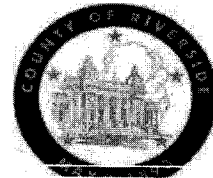


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
16.1  
(ID # 3241)

**MEETING DATE:**

Tuesday, January 24, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: CHANGE OF ZONE NO. 7861, ORDINANCE NO. 348.4854 - No new environmental documentation is required – Applicant: Darren Chin – Engineer/Representative: Keith Gardner - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) (5 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District - Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road - 633 Gross Acres - Zoning: Residential Agricultural (R-A) and Citrus/Vineyard (C/V) - REQUEST: The Change of Zone proposes to amend the existing zones of Residential Agricultural (R-A) and Citrus/Vineyard (C/V) to Wine Country - Winery (WC-W) Zone - APN: 964-160-004, -005, -007, -009 - (100% Deposit Based Fee funds, ongoing)

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

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

**RECOMMENDED MOTION:** Continued on page 2.

**ACTION:** Policy

*Steven Weisa*  
Steven Weisa, Director 1/12/2017

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Deposit Based Funds			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

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

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 24, 2017  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board  
By *[Signature]*  
Deputy

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

**RECOMMENDED MOTION Continued:**

2. **APPROVE CHANGE OF ZONE NO. 7861**, amending the zoning classification for the subject properties from R-A and C/V Zones to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4854** amending the zoning in the Rancho California Area shown on Map No. 2.2409 Change of Zone No. 7861 attached hereto and incorporated herein by reference.

**BACKGROUND:**

**Summary**

The project site is within the Winery District of the Temecula Valley Wine Country Policy Area. The proposed zone of Wine Country – Winery (WC-W) Zone will establish General Plan and Zoning consistency. This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area and WC-W Zone.

There are no issues of concern for this item. The site is within the Winery District identified in General Plan Amendment No. 1077 which was analyzed by certified Environmental Impact Report No. 524 (EIR No. 524). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 524. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act Guidelines, if new or significant changes are identified, and all applicable conditions will apply as part of any Conditions of Approval.

The project was presented to the Planning Commission for recommendation on December 7, 2016. The Planning Commission recommended approval of the project by a vote of 5-0.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process.

**ATTACHMENTS:**

- A. **ORDINANCE NO. 348.4854**
- B. **PLANNING COMMISSION MINUTES**
- C. **PLANNING COMMISSION STAFF REPORT**
- D. **INDEMNIFICATION AGREEMENT**

ORDINANCE NO. 348.4854

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

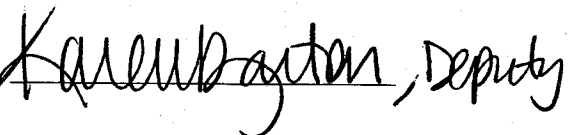
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2409, Change of Zone Case No. 7861" which map is made a part of this ordinance.

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

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


By:   
Chairman, Board of Supervisors  
JOHN TAVAGLIONE

ATTEST:  
KECIA HARPER-IHEM  
Clerk of the Board

By:   
Kareubayton, Deputy

(SEAL)

APPROVED AS TO FORM  
January 3, 2017

By:   
MICHELLE CLACK  
Deputy County Counsel

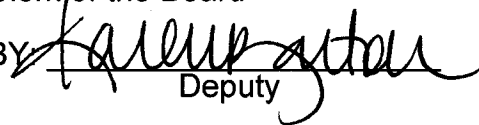
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 24, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

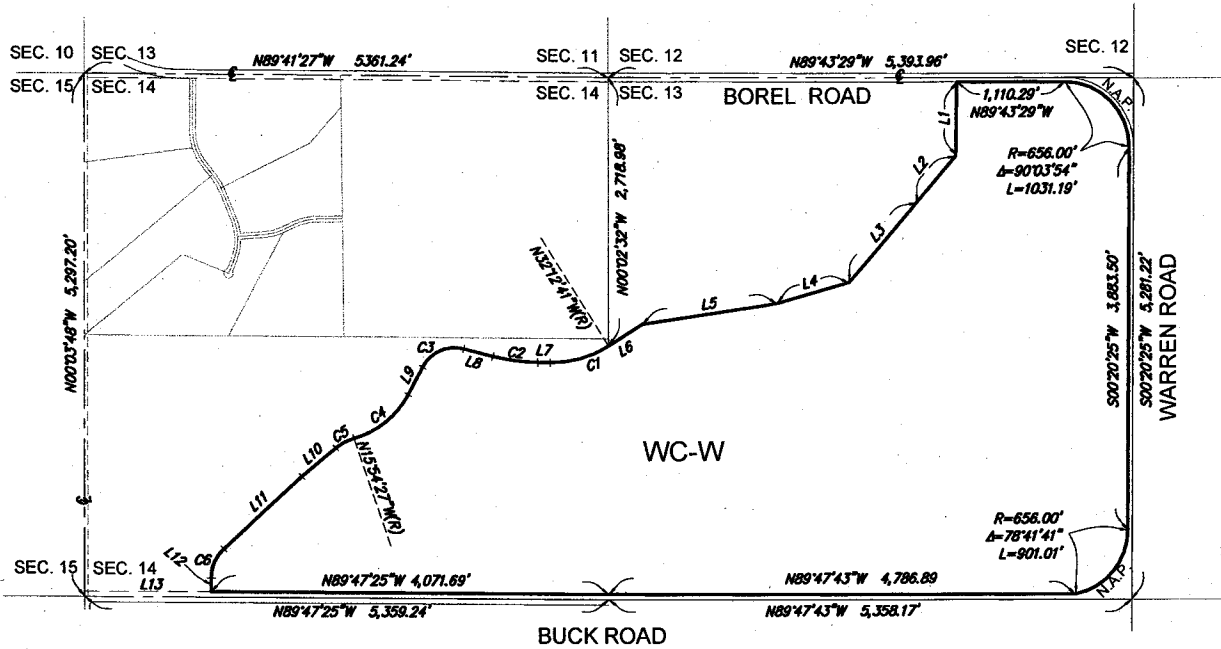
AYES:                   Jeffries, Washington and Ashley  
NAYS:                   None  
ABSENT:                Tavaglione

DATE:            January 24, 2017

KECIA HARPER-IHEM  
Clerk of the Board  
BY  Deputy

SEAL

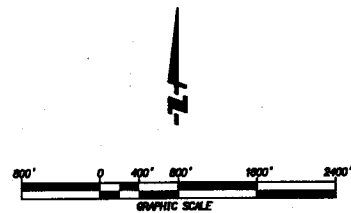
RANCHO CALIFORNIA ZONING AREA  
 PORTIONS OF SECTIONS 13 AND 14, T.7S., R.2W., S.B.M.



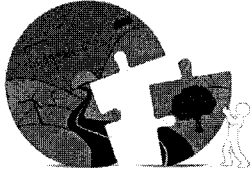
LINE	LENGTH	BEARING
L1	246.71'	N00°17'34"E
L2	818.15'	N40°21'26"E
L3	1080.53'	N40°21'26"E
L4	772.50'	N74°10'55"E
L5	1400.78'	N81°31'02"E
L6	411.51'	N52°17'16"E
L7	122.50'	N88°15'23"W
L8	308.68'	N73°54'32"W
L9	313.00'	N27°40'22"E
L10	451.03'	N50°13'02"E
L11	1088.58'	N47°28'59"E
L12	138.61'	N00°12'30"E
L13	1267.55'	N89°47'25"W

CURVE	LENGTH	RADIUS	DELTA
C1	632.68'	1100.00'	32°27'16"
C2	465.62'	800.00'	15°20'51"
C3	408.54'	375.00'	26°16'26"
C4	727.68'	800.00'	46°16'31"
C5	308.35'	800.00'	25°52'31"
C6	328.78'	400.00'	47°14'20"

WC-W WINE COUNTRY WINERY



MAP NO. 2.2409  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7861  
 ADOPTED BY ORDINANCE NO. 348. 4854  
 (01-24-2017)  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 7, 2016**

**1.0 CONSENT CALENDAR**

- 1.1 ADOPTION OF THE 2017 PLANNING COMMISSION CALENDAR** **ADOPTED THE 2017 PLANNING COMMISSION CALENDAR.**
- 1.2 ELECTION OF THE 2017 PLANNING COMMISSION CHAIRMAN** **COMMISSIONER AARON HAKE** is the 2017 Planning Commission Chairperson.
- 1.3 ELECTION OF THE 2017 PLANNING COMMISSION VICE-CHAIRMAN** **COMMISSIONER RUTHANNE TAYLOR BERGER** is the 2017 Planning Commission Vice-Chairperson.
- 1.4 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33423M1 –** Applicant: Washington Road, Inv. LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) – Location: Northerly of Jean Nicholas, southerly of Brumfield St., and easterly of Washington St. – 46.15 Acres – Zoning: One Family Dwellings (R-1), Open Revising access north to Fields and south to Sally St. – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33423M1, extending the expiration date and to reflect SB1185 and AB333 benefits to January 23, 2017 – FIRST EXTENSION.** Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org). **APPROVED FIRST EXTENSION OF TIME TO JANUARY 23, 2017.**
- 1.5 PLOT PLAN NO. 25753 –RECEIVE AND FILE –** Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 du/ac) and Open Space: Conservation (OS:C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST: proposing to construct a wireless communication facility** **RECEIVED AND FILED.**

**PLANNING COMMISSION HEARING  
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disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall – Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

- 1.6 FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36134 – Applicant: Grant Becklund – Engineer/Representative: Angelo Migliacco – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2.5 Acre Minimum (R-A-2.5) – APPROVED PROJECT DESCRIPTION: Schedule 'H' land division of 3.7 gross acres into three one (1) acre parcels – REQUEST: FIRST EXTENSION OF TIME for TENTATIVE Parcel Map No. 36134, extending the expiration date to June 7, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).** **APPROVED FIRST EXTENSION OF TIME TO JUNE 7, 2017.**
- 1.7 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632 – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 d.u./acre): Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 d.u./acre): Open Space: Recreation (OS:R) – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road – 55.59 Acres – Zoning: Specific Plan 293 (Winchester Hills) – Approved Project Description: Schedule 'A' subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. – REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632 to** **APPROVED THIRD EXTENSION OF TIME TO NOVEMBER 3, 2017.**

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 7, 2016**

November 3, 2017. Project Planner Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).

