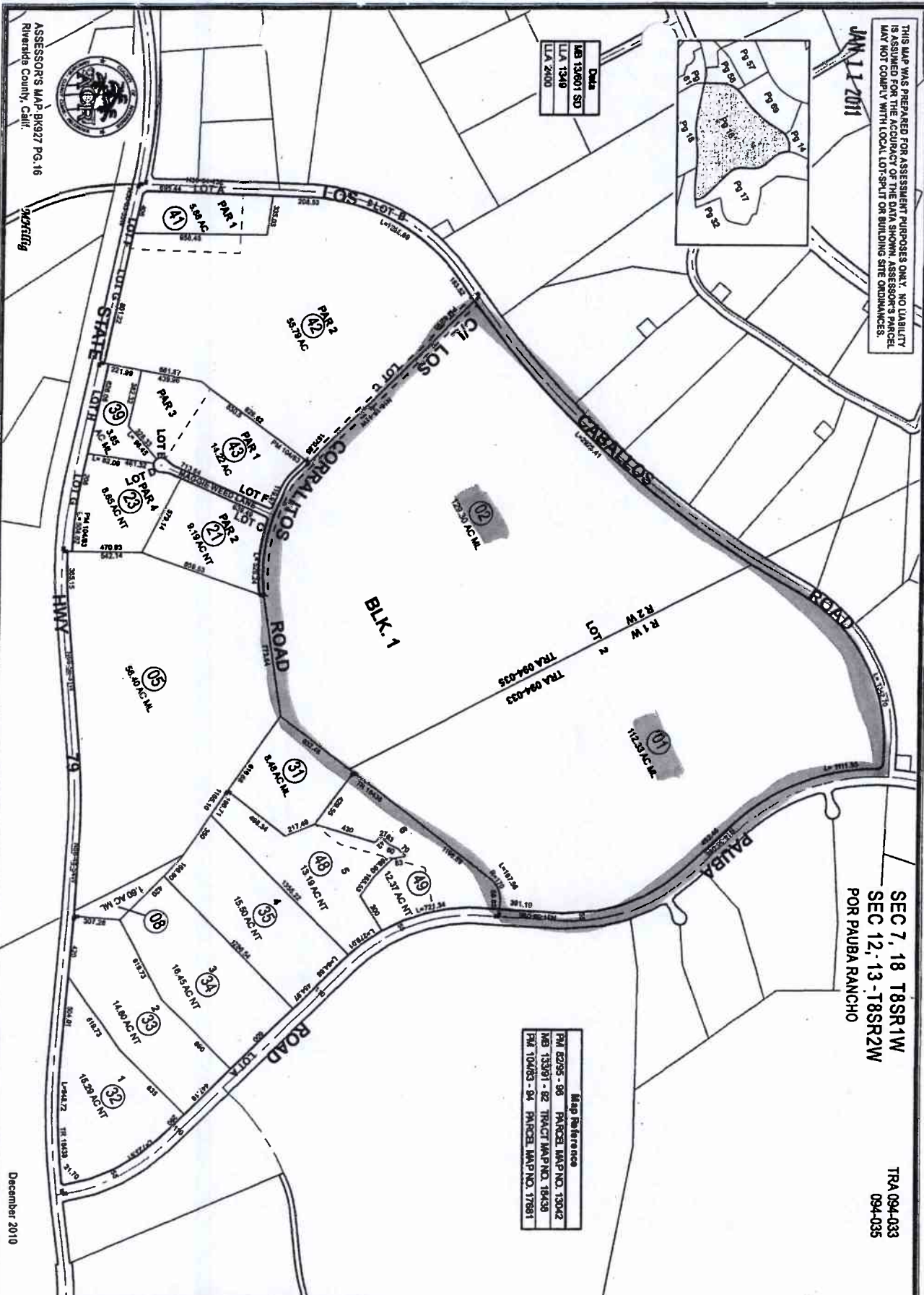
JAN 12 2011



Data

MB 13091 SD
LA 1349
LA 2400

ASSESSOR'S MAP BR327 PG.16
Riverside County, Calif.



