

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

473 A



FROM: County Counsel

SUBMITTAL DATE:
July 14, 2011

SUBJECT: Ordinance No. 348.4725

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4725 amending the zoning in the Rancho California area shown on Map No. 2.2334 Change of Zone Case No. 7720.

BACKGROUND: Change of Zone Case No. 7720 was tentatively approved by the Board of Supervisors on June 28, 2011.

Departmental Concurrence

MICHELLE CLACK, Deputy County Counsel
PAMELA J WALLS, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: Denise C. Harden

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

Dep't Recomm.:
Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: July 26, 2011
xc: Co. Co., Planning, MC, COB(2)

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

2.9

ORDINANCE NO. 348.4725

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

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2334, Change of Zone Case No. 7720" which map is made a part of this ordinance.

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

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

By: Bob Buster
Chairman, Board of Supervisors
Bob Buster

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: Kecia Harper-Ihem
Deputy

(SEAL)

APPROVED AS TO FORM
July 14, 2011

By: Michelle Clack
MICHELLE CLACK
Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 26, 2011, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

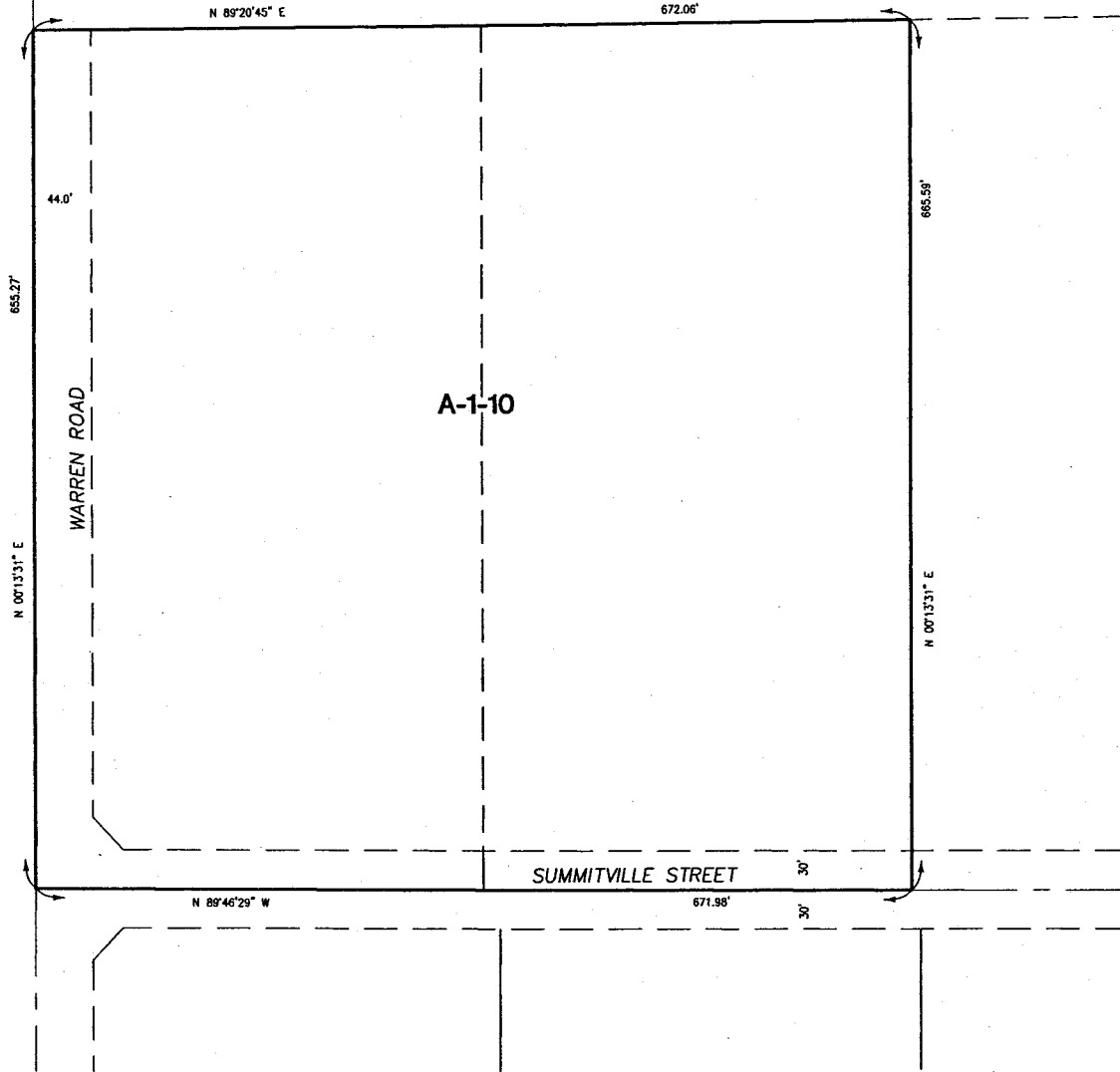
AYES: Buster, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

