

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 21.61 NET / 22.24 Gross

General location (nearby or cross streets): North of Calle Bella Loma, South of Rancho California Rd, East of Calle Contento Rd, West of Anza Rd

Thomas Brothers map, edition year, page number, and coordinates: P. 959 Grid J2

Project Description: (describe the proposed project in detail)

Applicant requests change of use for Building "A" to Bed and Breakfast, Change of Use for, Building "B" to Production, Tasting Room, Office and Prep Kitchen, and Special Occasion Facility

Change of Use for, Building "C" from Deli to Restaurant and Restaurant Patio. Change of Use for Building "D" to Wine Club/ Events. Building "E" as Storage.5694

Related cases filed in conjunction with this application:

Zone Change

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). PP06934 and PP12661 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: [REDACTED]

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) n/a

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) n/a

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: [REDACTED] S. [REDACTED]

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards [redacted] N/A

Does the project need to import or export dirt? Yes  No

Import n/a Export n/a Neither n/a

What is the anticipated source/destination of the import/export? [redacted] N/A

What is the anticipated route of travel for transport of the soil material? [redacted] N/A

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) existing pads sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tima.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River  Santa Margarita River  Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: RTN DEVELOPMENT / RICK NEUGEBAUER

Address: 28465 OLDTOWN FRONT STREET, TEMECULA, CA 92590

Phone number: 951.676.1796

Address of site (street name and number if available, and ZIP Code): 74567 RANCHO CALIFORNIA RD. 92592

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN 951140014

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) RTN Development, Rick Neugebauer Date August 27, 2014  
Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes  No

**APPLICATION FOR LAND USE PROJECT**

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) RTN Development, Rick Neugebauer Date August 27, 2014

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



TLMA

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



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and RTN Development hereafter "Applicant" and LYTTON VINEYARDS "Property Owner".  
Description of application/permit use: LYTTON VINEYARDS  
of WINSBURY L.P.

REDEVELOPMENT OF PP 6934 & PP 12661

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

**Section 1. Deposit-based Fees**

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

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

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

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 951 140 041

Property Location or Address:

34567 RANCHO CALIFORNIA ROAD, TEMECULA, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: SHELDON LYTON Phone No.: \_\_\_\_\_

Firm Name: LYTON VINEYARDS & WINERY LP Email: \_\_\_\_\_

Address: 29544 OLD TOWN FRONT ST.  
TEMECULA, CA 92590

3. APPLICANT INFORMATION:

Applicant Name: RICK NEUGEBAUER Phone No.: 951.676.1796

Firm Name: RIN DEVELOPMENT Email: RNEUGE@GMAIL.COM

Address (if different from property owner)  
29544 OLD TOWN FRONT ST. SUITE 311  
TEMECULA, CA 92592

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 08/25/2014

Print Name and Title: Rick Neugebauer, CEO

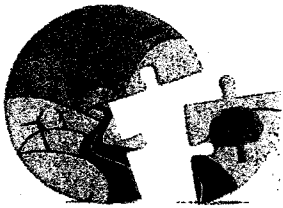
Signature of Property Owner: [Signature] Date: 8/26/14

Print Name and Title: Sheldon H. Lyton, Managing Member General Partner

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

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



Carolyn Syms Luna  
Director

RIVERSIDE COUNTY  
**PLANNING DEPARTMENT**

CZ ①

CC 006589

**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: \_\_\_\_\_ DATE SUBMITTED: 8/21/2014

**APPLICATION INFORMATION**

Applicant's Name: Rick Neugebauer  
RIN Development E-Mail: RNEUGB@GMAIL.COM

Mailing Address: 28465 OLD TOWN FRONT ST - SUITE 311  
TEMECULA, CA 92590  
City State ZIP

Daytime Phone No: (951) 676 1796 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: OZ BRATENE E-Mail: BRATENE@CONSTERODIGY.NET

Mailing Address: 41625 ENTERPRISE CIRCLE SOUTH, SUITE B-2  
TEMECULA, CA 92590  
City State ZIP

Daytime Phone No: (951) 201 2542 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: LYTTON VINEYARD WINERY L.P. E-Mail: SLYTON@LWMPARTNERS.COM

Mailing Address: 28524 OLD TOWN FRONT ST  
TEMECULA, CA 92590  
City State ZIP

Daytime Phone No: (818) 875 9536 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.

RAN Development Rick NAKZBAUER [Signature]  
PRINTED NAME OF APPLICANT 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.

LYTTON VINEYARD & WINERY, LP [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 957.041.014

Section: 26 Township: 75 Range: 2W

Approximate Gross Acreage: 22.26

General location (nearby or cross streets): North of Calles Bella LOMA, South of RANCHO CALIF RD, East of CALLE CONTENTO RD, West of ANZA RD



APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: P959 GRID J2

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

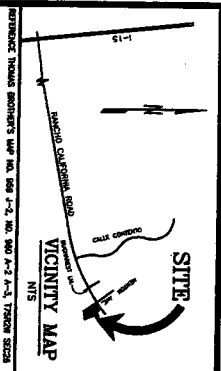
FROM CV/10 TO WC/W  
- PROJECT WAS EXISTING WINERY APPROVED UNDER PP 6934 AND PP 12661  
APPLICANT IS COMPLYING WITH NEW WINE COUNTRY PLAN 348.4729  
THE GENERAL PLAN AND CURRENT ZONING DO NOT MATCH NEW WC-W

Related cases filed in conjunction with this request:

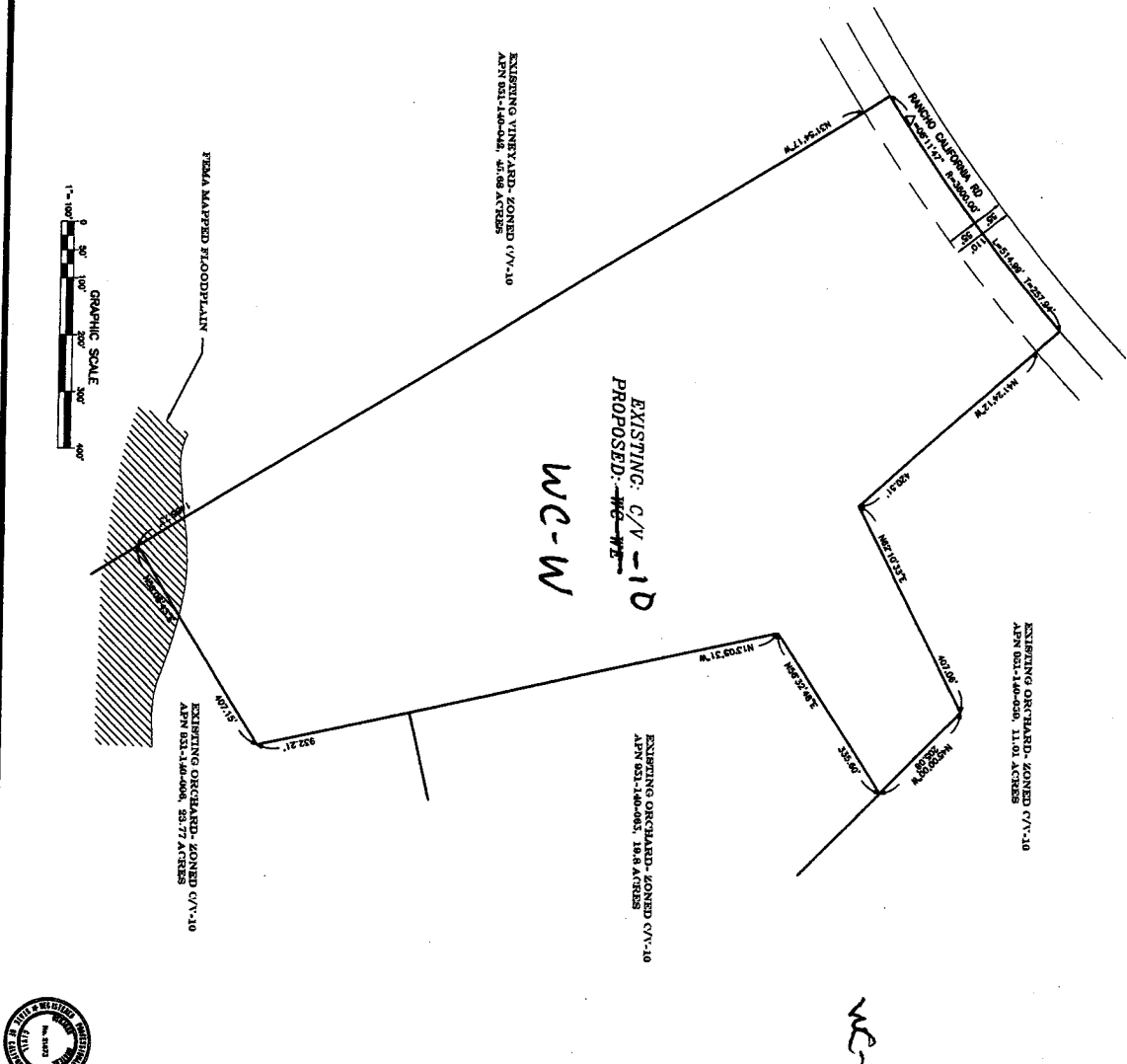
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# CHANGE OF ZONE No. 7848



**OWNER/APPLICANT:**  
 AVENSOLE VINEYARDS & WINERY  
 546 W. SERRANO LINDEN  
 TEMECULA, CA 92590  
 (951) 296-9045  
 (951) 296-2733

**PROJECT ADDRESS:**  
 34567 RANCHO CALIFORNIA RD  
 TEMECULA, CA 92592

**ASSESSOR'S NO.:**  
 715-100-041

**LEGAL DESCRIPTION:**  
 PARCEL 1 OF PM 3/93 IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN ON MAPS AS-24, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**TOTAL PROPERTY ACREAGE:**  
 21.81 ACRES NET  
 21.81 ACRES NET