- 1.8 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32282 – APPROVED FIRST EXTENSION OF TIME TO SEPTEMBER 12, 2017.**  
Applicant: Grant Becklund – Third Supervisorial District – Zoning District – Harvest Valley/Winchester Area Plan: Location: Northerly of Olive Ave., easterly of Leon St., and westerly of Winchester Rd. – 19.54 Acres – Zoning: One Family Dwelling (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 19.54 acres into 62 residential lots with 1 detention basin – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32282 extending the expiration date to September 12, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).
- 1.9 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32984 – APPROVED FIRST EXTENSION OF TIME TO NOVEMBER 8, 2017.**  
Applicant: Sam Horsethief, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR), Very High Density Residential (CD:VHDR), and Commercial Retail (CD:CR) – Location: Southerly of Rancho California Road, northerly of Los Nogales Road, westerly of De Portola Road and easterly of Anza Road – 84.69 acres – Zoning: Specific Plan (SP#152) – **APPROVED PROJECT DESCRIPTION:** Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 sq. ft., a 1.2-acre recreation area, a 6.21-acre conservation area, and five (5) open space lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32984, extending the expiration date to November 8, 2017. Project Planner Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).
- 1.10 IRST EXTENSTION OF TIME for TENTATIVE TRACT MAP NO. 30992 – APPROVED FIRST EXTENSION OF TIME TO OCTOBER 24, 2017.**  
Applicant: Koy Builders – First Supervisorial District – Good Hope Zoning Area – Lake



**PLANNING COMMISSION HEARING  
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Mathews/Woodcrest Area Plan: Rural – Rural Residential (R-RR) (5-acre minimum) – Location: Northeasterly of the intersection at Juniper Road and Blue Sky Road – 98.56 acres – Zoning: Rural – Agricultural (R-A-5) (5-acre minimum) – APPROVED PROJECT DESCRIPTION: Schedule C subdivision proposal of 69.98 gross acres into 18 lots with a minimum lot size of 2½ acres as well as 28.58 gross acres into two Multi-Habitat Species Conservation Plan (MSHCP) Conservation lots – **REQUEST: FIRST EXTENSION OF TIME REQUEST** for TENTATIVE TRACT MAP No. 30992, extending the expiration date to October 24, 2017 – FIRST EXTENSION – Project Planner: Phillip Hoebeke at 951-955-1195 or email at [phoebeke@rctlma.org](mailto:phoebeke@rctlma.org).

**1.11 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 36317 – APPROVED FIRST EXTENSION OF TIME TO DECEMBER 17, 2017.**

Applicant: Starfield Sycamore Investments, LLC – First Supervisorial District – Alberhill, Glen Ivy and Temescal Zoning Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.); Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR); Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and westerly of Interstate Highway 15 – 717.1 Gross acres – Zoning: Specific Plan No. (SP256) – APPROVED PROJECT DESCRIPTION: A Schedule 'A' subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 sq. ft. and 14 open space lots – **REQUEST: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP No. 36317**, extending the expiration date to December 17, 2017. Project Planner Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).

**PLANNING COMMISSION HEARING  
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- 1.12 SECOND EXTENSION OF TIME for APPROVED SECOND EXTENSION OF TIME TO NOVEMBER 8, 2017.**  
Applicant: Neil D. Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Lakeland Village – Location: Southerly corner of Blanche Dr. & Grand Ave. – 5.23 Acres – Zoning: One Family Dwelling (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 5.62 acres into 25 single family residential lots – **REQUEST:** SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31374, extending the expiration date and to reflect SB1185 and AB333 benefits to November 8, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).
- 1.13 FIRST EXTENSION OF TIME for APPROVED FIRST EXTENSION OF TIME TO OCTOBER 17, 2017.**  
Applicant: Sunwood Lakeview, LLC – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Location: Southerly of Grand Ave. and easterly of Dreycott Way – 46.70 Acres – Zoning: One Family Dwelling (R-1), General Residential (R-3) and General Commercial (C-1/C-P) – **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 46.70 acres into 141 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7 acre park, a 16,333 sq. ft. water quality basin and three (3) open space lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32585 extending the expiration date to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).
- 1.14 FIRST EXTENSION OF TIME for APPROVED FIRST EXTENSION OF TIME TO OCTOBER 17, 2017.**  
Applicant: WSI Land Holdings, LLC – Third Supervisorial District – Zoning District – Southwest Area Plan: Location: Northeast corner of Leon Rd. and Keller Rd. – 80 Acres - Zoning: Open Area Combining Zone – Residential Developments (R-5), Residential Agriculture (R-A), Residential Agriculture 1-1/2 acre minimum (R-A-1-1/2) – **APPROVED PROJECT DESCRIPTION:** Divide 80.4 acres into 39 single family residential lots –

**PLANNING COMMISSION HEARING  
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**REQUEST:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 29098 extending the expiration date to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

**1.15 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34097 – APPROVED FIRST EXTENSION OF TIME TO JULY 30, 2017.**

Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/ Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Markham Street, southerly of Nandina Avenue, easterly of Roosevelt Avenue, and westerly of Riverside Avenue – 40.90 Gross Acres Zoning: Light Agriculture (A-1) (10 Acres Minimum) – **APPROVED PROJECT DESCRIPTION:** Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres –**REQUEST:** FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34097, extending the expiration date to July 30, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**2.1 GENERAL PLAN AMENDMENT NO. 1205 Action: (Foundation And Entitlement/Policy) – Planning Staff Received Comments for the Board of Supervisors.**

APPLICANT: County of Riverside – ENGINEER/REPRESENTATIVE: CASC – Third Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – ZONE: Rural Residential (R-R), Manufacturing – Service Commercial (M-SC), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P), Rural – Agricultural (R-A-1) – LOCATION: The corridor extending 1,000 feet from the center line outward on either side of Highway 74 for a 2.75 mile section southerly of Ellis Ave. and northerly of Ethanac Rd. – PROJECT SIZE: 776 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density

**PLANNING COMMISSION HEARING  
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Residential (VLDR) and Rural Residential (RR) to Medium Density Residential (MDR), Commercial Retail (CR), Light Industrial (LI), Mixed Use Area (MUA), and Very High Density Residential (VHDR), on 465 parcels, totaling 776 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

**2.2 GENERAL PLAN AMENDMENT NO. 1206 (Foundation And Entitlement/Policy) –**

APPLICANT: County of Riverside – Fifth Supervisorial District – The Pass Area Plan – Pass & Desert Zoning District and Whitewater Zoning Area – ZONE: Rural Residential (R-R), Controlled Development Lands (W-2) – LOCATION: The proposed changes encompass four (4) areas. The first area is northerly of the existing factory stores, west of Millard Pass Road, and south of Morongo lands. The second area is just south of I-10 abutting the Freeway Right-of-Way, east of the City of Banning, west of Apache Trail exit and extends south from the freeway at an average distance of 600 feet. The third area is a triangular area north of Seminole Drive and east of Millard Canyon Road and is bounded by the flood plain boundary to the east; excluding a 12 acre square section previously designated Community Development (CD). The fourth area is westerly of Rushmore Avenue and northerly of Service Road – PROJECT SIZE: 470 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Rural Desert (RD), to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

**Action:**

**Planning Staff Received Comments for the Board of Supervisors.**

**2.3 GENERAL PLAN AMENDMENT NO. 1207 (Foundation And Entitlement/Policy) –**

APPLICANT: County of Riverside – Third

**Action:**

**Planning Staff Received Comments for the Board of Supervisors.**

**PLANNING COMMISSION HEARING  
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Supervisory District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Rural Residential (R-R), Controlled Development Area with Mobile Homes (W-2-M), Light Agricultural (A-1), and Heavy Agricultural (A-2) – LOCATION: The proposed changes encompass two (2) areas. Area 1: North of Simpson Road, west of California Avenue, South of Stetson Avenue, and east of Rural Mountainous region from Stetson to Stowe Road, Hwy. 79 from Stowe to Grand Avenue, El Callado from Grand to Simpson. Area 2: East of Leon Road, south of Wickerd Road, West of Abbott Road, and North of Scott Road. – PROJECT SIZE: 1,480.71 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Estate Density Residential (EDR) to Low Density Residential (LDR), Medium Density Residential (MDR), Commercial Retail (CR), Business Park (BP), and Light Industrial (LI), on 225 parcels, totaling 1,480.71 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

- 2.4 GENERAL PLAN AMENDMENT NO. 1208** **Action:**  
**(Foundation And Entitlement/Policy) – Planning Staff Received Comments for the Board of Supervisors.**
- APPLICANT: County of Riverside – First Supervisory District – Elsinore Area Plan – South Elsinore Zoning Area – ZONE: Rural Residential (R-R), Scenic Highway Commercial (C-P-S) – LOCATION: Generally within 1,500 feet of the southwest side of the 1.75 mile corridor of Grand Avenue from Ginger Lane to Richard Street and at the northern terminus of Kathryn Way – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) and Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres –

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 7, 2016**

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

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 CONDITIONAL USE PERMIT NO. 3673 – REVISION 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: San Jacinto Mountain Community Center – Engineer/Representative: Jim March Architect – Idyllwild Zoning District – Third Supervisorial District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD:MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area – Location: North of S. Circle Drive, south of Highway 243 and Ridge View Drive, east of Pine Dell and west of Village Center Drive – 8.83 Gross Acres – Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones – **REQUEST:** The project is to permit a community center that will be built in four (4) phases. Phase 1 only includes the amphitheater for the Idyllwild Summer Concert Series, which is a sequence of eight (8) concerts on Thursday nights in June, July, and August. These concerts will be attended by a maximum of 400 people. The amphitheater may also be utilized occasionally for other events on different evenings of the week, such as “Movies in the Park” and a summer play. Phase 2 will be a two-storied 8,000 sq. ft. building with an activities room, a youth center, a commercial kitchen, restrooms, an office, a lobby, and four (4) gazebos. The commercial kitchen will be used to prepare food for events such as fundraisers, weddings, and small banquets. Phase 3 will include a 7,000 sq. ft. gymnasium and four (4) gazebos. Phase 4 includes a 5,000 sq. ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, and trails. The existing commercial building for retail and deli located on parcel 565-062-026 is not a part of this project. Continued from November 2, 2016.
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0  
**ADOPTED A MITIGATED NEGATIVE DECLARATION; and,**  
**APPROVED CONDITIONAL USE PERMIT NO. 3673, REVISION 1.**

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 7, 2016**

Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org).