DATE: July 26, 2011

KECIA HARPER-IHEM
Clerk of the Board
BY: *Kecia Harper-Ihem*
Deputy

SEAL

**RANCHO CALIFORNIA AREA
SEC 18, T.7 S., R 1 W., S.B.B. & M**



LEGEND

A-1-10 AGRICULTURE 10 AC. MIN.

MAP NO. 2.2334

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

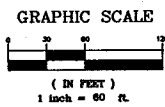
MAP NO. 2, ORDINANCE NO. 348

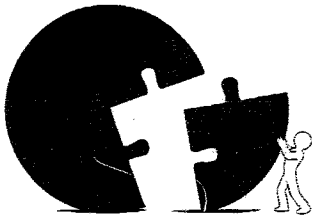
CHANGE OF ZONE CASE NO. 7720

ADOPTED BY ORDINANCE NO. 348.4725

DATE: JULY 26, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS





Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

7/28/11 KL
Date Initial

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.

EA42223 / PLOT PLAN NO.24279 / CZ07720

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Steve Q. Chapin
Project Applicant

2381 Marca Place, Carlsbad, CA 92009
Address

The project is located in the Rancho California Zoning Area of the Southwest Area Plan, more specifically, northerly of Summitville Street and easterly of Warren Road.

Project Location

PLOT PLAN NO. 24279 is a winery consisting of 2,278 square feet used for a tasting room, storage and production room. This use is proposed to occur within three (3) existing buildings on-site. 2,874 square feet in two (2) existing buildings is proposed to be used for a residence. Building square footage is as follows: building 1 is 2,857 square feet, building 2 is 2,448 square feet and building 3 is 544 square feet. Portions of the buildings 1 and 2 will be used for the winery and residence. Building 3 will only be utilized as a production room for the winery.

Tasting room hours of operation are 10:00 a.m. to 6:00 p.m. daily. No special events shall be permitted and no limousines or buses will be allowed. The project will have 13 parking spaces.

CHANGE OF ZONE NO. 7720 proposes to change the site's zoning classification from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Light Agriculture - 10 Acre Minimum (A-1-10).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 7/26/11, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, 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

Board Assistant
Title

7/26/11
Date

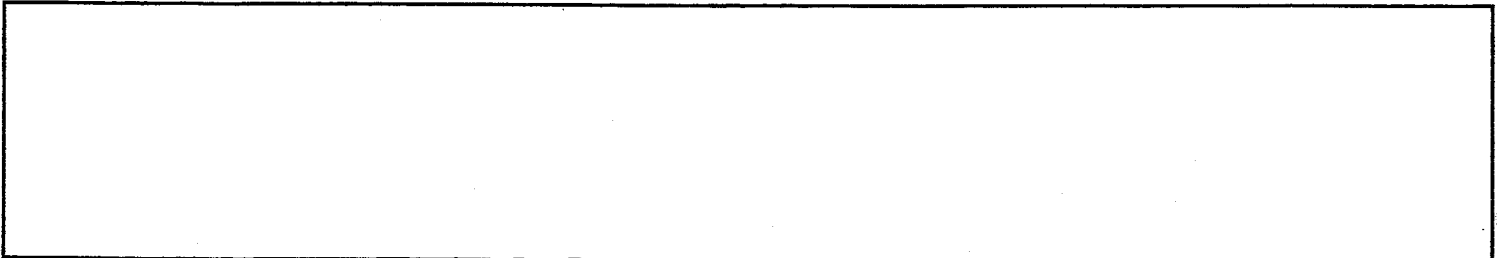
Date Received for Filing and Posting at OPR: _____