**ZONING:**  
 C/V-10 (EXISTING) - EXISTING  
 WC-W (PROPOSED) - PROPOSED

**UTILITY PURVEYORS:**  
 CALIFORNIA WATER SERVICE COMPANY  
 SHER - SHERMAN AVENUE (GRAND)  
 SHER - HOME AVENUE (RIVERSIDE)  
 TELEPHONE - VERIZON (800) 804-4875  
 CABLE - VERIZON (800) 804-4875

**SCHOOL DISTRICT:**  
 TEMECULA VALLEY UNITED SCHOOL DISTRICT  
 (951) 278-2881

**FEMA MAPPED FLOODPLAINS AND ELEVATIONS:**  
 PROJECT LOT 1 FLOODPLAIN 15ft  
 FLOOD MAP 0606272/400

**EXHIBIT PREPARER:**  
 BRATENE CONSTRUCTION & ENGINEERING  
 41625 ENTERPRISE CIRCLE SOUTH, #B-2  
 TEMECULA, CA 92590  
 (951) 296-9045 (FAX)  
 (951) 296-2733 (PHONE)  
 BRATENE CONSTRUCTION & ENGINEERING  
 REG. 21873

**DATE:**  
 02/03/2015

NO.	REVISION
1	0. CHANGE
	9/26/14
	1.4. 10/07
	13/01B

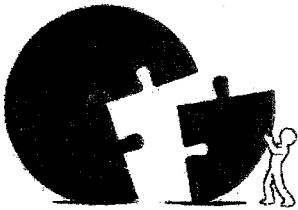
**BRATENE CONSTRUCTION & ENGINEERING**

Civil Engineers - RCE 21873  
 General Contractors - Lic. 378242

41625 Enterprise Circle South, #B-2  
 Temecula, CA 92590  
 (951) 296-9045  
 (951) 296-3711

**CHANGE OF ZONE**  
**AVENSOLE VINEYARDS & WINERY**  
**PARCEL 1 OF PM 3/93**  
 34567 RANCHO CALIFORNIA RD, TEMECULA, CA 92592

REVISION	DATE



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR EXCEPTIONS TO ORDINANCE NO. 847 AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING NOISE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: NE00007 DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION:

Applicant's Name: LYTTON VINEYARD & WINERY, LP E-Mail: REAUX@LTVINEYARDMANAGEMENT.COM

Mailing Address: 7951/4 OLD TOWN FRONT ST. SUITE 301  
TEJECUWA <sup>Street</sup> CA 92590  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 699 8896 Fax No: (951) 699 8892

Engineer/Representative's Name: REAUX STEYN E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
<sub>Street</sub>  
\_\_\_\_\_  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 717 7355 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: LYTTON VINEYARD & WINERY E-Mail: \_\_\_\_\_

Mailing Address: 7951/4 OLD TOWN FRONT ST. SUITE 301  
TEJECUWA <sup>Street</sup> CA 92590  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 717 7355 Fax No: ( ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that references 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.

### PROPERTY INFORMATION:

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 EXCEPTIONS TO THE NOISE ORDINANCE**

Assessor's Parcel Number(s): 951 140 041

Section: 26 Township: 75 Range: 2W

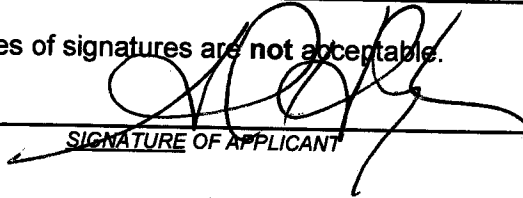
Approximate Gross Acreage: 21.60

General location (nearby or cross streets): North of \_\_\_\_\_, South of \_\_\_\_\_, East of \_\_\_\_\_, West of \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

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

SHELDON WITTON  
PRINTED NAME OF APPLICANT

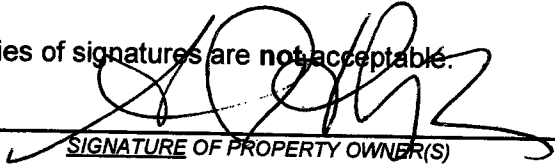
  
SIGNATURE OF APPLICANT

**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/our 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.

SHELDON WITTON  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

See attached sheet(s) for other property owners signatures.

**EXCEPTIONS INFORMATION:**

Type of Event:

Single Event Exceptions

Continuous Event Exceptions

Describe the event, for which the exceptions are being sought, including but not necessarily limited to the following: type of event; setting (indoor, outdoor or a combination of both); proposed schedule; hours of operation; expected number of vehicles per day; and expected number of participants per day.

**APPLICATION FOR EXCEPTIONS TO THE NOISE ORDINANCE**

125 WEDDINGS 5PM - 12PM (INDOORS MUSIC) - 80 TO 115 GUESTS  
24 TICKETED EVENTS 6PM - 10PM (NO AMPLIFIED MUSIC) - 150 GUESTS  
24 WINE CLUB EVENTS 6PM - 10PM (NO AMP. MUSIC) - 150 GUESTS  
12 OUTDOOR CONCERTS 6PM - 10PM (OUTDOOR AMPH. MUSIC) - 350 GUESTS  
4 ASSOCIATION EVENTS 10AM - 5PM (NO AMP. MUSIC) - 250 GUESTS

Attach additional sheets as necessary

Describe the sound sources for which the exceptions are being sought, including, but not necessarily limited to the following: audio equipment; motor vehicle sound systems; sound amplifying equipment and live music.

- SOUND AMPLIFYING EQUIPMENT & LIVE MUSIC

Attach additional sheets as necessary

Describe any noise sensitive land uses/sensitive receptors in the vicinity of the site, including, but not necessarily limited to the following: schools, hospitals, rest homes, long term care facilities, mental health care facilities, residential uses, libraries, passive recreational uses and places of worship.

NONE

Attach additional sheets as necessary

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/18/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07848/CUP03711 For

Company or Individual's Name Planning Department

Distance buffered 1600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

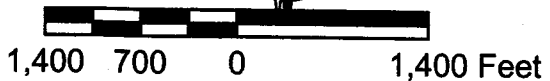
*rechecked 6/24/15  
Phonak  
expires 10/18/15*

**CZ07848 / CUP03711 (1600 feet buffer)**



**Selected Parcels**

943-230-006	943-250-021	943-250-018	951-140-004	943-230-005	951-140-014	951-140-059	943-240-004	951-140-054	951-140-055
951-140-056	951-140-011	943-250-014	943-250-016	943-250-015	951-140-001	951-140-008	951-140-013	943-250-012	951-140-016
951-140-007	951-140-003	951-140-063	951-140-065	951-140-041	951-140-012	951-140-005	951-140-006	951-140-015	943-250-013
942-240-006	951-140-042	951-140-010	942-230-027	942-230-028	943-250-019	943-250-017	951-140-009	943-230-004	951-140-002



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: 942230027, APN: 942230027  
TEMECULA SPRINGS LTD PARTNERSHIP  
C/O JEFF CARTER  
3719 S PLAZA DR  
SANTA ANA CA 92704

ASMT: 942230028, APN: 942230028  
THOMAS CRAMER  
40970 ANZA RD  
TEMECULA, CA. 92590

ASMT: 942240006, APN: 942240006  
LASSALETTE ENTERPRISES, ETAL  
C/O GARY MCMILLIAM  
29379 RANCHO CALIF RD 201  
TEMECULA CA 92591

ASMT: 943230004, APN: 943230004  
DARA ZHANG, ETAL  
32301 CORTE PALACIO  
TEMECULA CA 92591

ASMT: 943230005, APN: 943230005  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

ASMT: 943230006, APN: 943230006  
109 ACRES  
C/O JAMES CARTER  
P O BOX 28739  
SANTA ANA CA 92799

ASMT: 943240004, APN: 943240004  
FALKNER WINERY INC  
7625 HILLSIDE DR  
LA JOLLA CA 92037

ASMT: 943250012, APN: 943250012  
KENNETH VEASEY  
30520 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 943250013, APN: 943250013  
COLLEEN KLINE, ETAL  
PO BOX 893713  
TEMECULA CA 92589

ASMT: 943250014, APN: 943250014  
DENISE KILPATRICK, ETAL  
40853 BUCHAREST ST  
TEMECULA, CA. 92591

ASMT: 943250015, APN: 943250015  
MELANIE GIBSON, ETAL  
40851 NEWTON AVE  
TEMECULA, CA. 92591

ASMT: 943250016, APN: 943250016  
MARGARET CONNELLY, ETAL  
P O BOX 891311  
TEMECULA CA 92589

ASMT: 943250017, APN: 943250017  
VIOLET HAMILTON  
8175 CODY CT  
ARVADA CO 80005

ASMT: 943250018, APN: 943250018  
CALVARY CHAPEL BIBLE FELLOWSHIP  
34180 RANCHO CALIFORNIA  
TEMECULA CA 92591





ASMT: 943250019, APN: 943250019  
MARVIN SMOTRICH, ETAL  
4957 CALVIN AVE  
TARZANA CA 91356

ASMT: 943250021, APN: 943250021  
CALVARY CHAPEL BIBLE FELLOWSHIP INC  
34180 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 951140001, APN: 951140001  
JOSEPHINE ADAMS  
34655 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951140002, APN: 951140002  
ZOOZEE ENTERPRISES INC  
21856 THIMBLEBERRY CT  
CORONA CA 92883

ASMT: 951140003, APN: 951140003  
LINDA DRIGGS  
45383 SILVERADO LN  
TEMECULA CA 92592

ASMT: 951140004, APN: 951140004  
CHERYL LINN, ETAL  
34795 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951140006, APN: 951140006  
MAURICE VANROEKEL  
42642 RIVERA DR  
TEMECULA CA 92592

ASMT: 951140007, APN: 951140007  
MARCIA AU, ETAL  
41432 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951140008, APN: 951140008  
JUNE MAHURIN  
41460 CALLE CONTENTO RD  
TEMECULA, CA. 92592