- 3.2 SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS:W) and Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. Project Planner and Chief Engineering Geologist: David Jones at (951) 955-6838 or email [djones@rctlma.org](mailto:djones@rctlma.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0:  
**ADOPTED A MITIGATION NEGATIVE DECLARATION; and,**  
**APPROVED SURFACE MINING PERMIT NO. 119, REVISED NO. 3.**
- 3.3 CHANGE OF ZONE NO. 7861** – No New Environmental Documentation Needed – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 633 Gross Acres – Zoning: Residential Agricultural (R-A) and Citrus/Vineyard (C/V) – **REQUEST:** Change of Zone from R-A and C/V to Wine Country – Winery (WC-W) Zone. Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0:  
**FOUND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and,**  
**TENTATIVELY APPROVED CHANGE OF ZONE NO. 7861.**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 NONE**

**5.0 WORKSHOP**

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 7, 2016**

**5.1 NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**


**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



Agenda Item No.: 3.3  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California Area  
Supervisory District: Third  
Project Planner: Larry Ross  
Planning Commission: December 7, 2016

CHANGE OF ZONE NO. 7861  
No new environmental documentation  
required  
Applicant: Darren Chin  
Engineer/Representative: Keith Gardner

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7861 proposes to change the site's zoning from Residential Agricultural (R-A) and Citrus/ Vineyard (C/V) to Wine Country – Winery (WC-W) Zone. This change of will allow the applicant to pursue development that is consistent within the Temecula Valley Wine Country Policy Area and the Wine Country – Winery Zone.

The site is north of Buck Road, south of Borel Road and West of Warren Road at 38901 Warren Road, Temecula, CA 92592.

### BACKGROUND:

The project site is located within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area. This Change of Zone request is to establish General Plan and Zoning consistency.

The site has an existing one-family dwelling unit with accessory structures. There are no issues of concern for this item. The site is within the Wine Country- Winery District identified in General Plan Amendment No. 1077 which was analyzed by certified Environmental Impact Report No. 524 (EIR No. 524). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 524. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act Guidelines if new or significant changes are identified, and all applicable conditions will apply as part of any Conditions of Approval.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R-RR), Agriculture: Agriculture (AG-AG), Temecula Valley Wine Country Policy Area - Winery District (10-acre min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture: Agriculture (AG-AG), Temecula Valley Wine Country Policy Area - Winery District (10-acre min.) to the south; Rural: Rural Residential (R-RR), Temecula Valley Wine Country Policy Area – Winery District (10-acre min.) to the north; Open Space Conservation Habitat (OS-CH), Temecula Valley Wine Country Policy Area - Winery District

- (10-acre min.) to the west; Open Space: Recreation (OS-R), Rural Community: Estate Density Residential (RC-EDR), and Agriculture: Agriculture (AG-AG), Temecula Valley Wine Country Policy Area – Winery District (10-acre min.) to the east.
3. Existing Zoning (Ex. #3): Residential Agricultural (R-A) and Citrus/ Vineyard (C/V)
4. Proposed Zoning (Ex. #3): Wine Country - Winery (WC-W) Zone
5. Surrounding Zoning (Ex. #3): Rural Residential (R-R) and Light Agricultural (A-1) to the north; Citrus/ Vineyard (C/V) to the south; Open Area Combing Zone, Residential Developments (R-5) to the west; and Rural Residential (R-R), Light Agricultural (A-1), and Residential Agricultural (R-A) to the east.
6. Existing Land Use (Ex. #1): Single family dwelling unit with accessory structures and vacant
7. Surrounding Land Use (Ex. #1): Single family residences, Vineyards, and Citrus Groves to the north, south, and east; Vacant to the west.
8. Project Data: Total Acreage: 633 gross acres
9. Environmental Concerns: No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162

**RECOMMENDATIONS:**

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

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

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7861**, amending the zoning classification for the subject property from R-A and C/V Zone to WC-W Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site is designated Rural: Rural Residential (R-RR) and Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area - Winery District (10-acre min.) of the Southwest Area Plan.

**CHANGE OF ZONE NO. 7861**

**Planning Commission Staff Report: December 7, 2016**

**Page 3 of 5**

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2. The existing use, a single family dwelling unit and accessory structures, is consistent with the Temecula Valley Wine Country Policy Area - Winery District.
3. The existing zoning for the project site are Residential Agricultural (R-A) and Citrus/Vineyard (C/V) Zones.
4. The project site is surrounded to the south by properties that are designated AG: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area - Winery District (10-acre min.); the properties located to the north are designated Rural: Rural Residential (R-RR) within the Temecula Valley Wine country Policy Area – Winery District (10 acre min.); the properties to the west are designated Open Space: Conservation Habitat (OS-CH) within the Temecula Valley Wine country Policy Area – Winery District (10 acre min.); and the properties to the east are designated Open Space: Recreation (OS-R), Rural Community: Estate Density Residential (RC-EDR), and Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area – Winery District (10-acre min.).
5. The proposed zoning for the subject site is Wine Country - Winery (WC-W) Zone.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Light Agricultural (A-1) to the north; Citrus/ Vineyard (C/V) to the south; Open Area Combing Zone, Residential Developments (R-5) to the west; and Rural Residential (R-R), Light Agricultural (A-1), and Residential Agricultural (R-A) to the east.
8. The Project site is surrounded by similar residential units and agricultural uses.
9. This project is partially located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. This project is not within the City Sphere of Influence of Temecula.
11. Change of Zone No. 7861 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Winery Zone, respectively. Minor modifications to the Wine Country Zones were subsequently approved by the Board through adoption of Ordinance No. 348.4818 to improve the implementation of the Community Plan. In compliance with CEQA an addendum to the EIR No. 524 was considered for the modifications and the Board approved Ordinance No. 348.4818 on December 15, 2015.
12. In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7861 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to

**CHANGE OF ZONE NO. 7861**

**Planning Commission Staff Report: December 7, 2016**

**Page 4 of 5**

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EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Change of Zone No. 7861 is changing the property's zoning classification to Wine Country - Winery Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
- b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
- c. The Wine Country - Winery Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
- d. There are no changes to the mitigation measures included in EIR No. 524; and
- e. Change of zone No. 7861 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Winery Zone analyzed in EIR No. 524.

**CONCLUSIONS:**

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. The city of Temecula sphere of influence;
  - b. A dam inundation area; and
  - c. an Area Drainage Plan boundary.
3. The project site is located within:
  - a. A MSHCP Criteria Cell;
  - b. The boundaries of the Temecula Valley Wine Country Policy Area;
  - c. The boundaries of the Temecula Valley Unified School District;
  - d. The Valley Wide Park District;
  - e. County Service Area 149, subzone 3;

