

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

617B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 28, 2014


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

RECOMMENDED MOTION: That the Board of Supervisors:

- FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

(continue on next page)

JCP:pn


Juan C Perez
TLMA Director/ Interim Planning
Director

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

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: October 7, 2014
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

16-1

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

Department Concurrence

A-30
 4/5 Vote
 Positions Added
 Change Order

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

BACKGROUND:

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

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

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

Impact on Citizens and Businesses

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

ATTACHMENTS:

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

11

1 ORDINANCE NO. 348.4789

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

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

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

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

13 By: _____


Chairman, Board of Supervisors
JEFF STONE

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

17
18 By: 

19
20 (SEAL)

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

25 By: 

26 MICHELLE CLACK
Deputy County Counsel

27 MPC:sk
9/4/14

28 G:\Property\MDusek\CZ ZONING ORD & FORM1\FORMAT.348\4789.doc

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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 October 7, 2014, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

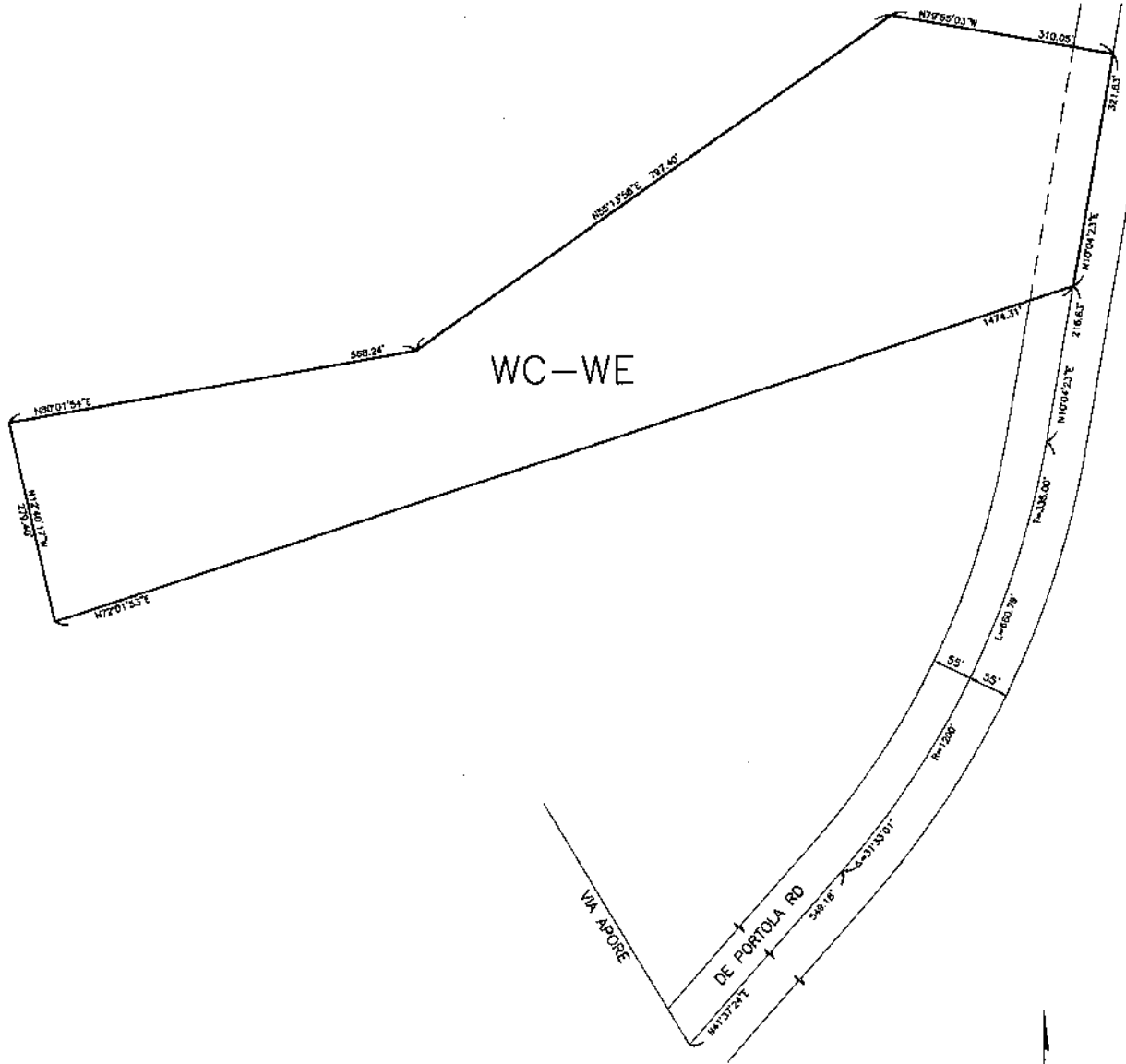
DATE: October 7, 2014

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

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



LEGEND

WC-WE

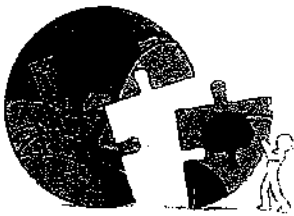
WINE COUNTRY-WINERY EXISTING
MAP NO. 2.2365

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

10/10/14 Date Initial KB

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Change of Zone No. 7832 (CZ7832)

Project Title/Case Numbers

Phavvanh Nanthavongdouangsy

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Robert Olson

Project Applicant

39050 De Portola Road, Temecula CA 92592

Address

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

Project Location

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

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 10/7/14, 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

Board Assistant

10/7/14
Date

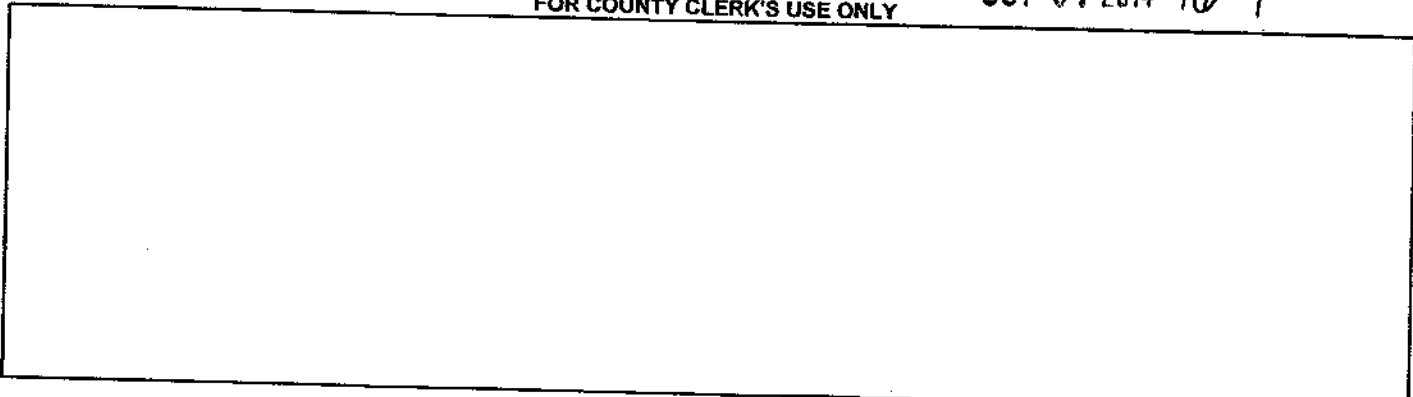
Date Received for Filing and Posting at OPR:

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

Please charge deposit fee case#: ZEA ZCFG06080

FOR COUNTY CLERK'S USE ONLY

OCT 07 2014 16-1



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1405790

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

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

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

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

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

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

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

From: Jason Curl
To: Nanthavongdouangsy, Phayvanh
Subject: Change of Zone No. 7832
Date: Friday, October 03, 2014 11:44:10 AM

Hi Phayvanh,

As discussed on the telephone, I am writing in SUPPORT of the proposed zoning changes for the application submitted by Robert Olsen and Oz Bratene on behalf of Danza del Sol Winery. The winery is our direct next door neighbor and we share a common property line so I can speak from first hand experience with regard to their operation. As a religious ministry center, peace and serenity are paramount for creating the type of atmosphere that lends itself for personal healing, growth and reflection. The winery has been instrumental in ensuring that our guests experience this tranquility. On the extremely rare occasion where there's been any disruption, a simple phone call has provided for immediate remedy in my personal experience. Furthermore, what's even more impressive is that proactive steps were both communicated and implemented to ensure the problem would not reoccur.