ASMT: 951140009, APN: 951140009  
GEORGENE RAISNER, ETAL  
34020 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140010, APN: 951140010  
LAURA TURNBOW, ETAL  
34200 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140011, APN: 951140011  
NANCY DICK, ETAL  
34292 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140012, APN: 951140012  
LORI NAYLOR, ETAL  
13834 RECUERDO DR  
DEL MAR CA 92014

ASMT: 951140013, APN: 951140013  
JUSTIN ALLINGTON  
12945 74TH PINE  
KIRKLAND WA 98034



ASMT: 951140014, APN: 951140014  
LAURA MORA, ETAL  
P O BOX 646  
TEMECULA CA 92593

ASMT: 951140063, APN: 951140063  
LVR GROUP CHANG  
16241 VENEZIA TER  
CHINO HILLS CA 91709

ASMT: 951140015, APN: 951140015  
RUBEN RAMIREZ, ETAL  
34652 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140065, APN: 951140065  
LVR GROUP CHANG  
14790 YORBA CT  
CHINO CA 91710

ASMT: 951140016, APN: 951140016  
LEONORA WEST  
34790 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140041, APN: 951140041  
WINERY, ETAL  
25009 REY ALBERTO CT  
CALABASAS CA 91302

ASMT: 951140042, APN: 951140042  
SKATE RANCH  
C/O G B VAN ROEKEL  
2506 ROYAL VIEW RD  
ESCONDIDO CA 92027

ASMT: 951140056, APN: 951140056  
GIZELLA CZIRAKI, ETAL  
15611 SUNFLOWER LN  
HUNTINGTON BEACH CA 92647

ASMT: 951140059, APN: 951140059  
DESTINY VINEYARDS  
P O BOX 4026  
CHATSWORTH CA 91313



RCHA (Rancho California Horseman  
Association)  
P.O. Box 1622  
Temecula CA 92593

Lorraine F. Harrington  
35820 Pauba Rd.  
Temecula CA 92592

Carey Algaze, Planning Manager  
Pacifica Companies  
1775 Hancock Street, Suite #200  
San Diego, CA 92110

Temecula Valley Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Cahuilla Band of Indians  
52701 Hwy. 371 Suite B  
P.O. Box 391760  
Anza, CA 92539

California Regional Water Board  
2375 Northside Drive, Suite 100  
San Diego, CA 92105

Department of Toxic Substances  
Control  
1001 I Street  
P.O. Box 806  
Sacramento, CA 95812

Rancho California Water District  
42135 Winchester Rd  
Temecula, CA 92590

Rebaux Steyn  
Temecula Valley Winery Management  
27495 Diaz Road  
Temecula, CA 92590

ATTN: Elizabeth Lovested  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Perris, CA 92570

Santa Rosa  
Band of Cahuilla Mission Indians  
325 N. Western St.  
Hemet, CA 92343

Attn: Anna Hoover ,Cultural Resources  
Committee, Pechanga Band of Luiseno  
Mission Indians  
P.O. Box 2183  
Temecula ,CA 92593

Palomar Observatory  
P.O. Box 2000  
Palomar Mountain, CA 92060

South Coast Air Quality Management  
District  
21865 E. Copley Dr.  
Diamond Bar, CA 91765

Southern California Association of  
Governments  
818 W. 7<sup>th</sup> St, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

Lytton Vineyard and Winery  
24910 Las Brisas Rd. Ste. 102  
Murrieta, CA 92562

Marty J. Nicholson, Esq.  
TYLER & BURSCH, LLP  
24910 Las Brisas Road, Suite 110  
Murrieta, California 92562

Soboba Cultural Resource Dept.  
P.O. Box 487  
San Jacinto A 92581

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

Ramona Band of Mission Indians  
3940 Cary Rd.  
P.O. Box 391670  
Anza, CA 92539

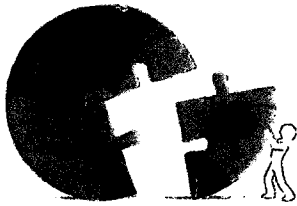
Temecula Winegrowers Association  
P.O. Box 1601  
Temecula, CA 92593

Attn: Maroun El-Hage  
Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300

Southern California Association of  
Governments  
818 W 7th St, 12th Floor  
Los Angeles, CA 90017

Los Coyotes Band of Mission Indians  
P.O. Box 189  
Warner, CA 92086

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

Environmental Assessment No. 42727 (EA42727) and Grading Permit No. 140170 (BGR140170)  
Project Title/Case Numbers

Phavvanh Nanthavongdouangsv  
County Contact Person

951-955-6573  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

RTN Development  
Project Applicant

28465 Old Town Front St. Suite 311, Temecula CA 92590  
Address

34567 Rancho California Rd. Temecula CA 92592  
Project Location

Grading Permit (BGR140170) proposes to grade previously disturbed areas of an existing winery. The property will be graded in order to reconfigure the existing project design (walkways, parking, landscaping, and vineyards) and to prepare an area previously used for vineyards for an additional pad.  
Project Description

This is to advise that the Riverside County Planning Department, as the lead agency, has approved the Environmental Assessment No. 42727 for the project on December 22, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

  
Signature

Urban Planner III  
Title

12/22/2014  
Date

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

DM/dm Revised 12/17/2014  
Y:\Planning Master Forms\Templates\CEQA Forms\NOD Form.docx

Please charge deposit fee case#: ZEA42727 ZCFG06133

### FOR COUNTY CLERK'S USE ONLY

**FILED**  
RIVERSIDE COUNTY

**DEC 23 2014**

LARRY W. WARD, CLERK

By P. Bue T. Bule  
Deputy

COUNTY CLERK  
Neg Declaration/Ntc Determination  
Filed per P.R.C. 21152  
POSTED

**DEC 23 2014**  
**FEB 06 2015**

Removed: \_\_\_\_\_  
By: \_\_\_\_\_ Dept.  
County of Riverside, State of California

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201400873

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: COUNTY PLANNING Date: 12/23/2014

County Agency of Filing: Riverside Document No: 201400873

Project Title: ENVIRONMENTAL ASSESSMENT NO. 42727 AND GRADING PERMIT NO. 1

Project Applicant Name: RTN DEVELOPMENT Phone Number: 951-955-6573

Project Applicant Address: 28465 OLD TOWN FRONT ST. SUITE 311 TEMECULA CA 92590

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report	_____
<input checked="" type="checkbox"/> Negative Declaration	2181.25
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	_____
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	\$50.00
<input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached))	_____
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	_____
<b>Total Received</b>	2231.25

Signature and title of person receiving payment: \_\_\_\_\_

Notes: ACCOUNTING STRING ATTACHED 12/23/2014 TB.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1413185

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

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

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

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

Received from: RTN DEVELOPMENT  
paid by: CK 1138  
paid towards: CFG06133 CALIF FISH & GAME: DOC FEE  
ENVIRONMENTAL ASSESSMENT 42727  
at parcel #: 34567 RANCHO CALIFORNIA RD TEM  
appl type: CFG3

\$2,260.00

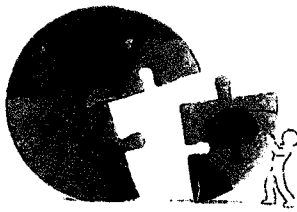
By MGARDNER Dec 08, 2014 10:07  
posting date Dec 08, 2014

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY  
MAR 13 2014  
CITY CLERK  
M. Meyer  
Deputy

**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

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.**

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 Nanthavongdouangsy  
*County Contact Person* 951-955-6573  
*Phone Number*

SCH No. 2009121076  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

County of Riverside TLMA-Planning Department  
*Project Applicant* 4080 Lemon St. 12<sup>th</sup> 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]  
*Signature* TLMA Director / Interim Planning Director  
*Title* March 11, 2014  
*Date*

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

3-28  
MAR 11 2014

FOR COUNTY CLERK'S USE ONLY

Stamp area for County Clerk's use only, containing a date stamp (MAR 13 2014), a handwritten date (4.15.14), and a signature.

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201400140

State Clearinghouse # (if applicable): 2009121076

Lead Agency: COUNTY PLANNING

Date: 03/13/2014

County Agency of Filing: Riverside

Document No: 201400140

Project Title: EIR 524; TEMECULA VALLEY WINE COUNTRY GPA 1077; ZONING 348.4729

Project Applicant Name: COUNTY PLANNING - TLMA PLANNING DEPT

Phone Number: 951 955-6573

Project Applicant Address: 4080 LEMON STREET, 12TH FLOOR RIVERSIDE CA 92501-1409

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

Environmental Impact Report

3029.75

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee


\$50.00

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

Total Received 3079.75

Signature and title of person receiving payment:



Notes:



## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Lytton Vineyard & Winery, L.P., a California Limited Partnership, doing business as Avensole Vineyard & Winery (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 951-140-041 (“PROPERTY”); and,

**WHEREAS**, on August 27, 2014, PROPERTY OWNER filed applications for Conditional Use Permit No. 3711 and Change of Zone No. 7848 and on December 8, 2014, filed an application for Noise Exemption No. 00007 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER , at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by APPLICANT to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of APPLICANT's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On Sept. 9, 2015 before me, Maria L. Olson, Notary Public  
Name of Notary Public, Title

personally appeared Sheldon Lytton  
Name of Signer (1)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



M. Olson  
Signature of Notary Public

Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Indemnification Agreement containing 5 pages, and dated 9/9/2015.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer
- Signer(s) Thumbprints(s)

\_\_\_\_\_

## Haro, Passion

---

**From:** lorraine harrington <lfh415@yahoo.com>  
**Sent:** Monday, September 14, 2015 4:38 PM  
**To:** COB  
**Cc:** Elisa Niederecker  
**Subject:** Sept 15 BOS Agenda item 16.1

To: Supervisors, Riverside County

Regarding public hearing item 16-1.