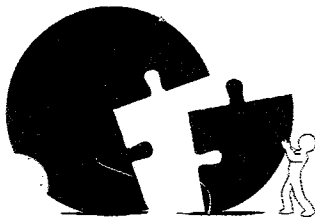
Please charge deposit fee case#: ZEA42223 ZCFG5578 \$2,108.00

JUL 26 2011 2.9

JUN 28 2011 16.1

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PLOT PLAN NO. 24279 / CHANGE OF ZONE NO. 7720

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Planner IV Date: December 14, 2010

Applicant/Project Sponsor: Steve Q. Chapin Date Submitted: October 19, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *Karen R. Guter* Date: July 26, 2011

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Y:\Planning Case Files-Riverside office\PP24279\Hearing Docs\Mitigated Negative Declaration.PP24279.docx

JUN 28 2011 16.1

Please charge deposit fee case#: ZEA42223 ZCFG05578

FOR COUNTY CLERK'S USE ONLY

JUL 26 2011 2.9

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0914615

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: CHAPIN STEVE Q

\$64.00

~~paid by: CK 1599~~

paid towards: CFG05578 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42223

at parcel #: 36084 SUMMITVILLE ST TEM
appl type: CFG3

By SBROSTRO Oct 19, 2009 13:09
posting date Oct 19, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1100021

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: CHAPIN STEVE O \$2,044.00
paid by: CK 6047
paid towards: CFG05578 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42223
at parcel #: 36084 SUMMITVILLE ST TEM
appl type: CFG3

By _____ Jan 03, 2011 15:41
MGARDNER posting date Jan 03, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

Additional info at www.rctlma.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 3, 2011

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

FAX: (951) 699-1467
E-MAIL: legals@californian.com

RE: ADOPTION OF ORDINANCE NO. 348.4725 (ZC 7720)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, August 6, 2011**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

McGil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson <TSwenson@californian.com>
Sent: Wednesday, August 03, 2011 9:07 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4725 (ZC 7720)

Received...

Tammi Swenson | Legal Advertising Executive | The Californian & North County Times | 951-676-4315 ext 2604



From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Posted At: Tuesday, August 02, 2011 5:29 PM
Posted To: Legals - Californian
Conversation: FOR PUBLICATION: Adoption of Ord. No. 348.4725 (ZC 7720)
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4725 (ZC 7720)

For publication on Saturday, Aug. 6, 2011. Please confirm. THANK YOU

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

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

(INSERT ORDINANCE NO. 348.4725 HERE)

(insert map exhibit here)

Bob Buster, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 26, 2011**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Buster, Stone, Benoit and Ashley

NAYS: None

ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4725

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING
4

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

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
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8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
9 2.2334, Change of Zone Case No. 7720" which map is made a part of this ordinance.