SEC 7, 18 T8SR1W
SEC 12, 13 - T8SR2W
POR PAUBA RANCHO

TRA 094-033
094-035

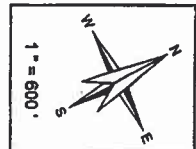
927-16
20-50-33

Map Reference

PM 8295 - 98	PARCEL MAP NO. 13042
MB 13391 - 82	TRACT MAP NO. 16439
PM 10483 - 94	PARCEL MAP NO. 17691

Legend

- Lot Lines
- Right-of-Way
- Old Lot Lines
- Other Easements
- Land Area
- Subdivision To Be Made



Block	Cont Number	Sheet Number
1047860	3	19-13
1047862	6	14-15
1047862	7	16-17
1047862	8	17
1047862	9	18
1047862	10	19
1047862	11	20, 21
1047862	12	21, 22
1047862	13	21, 23
1047862	14	24-25
1047862	15	26-27
1047862	16	28-29
1047862	17	30
1047862	18	31, 32
1047862	19	32-33
1047862	20	34-35
1047862	21	36-37
1047862	22	38-39
1047862	23	40
1047862	24	41
1047862	25	42
1047862	26	43
1047862	27	44-45
1047862	28	46-47
1047862	29	48
1047862	30	49

December 2010

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/24/2014.

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

APN (s) or case numbers CZ07810 For

Company or Individual's Name Planning Department,

Distance buffered 1400'.

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

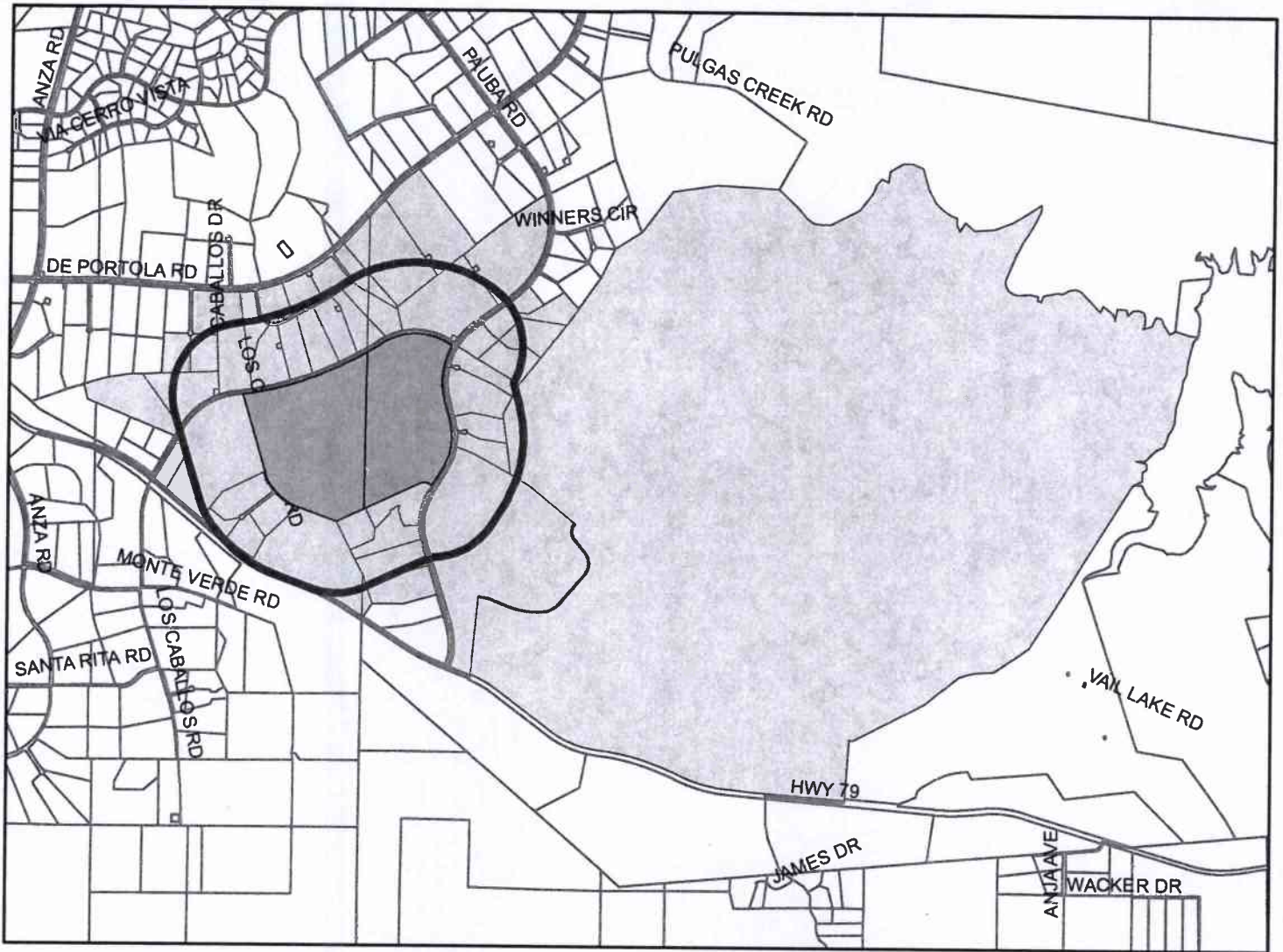
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*OK checked by Phayuanh N.
Expires Jan. 2015*