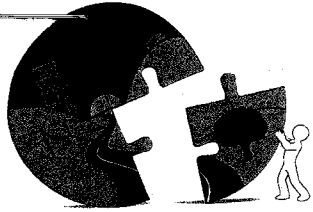
Gentlemen,

As a member of the Advisory Committee on the Wine Country Plan, I feel compelled to remind you that the residential representatives on that Committee were adamantly opposed to allowing amplified music outdoors as the wine country expands. As you probably know, the largest population in ANY of the new Wine Country districts are the **residents**. Many of them came to every single meeting of the Advisory Committee, even aware that they might not be given time to speak. Noise abatement was one of their most critical issues, due to the odd way that noise carries in the wine country. One of the Winery representatives strongly suggested that all amplified music be kept indoors, and I believe the residents favor that solution.

I am copying one of the Residential representatives to the Committee on this. She is not in town at the moment but would be happy to interact with you going forward. In the meantime, we would not be in favor of granting the Noise Exemption to this applicant.

Sincerely,

Lorraine Harrington  
Temecula



Steve Weiss AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

Date: 9/14/15

To: Board of Supervisors

From: Matt Straite, Principal Planner

**RE: SEPTEMBER 15, 2015 BOARD AGENDA ITEM 16.1 (FTA 2014-06) CONDITIONAL USE PERMIT NO. 3711, CHANGE OF ZONE NO. 7848, ORDINANCE NO. 348.4809, and NOISE EXEMPTION NO. 00007**

To ensure the Class V Winery incidental uses are in conjunction with a vineyard and winery per Ordinance No. 348 Wine Country - Winery Zone, the following additional Conditions of Approval are recommended by Planning:

### 10. PLANNING GENERAL CONDITIONS USE- VINEYARD MAINTENANCE

Seventy-five percent of the net project area of 21.61 acres, approximately 16.21 acres shall be planted with vineyards. The planting requirement shall be maintained for the life of the permit. To achieve the seventy-five percent planting requirement, fifteen percent of the net planting requirement may include the planting of olive trees and the remaining sixty percent of the planting requirement shall be planted in vineyards. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the planting requirement shall have a minimum average density of 100 olive trees per acre.

### 10. PLANNING GENERAL CONDITIONS USE – WINE PRODUCTION

Seventy-five percent of grapes utilized in wine production and retail wine sales shall be grown in Riverside County except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area and during the first three years from the conditional use permit's date of approval. Of wine sold by this winery as approved by CUP No. 3711, at least fifty percent of the wine shall be produced on the project's site. CUP No. 3711 permits a Class V Winery; as such, the winery area shall be at least 3,000 square feet and shall produce at least 7,000 gallons of wine annually as determined by the County Agricultural Commissioner.

### 90. PLANNING PRIOR TO BUILDING FINAL INSPECTION USE – PLANTING REQUIREMENT

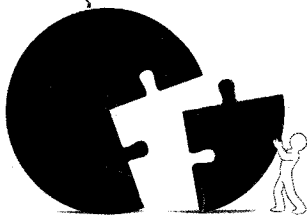
A total of seventy-five percent of the net project area shall be planted in vineyards prior to building permit final inspection approval.

90. PLANNING PRIOR TO BUILDING FINAL INSPECTION USE – INCIDENTAL COMMERCIAL USE  
Prior to issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational.

Y:\Planning Case Files-Riverside office\CUP03711\DH-PC-BOS Hearings\BOS\91515\_BOS Memo CUP03711.docx

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP*  
*Planning Director*

## Memorandum

Date: 9/15/15

To: Board of Supervisors

From: Matt Straite, Principal Planner

**RE: SEPTEMBER 15, 2015 BOARD AGENDA ITEM 16.1 (FTA 2014-06) CONDITIONAL USE PERMIT NO. 3711, CHANGE OF ZONE NO. 7848, ORDINANCE NO. 348.4809, and NOISE EXEMPTION NO. 00007**

Planning received the attached letter concerning the project referenced above in opposition of permitting outdoor amplified noise for special events.

The WC-W Zone development standard prohibits the use of amplified sounds during special events unless an exception to the Ordinance 847 Regulating Noise is granted. Noise Exemption No. 00007 seeks to permit continuous events with amplified sounds for special occasion events. Amplified sounds will be used indoors with the exception of 12 outdoor concerts. The project includes 12 outdoor events per year with the hours of operation of 4:00 p.m. to 10:00 p.m.

The nearest residential units are located 650 feet north and 1,890 feet south of the project site. Existing vineyards and orchards are located to east, west and south of the project area. The project's special occasion facility is located on the southern end of the winery development envelop and is 300 feet from Rancho California Road. Potential noise impacts will be mitigated through site-specific noise-attenuating features and site design. All live amplified music/bands/DJ equipment must face in a south or southeast direction, outdoor speakers for all scheduled events shall be oriented toward the center of the winery property and away from adjoining land uses, live bands and DJs must be positioned as far away as possible from the project site's northern property line, live amplified music and DJ equipment should be locates within an enclosed structure after 10:00 p.m., all special event vendors shall be notified regarding noise conditions of approval, outdoor special events shall be limited to hours of 8:00 am to 10:00 pm Monday through Sunday and clean-up activities associated with special events shall terminate no late than midnight and padding/carpeting shall be installed under music speakers for early absorption of music for indoor special occasion facility.

To further safe guard the community from excessive noise, the project has been conditioned that after issuance of two code violation notices for excessive noise, noise measurements shall be performed during every event to determine if the Noise Ordinance and project conditions are being followed during the special events. If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operations, number of guests, and frequency of special events per year or approval of the special occasion facility.

Implementation of these site specific noise-attenuating features will dampen the potential noise impacts therefore the project would not be detrimental to the health, safety or general welfare of the community.

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

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

## **Nanthavongdouangsy, Phayvanh**

---

**From:** Haro, Passion <PHaro@rcbos.org>  
**Sent:** Tuesday, September 15, 2015 8:09 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Sept 15 BOS Agenda item 16.1

Good morning Ms. Phayvanh,

I am sending you this email per our conversation this morning in regards to item 16-1.

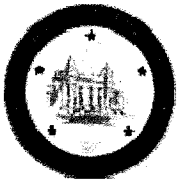
Thank you,

Passion Haro

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside County, CA 92501  
ph. 951.955.1069 fax 951.955.1071  
[PHaro@rcbos.org](mailto:PHaro@rcbos.org)  
<http://rivcocob.org/>

*How was your service today, we need your input.  
Electronic Services Survey - <http://surveys.rivcocob.org/>*

Business hours for the Clerk of the Board Office are Monday through Friday, 8:00 a.m. through 5:00 p.m.



---

**From:** lorraine harrington [<mailto:lfh415@yahoo.com>]  
**Sent:** Monday, September 14, 2015 4:38 PM  
**To:** COB  
**Cc:** Elisa Niederecker  
**Subject:** Sept 15 BOS Agenda item 16.1

To: Supervisors, Riverside County

Regarding public hearing item 16-1.

Gentlemen,

As a member of the Advisory Committee on the Wine Country Plan, I feel compelled to remind you that the residential representatives on that Committee were adamantly

opposed to allowing amplified music outdoors as the wine country expands. As you probably know, the largest population in ANY of the new Wine Country districts are the **residents**. Many of them came to every single meeting of the Advisory Committee, even aware that they might not be given time to speak. Noise abatement was one of their most critical issues, due to the odd way that noise carries in the wine country. One of the Winery representatives strongly suggested that all amplified music be kept indoors, and I believe the residents favor that solution.

I am copying one of the Residential representatives to the Committee on this. She is not in town at the moment but would be happy to interact with you going forward. In the meantime, we would not be in favor of granting the Noise Exemption to this applicant.

Sincerely,

Lorraine Harrington  
Temecula





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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

August 20, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: CONDITIONAL USE PERMIT NO. 3711  
and CZ 7848

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, August 26, 2015.**

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, August 20, 2015 4:38 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: CUP 3711 CZ 7848

Received for publication on August 26. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: 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\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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A Freedom News Group Company

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Thursday, August 20, 2015 4:15 PM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: CUP 3711 CZ 7848

Hello!

Attached is a Notice of Public Hearing, for publication on Wednesday, August 26, 2015. Please confirm.  
THANK YOU!

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT AND A CHANGE OF ZONE IN THE RANCHO CALIFORNIA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 15, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Lytton Vineyard and Winery – OZ Bratene, on **Change of Zone No. 7848** and associated **Ordinance No. 348.4809**, which proposes to amend the zoning from Citrus Vineyard – 10 acre minimum (C/V-10) to Wine Country – Winery (WC-W), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3711 (FTA 2014-06)**, which proposes to modify uses associated with an existing winery which will classify the winery as a Class V Winery under the WC-W Zone (“the project”); and, **Noise Exemption No. 00007** to permit the use amplified sounds during special events (outdoor concerts and indoor weddings/receptions). The project is located south of Rancho California Road, westerly of Calle Contento, northerly of Calle Bella Loma, and east of Anza Road in the Rancho California Zoning – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt the **Mitigated Negative Declaration for Environmental Assessment No. 42724**.

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, 12<sup>th</sup> 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](mailto: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: August 20, 2015

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

## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, 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 August 20, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

Conditional Use Permit No. 3711 and Change of Zone no. 7848 (FTA 2014-06)

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** September 15, 2015 @ 10:30 A.M.

SIGNATURE:           Cecilia Gil                DATE:           August 20, 2015            
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Friday, August 21, 2015 8:23 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: CUP 3711 CZ 7848

Received and will be posted today

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Thursday, August 20, 2015 4:16 PM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: CUP 3711 CZ 7848

Good afternoon,

Please POST attached Notice of Public Hearing and confirm. THANK YOU!