This is what "good neighbors" are supposed to look like. I applaud Jeff Stone and the County for initiating the Wine Country Master Plan to help establish order where so many interests are at stake. I understand that for all intents and purposes it will never be "perfect" for everybody, but open communication and respect for ones neighbors sure goes a long way. I thank the Supervisors for their courage in tackling these difficult zoning decisions and wish God's blessings on all of those at the County who continue to support our Sisters and the Retreat Center operation. If you have any questions please do not hesitate to contact me.

Sincerely,

Jason Curl
Director
Lestonnac Retreat Centers
A Ministry of the Company of Mary Our Lady
Cell (951) 966-0639



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Clerk's Original

Juan C. Perez
Interim Planning Director

617B

DATE: August 21, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CZ07832

(Charge your time to these case numbers)

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

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required, CZ, GPA, SP, SPA)</small> |
| <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 <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | 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 (CFG06080)

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

**3 Extra sets were taken to:
Clerk of the Board**

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"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 3.6

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

II. PROJECT DESCRIPTION:

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

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

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

No one spoke in opposition to the proposed project

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

PUBLIC HEARING IS **CLOSED**

Motion by Commissioner Petty, 2nd by Commissioner Valdivia

A vote of 5-0

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

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

CD

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

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

BACKGROUND:

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

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

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

SUMMARY OF FINDINGS:

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

Required pursuant to CEQA Guidelines Section
15162

RECOMMENDATIONS:

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

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

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

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

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

CONCLUSIONS:

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

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

INFORMATIONAL ITEMS:

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

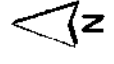
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07832
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 06/25/2014
 Vicinity Map



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



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

NOTES: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated areas within the County. The new General Plan may contain different types of land use designations for similar 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) 865-4877 (Eastern County) or Website: <http://www.planning.rctba.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Stone
District 3

CZ07832
LAND USE

Date Drawn: 06/25/2014
Exhibit 1



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

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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types 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)863-6277 (Eastern County) or Website <http://planning.rctd.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

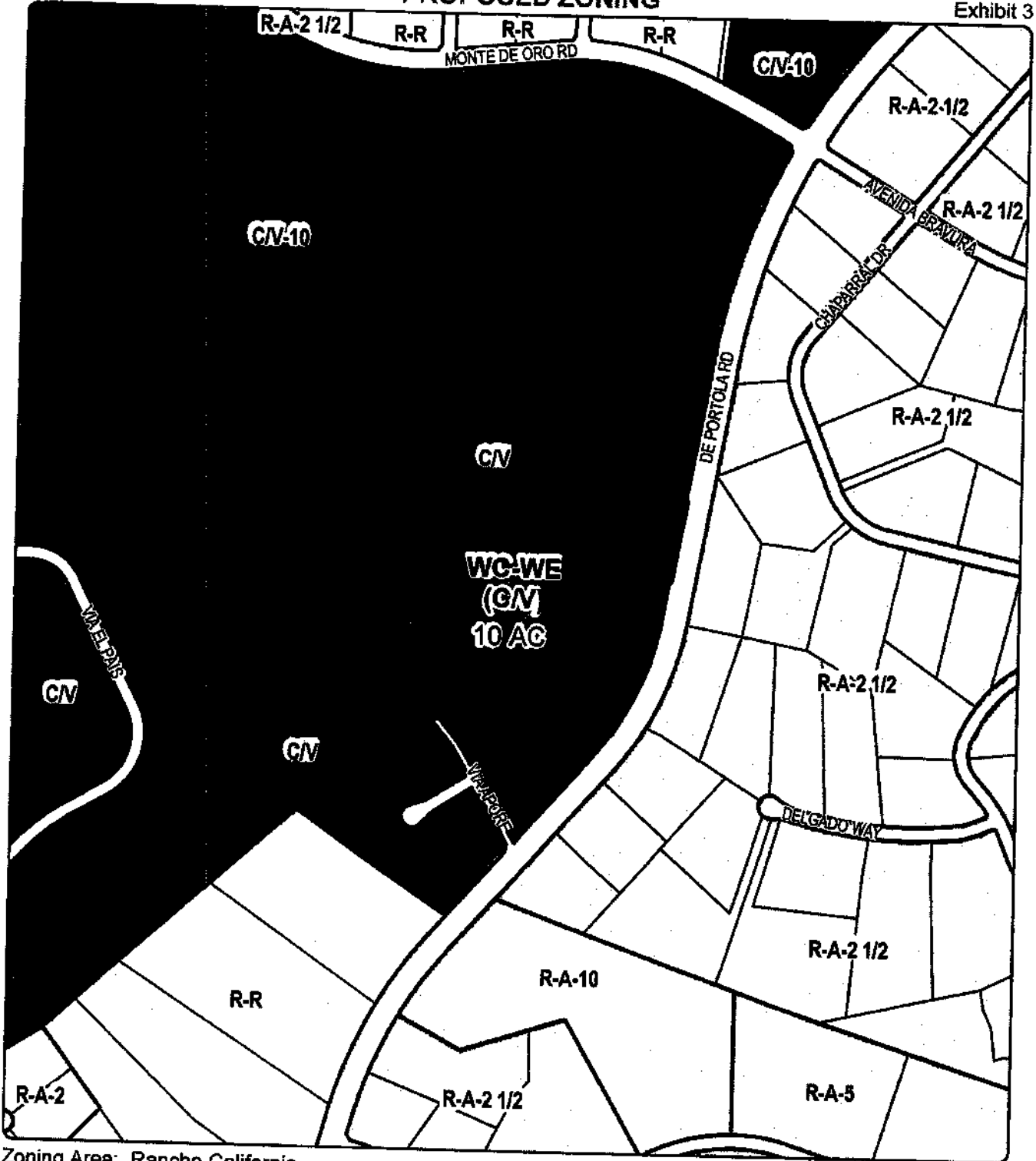
CZ07832

PROPOSED ZONING

Date Drawn: 06/25/2014

Exhibit 3

Supervisor Stone
District 3



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



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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)988-3200 (Western County) or in Palo Verde at (760)965-8277 (Eastern County) or Website: <http://planning.rcsma.ca>