**CHANGE OF ZONE NO. 7861**

**Planning Commission Staff Report: December 7, 2016**

**Page 5 of 5**

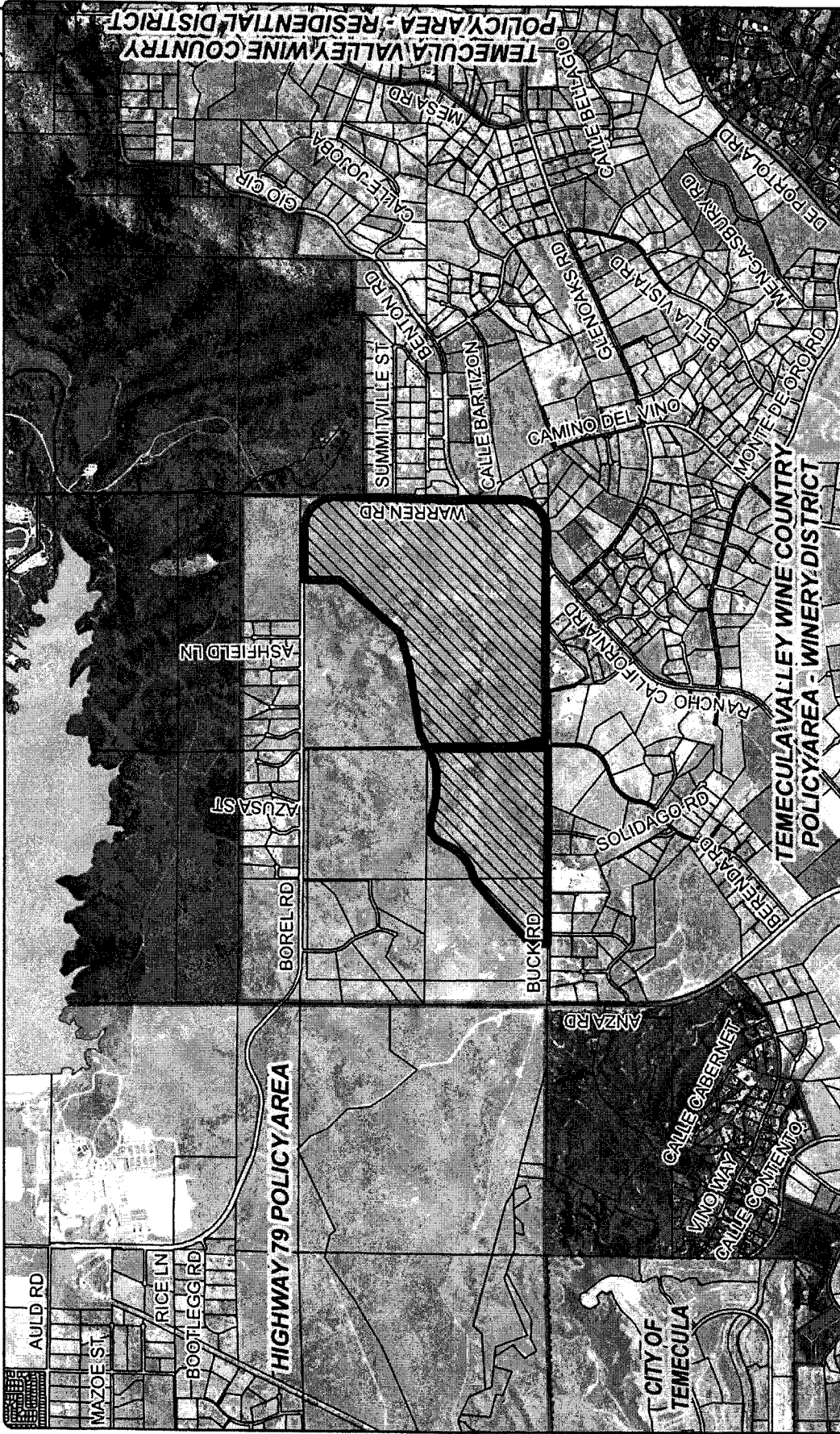
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- f. A County Fault Zone and a ½ mile of Buck Mesa fault line;
  - g. Partially in a Special Flood Hazard Area ;
  - h. State Responsibility - Moderate Fire Hazard area;
  - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - j. Undetermined Paleontological Sensitive area;
  - k. An area that is susceptible to subsidence;
  - l. Within a very low liquefaction potential area; and,
  - m. Zone B, 16.76 Miles from Mt. Palomar Observatory.
4. The subject site is currently designated as Assessor's Parcel Numbers: 964-160-004, -007, -009.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07861  
VICINITY/POLICY AREAS**

Supervisor: Washington  
District 3

Date Drawn: 10/28/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

ENCLOSURE - On October 7, 2014, the County of Riverside adopted a new General Plan, including land use designations for the Wine and Grapes District. This new General Plan was developed through a series of public hearings and community input. The Planning Department staff is currently reviewing all existing and proposed land use designations within the County of Riverside and is working to update the General Plan map to reflect these changes.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Washington  
District 3

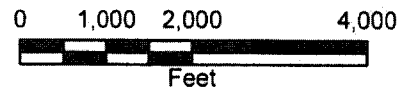
**CZ07861**  
**LAND USE**

Date Drawn: 10/28/2016  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

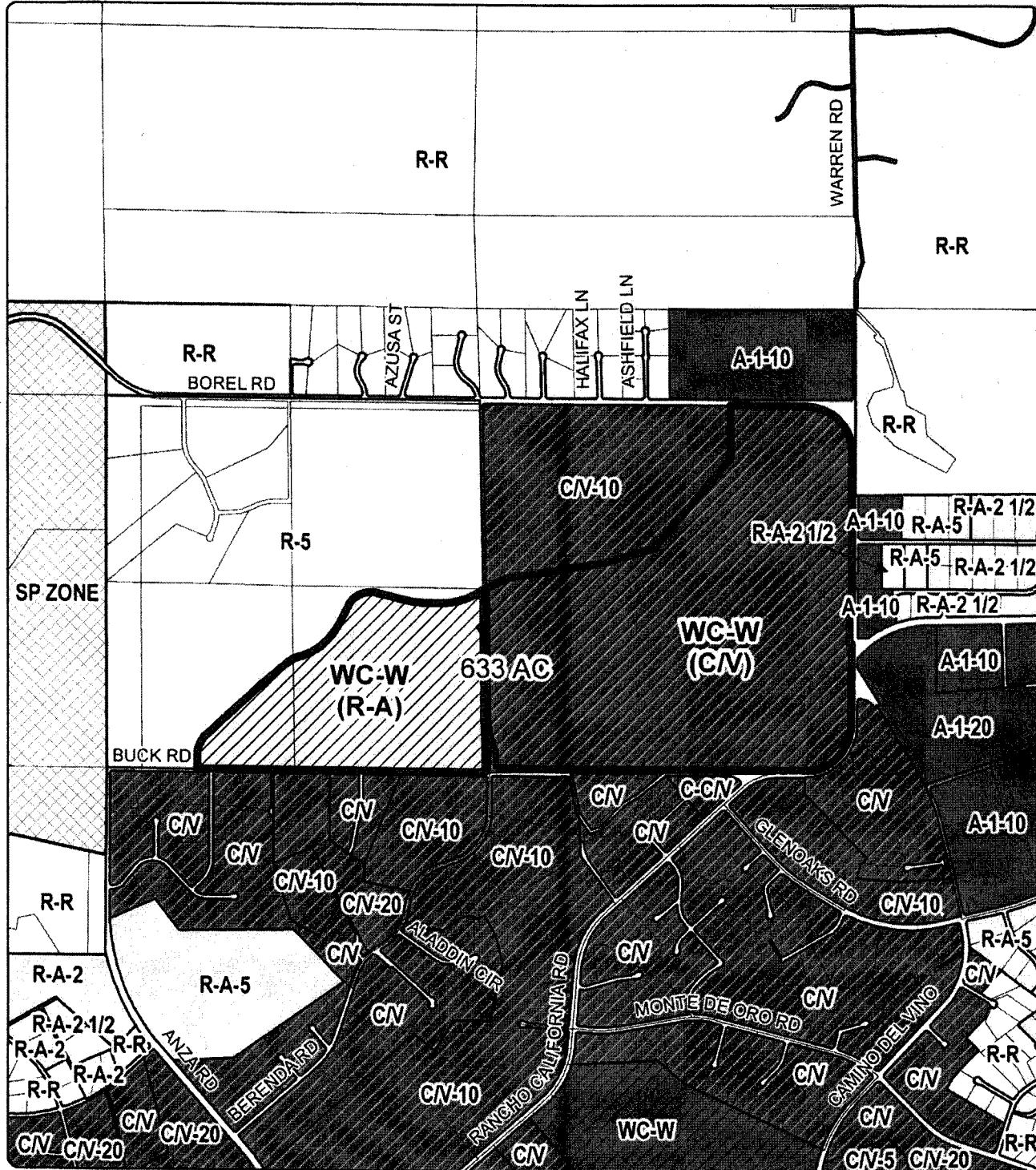
## CZ07861

Date Drawn: 10/28/2016

Supervisor: Washington  
District 3

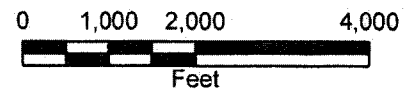
### PROPOSED ZONING

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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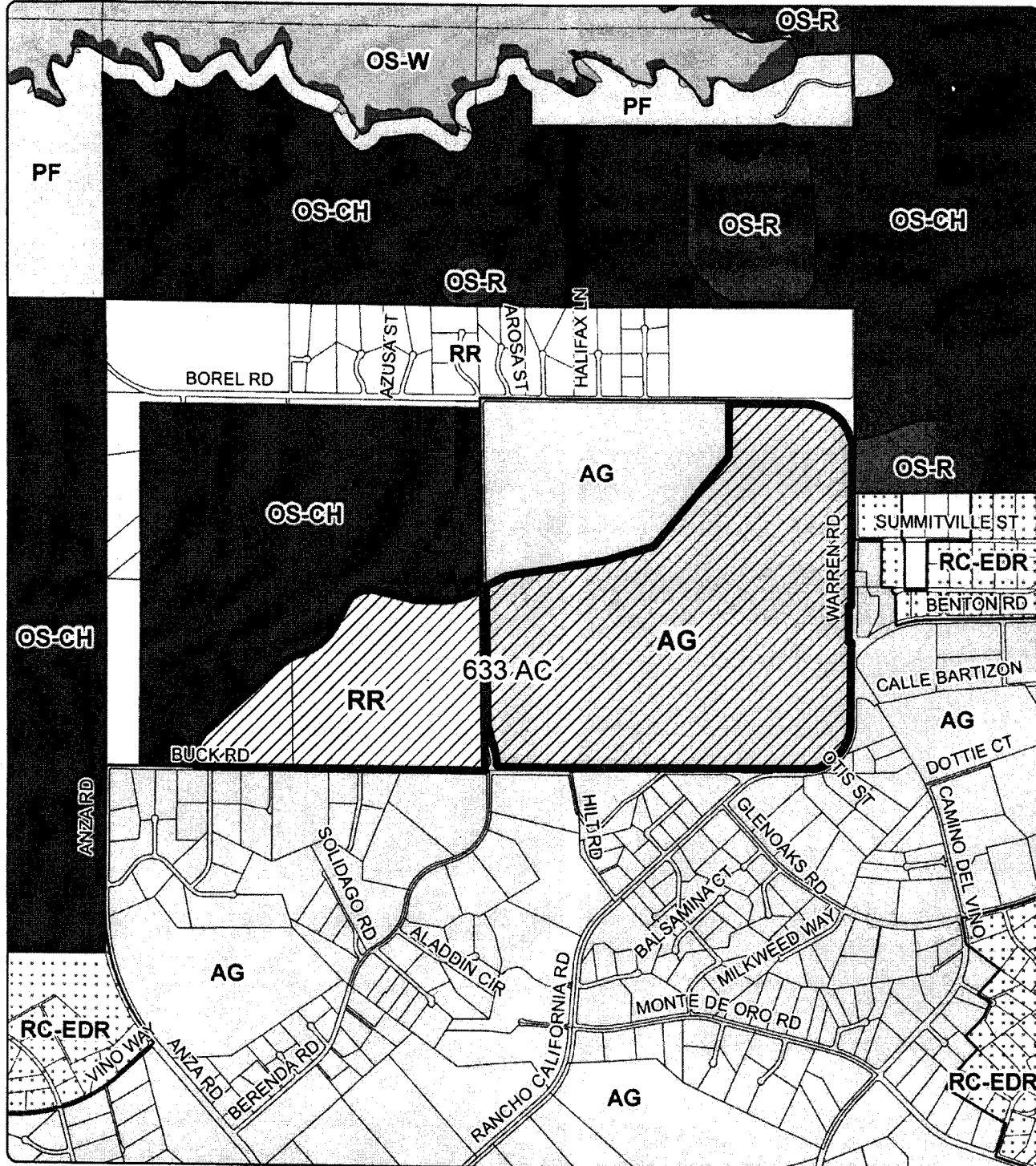
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07861