CZ07810 (1400 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 927-160-048 | 927-160-049 | 927-690-010 | 927-690-011 | 927-690-012 | 927-690-013 | 927-690-017 | 927-690-018 | 927-690-019 | 927-150-025 |
| 927-160-005 | 927-160-008 | 927-690-006 | 927-160-039 | 927-690-009 | 927-170-009 | 927-170-010 | 927-140-011 | 927-170-006 | 927-140-006 |
| 927-570-011 | 927-570-010 | 927-170-002 | 927-170-004 | 927-690-015 | 927-160-034 | 927-160-035 | 927-160-043 | 927-690-014 | 927-690-016 |
| 927-150-024 | 927-690-007 | 927-570-012 | 927-160-031 | 927-160-021 | 927-160-023 | 927-170-007 | 927-170-008 | 927-690-008 | 927-140-012 |
| 927-580-007 | 927-580-009 | 927-580-010 | 927-690-002 | 927-690-004 | 927-690-003 | 927-140-010 | 927-140-028 | 927-170-001 | 927-170-003 |
| 927-690-005 | 927-160-001 | 927-160-002 | 927-140-004 | 927-160-041 | 927-160-042 | 927-320-081 | | | |



3,400 1,700 0 3,400 Feet

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.

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. 7810 - No New Environmental Documentation Required – Applicant: SFT Realty Rockaway, LLC – Engineer/Representative: MDMG, INC – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR)(5 acres min.) - Temecula Valley Wine Country Policy Area - Equestrian District – Location: Northeast of Los Corralitos Rd., south of Los Caballos Rd., and west of Pauba Rd. - 241.63 gross acres - Zoning: Residential Agricultural - 10 acres min (R-A-10) Zone - **REQUEST:** Change of Zone to Wine Country - Equestrian Zone (WC-E) Zone (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 20, 2014
PLACE OF HEARING: County Administrative Center
First Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact Phayvanh Nanthavongdouangsy, at (951) 955-6573 or e-mail 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