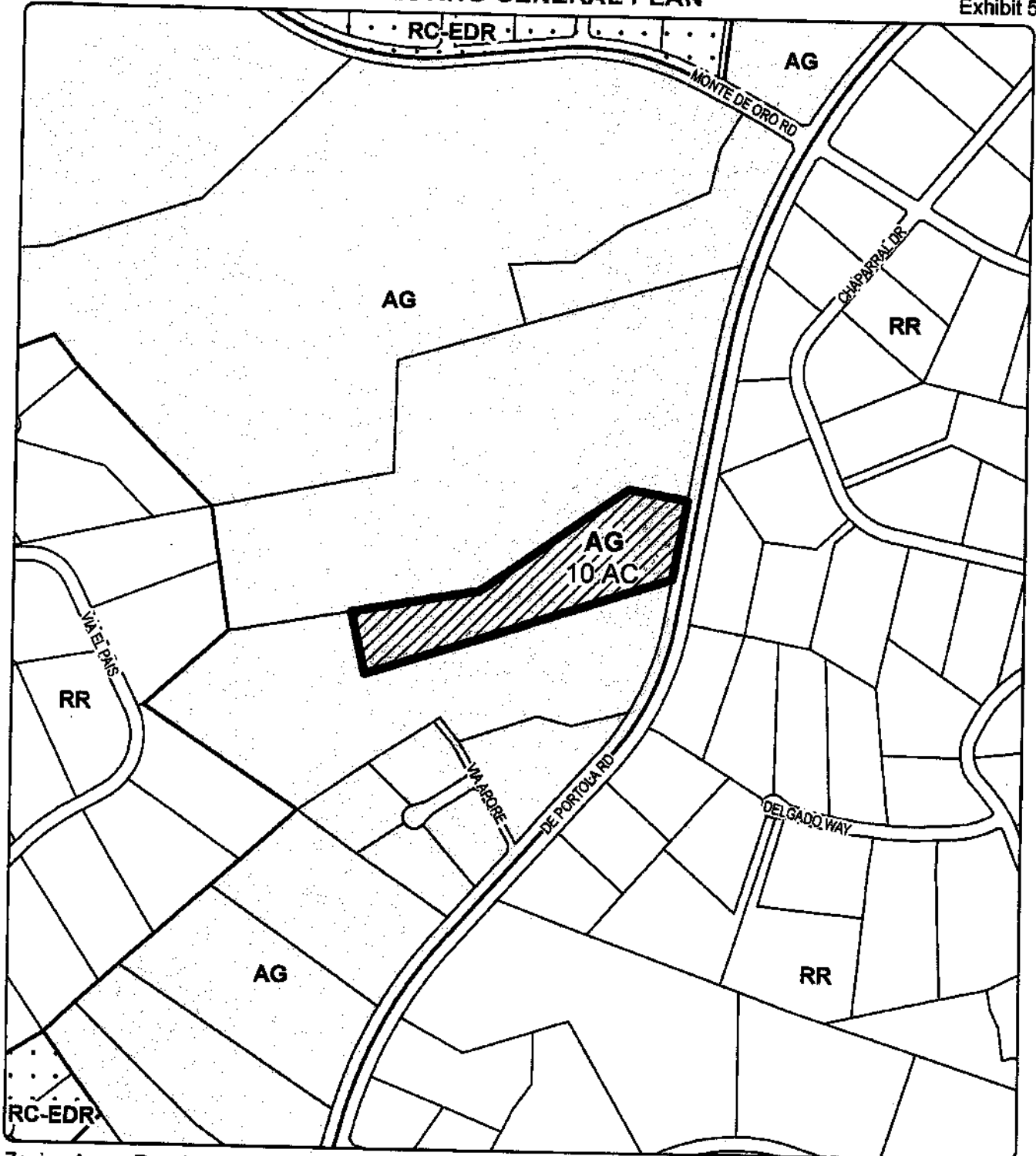
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07832

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 06/25/2014
Exhibit 5



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

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



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)995-5200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website: <http://california.rclips.net>

CHANGE OF ZONE

OWNER/APPLICANT:
 DANZA DEL SOL WINERY, L.L.C.
 10000 DANZA DEL SOL DRIVE
 PORTOLA, CA 95028
 (925) 255-1111

PROJECT ADDRESS:
 DANZA DEL SOL WINERY
 10000 DANZA DEL SOL DRIVE
 PORTOLA, CA 95028

ASSESSOR'S NO.:
 041-001-000

LEGAL DESCRIPTION:
 PARCELS 2 & 3 OF PARCEL 1 OF PM 7466
 PORTOLA, CA 95028
 COUNTY OF SAN BENITO
 COUNTY OF SAN BENITO
 COUNTY OF SAN BENITO

TOTAL PROPERTY ACREAGE:
 16.00 ACRES (MORE OR LESS - SUBJECT TO SURVEY)

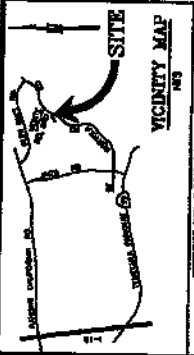
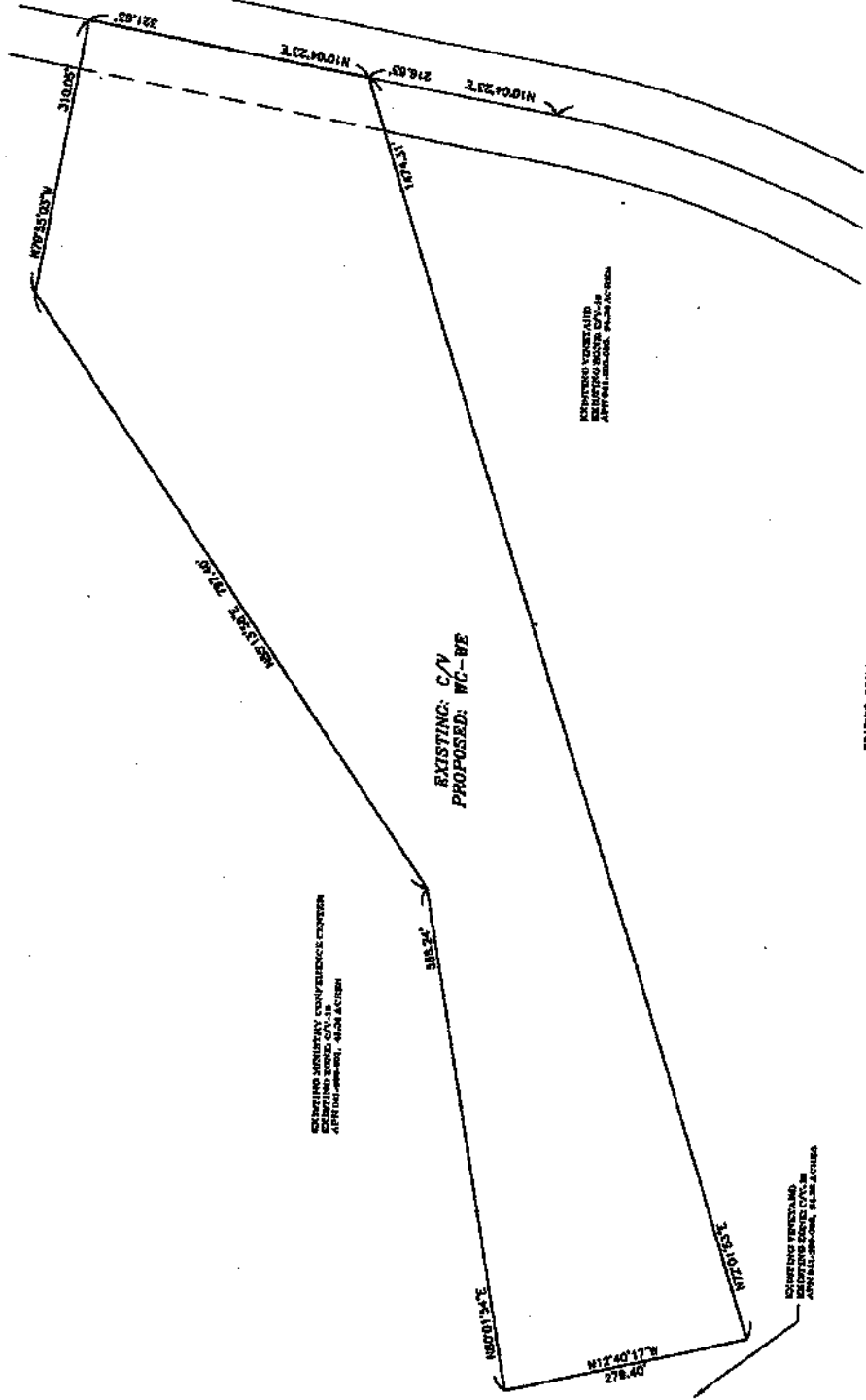
ZONING:
 C/N - COMMERCIAL GENERAL
 WC-W2 - WINE-RELATED

UTILITY PURVEYORS:
 WATER - PORTOLA WATER DISTRICT
 GAS - PORTOLA GAS COMPANY
 ELECTRIC - CALIFORNIA ELECTRIC COMPANY
 CABLE - VERIZON COMMUNICATIONS

SCHOOL DISTRICT:
 PORTOLA VALLEY UNITED SCHOOL DISTRICT
 (925) 426-4444

TINA WARED FLOODPLAIN AND EROSION:
 THE PROPERTY IS NOT IN A FLOOD PLAIN AND IS NOT SUBJECT TO EROSION.