Supervisor: Washington  
District 3

### EXISTING GENERAL PLAN

Date Drawn: 10/28/2016  
Exhibit 5



Zoning Area: Rancho California

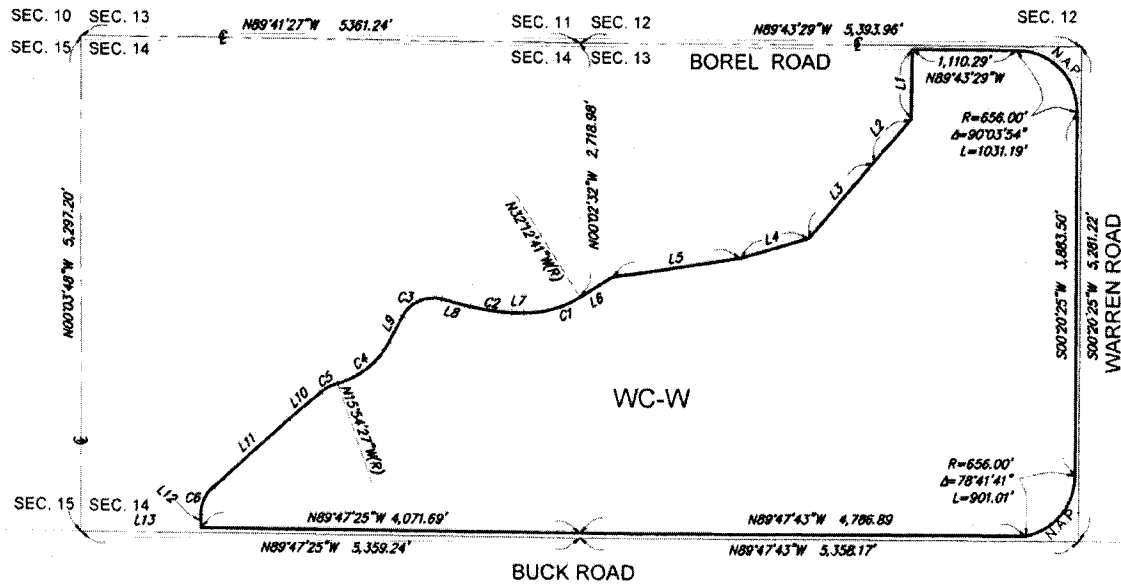
Author: Vinnie Nguyen



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**RANCHO CALIFORNIA ZONING AREA**  
**PORTIONS OF SECTIONS 13 AND 14, T.7S., R.2W., S.B.M.**

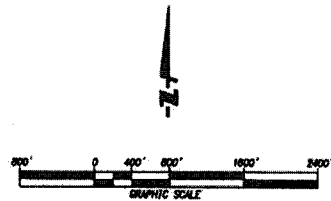
SHEET 1 OF 1



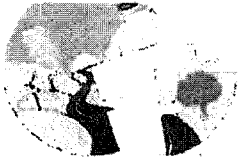
LINE	LENGTH	BEARING
L1	248.71'	N89°41'27"W
L2	818.15'	N89°43'29"W
L3	1080.53'	N89°43'29"W
L4	772.38'	N74°08'55"E
L5	1400.78'	N89°47'25"W
L6	411.51'	N89°47'18"E
L7	127.50'	N89°47'25"W
L8	308.68'	N72°54'32"W
L9	313.80'	N87°46'02"E
L10	451.03'	N89°47'25"W
L11	1000.59'	N47°28'35"E
L12	130.81'	N00°12'30"E
L13	1287.53'	N89°47'25"W

CURVE	LENGTH	RADIUS	DELTA
C1	632.69'	1100.00'	32°57'18"
C2	463.67'	2000.00'	13°20'51"
C3	489.54'	525.00'	76°18'28"
C4	727.64'	900.00'	46°18'31"
C5	208.38'	500.00'	23°32'31"
C6	328.79'	400.00'	47°14'20"

**WC-W** WINE COUNTRY WINERY



MAP NO. \_\_\_\_\_  
**CHANGE OF OFFICIAL ZONING PLAN**  
**AMENDING**  
**MAP NO. 2, ORDINANCE NO. 348**  
 CHANGE OF ZONE CASE NO. 7861  
 ADOPTED BY ORDINANCE NO. XXX  
 (DATE)  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207861 DATE SUBMITTED: 1/27/15

### APPLICATION INFORMATION

Applicant's Name: Darren Chin E-Mail: Darren.C.Chin@standpointplus.com

Mailing Address: 488 E. Santa Clara St, Ste 304  
Arcadia City CA State 91006 ZIP

Daytime Phone No: (626) 263-5105 Fax No: ( )

Engineer/Representative's Name: Keith Gardner E-Mail: keegardner@gmail.com

Mailing Address: 6149 Bluffwood Dr  
Riverside City CA State 92506 ZIP

Daytime Phone No: (951) 533-2934 Fax No: (951) 682-2876

Property Owner's Name: David Chin E-Mail:

Mailing Address: same as Applicant  
 City  State  ZIP

Daytime Phone No: (626) 263 5105 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.

[Signature]  
PRINTED NAME OF APPLICANT

David Chin  
~~[Signature]~~  
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.

[Signature]  
PRINTED NAME OF PROPERTY OWNER(S)

David Cia  
SIGNATURE OF PROPERTY OWNER(S)

[Signature]  
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): 964-160-004

Section: 14 Township: 7 South Range: 2 West

Approximate Gross Acreage: \_\_\_\_\_

General location (nearby or cross streets): North of Back Rd, South of Barrel Road, East of Barrel Rd, West of Warner Rd

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: 930, <sup>BS, BG,</sup> C4, C5, ~~SC6,~~ D4, DS, DG

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

Change zoning from C/V 340 to C/V 2 1/2  
to WPC-W

Related cases filed in conjunction with this request:

12 O-ES RESORT



**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
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**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 Darren Chin hereafter "Applicant" and David Liu "Property Owner".

Description of application/permit use:  
OZ from C/V to WC-W for the Rocks Resort

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838  
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- 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): 964-160-004

Property Location or Address: N. of Buck ; W. of Warren ; S. of Buck

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: David Liu Phone No.: 626-263-5101

Firm Name: Standard Portfolios Email: \_\_\_\_\_

Address: 488 E. Santa Clara St  
Arcadia CA

**3. APPLICANT INFORMATION:**

Applicant Name: Darren Chin Phone No.: 626-263-5105

Firm Name: Standard Portfolios Email: Darren@standardportfolios.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 1/23/15  
Print Name and Title: David ~~Chin~~ Darren Chin

Signature of Property Owner: [Signature] Date: 1/23/15  
Print Name and Title: David Liu

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: _____



State of California  
Secretary of State

L

STATEMENT OF INFORMATION  
(Limited Liability Company)

97

Filing Fee \$20.00. If this is an amendment, see instructions.  
IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

**FILED**  
Secretary of State  
State of California  
NOV 12 2013

1. LIMITED LIABILITY COMPANY NAME  
  
STANDARD PORTFOLIOS TEMECULA, LLC

pc  
This Space For Filing Use Only

File Number and State or Place of Organization			
2. SECRETARY OF STATE FILE NUMBER	201329010113	3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)	CALIFORNIA
No Change Statement			
4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety. <input type="checkbox"/> If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.			
Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)			
5. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
488 EAST SANTA CLARA STREET, #304	ARCADIA, CA		91006
6. MAILING ADDRESS OF LLO, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
488 EAST SANTA CLARA STREET, #304	ARCADIA	CA	91006
Name and Complete Address of the Chief Executive Officer, if Any			
8. NAME	ADDRESS	CITY	STATE ZIP CODE
Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)			
9. NAME	ADDRESS	CITY	STATE ZIP CODE
DAVID G. LIU	488 E. SANTA CLARA STREET, #304	ARCADIA, CA	91006
10. NAME	ADDRESS	CITY	STATE ZIP CODE
11. NAME	ADDRESS	CITY	STATE ZIP CODE
Agent for Service of Process If the agent is an individual, the agent must reside in California and item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1806 and item 13 must be left blank.			
12. NAME OF AGENT FOR SERVICE OF PROCESS			
DAVID G. LIU			
13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
488 EAST SANTA CLARA STREET, #304	ARCADIA	CA	91006
Type of Business			
14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY			
REAL PROPERTY OWNERSHIP			
15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.			
NOV 12, 2013	DAVID G. LIU	MANAGER	
DATE	TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	TITLE	SIGNATURE



## NOTICE OF PUBLIC HEARING

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

**CHANGE OF ZONE NO. 7861** – No New Environmental Documentation Needed – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 633 Gross Acres – Zoning: Residential Agricultural (R-A) and Citrus/Vineyard (C/V) – REQUEST: Change of Zone from R-A and C/V to Wine Country – Winery (WC-W) Zone.