ASMT: 927140004, APN: 927140004
MAUREEN CORONA, ETAL
P O BOX 893280
TEMECULA CA 92589

ASMT: 927160008, APN: 927160008
18774 MT CIMARRON ST
FOUNTAIN VALLEY CA 92708

ASMT: 927140006, APN: 927140006
FATIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

ASMT: 927160021, APN: 927160021
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LN
TEMECULA CA 92592

ASMT: 927140011, APN: 927140011
JAMES DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

ASMT: 927160023, APN: 927160023
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

ASMT: 927140028, APN: 927140028
MARJORIE LAMBERT, ETAL
P O BOX 6399
BURBANK CA 91510

ASMT: 927160031, APN: 927160031
PATRICIA OMMERT, ETAL
400 W RIVERSIDE DR UNT 19
BURBANK CA 91506

ASMT: 927150024, APN: 927150024
BARBARA CLOYD, ETAL
32294 CORTE LAS CRUCES
TEMECULA CA 92592

ASMT: 927160034, APN: 927160034
JOHN AMERMAN, ETAL
38951 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927150025, APN: 927150025
CHARLES DACUS
38022 PAUBA RD
TEMECULA, CA. 92590

ASMT: 927160039, APN: 927160039
ROBIN BRYSON, ETAL
3608 ALTA VISTA DR
FALLBROOK CA 92028

ASMT: 927160002, APN: 927160002
SFT REALTY ROCKAWAY
44040 JERAMIE DR
TEMECULA CA 92592

ASMT: 927160041, APN: 927160041
LINDA PAINE, ETAL
43750 LOS CABALLOS RD
TEMECULA CA 92592



ASMT: 927160042, APN: 927160042
LINDA PAINE, ETAL
43750 LOS CABALLOS
TEMECULA, CA. 92592

ASMT: 927170010, APN: 927170010
DINO MARQUEZ
31805 TEMECULA PKY NO 533
TEMECULA CA 92592

ASMT: 927160043, APN: 927160043
JANICE LOPEZ, ETAL
30000 YNEZ RD
TEMECULA CA 92591

ASMT: 927320081, APN: 927320081
VAIL LAKE USA
C/O JAMES BREE
29400 RANCHO CALIF RD
TEMECULA CA 92591

ASMT: 927160049, APN: 927160049
AMELIA DICKINSON, ETAL
43980 MAHLON VIAL RD 2404
TEMECULA CA 92592

ASMT: 927570010, APN: 927570010
J YU, ETAL
18377 HAWTHORNE AVE
BLOOMINGTON CA 92316

ASMT: 927170003, APN: 927170003
RICH RANCH
C/O JANET RICH
35750 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 927570011, APN: 927570011
FRASER DEV
6842 LILLIAN LN
DEN PRAIRIE MN 55346

ASMT: 927170004, APN: 927170004
JANET RICH
36555 SILVER SPUR RD
TEMECULA, CA. 92592

ASMT: 927570012, APN: 927570012
M T LAW GROUP INC
11012 VENTURA BL STE 253
STUDIO CITY CA 91604

ASMT: 927170006, APN: 927170006
ERIC CARSON
39100 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927580009, APN: 927580009
RANCHO CALIF WATER DIST
C/O MATTHEW G STONE
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 927170008, APN: 927170008
QING HUO
5052 BROOKSIDE AVE
FONTANA CA 92336

ASMT: 927690004, APN: 927690004
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589



ASMT: 927690005, APN: 927690005
KATHLEEN TAYLOR, ETAL
C/O WILLIAM J HERRICK
35325 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927690014, APN: 927690014
JON LEE
P O BOX 2124
MONTCLAIR CA 91763

ASMT: 927690006, APN: 927690006
EDWARD BELL, ETAL
35355 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927690015, APN: 927690015
HEATHER TUCKER, ETAL
32805 KELLER RD
WINCHESTER CA 92596