EXHIBIT PREPARED:
 BRATENT CONSULTING & ENGINEERING
 14525 EDWARDS CHASE ROAD, #D-2
 TORRANCE, CA 90503
 (562) 209-0211



CHANGE OF ZONE
 DANZA DEL SOL WINERY
 PORTION OF PARCEL 1 OF PM 7466
 10000 DANZA DEL SOL DRIVE
 PORTOLA, CA 95028

Bratent Consulting & Engineering
 14525 EDWARDS CHASE ROAD, #D-2
 TORRANCE, CA 90503
 (562) 209-0211

DATE	01/15/2024
BY	J. BRATENT
CHECKED	J. BRATENT
SCALE	AS SHOWN
PROJECT	CHANGE OF ZONE
SHEET NO.	1 OF 1
TOTAL SHEETS	1

2/3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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

APPLICATION INFORMATION

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

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

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

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

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

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

Property Owner's Name: FRASER DEVELOPMENT LLC E-Mail: _____

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

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

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

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

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.

ROBERT OLSON
PRINTED NAME OF APPLICANT

Robt Olson
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.

FRASER DEVELOPMENT, LLC
PRINTED NAME OF PROPERTY OWNER(S)

Robt Olson
SIGNATURE OF PROPERTY OWNER(S)

by ROBERT OLSON, DIRECTOR
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): 941-290-006

Section: 29 Township: T7S Range: R1W

Approximate Gross Acreage: 10.0

General location (nearby or cross streets): North of VIA APOLE, South of MUNTE DE ORO, East of VIA EL PAIS BONITA, West of DE PORTALA RD.

APPLICATION FOR CHANGE OF ZONE

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

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

CHANGE ZONE TO CONFORM TO RECENT COUNTY
ORDINANCE CHANGE.

Related cases filed in conjunction with this request:

PP 553151



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez

Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Change of Zone No. 7832 (CZ7832)

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Robert Olson

Project Applicant

39050 De Portola Road, Temecula CA 92592

Address

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

Project Location

Change of Zone No. 7832 proposes to change the existing zoning of Citrus/Vinyard (C/V) zone to Wine Country-Winery Existing (WC-WE) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15182 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7832 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7832 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7832 is changing the property's zoning classification to WC-WE Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-WE Zone was included in Ordinance 348,4728, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7832 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-WE Zone analyzed in EIR No. 524.

Project Description

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

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

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 7/14/2014

Y:\Planning Master Forms\CEQA Form\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06080

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1405790

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

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

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

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

3/11/14 Date CR Initial

Juan C. Perez
TLMA Director/
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

36886 El Centito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21162 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
Project Title/Case Numbers

Phayvanh Nanthavongdourasy 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. Project Location

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

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

TLMA Director / Interim Planning Director

March 11, 2014

Date

Date Received for Filing and Posting at OPR: _____

3-28

MAR 11 2014

FOR COUNTY CLERK'S USE ONLY

NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07832 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

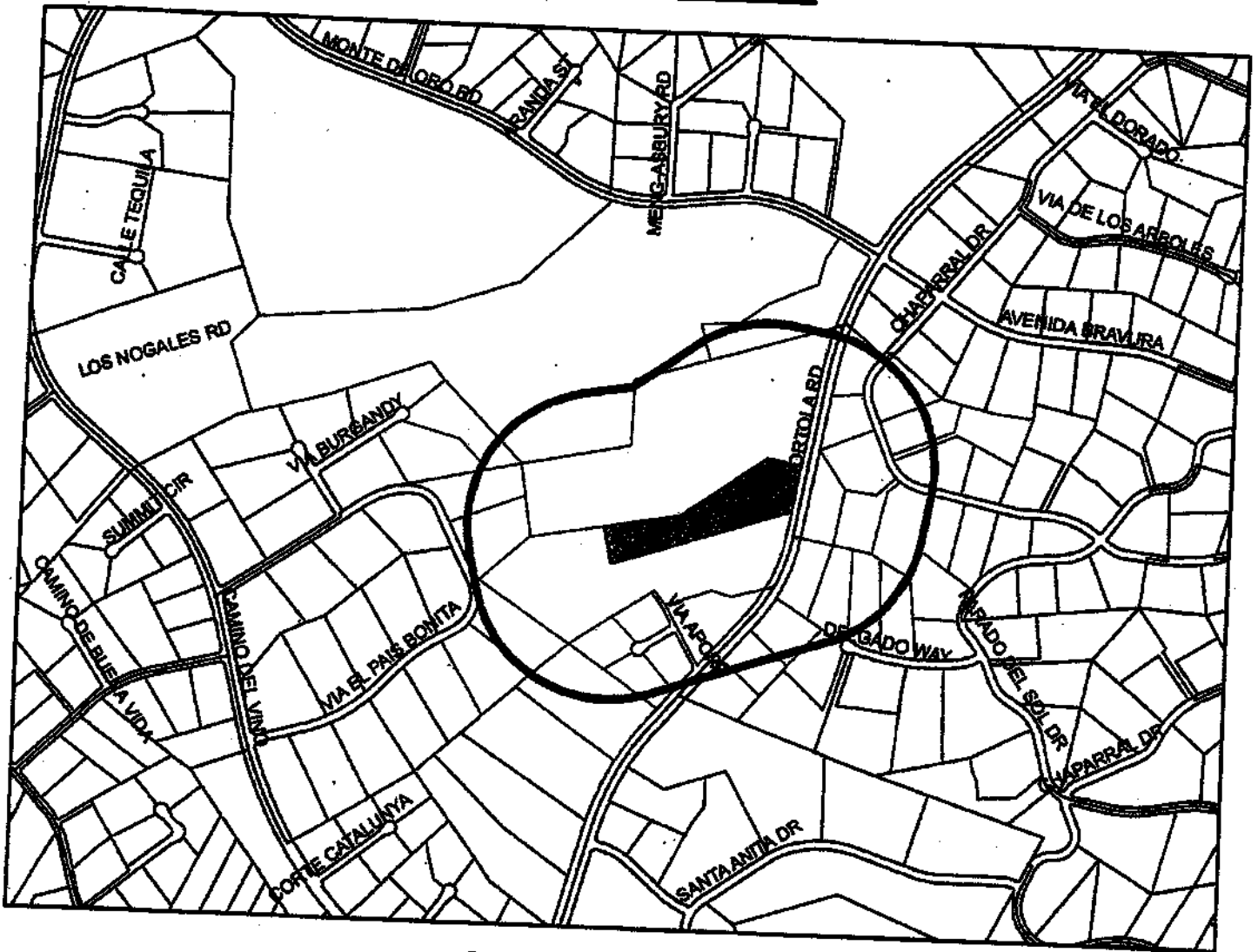
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

* Checked by Phayprach N
Expires 12/25/14

CZ07832 (1000 feet buffer)



Selected Parcels

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



1,000 500 0 1,000 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 927260009, APN: 927260009
GAIL FITZPATRICK, ETAL
38885 DE PORTOLA RD
TEMECULA CA 92592

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

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

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

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

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



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

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

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

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

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

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

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

Easy Peel® Labels
Use Avery® Template 5160®

▲
Feed Paper

Bend along line to
expose Pop-up Edge™

 **AVERY® 5160®**

Applicant

Robert Olson
39050 De Portola Road
Temecula, CA 92592

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

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

Easy Peel® Labels
Use Avery® Template 5160®

▲
Feed Paper

=====

Bend along line to
expose Pop-up Edge™

 **AVERY® 5160®**

Applicant

Robert Olson
39050 De Portola Road
Temecula, CA 92592

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1400921

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

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

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

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

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

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

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

01/27/14

PeopleSoft Financials
JOURNAL ENTRY DETAIL REPORT

Page No. 1
Run Date 1/28/2014
Run Time 11:18:28 PM

54
3 PAYING CFC09040 PER PHAYVAH
IOMGDOJANSY

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

Prepared By:
Aimee Daniels 5-68843
TLARC

Reference Number TLARC
Accounting Period 1
Fiscal Year 2014
Operator ID: E203740

HALMAH ELEBOR, PHAYVAH, REVENUE

Debit	Prog	Class	Program	Stat	Balance Amt	Description	Reference	Base Amount
3120100000						PLANNING PAYING CFC09040	R140921	-3,079.75
3120100000			ZRARC8889			PLANNING PAYING CFC09040	R140921	3,079.75
3120100000			ZRARC8889			PLANNING PAYING CFC09040	R140921	3,079.75
						PLANNING PAYING CFC09040	R140921	-3,079.75

Total Lines								
			Total Base Debits					9,159.50
							Total Base Credits	9,159.50

TLMA
IAN 30 2014
3:07PM



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

September 23, 2014

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

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7832

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, September 27, 2014.**

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,

Karen Barton

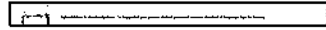
Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Tuesday, September 23, 2014 4:32 PM
To: Barton, Karen
Subject: Re: LEGALS for publication: Change of Zone 7832

Received for publication on Sept. 27. Proof with cost to follow.