TIME OF HEARING: **9:00 AM or as soon as possible thereafter.**  
DATE OF HEARING: **DECEMBER 7, 2016**  
PLACE OF HEARING: **PERRIS CITY HALL**  
**101 N. D STREET**  
**PERRIS, CA 92570**

For further information regarding this project, please contact Project Planner, Phillip Hoebeke at (951) 955-1195 or e-mail [phoebeke@rctlma.org](mailto:phoebeke@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

Please send all written correspondence to:

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/27/2016.

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

APN (s) or case numbers CZ07861 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

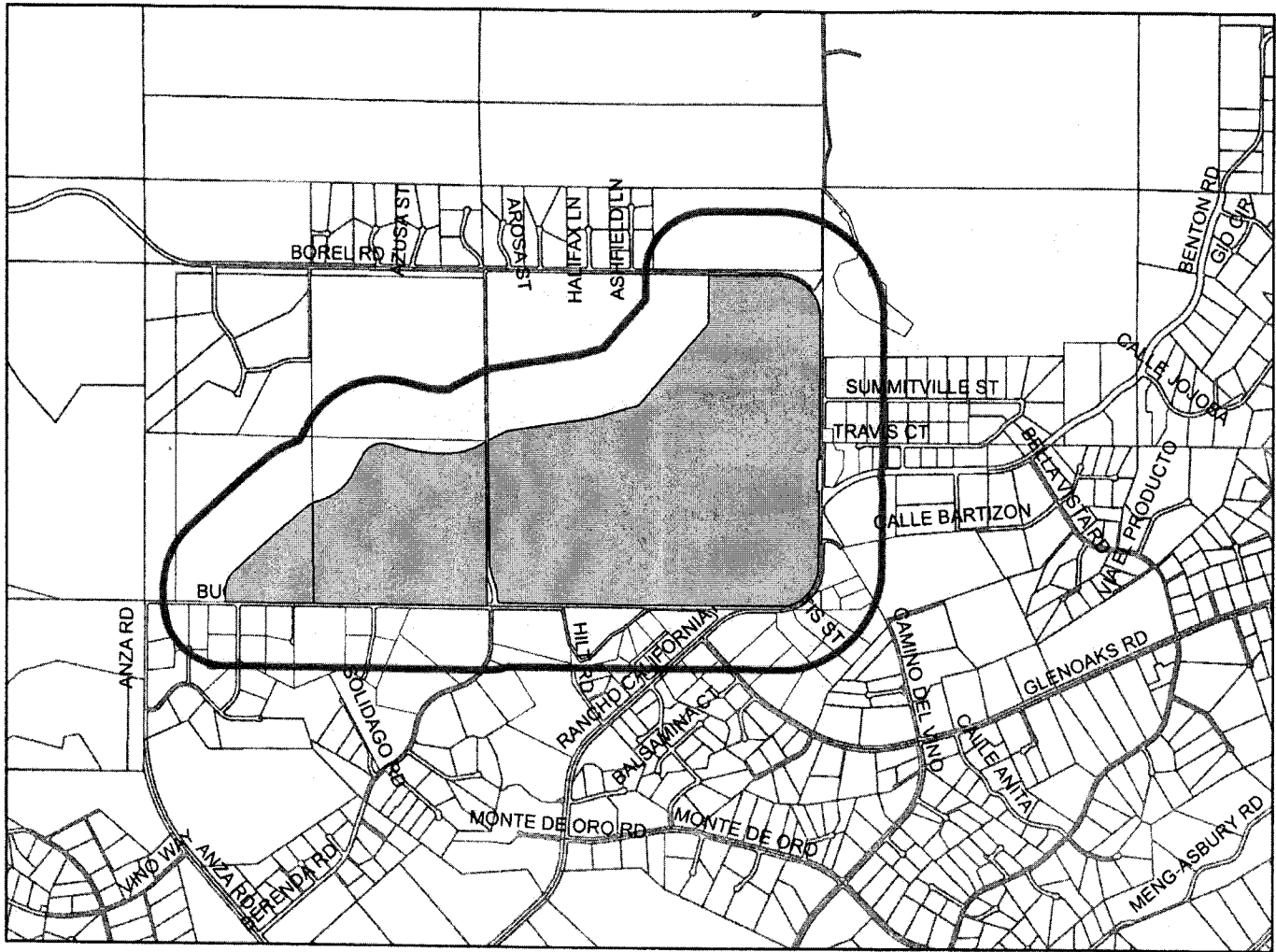
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## CZ07861 (1000 feet buffer)



### Selected Parcels

942-130-018	942-030-004	924-370-015	964-160-003	942-120-005	942-020-001	915-690-026	942-130-008	924-370-005	942-130-016
942-130-019	942-100-042	942-130-009	942-020-002	942-100-040	942-060-002	942-030-001	942-030-002	942-030-003	942-030-005
942-100-023	942-030-007	942-030-010	942-130-007	942-120-007	915-690-012	942-100-041	942-020-003	942-120-009	942-120-010
942-120-011	942-120-012	942-150-007	942-020-004	942-020-005	942-060-015	942-100-030	915-690-003	915-690-015	915-690-016
924-370-018	924-370-019	942-100-025	942-130-011	942-140-001	915-060-010	915-060-011	942-130-010	924-370-016	942-040-001
942-120-008	942-030-008	942-030-009	942-100-037	942-100-038	942-100-039	942-100-029	915-690-013	942-060-001	942-110-006
942-130-012	942-130-014	964-160-004	964-160-005	964-160-006	964-160-007	964-160-009	942-130-017	924-360-002	964-130-019
942-100-028	964-160-008	964-160-010	964-190-005	964-190-020	942-110-010	942-170-008	964-070-010	942-100-033	942-140-002



2,750 1,375 0 2,750 Feet

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

ASMT: 915060011, APN: 915060011  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 924370005, APN: 924370005  
TEMECULA INV CO INC, ETAL  
28046 DEL RIO RD STE C  
TEMECULA CA 92590

ASMT: 915690003, APN: 915690003  
MARCELO DOFFO  
36246 SUMMITVILLE ST  
TEMECULA, CA. 92592

ASMT: 924370015, APN: 924370015  
PATRICIA CAPONE, ETAL  
36195 TRAVIS CT  
TEMECULA, CA. 92592

ASMT: 915690012, APN: 915690012  
XIAOPING YANG, ETAL  
44193 REIDEL ST  
TEMECULA CA 92592

ASMT: 924370016, APN: 924370016  
SEOMII LIGHTFOOT, ETAL  
36125 TRAVIS CT  
TEMECULA, CA. 92592

ASMT: 915690013, APN: 915690013  
DIANNE RADICAN, ETAL  
36161 SUMMITVILLE ST  
TEMECULA, CA. 92592

ASMT: 924370019, APN: 924370019  
MARCELO DOFFO  
36083 SUMMITVILLE  
TEMECULA CA 92592

ASMT: 915690016, APN: 915690016  
MARCELO DOFFO  
36083 SUMMITVILLE ST  
TEMECULA, CA. 92592

ASMT: 942020001, APN: 942020001  
CASERMAN DORIS K REVOCABLE LIVING TRU  
C/O DORIS CASERMAN  
4170 ELM NO 213  
LONG BEACH CA 90807

ASMT: 915690026, APN: 915690026  
CHAPIN FAMILY INV  
C/O STEVEN W CHAPIN  
2381 MARCA PL  
CARLSBAD CA 92009

ASMT: 942020002, APN: 942020002  
DARAN ENTERPRISES  
42772 ALMOND GROVE CIR  
MURRIETA CA 92562

ASMT: 924360002, APN: 924360002  
TEMECULA PUBLIC CEMETERY DIST  
41911 C ST  
TEMECULA CA 92592

ASMT: 942020003, APN: 942020003  
KAY HOWELL  
38999 CAMINO DEL VINO  
TEMECULA, CA. 92592



ASMT: 942020005, APN: 942020005  
LYNDA HERREID  
P O BOX 890243  
TEMECULA CA 92589

ASMT: 942060001, APN: 942060001  
VIRGINIA MURPHY, ETAL  
P O BOX 892890  
TEMECULA CA 92589

ASMT: 942030004, APN: 942030004  
ALICE KAMEYA  
9352 OASIS AVE  
WESTMINSTER CA 92683

ASMT: 942060002, APN: 942060002  
DJK2  
C/O KAT BAILEY  
35450 CALLE NOPAL  
TEMECULA CA 92592

ASMT: 942030005, APN: 942030005  
GLORIA CHAVIRA, ETAL  
1100 VERA CRUZ ST  
MONTEBELLO CA 90640

ASMT: 942060015, APN: 942060015  
LYNNE SORRENTINO  
35581 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 942030007, APN: 942030007  
HUDSON WALNUT GROUP  
P O BOX 307  
LA CANADA CA 91012