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

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


13
14 By: _____
Chairman, Board of Supervisors

15 ATTEST:
16 Clerk of the Board

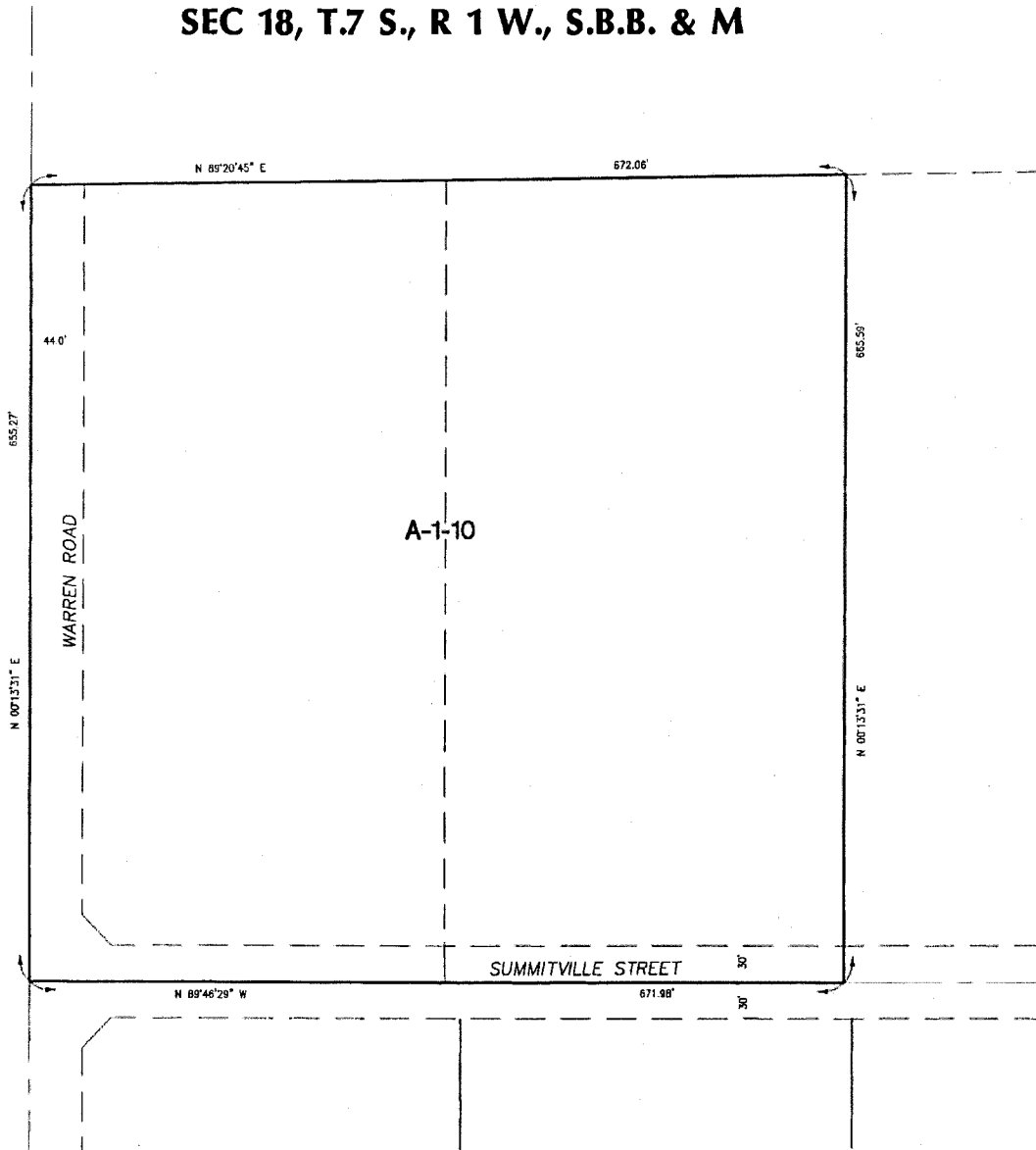
17
18 By: _____
19 Deputy

20 (SEAL)

21
22 APPROVED AS TO FORM
23 July 4, 2011

24
25 By: 
26 MICHELLE CLACK
27 Deputy County Counsel

**RANCHO CALIFORNIA AREA
SEC 18, T.7 S., R 1 W., S.B.B. & M**



LEGEND

A-1-10 AGRICULTURE 10 AC. MIN.