ASMT: 927690007, APN: 927690007
LILI KIMMEL, ETAL
41305 CRESTA VERDE CT
TEMECULA CA 92592

ASMT: 927690016, APN: 927690016
MARICELA RODRIGUEZ, ETAL
1213 S FIR AVE
INGLEWOOD CA 90301

ASMT: 927690008, APN: 927690008
SANCHAITA DATTA, ETAL
4540 S JUPITER DR
SALT LAKE CITY UT 84124

ASMT: 927690017, APN: 927690017
KIMBERLY STUMP, ETAL
35917 BELLE CHINE LOOP
TEMECULA CA 92592

ASMT: 927690009, APN: 927690009
KATHRYN ROBERTS, ETAL
6937 LAUREL VALLEY DR
FORT WORTH TX 76132

ASMT: 927690012, APN: 927690012
KIMBERLY STUMP, ETAL
35879 BELLE CHAINE LOOP
TEMECULA, CA. 92592

ASMT: 927690013, APN: 927690013
KIMBERLY STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA, CA. 92592



(Applicant / Engineer)

Attn: Ken Smith, Manager
SFT Realty Rockaway, LLC
44040 Jeramie Drive
Temecula, CA 92592

Attn: Larry Markham
MDMG, INC
41635 Enterprise Circle North, Suite B
Temecula, CA 92590



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 21152 of the California Public Resources Code.

Change of Zone No. 7810 (CZ7810)

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

SFT Realty Roakaway, LLC.

Project Applicant

44040 Jeramie Drive Temecula, CA 92592

Address

North east of Los Corralitos Rd., south of Los Caballos Rd., west of Pauba Rd. - 44040 Jeramie Drive Temecula, CA 92592

Project Location

Change of Zone No. 7810 proposes to change the existing zoning of Residential Agricultural - 10 acres min (R-A-10) zone to Wine Country-Equestrian (WC-E) 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. CZ7810 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7810 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: CZ7810 is changing the property's zoning classification to WC-E 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-E 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 CZ7810 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-E 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 7/25/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06012 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1310253

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: SFT REALTY ROCKAWAY LLC \$46.14
paid by: CK 3233
EA42635
paid towards: CFG06012 CALIF FISH & GAME: DOC FEE
at parcel: 38801 LOS CORRALITOS RD TEM
appl type: CFG3

By _____ Oct 24, 2013 14:03
MGARDNER posting date Oct 24, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$46.14

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1310254

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

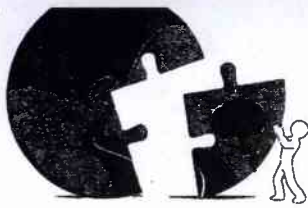
Received from: SFT REALTY ROCKAWAY LLC \$3.86
paid by: CASHCASH
paid towards: CFG06012 CALIF FISH & GAME: DOC FEE
EA42635
at parcel #: 38801 LOS CORRALITOS RD TEM
appl type: CFG3

By _____ Oct 24, 2013 14:04
MGARDNER posting date Oct 24, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$3.86

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Final Negative Declaration and 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

[] 38686 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

Phayvanh 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 viniculture 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]

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!

PeopleSoft Financials
JOURNAL ENTRY DETAIL REPORT

64
3 PAYING CFG06040 PER PHAYVANH
/ONGDOUANGSY

Ledger Group: ACTUALS
Source: ONL
Reversal: N
Reversal Date:

Prepared By:
Aimee Daniels 5-6843
TLARC

Reference Number TLARC
Accounting Period 0
Fiscal Year: 2014
Operator ID: E203740

HALIMAH, ELEONOR, PHAYVANH, REVENUE

DeptID	Prog	Class	PymtGrant	Stat	Statistica Amt	Description	Reference	Base Amount
3120100000						PLANNING PAYING CFG06040	R1400921	-3,079.75
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
Total Lines						Total Base Debits		6,159.50
						Total Base Credits		6,159.50

TLMA
IAN 30 2014
APPROVED