ASMT: 942100023, APN: 942100023  
SHEENA CATHEY, ETAL  
39195 AVENIDA ANTONOVICH  
TEMECULA, CA. 92591

ASMT: 942030009, APN: 942030009  
RICHARD WILSON, ETAL  
2066 VISTA AVE  
ARCADIA CA 91006

ASMT: 942100025, APN: 942100025  
MARK DIX  
18501 COLLIER AVE NO B106  
LAKE ELSINORE CA 92530

ASMT: 942030010, APN: 942030010  
HUDSON WALNUT GROUP  
4754 LASHEART DR  
LA CANADA CA 91011

ASMT: 942100028, APN: 942100028  
PATRICIA EGGERS, ETAL  
P O BOX 893896  
TEMECULA CA 92589

ASMT: 942040001, APN: 942040001  
JAN STJOHN, ETAL  
39155 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 942100029, APN: 942100029  
ROBERT PETRISIN  
32290 CORTE SAN VINCENTE  
TEMECULA CA 92592



ASMT: 942100030, APN: 942100030  
MARIA NEGRETE, ETAL  
39060 AVENIDA ANTONOVICH  
TEMECULA, CA. 92592

ASMT: 942110010, APN: 942110010  
VINEYARDS INC, ETAL  
35960 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 942100033, APN: 942100033  
YU GU  
39250 HILT RD  
TEMECULA, CA. 92591

ASMT: 942120005, APN: 942120005  
MARISSA DEEGAN, ETAL  
34515 BUCK RD  
TEMECULA, CA. 92592

ASMT: 942100039, APN: 942100039  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 942120007, APN: 942120007  
JAMES CARTER  
3719 S PLAZA DR  
SANTA ANA CA 92704

ASMT: 942100040, APN: 942100040  
PATRICIA SAKATA, ETAL  
36580 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 942120008, APN: 942120008  
CAROL BAILY, ETAL  
36150 PAUBA RD  
TEMECULA CA 92592

ASMT: 942100041, APN: 942100041  
LAURA REYES, ETAL  
37000 BUCK RD  
TEMECULA, CA. 92591

ASMT: 942130007, APN: 942130007  
ANNIE LEE, ETAL  
C/O CAU LUU  
6519 HAVENWOOD CIR  
HUNTINGTON BEACH CA 92648

ASMT: 942100042, APN: 942100042  
SUSAN GREENE, ETAL  
37100  
TEMECULA, CA. 92591

ASMT: 942130008, APN: 942130008  
NEILSIE TEGEL, ETAL  
46386 TETON TRAIL  
TEMECULA CA 92592

ASMT: 942110006, APN: 942110006  
LINA PHILLIPS, ETAL  
P O BOX 890823  
TEMECULA CA 92589

ASMT: 942130009, APN: 942130009  
DEANNA YAP, ETAL  
1355 STONE MEADOW CT  
CAMARILLO CA 93010



ASMT: 942130010, APN: 942130010  
MY CAMPUS  
2278 COUNTRY CLUB LOOP  
WESTMINSTER CO 80234

ASMT: 942140001, APN: 942140001  
MICHELLE RUCKER  
32237 CALLESITO FADRIQUE  
TEMECULA CA 92592

ASMT: 942130011, APN: 942130011  
ALICE SIMONIAN, ETAL  
342 N NORTON AVE  
LOS ANGELES CA 90004

ASMT: 942140002, APN: 942140002  
YURI FARBER  
161 CLIFF RD  
PORT JEFFERSON NY 11777

ASMT: 942130014, APN: 942130014  
EVELYN BREHM, ETAL  
41869 VARDON DR  
TEMECULA CA 92591

ASMT: 942150007, APN: 942150007  
EDNA BARNES, ETAL  
39615 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942130016, APN: 942130016  
DANA HOWE  
2106 CRYSTAL DOWNS  
CORONA CA 92881

ASMT: 942170008, APN: 942170008  
VINEYARDS INC, ETAL  
35960 RANCHO CALIF RD  
TEMECULA CA 92591

ASMT: 942130017, APN: 942130017  
SUNDALE INV  
40673 CEBU ST  
TEMECULA CA 92591

ASMT: 964070010, APN: 964070010  
YICHIN WANG  
18965 AMBERLY PL  
ROWLAND HEIGHTS CA 91748

ASMT: 942130018, APN: 942130018  
RHONDA CORTES, ETAL  
45640 CORTE ROYAL  
TEMECULA CA 92592

ASMT: 964130019, APN: 964130019  
CATTLE CORP, ETAL  
5560 S FORT APACHE NO 100  
LAS VEGAS NV 89148

ASMT: 942130019, APN: 942130019  
DANA HOWE  
2106 CRYSTAL DOWNS DR  
CORONA CA 92883

ASMT: 964160003, APN: 964160003  
ATEF KARAM  
C/O CHARLY E MOUBAYED  
18820 APHRODITE LN  
SANTA CLARITA CA 91351



ASMT: 964160009, APN: 964160009  
STANDARD TEMECULA  
C/O DAVID G LIU  
488 E SANTA CLARA STE 304  
ARCADIA CA 91006

ASMT: 964190020, APN: 964190020  
WESTERN RIVERSIDE CO REG CONSERV AUT  
C/O DEPT OF FACILITIES MANAGEMENT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507





Standard Portfolios Temecula  
c/o Darren Chin  
488 E Santa Clara Street, Suite 304  
Arcadia, CA 91006

Standard Portfolios Temecula  
c/o Darren Chin  
488 E Santa Clara Street, Suite 304  
Arcadia, CA 91006

Keith Gardner  
6149 Bluffwood Drive  
Riverside, CA 92506

Keith Gardner  
6149 Bluffwood Drive  
Riverside, CA 92506

Keith Gardner  
6149 Bluffwood Drive  
Riverside, CA 92506

Standard Portfolios Temecula  
c/o Darren Chin  
488 E Santa Clara Street, Suite 304  
Arcadia, CA 91006



RCHA (Rancho California Horsemen's  
Association)  
P.O. Box 1622  
Temecula, CA 92593

LF Harrington  
35820 Pauba Rd.  
Temecula, CA 92592

Dale West, Associate Planner  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

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

Wil Nieves, Principal Planner, M.U.R.P  
Nieves and Associates  
790 E Colorado Blvd., Suite 900  
Pasadena, CA 91101

LF Harrington  
35820 Pauba Rd.  
Temecula, CA 92592

RCHA (Rancho California Horsemen's  
Association)  
P.O. Box 1622  
Temecula, CA 92593

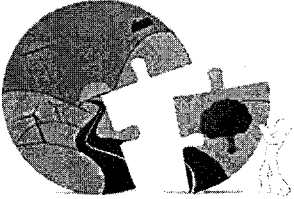
Marty J. Nicholson, Esq.  
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24910 Las Brisas Road, Suite 110  
Murrieta, California 92562

Dale West, Associate Planner  
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Temecula, CA 92590

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Nieves and Associates  
790 E Colorado Blvd., Suite 900  
Pasadena, CA 91101

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

**Change of Zone No. 7861 (CZ7861)**

*Project Title/Case Numbers*

**Phillip Hoebeke**  
*County Contact Person*

**951-955-1195**  
*Phone Number*

**N/A**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Darren Chin**  
*Project Applicant*

**38901 Warren Road, Temecula, CA 92592**  
*Address*

**North of Buck Road, south of Borel Road, and west of Warren Road - 38901 Warren Road, Temecula, CA 92592**

*Project Location*

Change of Zone No. 7861 proposes to change the existing zoning of Rural - Agricultural (R-A) and Citrus/Vineyard (C/V) zone to Wine Country-Winery (WC-W) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7861 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7861 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7861 is changing the property's zoning classification to WC-W Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-W Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7861 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524.

*Project Description*

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

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

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

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

DM/dm Revised 11/08/2016  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06075 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1405169

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

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

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

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

Received from: DARREN CHIN \$50.00  
paid by: CK 133  
EA42692  
paid towards: CFG06075 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 20, 2014 15:14  
MGARDNER posting date May 20, 2014

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

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

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

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Standard Temecula, LLC, a California Limited Liability Company ("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 964-160-004, 964-160-005, 964-160-007 and 964-160-009 ("PROPERTY"); and,

**WHEREAS**, on January 27, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7861 ("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 PROPERTY OWNER 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 PROPERTY OWNER'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.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Standard Temecula, LLC  
Attn: David Liu  
488 E. Santa Clara St., Suite 304  
Arcadia, CA 91006

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.



18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 12/13/16

PROPERTY OWNER:  
Standard Temecula, LLC, a California Limited Liability Company

By: David Liu  
David Liu  
Manager

Dated: Nov 16, 2016

see attached notary act.

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack 11/23/16  
DATE

# 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 Los Angeles }

On November 16, 2014 before me, Amy Cho, Notary Public  
(Here insert name and title of the officer)

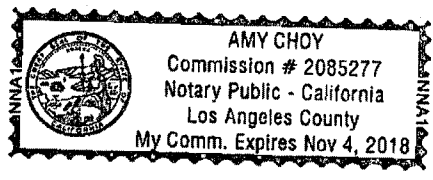
personally appeared DAVID LIU  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

*[Signature]*  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Indemnification  
(Title or description of attached document)

Agreement  
(Title or description of attached document continued)

Number of Pages 5 Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - ❖ Indicate title or type of attached document, number of pages and date.
    - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.