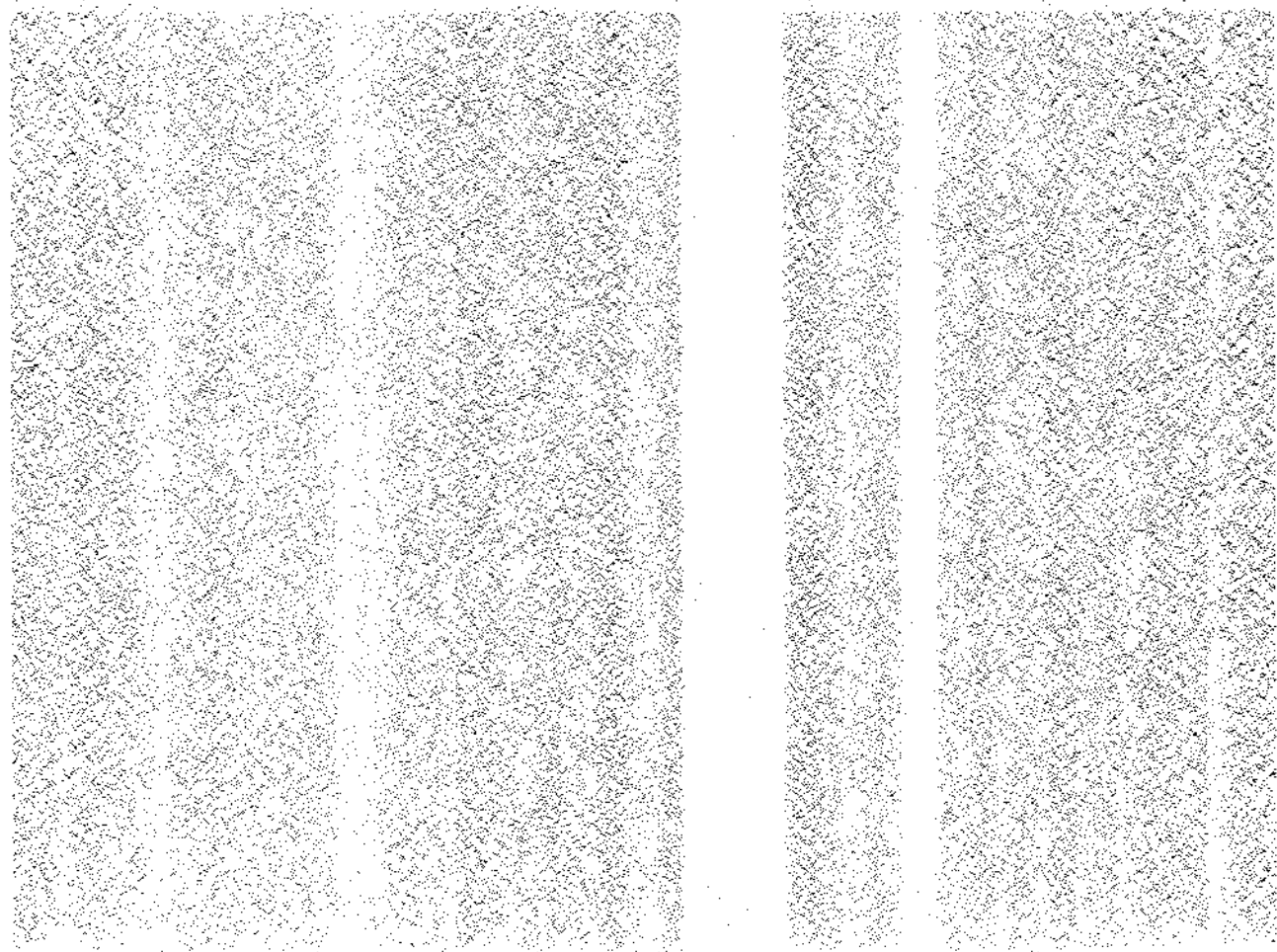
Thank You!
Legal Advertising


Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Barton, Karen <KLBarton@rcbos.org>
Sent: Tuesday, September 23, 2014 4:28 PM
To: PEC Legals Master
Subject: LEGALS for publication: Change of Zone 7832





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

September 23, 2014

THE CALIFORNIAN/UT SAN DIEGO
ATTN: LEGALS
PO BOX 12019
Temecula, CA 92590

E-MAIL : LegalsSWRiverside@UTSanDiego.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: ZC 7832

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, September 27, 2014.**

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,

Karen Barton

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

Gil, Cecilia

To: Barton, Karen
Subject: RE: 1219291 10872296 ZC 7832

From: cathy.viars@utsandiego.com [mailto:cathy.viars@utsandiego.com]
Sent: Tuesday, September 23, 2014 5:02 PM
To: Barton, Karen
Subject: 1219291 10872296 ZC 7832

Hi Karen

Please print attached Order Confirmation for Ad Copy and Account Information for your records.

YOUR ACCOUNT# 1219291 AD# 10872296 PO# ZC 7832

NET \$ 288.84

**U-T San Diego TEMECULA "U~T Californian"
Covers SouthWest RIVERSIDE**

AD will be Published on the following date(s):

09/27/14

Thank you
Cathy Viars
951-251-0329

LegalsSWRiverside@UTSanDiego.com

CERTIFICATE OF POSTING

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

I, Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 23, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone 7832

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: October 7, 2014 @ 10:30 A.M.

SIGNATURE: Karen Barton DATE: September 23, 2014
Karen Barton

Gil, Cecilia

To: Barton, Karen
Subject: RE: FOR POSTING: Change of Zone 7832

From: Kennemer, Bonnie [<mailto:bkenneme@asrcrkrec.com>]
Sent: Tuesday, September 23, 2014 5:14 PM
To: Barton, Karen; Meyer, Mary Ann
Cc: Buie, Tammie
Subject: RE: FOR POSTING: Change of Zone 7832

Received

From: Barton, Karen [<mailto:KL.Barton@rcbos.org>]
Sent: Tuesday, September 23, 2014 4:29 PM
To: Meyer, Mary Ann
Cc: Buie, Tammie; Kennemer, Bonnie
Subject: FOR POSTING: Change of Zone 7832

Notice of Public Hearing for Posting. Please confirm. Thank you!

Best wishes,

Karen Lynn Barton

Karen L Barton
Board Assistant
Clerk of the Board of Supervisors
(951) 955-9864

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE RANCHO CALIFORNIA ZONING DISTRICT – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 7, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Robert Olsen – Oz Bratene, on **Change of Zone No. 7832**, which proposes to change the zone from Citrus/Vineyard to Wine Country – Winery Existing (WC-WE), or such other zones as the Board may find appropriate. The project is located North of Via Adore, south of Monte De Oro, east of Via El Pia Bonia and west of De Portola Road in the Rancho California Zoning – Southwest Area Plan, Third Supervisorial District.

No New Environmental Documentation is required because EIR No. 441 adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, subsection (a) and (e), and none of the conditions described in California Code Regulations, Section 15162 exist.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL pnanthav@rctlma.org

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 23, 2014

Kecia Harper-Ihem
Clerk of the Board
By: Karen Barton, Board Assistant

CERTIFICATE OF MAILING

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

I, Karen Barton, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 23, 2014, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 7832

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: October 7, 2014 @ 10:30 A.M.