MAP NO. 22334

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7720

ADOPTED BY ORDINANCE NO. 348.4725

DATE: JULY 26, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

**RIVERSIDE CO. BOARD OF SUPERVISORS
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147
951-955-8464**

AD NUMBER	PAGE NO.
2297210	1 of 1
BILL DATE	SALESPERSON
08/06/11	06
START DATE	STOP DATE
08/06/11	08/06/11

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2297210	BOARD OF SUPERVISORS OF THE COUNTY	16000 LEGAL ADVERTISING	152 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L1	\$0.00	
23 INTERNET	1	L1	\$0.00	
25 INTERNET MOBILE MARKETING	1	L1	\$0.00	
TOTAL AD CHARGE			\$204.36	
9 LEGAL AFFIDAVIT		PROOF	\$10.00	
Purchase Order ORD 348.4725			PAY THIS AMOUNT	\$214.36
				\$214.86*
				*AFTER 09/05/11

*Planning
2.9 of 87/26/11
zc 4/20
1 hr*

2011 AUG 15 PM 3:20
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 CLERK / BOARD OF SUPERVISORS

Thank you for advertising with the North County Times. Please send only the pay slip with payments. Allow 5 business days for payments to be applied to account. For legal affidavits, please call 760-739-6602.

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c/o LEE NEWSPAPERS
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<input type="checkbox"/> MASTERCARD	<input type="checkbox"/> AMERICAN EXPRESS
Acct #: _____	Exp. Date: _____
Name on credit card _____	
Signature _____	

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Amount Due \$	214.36
Amount Enclosed \$	

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P.O. BOX 1147
RIVERSIDE, CA 92502-1147**

**NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
PO BOX 742548
CINCINNATI OH 45274-2548**

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of

THE CALIFORNIAN

An Edition of the North County Times

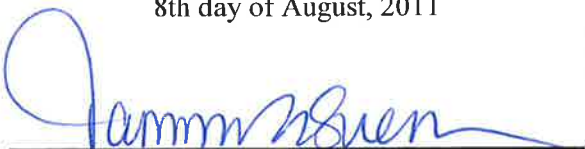
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

August 6 2011

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

Dated at TEMECULA, CALIFORNIA, this

8th day of August, 2011



Signature

Tammi E. Swenson
Legal Advertising Representative

Title

ORDINANCE 348.4725 Riverside County Board of Supervisors

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

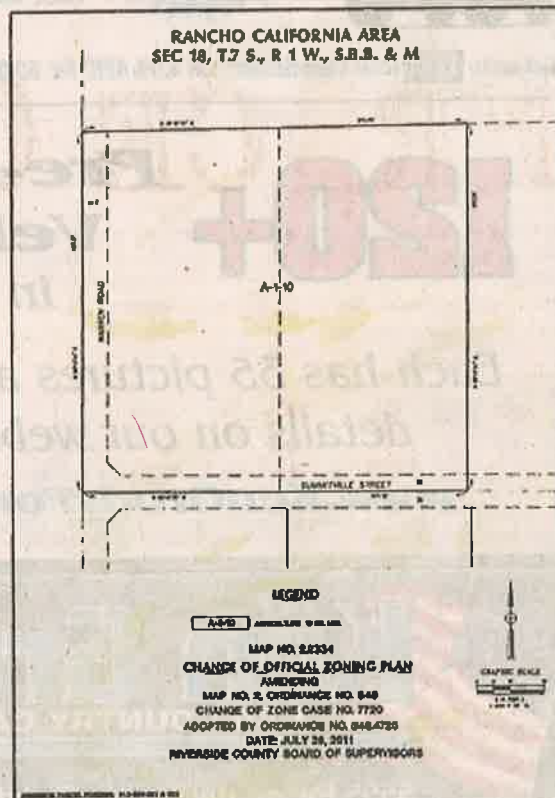
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NAYS: None
ABSENT: Tavaglione

Kecia Harper-Iliem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: 08/06/2011