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

## **CERTIFICATE OF MAILING**

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I  
am not a party to the within action or proceeding; that on August 20, 2015, I mailed a  
copy of the following document:

### **NOTICE OF PUBLIC HEARING**

Conditional Use Permit No. 3711 and Change of Zone no. 7848 (FTA 2014-06)

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:** September 15, 2015 @ 10:30 AM

SIGNATURE: *Cecilia Gil*      DATE: August 20, 2015  
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/18/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07848/CUP03711 For

Company or Individual's Name Planning Department

Distance buffered 1600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

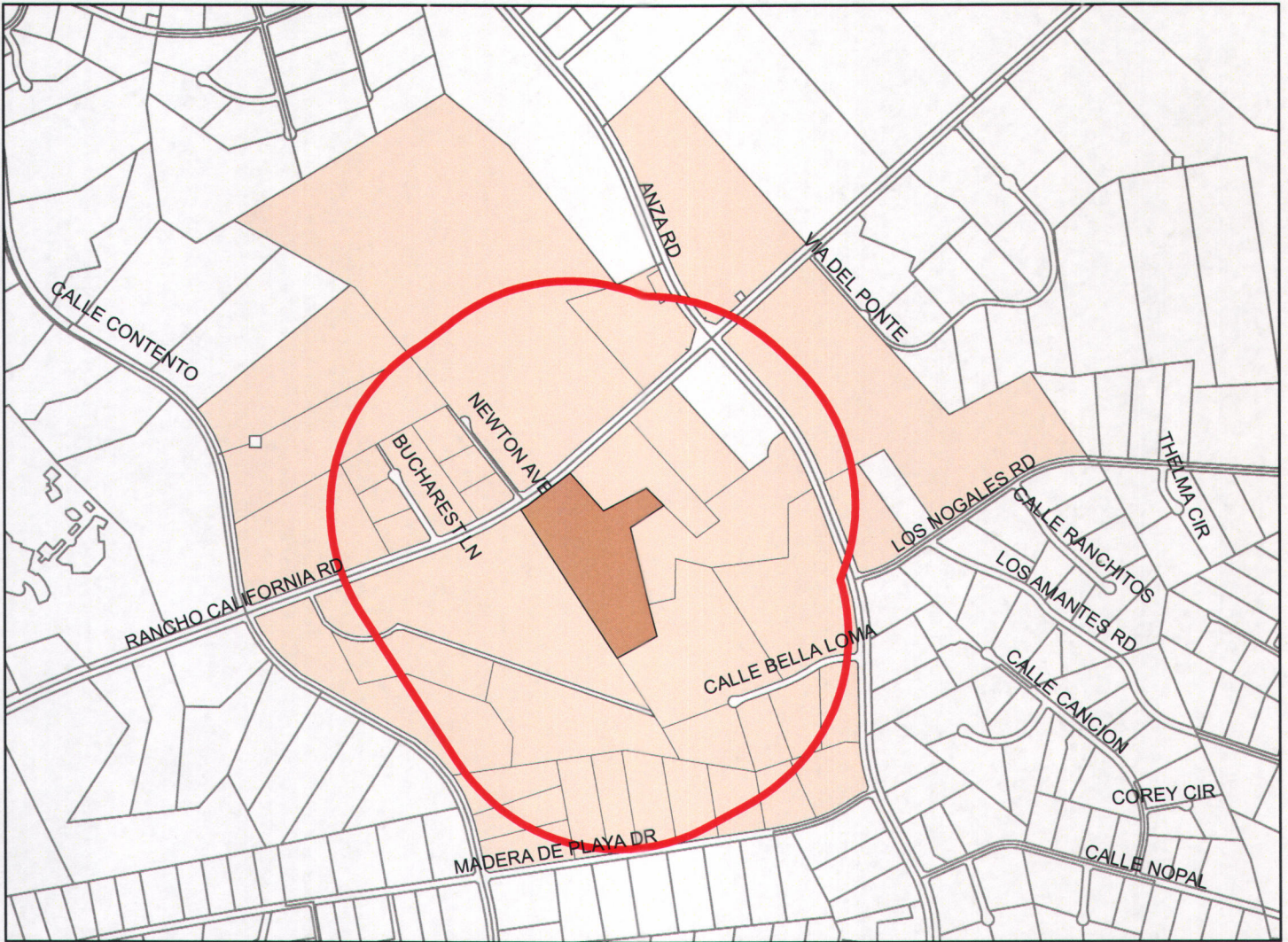
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

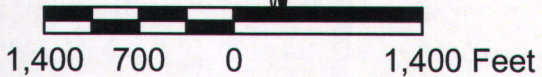
*checked 6/24/15  
Phayank  
approved 12-18-15*

**CZ07848 / CUP03711 (1600 feet buffer)**



**Selected Parcels**

943-230-006	943-250-021	943-250-018	951-140-004	943-230-005	951-140-014	951-140-059	943-240-004	951-140-054	951-140-055
951-140-056	951-140-011	943-250-014	943-250-016	943-250-015	951-140-001	951-140-008	951-140-013	943-250-012	951-140-016
951-140-007	951-140-003	951-140-063	951-140-065	951-140-041	951-140-012	951-140-005	951-140-006	951-140-015	943-250-013
942-240-006	951-140-042	951-140-010	942-230-027	942-230-028	943-250-019	943-250-017	951-140-009	943-230-004	951-140-002



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: 942230027, APN: 942230027  
TEMECULA SPRINGS LTD PARTNERSHIP  
C/O JEFF CARTER  
3719 S PLAZA DR  
SANTA ANA CA 92704

ASMT: 943250012, APN: 943250012  
KENNETH VEASEY  
30520 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 942230028, APN: 942230028  
THOMAS CRAMER  
40970 ANZA RD  
TEMECULA, CA. 92590

ASMT: 943250013, APN: 943250013  
COLLEEN KLINE, ETAL  
PO BOX 893713  
TEMECULA CA 92589

ASMT: 942240006, APN: 942240006  
LASSALETTE ENTERPRISES, ETAL  
C/O GARY MCMILLIAM  
29379 RANCHO CALIF RD 201  
TEMECULA CA 92591

ASMT: 943250014, APN: 943250014  
DENISE KILPATRICK, ETAL  
40853 BUCHAREST ST  
TEMECULA, CA. 92591

ASMT: 943230004, APN: 943230004  
DARA ZHANG, ETAL  
32301 CORTE PALACIO  
TEMECULA CA 92591

ASMT: 943250015, APN: 943250015  
MELANIE GIBSON, ETAL  
40851 NEWTON AVE  
TEMECULA, CA. 92591

ASMT: 943230005, APN: 943230005  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

ASMT: 943250016, APN: 943250016  
MARGARET CONNELLY, ETAL  
P O BOX 891311  
TEMECULA CA 92589

ASMT: 943230006, APN: 943230006  
109 ACRES  
C/O JAMES CARTER  
P O BOX 28739  
SANTA ANA CA 92799

ASMT: 943250017, APN: 943250017  
VIOLET HAMILTON  
8175 CODY CT  
ARVADA CO 80005

ASMT: 943240004, APN: 943240004  
FALKNER WINERY INC  
7625 HILLSIDE DR  
LA JOLLA CA 92037

ASMT: 943250018, APN: 943250018  
CALVARY CHAPEL BIBLE FELLOWSHIP  
34180 RANCHO CALIFORNIA  
TEMECULA CA 92591

CUP 3711 (63)

ASMT: 943250019, APN: 943250019  
MARVIN SMOTRICH, ETAL  
4957 CALVIN AVE  
TARZANA CA 91356

ASMT: 951140007, APN: 951140007  
MARCIA AU, ETAL  
41432 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 943250021, APN: 943250021  
CALVARY CHAPEL BIBLE FELLOWSHIP INC  
34180 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 951140008, APN: 951140008  
JUNE MAHURIN  
41460 CALLE CONTENTO RD  
TEMECULA, CA. 92592

ASMT: 951140001, APN: 951140001  
JOSEPHINE ADAMS  
34655 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951140009, APN: 951140009  
GEORGENE RAISNER, ETAL  
34020 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140002, APN: 951140002  
ZOOZEE ENTERPRISES INC  
21856 THIMBLEBERRY CT  
CORONA CA 92883

ASMT: 951140010, APN: 951140010  
LAURA TURNBOW, ETAL  
34200 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140003, APN: 951140003  
LINDA DRIGGS  
45383 SILVERADO LN  
TEMECULA CA 92592

ASMT: 951140011, APN: 951140011  
NANCY DICK, ETAL  
34292 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140004, APN: 951140004  
CHERYL LINN, ETAL  
34795 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951140012, APN: 951140012  
LORI NAYLOR, ETAL  
13834 RECUERDO DR  
DEL MAR CA 92014

ASMT: 951140006, APN: 951140006  
MAURICE VANROEKEL  
42642 RIVERA DR  
TEMECULA CA 92592

ASMT: 951140013, APN: 951140013  
JUSTIN ALLINGTON  
12945 74TH PINE  
KIRKLAND WA 98034



ASMT: 951140014, APN: 951140014  
LAURA MORA, ETAL  
P O BOX 646  
TEMECULA CA 92593

ASMT: 951140063, APN: 951140063  
LVR GROUP CHANG  
16241 VENEZIA TER  
CHINO HILLS CA 91709

ASMT: 951140015, APN: 951140015  
RUBEN RAMIREZ, ETAL  
34652 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140065, APN: 951140065  
LVR GROUP CHANG  
14790 YORBA CT  
CHINO CA 91710

ASMT: 951140016, APN: 951140016  
LEONORA WEST  
34790 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140041, APN: 951140041  
WINERY, ETAL  
25009 REY ALBERTO CT  
CALABASAS CA 91302

ASMT: 951140042, APN: 951140042  
SKATE RANCH  
C/O G B VAN ROEKEL  
2506 ROYAL VIEW RD  
ESCONDIDO CA 92027

ASMT: 951140056, APN: 951140056  
GIZELLA CZIRAKI, ETAL  
15611 SUNFLOWER LN  
HUNTINGTON BEACH CA 92647

ASMT: 951140059, APN: 951140059  
DESTINY VINEYARDS  
P O BOX 4026  
CHATSWORTH CA 91313



RCHA (Rancho California Horseman  
Association)  
P.O. Box 1622  
Temecula CA 92593

ATTN: Elizabeth Lovested  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Soboba Cultural Resource Dept:  
P.O. Box 487  
San Jacinto A 92581

Lorraine F. Harrington  
35820 Pauba Rd.  
Temecula CA 92592

ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Perris, CA 92570

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

Carey Algaze, Planning Manager  
Pacifica Companies  
1775 Hancock Street, Suite #200  
San Diego, CA 92110