SIGNATURE: Karen Barton DATE: September 23, 2014
Karen Barton

PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07832 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

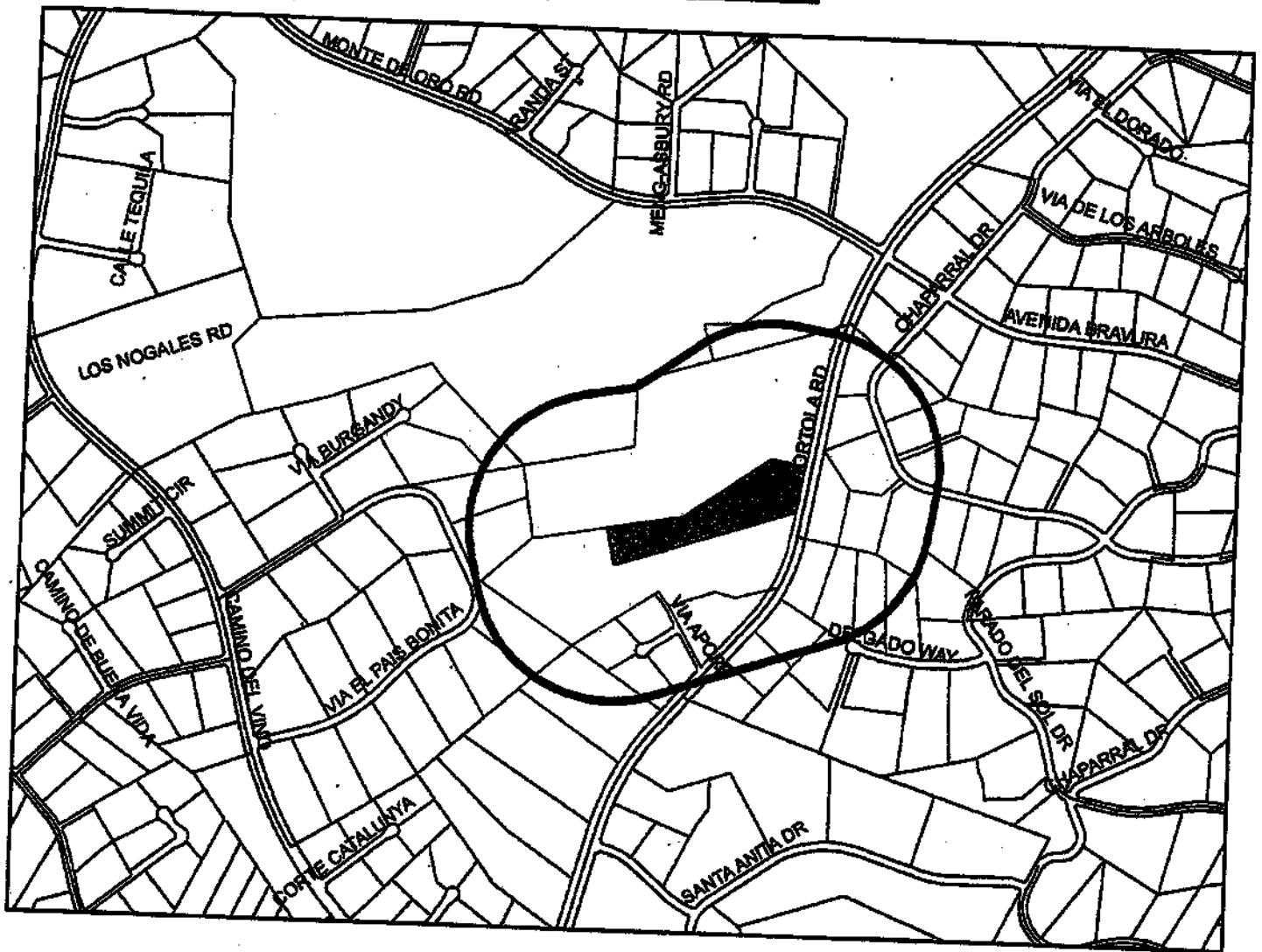
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

* Checked by Phayomh N
Expired 12/25/14

CZ07832 (1000 feet buffer)



Selected Parcels

941-300-013	941-260-006	941-300-011	941-260-009	941-300-001	927-240-025	927-240-020	927-240-004	941-300-006	927-240-001
941-290-005	941-290-006	927-240-002	927-260-006	927-260-001	927-240-018	941-300-010	941-270-024	927-260-004	941-300-012
927-240-003	927-260-005	941-320-003	941-320-004	941-270-023	927-260-009	927-260-010	941-270-036	927-240-021	927-260-007
927-240-022	941-280-001	927-240-024	927-240-023	927-260-008	927-260-003	941-270-035			



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

0207832

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

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

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

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

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

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

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

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

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

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

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

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

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

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

38 207832

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Project Applicant, Engineer, and owner
↓

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

Attn: Robert Olsen
39050 De Portola Road
Temecula, CA 92592

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

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

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

Attn: Fraser Development, LLC
6842 Lilliabn Lane
Eden Prairie, MN 55346

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

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

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

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: OZ BRATENE

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 10-7-14 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



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

October 9, 2014

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

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4789

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, October 14, 2014**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

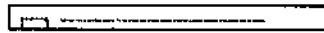
Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Thursday, October 09, 2014 9:18 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4789

Received for publication on October 14. Proof with cost to follow.

Thank You!

Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Thursday, October 9, 2014 7:48 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4789

Adoption of Ordinance for publication on Tuesday, Oct. 14, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

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

(INSERT ORD. NO. 348.4789 AND MAP HERE)

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 7, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4789

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

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

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

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

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

13 By: _____
14 ~~Chairman, Board of Supervisors~~

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

18 By: _____

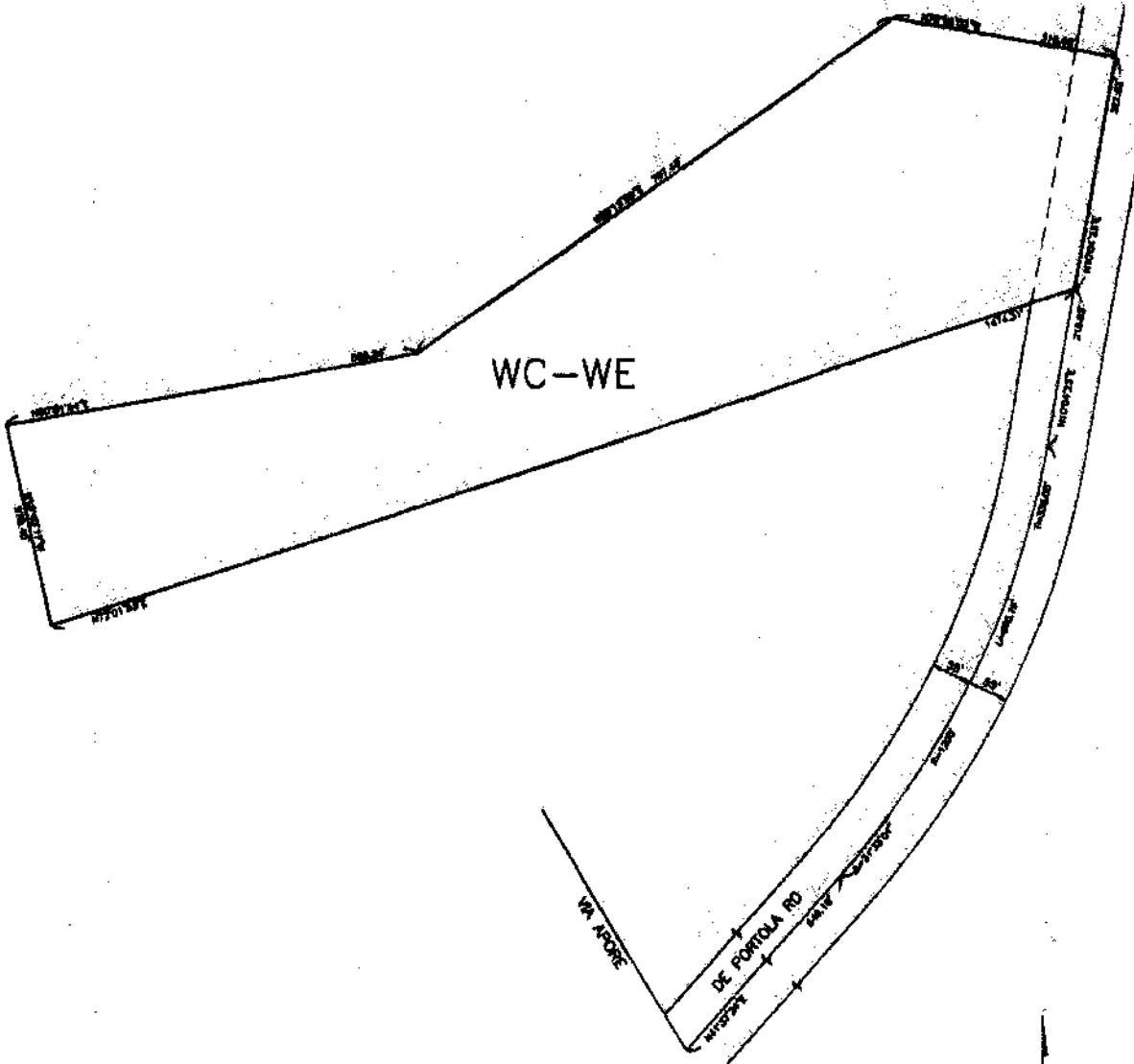
19
20 (SEAL)

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

25 ~~By: _____
26 MICHELLE CLACK
27 Deputy County Counsel~~

28 MPC:sk
9/4/14

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



LEGEND

WC-WE

WINE COUNTRY-WINERY EXISTING
MAP NO. 2.2365

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS



Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
9/27/2014	I09971284-09272014		Press-Enterprise	2 x 74 Li	148	1	1.45	214.60	214.60
Ordered By: Cecilia Gil									
Legal Advertising Invoice									
								Balance	
								\$214.60	
Sales/Contact Information					Advertiser Information				
Maria Tinajero 951-368-9225		Billing Period 09/27/2014 - 09/27/2014		Billed Account Number 1100141323		Advertiser Client Number 1100141323		Advertiser Client Name BOARD OF SUPERVISORS	

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2014 OCT 2 PM 12:18

*Planning
16-1 of 10/07/14
207832*

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name BOARD OF SUPERVISORS		
Billing Period 09/27/2014 - 09/27/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323
Balance \$214.60	Invoice Number I09971284-09272014	Terms Of Payment Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

The Press-Enterprise
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/27/2014

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

Date: September 27, 2014
At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0009971284-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE RANCHO CALIFORNIA ZONING DISTRICT -SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 7, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Robert Olsen - Oz Bratene, on **Change of Zone No. 7532**, which proposes to change the zone from Citrus/Vineyard to Wine Country - Winery Existing (WCWE), or such other zones as the Board may find appropriate. The project is located North of Via Adore, south of Monte De Oro, east of Via El Pia Bonia and west of De Portola Road in the Rancho California Zoning - Southwest Area Plan, Third Supervisorial District.

No New Environmental Documentation is required because EIR No. 441 adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, subsection (a) and (e), and none of the conditions described in California Code Regulations, Section 15162 exist.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUNGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL pranthav@rcdima.org

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 23, 2014
Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant

9/27



9/27/14

Order Confirmation

<u>Ad Order Number</u> 0010872296	<u>Customer</u> RIV CO BOARD OF SUPERVISORS	<u>Payor Customer</u> RIV CO BOARD OF SUPERVISORS	<u>PO Number</u> ZC 7832
<u>Sales Rep</u> Viars	<u>Customer Account</u> 1219291	<u>Payor Account</u> 1219291	<u>Ordered By</u> KAREN BARTON
<u>Order Taker</u> Viars	<u>Customer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Payor Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Customer Fax</u>
<u>Order Source</u>	<u>Customer Phone</u> (951) 955-1060	<u>Payor Phone</u> (951) 955-1060	<u>Customer Email</u> ccgil@rcbos.org

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Artifacts</u>	<u>Blind Box</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
0	0	0		Invoice	\$0.00	292.72
<u>Net Amount</u>		<u>Total Amount</u>				
\$292.72		\$292.72				

Plumbers
16-1 of 10/07/14
2067832

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

Proof of Publication of

**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 the principal clerk of the printer of

THE CALIFORNIAN

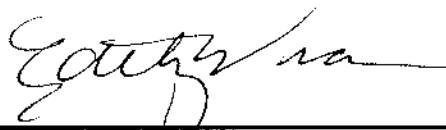
An Edition of the UT San Diego

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:

September 27TH, 2014

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

Dated at TEMECULA, California, this
29TH day of September, 2014



Cathy Viars
Legal Advertising
The Californian

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE RANCHO CALIFORNIA ZONING DISTRICT - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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No New Environmental Documentation is required because EIR No. 441 adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, subsection (a) and (e), and none of the conditions described in California Code Regulations, Section 15162 exist.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL: pnanthav@rcplma.org

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 23, 2014
Kecia Harper-Ithem, Clerk of the Board
By: Karen Barton, Board Assistant
Published: 9-27-14
1 0872296C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE RANCHO CALIFORNIA ZONING DISTRICT – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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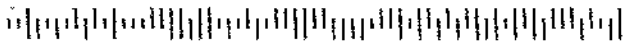
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Dated: September 23, 2014