Santa Rosa  
Band of Cahuilla Mission Indians  
325 N. Western St.  
Hemet, CA 92343

Ramona Band of Mission Indians  
3940 Cary Rd.  
P.O. Box 391670  
Anza, CA 92539

Temecula Valley Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Attn: Anna Hoover, Cultural Resources  
Committee, Pechanga Band of Luiseno  
Mission Indians  
P.O. Box 2183  
Temecula, CA 92593

Temecula Winegrowers Association  
P.O. Box 1601  
Temecula, CA 92593

Cahuilla Band of Indians  
52701 Hwy. 371 Suite B  
P.O. Box 391760  
Anza, CA 92539

Palomar Observatory  
P.O. Box 2000  
Palomar Mountain, CA 92060

Attn: Maroun El-Hage  
Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300

California Regional Water Board  
2375 Northside Drive, Suite 100  
San Diego, CA 92105

South Coast Air Quality Management  
District  
21865 E. Copley Dr.  
Diamond Bar, CA 91765

Southern California Association of  
Governments  
818 W 7th St, 12th Floor  
Los Angeles, CA 90017

Department of Toxic Substances  
Control  
1001 I Street  
P.O. Box 806  
Sacramento, CA 95812

Southern California Association of  
Governments  
818 W. 7<sup>th</sup> St, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

Los Coyotes Band of Mission Indians  
P.O. Box 189  
Warner, CA 92086

Rancho California Water District  
42135 Winchester Rd  
Temecula, CA 92590

Lytton Vineyard and Winery  
24910 Las Brisas Rd. Ste. 102  
Murrieta, CA 92562

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

Rebaux Steyn  
Temecula Valley Winery Management  
27495 Diaz Road  
Temecula, CA 92590

Marty J. Nicholson, Esq.  
TYLER & BURSCH, LLP  
24910 Las Brisas Road, Suite 110  
Murrieta, California 92562

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: Doug McAlister

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

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: Sept 15 Agenda # 16-1

PLEASE STATE YOUR POSITION BELOW:

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

Support  Oppose  Neutral

Applicant Rep

**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: N/A

## **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.

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

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to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Sheldon Lytton

APPLICANT

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 818 8250934

**Date:** 9/15 **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:** \_\_\_\_\_

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Riverside County Board of Supervisors  
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SPEAKER'S NAME: OZ BRATENE  
(APPLICANT'S CIVIL ENGINEER)

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

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: 9-15-15 Agenda # 16-1

PLEASE STATE YOUR POSITION BELOW:

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

Support     Oppose     Neutral

*NO NEED TO SPEAK. HERE TO ANSWER QUEST'S*

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for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ Support    \_\_\_\_\_ Oppose    \_\_\_\_\_ Neutral

I give my 3 minutes to: \_\_\_\_\_

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT AND A CHANGE OF ZONE IN THE RANCHO CALIFORNIA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 15, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Lytton Vineyard and Winery – OZ Bratene, on **Change of Zone No. 7848** and associated **Ordinance No. 348.4809**, which proposes to amend the zoning from Citrus Vineyard – 10 acre minimum (C/V-10) to Wine Country – Winery (WC-W), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3711 (FTA 2014-06)**, which proposes to modify uses associated with an existing winery which will classify the winery as a Class V Winery under the WC-W Zone (“the project”); and, **Noise Exemption No. 00007** to permit the use amplified sounds during special events (outdoor concerts and indoor weddings/receptions). The project is located south of Rancho California Road, westerly of Calle Contento, northerly of Calle Bella Loma, and east of Anza Road in the Rancho California Zoning – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt the **Mitigated Negative Declaration for Environmental Assessment No. 42724**.

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, 12<sup>th</sup> 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](mailto: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: August 20, 2015

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

16-1 of 09/15/15

BC: 92502114747 \* 9618-05221-30-18  
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92502 92799

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 SEP -4 AM 10:42

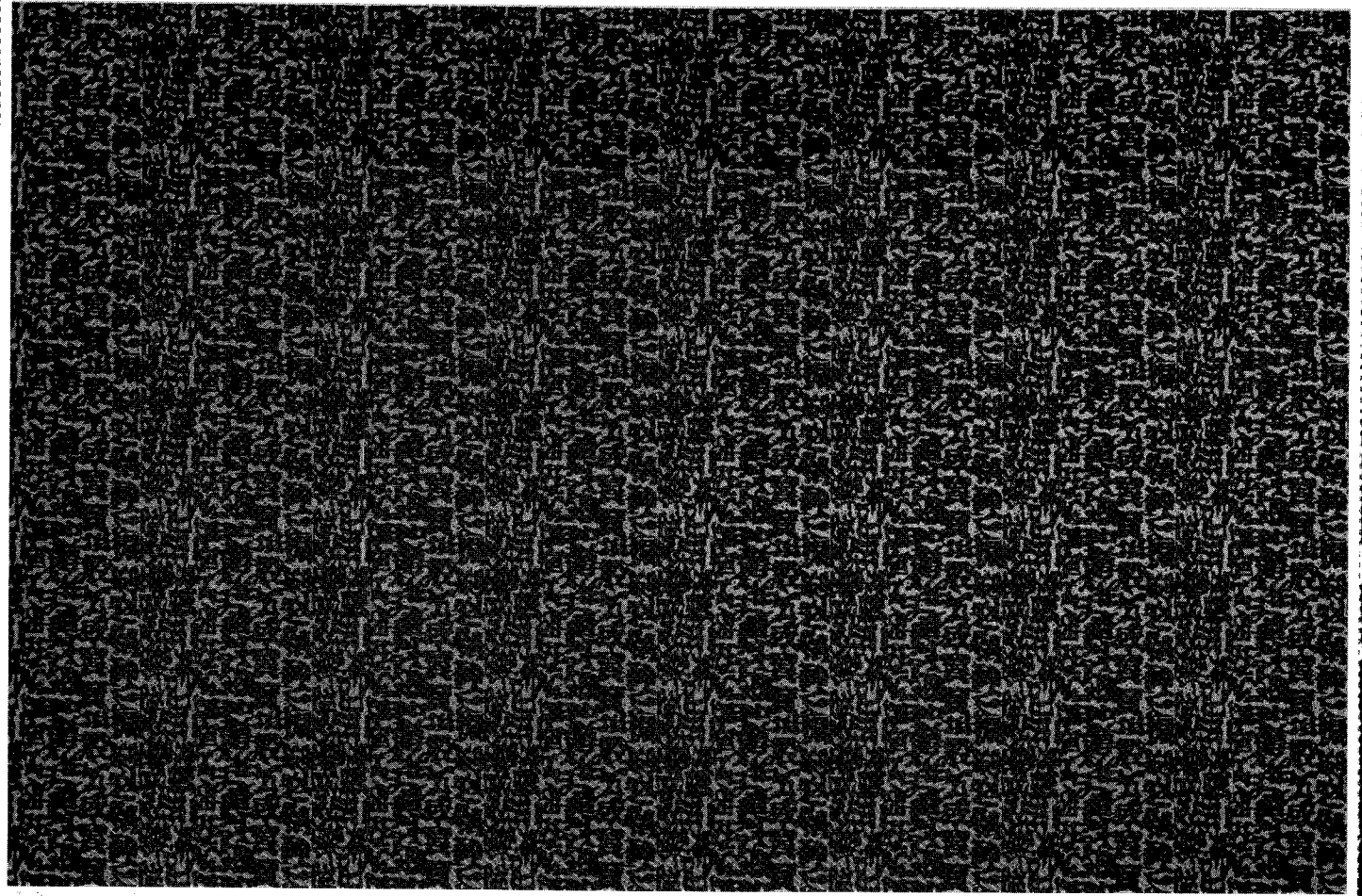
ASMT: 943230006, APN: 943230006  
109 ACRES  
C/O JAMES CARTER  
P O BOX 28739  
SANTA ANA CA 92799

**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



*snk*



REMOVE SIDE EDGES FIRST  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT AND A CHANGE OF ZONE IN THE RANCHO CALIFORNIA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: August 20, 2015