Kecia Harper-Ihem
Clerk of the Board
By: Karen Barton, Board Assistant

16-1 of 10/07/14



9251020014 476

RETURN TO SENDER

TEMECULA CA 92592-8904

35765 BIANCA WAY

ANDERSON

FORWARD TIME EXP RTN TO SEND

X 918 NFE 1260713I0009/29/14

2011 OCT 2 PM 12: 14
CLERK OF SUPERIOR COURT
COUNTY OF RIVERSIDE

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

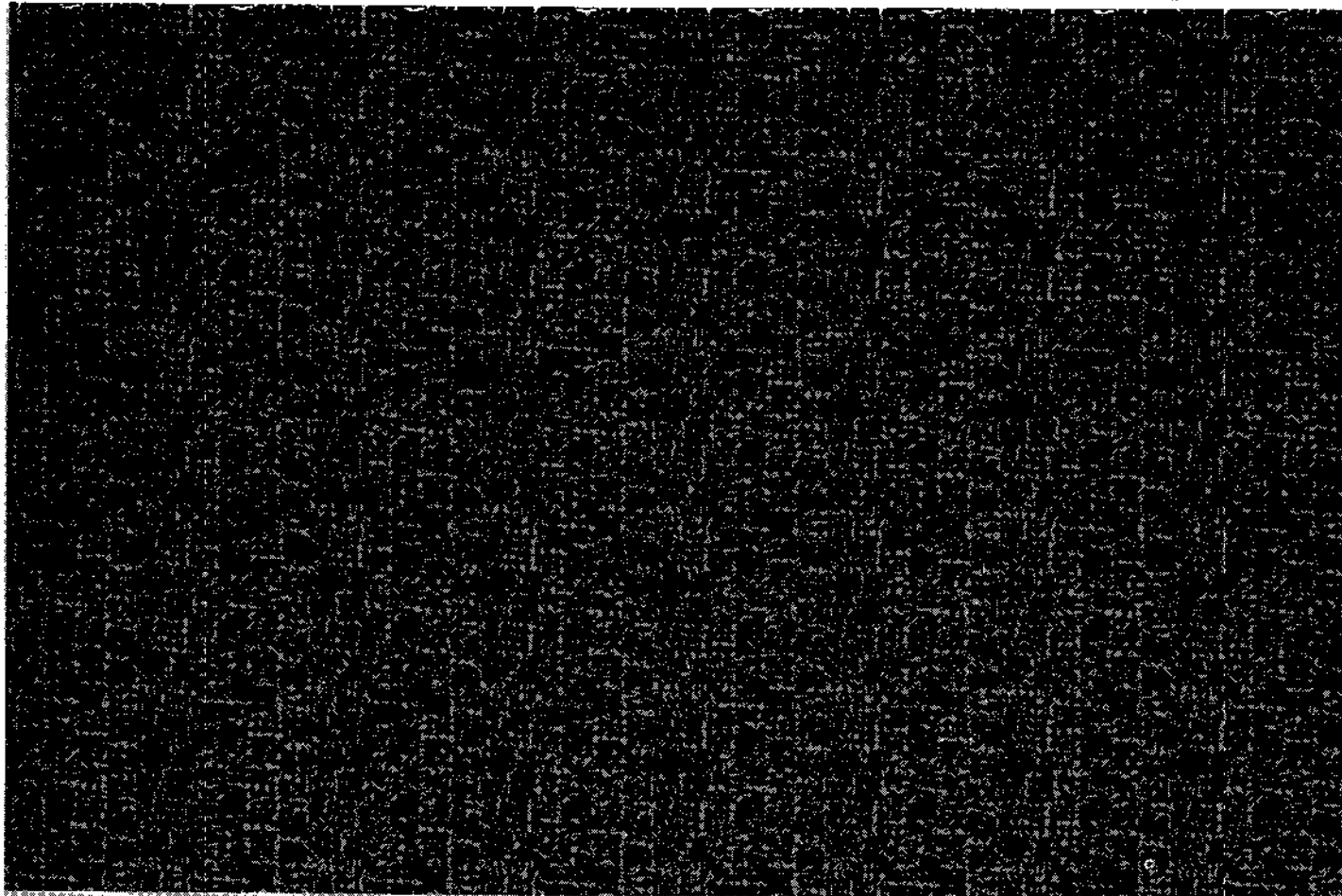
This may affect your property

PUBLIC HEARING NOTICE

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



ADDITIONAL INFORMATION
...
...



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE RANCHO CALIFORNIA ZONING DISTRICT – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 23, 2014

Kecia Harper-Ihem
Clerk of the Board
By: Karen Barton, Board Assistant

16-1 of 10/07/14

RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 12: 14

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

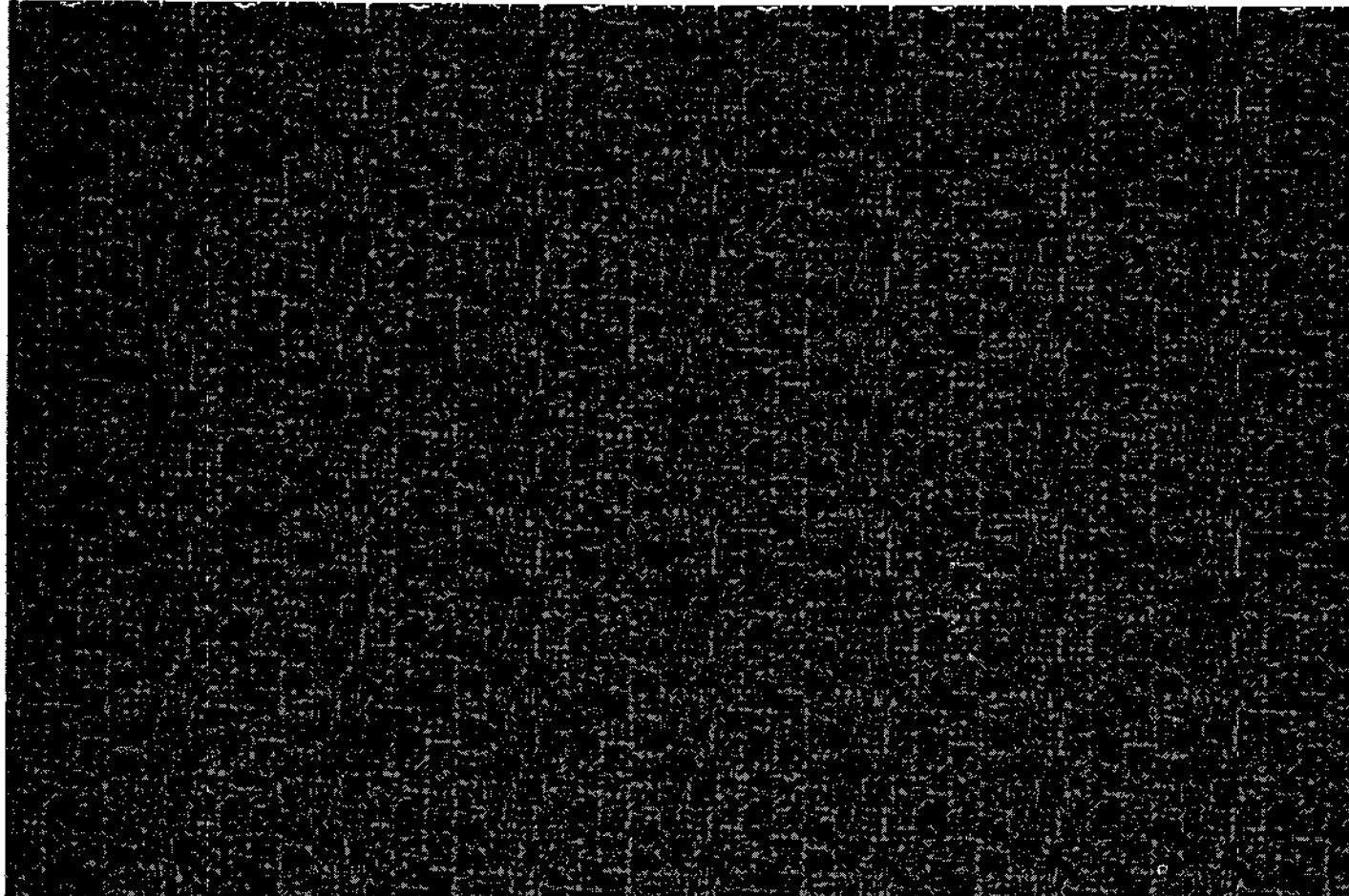
NIXIE 918 FE 1260 0009/27/14
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92502114747 *2808-01763-27-18
9250201147
9250201147

PUBLIC HEARING NOTICE
This may affect your property



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

RECEIVED
CLERK OF SUPERIOR COURT
RIVERSIDE COUNTY
OCT 22 2014



FOR BILLING INQUIRIES:
 CALL: (951) 398-9710
 EMAIL: BillingInquiry@pe.com

THE PRESS-ENTERPRISE **PE.com**

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
10/14/2014	109977708-10142014	Adoption of Ordinance No. 348.4789	Press-Enterprise	2 x 76 Li	152	1	1.45	220.40	220.40
Ordered By: Cecilia Gil									
Legal Advertising Invoice									Balance \$220.40
Sales Contact Information		Advertiser Information							
Maria Tinajero 951-368-9225	Billing Period 10/14/2014 - 10/14/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323		Advertiser/Client Name BOARD OF SUPERVISORS				

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2014 OCT 17 PM 12:18

*Planning
16-1 of 10/07/14*

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name BOARD OF SUPERVISORS		
Billing Period 10/14/2014 - 10/14/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323
Balance \$220.40	Invoice Number 109977708-10142014	Terms Of Payment Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE, CA 92502

The Press-Enterprise
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ordinance No. 348.4789 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates,

10/14/2014

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

Date: October 14, 2014
At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0009977708-01

P.O. Number:

Ad Copy:

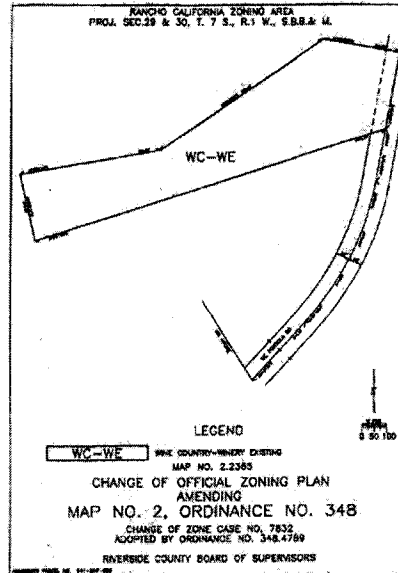
BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.4789
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. 2.2365, Change of Zone Case No. 7832" which map is made a part of this ordinance.

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



Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 7, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

10/14