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

16-1 of 09/15/15

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BC: 9250211477 \* 1004-03848-24-44  
RETURN TO SENDER  
NO SUCH NUMBER  
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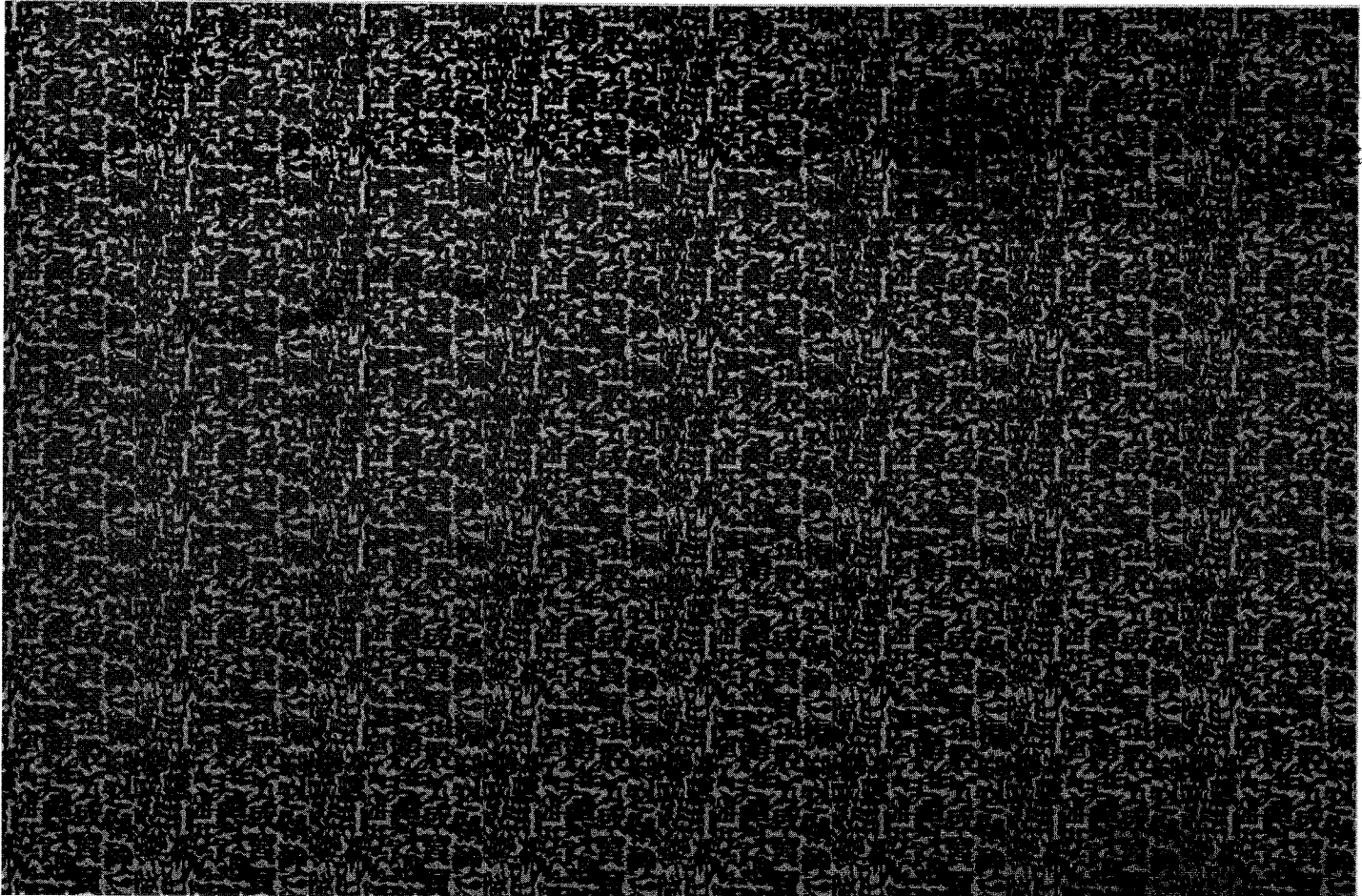
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 SEP -4 AM 10:40

ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P. O. Box 9033  
Perris, CA 92570

**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



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Dated: August 20, 2015

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

16-1 of 09/15/15

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 AUG 31 AM 10:50

ASMT: 951140056, APN: 951140056  
GIZELLA CZIRAKI, ETAL  
15611 SUNFLOWER LN  
HUNTINGTON BEACH CA 92647

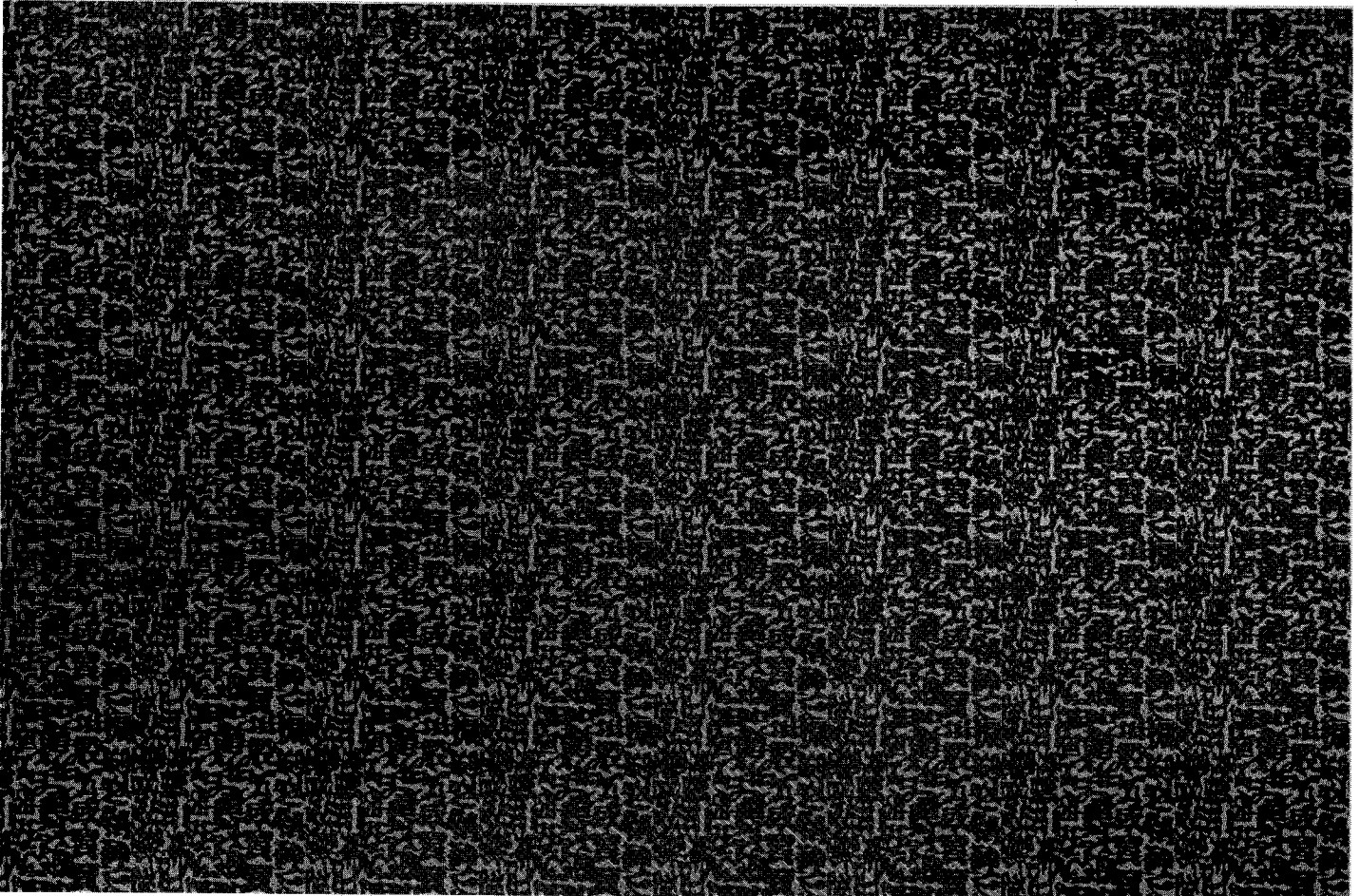
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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

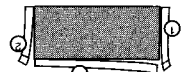


X 917 NFE 126071410008/25/15  
FORWARD TIME EXP RTN TO SEND  
CZIRAKI  
2242 OLD HIGHWAY 395  
FALLBROOK CA 92028-9780  
RETURN TO SENDER

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Dated: August 20, 2015

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

16-1 of 09/15/15

649258 92343

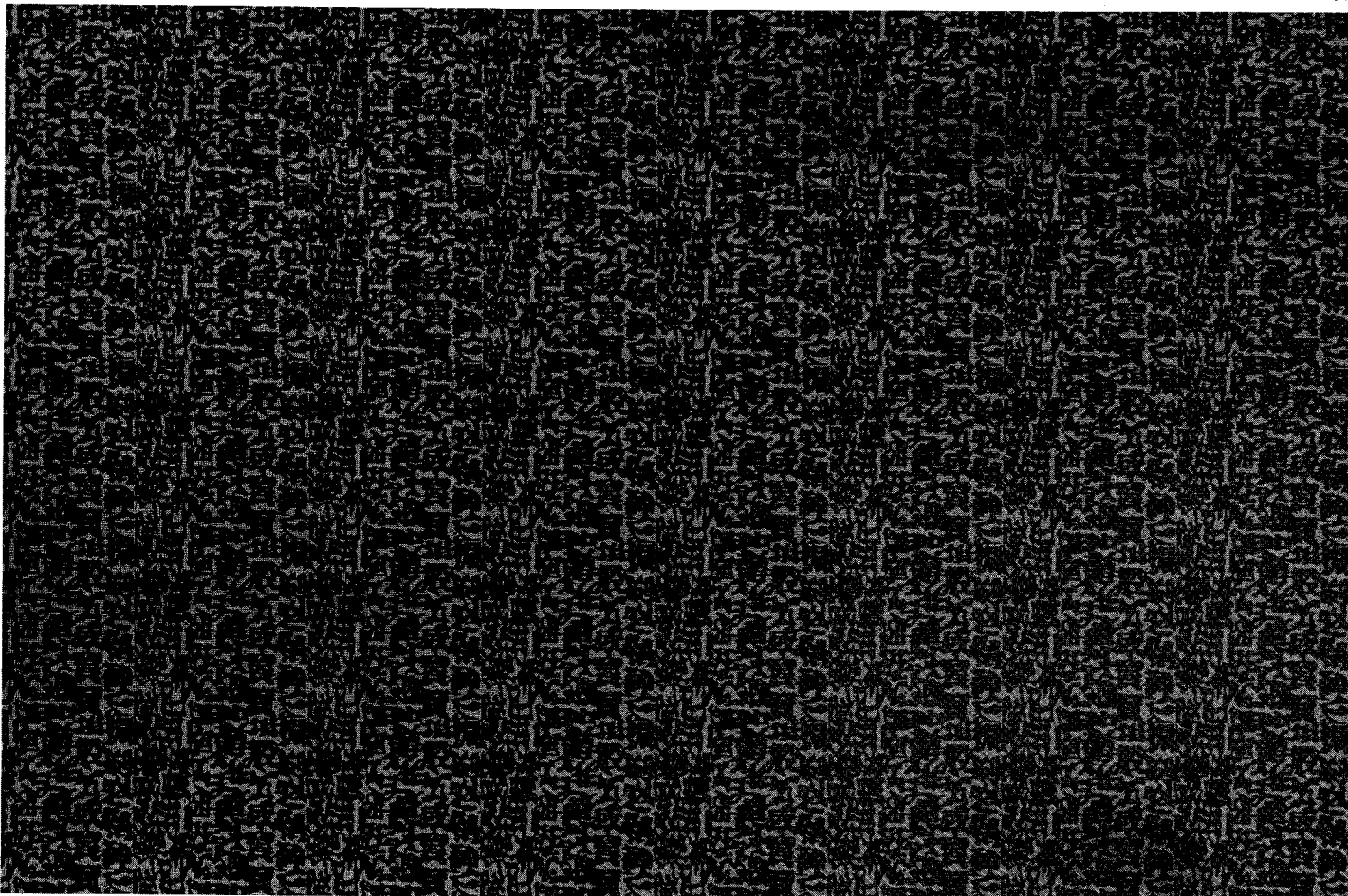
BC: 92502114747 \*2077-00612-28-27

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

NIXIE 917 FE 1260 0008/28/15

Santa Rosa  
Band of Cahulla Mission Indians  
325 N. Western St.  
Hemet, CA 92343

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502  
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
PUBLIC HEARING NOTICE  
2015 SEP -2 PM 12:31  
This may affect your property



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



FOR BILLING INQUIRIES:  
CALL (951) 368-9710  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

DATE	ORDER NUMBER	PO Number	PRODUCT	RATE	SIZE	AMOUNT
8/26/15	0010083178		PE Riverside	1.45	2 x 83 Li	240.70

Invoice text: PH: CONDITIONAL USE PERMIT NO. 3711

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2015 SEP -2 PM 4:25

*Planning  
16-1 of 09/15/15  
207848*

**BALANCE DUE**

240.70

**Legal Advertising Invoice**

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Maria Tinajero 951-368-9225		08/26/2015	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

**FREEDOM**  
NEWS GROUP  
**THE PRESS-ENTERPRISE**

Legal Advertising Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
08/26/2015	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
240.70	0010083178	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  
File 1555  
1801 W Olympic Blvd  
Pasadena, CA 91199-1555

# 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.: PH: CONDITIONAL USE PERMIT NO. 3711

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:

08/26/2015

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

Date: Aug 26, 2015

At: Riverside, California



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

Ad Number: 0010083178-01

P.O. Number:

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT AND A CHANGE OF ZONE IN THE RANCHO CALIFORNIA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, September 15, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Lytton Vineyard and Winery - OZ Bratene, on **Change of Zone No. 7848** and associated **Ordinance No. 348.4809**, which proposes to amend the zoning from Citrus Vineyard - 10 acre minimum (C/V-10) to Wine Country - Winery (WC-W), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3711 (FTA 2014-06)**, which proposes to modify uses associated with an existing winery which will classify the winery as a Class V Winery under the WC-W Zone ("the project"); and, **Noise Exemption No. 00007** to permit the use amplified sounds during special events (outdoor concerts and indoor weddings/receptions). The project is located south of Rancho California Road, westerly of Calle Contento, northerly of Calle Bella Loma, and east of Anza Road in the Rancho California Zoning - Southwest Area Plan, Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt the **Mitigated Negative Declaration for Environmental Assessment No. 42724**.

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 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: August 20, 2015

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

8/26



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 17, 2015

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4809

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, September 22, 2015.**

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

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Thursday, September 17, 2015 8:39 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. NO. 348.4809

Received for publication on Sept. 22. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: 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\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**The Press-Enterprise** PE.COM / UNIDOS

A Freedom News Group Company

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Thursday, September 17, 2015 8:36 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ord. NO. 348.4809

Adoption of Ordinance, for publication on Tuesday, Sept. 22, 2015. Please confirm. THANK YOU!

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

1 ORDINANCE NO. 348.4809

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 2.2377, Change of Zone Case No. 7848" 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 OF RIVERSIDE, STATE OF CALIFORNIA~~

12  
13 By: \_\_\_\_\_  
Chairman, Board of Supervisors

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

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

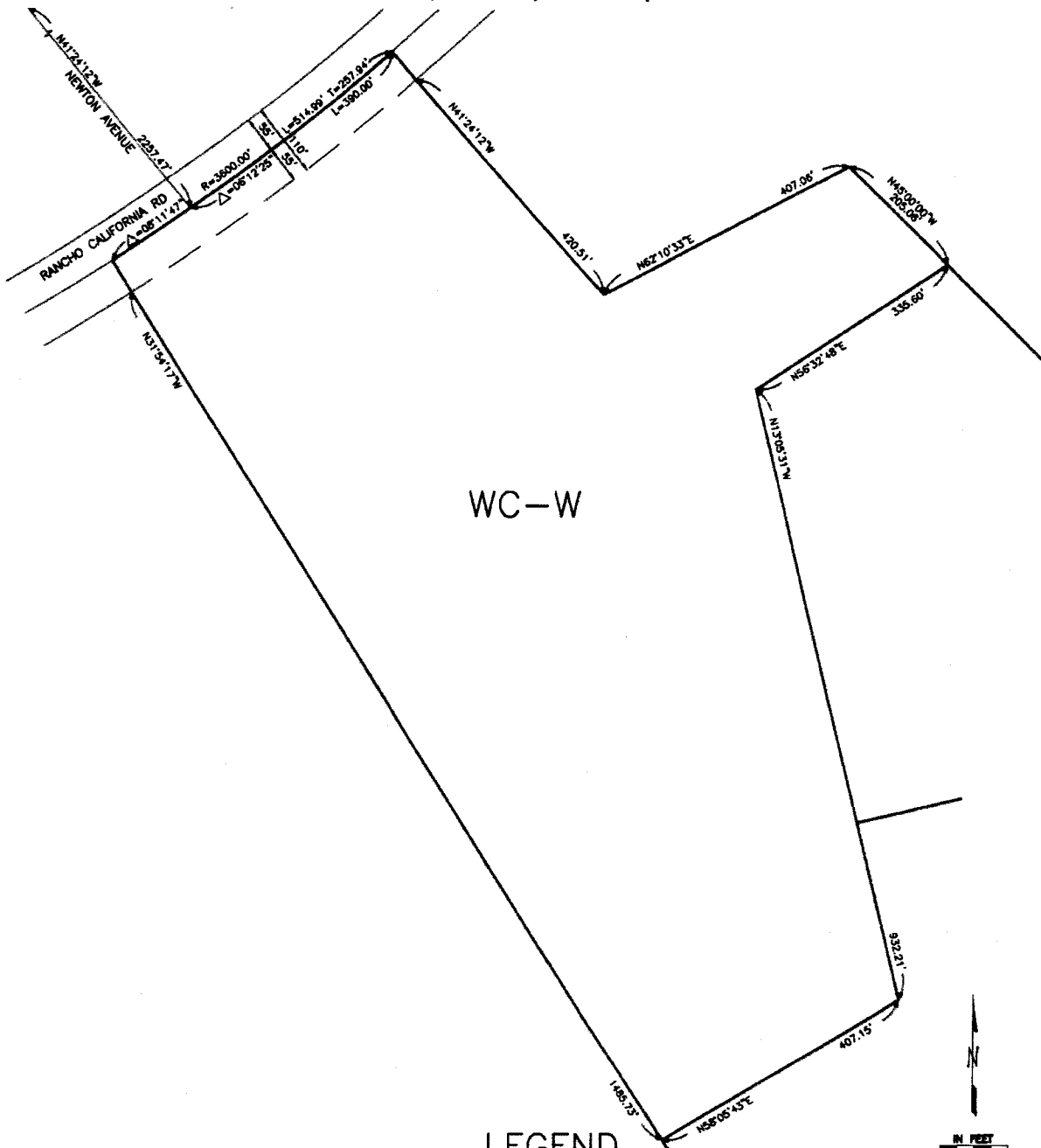
20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 August 20, 2015

25  
26 By:   
MICHELLE CLACK  
27 Deputy County Counsel

28 MPC:nh  
07/14/15

RANCHO CALIFORNIA ZONING AREA  
 PROJ. SEC.26, T.7 S., R.2 W., S.B.B.& M.

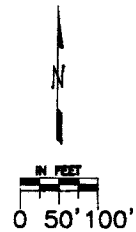


WC-W

LEGEND

**WC-W**

WINE COUNTRY-WINERY  
 MAP NO. 2.2377



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

CHANGE OF ZONE CASE NO. 7848  
 ADOPTED BY ORDINANCE NO. 348.4809  
 DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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

**(INSERT ORDINANCE HERE)**

**(INSERT EXHIBIT MAP HERE)**

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 15, 2015** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Benoit and Ashley  
NAYS: None  
ABSENT: None  
ABSTAIN: Washington

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

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS 8/20/15  
 DATE

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

111B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
 08/19/15

**SUBJECT:** (FTA 2014-06) **CONDITIONAL USE PERMIT NO. 3711, CHANGE OF ZONE NO. 7848, ORDINANCE NO. 348.4809, and NOISE EXEMPTION NO. 00007** – Intent to adopt a mitigated negative declaration – Applicant: Lytton Vineyard and Winery – Engineer/Representative: OZ Bratene – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG: AG) (10 Acres Minimum) – Temecula Valley Wine Country Policy Area – Winery District (20 Acres Minimum) – Location: The project site is located south of Rancho California Road, westerly of Calle Contento, northerly of Calle Bella Loma, and east of Anza Road.- 22.6 Gross Acres – Zoning: Citrus/Vineyard - 10 acres minimum (C/V-10) Zone. **REQUEST:** The project includes amending the zone classification from Citrus Vineyard -10 acre min (C/V-10) Zone to Wine Country - Winery (WC-W) Zone, modifying uses associated with an existing winery which will classify the winery as a Class V Winery under the WC-W Zone, and Noise Exemption to permit the use amplified sounds during special events (outdoor concerts and indoor weddings/receptions). The Class V Winery will include the previously

Departmental Concurrence

(continued on next page)

Steve Weiss  
 Steve Weiss, AICP  
 Planning Director

Juan Perez  
 Juan Perez  
 TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** \_\_\_\_\_ **Budget Adjustment:** \_\_\_\_\_  
 \_\_\_\_\_ **For Fiscal Year:** \_\_\_\_\_

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

APPROVE  
 BY: Steven C. Horn  
 Steven C. Horn

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:** \_\_\_\_\_ **District:** 3 **Agenda Number:** \_\_\_\_\_

**16-1**  
 09/15/15