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

January 10, 2017

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

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
TEL: (951) 368-9268

RE: NOTICE OF PUBLIC HEARING: ZC 7861; ORD. NO. 348.4854

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, January 13, 2017.**

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:** Legals <legals@pe.com>  
**Sent:** Tuesday, January 10, 2017 8:52 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: ZC 7861 ORD. 348.4854

Received for publication on 1/13. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / 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 / La Prensa

On Tue, Jan 10, 2017 at 8:49 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Good morning! Attached is a Notice of Public Hearing for publication on Friday, Jan. 13, 2017. Please confirm. Thank you!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

---

**Confidentiality Disclaimer**

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

**County of Riverside California**

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF AN ORDINANCE IN THE THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 24, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Darren Chin – Keith Gardner, on **Change of Zone No. 7861** and associated **Ordinance No. 348.4854**, which proposes to amend the zoning from Residential Agricultural (R-A) and Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W), or such other zones as the Board may find appropriate (“the project”). The project is located northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road in the Rancho California Zoning Area – Southwest Area, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors find that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **Environmental Impact Report No. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein.

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 LARRY ROSS, PROJECT PLANNER, AT (951) 955-92943 OR EMAIL [LROSS@rctlma.org](mailto:LROSS@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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

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

Dated: January 10, 2017

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 January 10, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

**CHANGE OF ZONE NO. 7861 and ORD. NO. 348.4854**

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:** January 24, 2017 @ 10:30 a.m.

SIGNATURE: *Cecilia Gil*      DATE: January 10, 2017  
Cecilia Gil

## Gil, Cecilia

---

**From:** Kennemer, Bonnie <bkeneme@srclkrec.com>  
**Sent:** Tuesday, January 10, 2017 11:57 AM  
**To:** Gil, Cecilia; Meyer, Mary Ann; Buie, Tammie; Garrett, Nancy  
**Subject:** RE: FOR POSTING: ZC 7861 ORD. 348.4854

Good Morning,

The notice has been received and will be posted today.

Please include Tammie Buie and Nancy Garrett to these emails.

Thank you,  
Bonnie

---

**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, January 10, 2017 11:41 AM  
**To:** Kennemer, Bonnie <bkeneme@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>  
**Subject:** FOR POSTING: ZC 7861 ORD. 348.4854

Attached is a Notice of Public Hearing, for posting. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
(951) 955-8464  
MS# 1010

---

### Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

**County of Riverside California**

---

## **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 January 10, 2017, I mailed a copy  
of the following document:

### **NOTICE OF PUBLIC HEARING**

**CHANGE OF ZONE NO. 7861 and ORD. NO. 348.4854**

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:** January 24, 2017 @ 10:30 AM

SIGNATURE: *Cecilia Gil*      DATE: January 10, 2017  
Cecilia Gil



# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/27/2016.

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

APN(s) or case numbers CZ07861 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

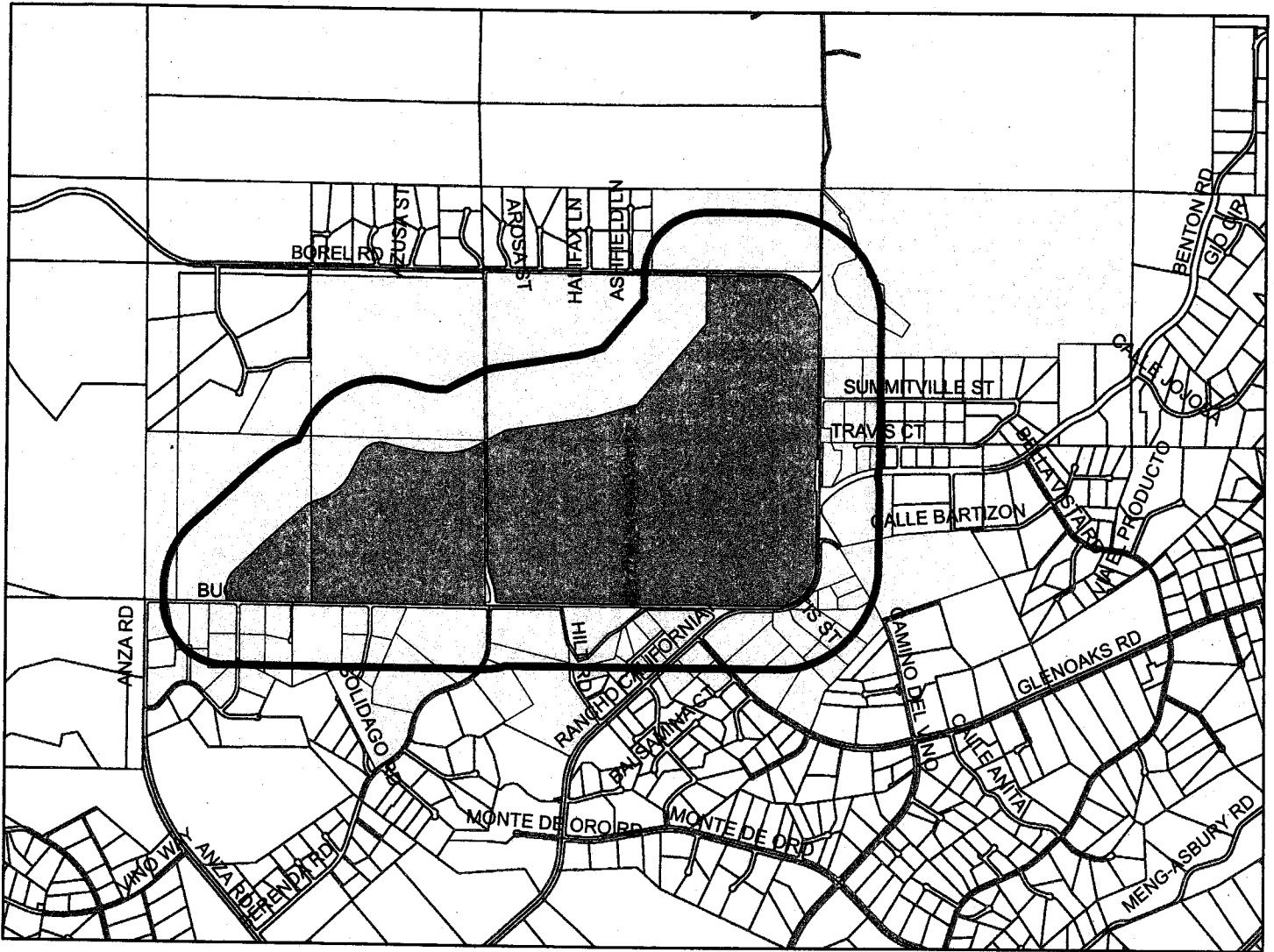
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Labels good  
till 4/27/17  
PDH*

**CZ07861 (1000 feet buffer)**



**Selected Parcels**

942-130-018	942-030-004	924-370-015	964-160-003	942-120-005	942-020-001	915-690-026	942-130-008	924-370-005	942-130-016
942-130-019	942-100-042	942-130-009	942-020-002	942-100-040	942-060-002	942-030-001	942-030-002	942-030-003	942-030-005
942-100-023	942-030-007	942-030-010	942-130-007	942-120-007	915-690-012	942-100-041	942-020-003	942-120-009	942-120-010
942-120-011	942-120-012	942-150-007	942-020-004	942-020-005	942-060-015	942-100-030	915-690-003	915-690-015	915-690-016
924-370-018	924-370-019	942-100-025	942-130-011	942-140-001	915-060-010	915-060-011	942-130-010	924-370-016	942-040-001
942-120-008	942-030-008	942-030-009	942-100-037	942-100-038	942-100-039	942-100-029	915-690-013	942-060-001	942-110-006
942-130-012	942-130-014	964-160-004	964-160-005	964-160-006	964-160-007	964-160-009	942-130-017	924-360-002	964-130-019
942-100-028	964-160-008	964-160-010	964-190-005	964-190-020	942-110-010	942-170-008	964-070-010	942-100-033	942-140-002



2,750 1,375 0 2,750 Feet

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

ASMT: 915060011, APN: 915060011  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 924370005, APN: 924370005  
TEMECULA INV CO INC, ETAL  
28046 DEL RIO RD STE C  
TEMECULA CA 92590

ASMT: 915690003, APN: 915690003  
MARCELO DOFFO  
36246 SUMMITVILLE ST  
TEMECULA, CA. 92592

ASMT: 924370015, APN: 924370015  
PATRICIA CAPONE, ETAL  
36195 TRAVIS CT  
TEMECULA, CA. 92592

ASMT: 915690012, APN: 915690012  
XIAOPING YANG, ETAL  
44193 REIDEL ST  
TEMECULA CA 92592

ASMT: 924370016, APN: 924370016  
SEOMII LIGHTFOOT, ETAL  
36125 TRAVIS CT  
TEMECULA, CA. 92592

ASMT: 915690013, APN: 915690013  
DIANNE RADICAN, ETAL  
36161 SUMMITVILLE ST  
TEMECULA, CA. 92592

ASMT: 924370019, APN: 924370019  
MARCELO DOFFO  
36083 SUMMITVILLE  
TEMECULA CA 92592

ASMT: 915690016, APN: 915690016  
MARCELO DOFFO  
36083 SUMMITVILLE ST  
TEMECULA, CA. 92592

ASMT: 942020001, APN: 942020001  
CASERMAN DORIS K REVOCABLE LIVING TRU  
C/O DORIS CASERMAN  
4170 ELM NO 213  
LONG BEACH CA 90807

ASMT: 915690026, APN: 915690026  
CHAPIN FAMILY INV  
C/O STEVEN W CHAPIN  
2381 MARCA PL  
CARLSBAD CA 92009

ASMT: 942020002, APN: 942020002  
DARAN ENTERPRISES  
42772 ALMOND GROVE CIR  
MURRIETA CA 92562

ASMT: 924360002, APN: 924360002  
TEMECULA PUBLIC CEMETERY DIST  
41911 C ST  
TEMECULA CA 92592

ASMT: 942020003, APN: 942020003  
KAY HOWELL  
38999 CAMINO DEL VINO  
TEMECULA, CA. 92592

ZC 7861

12

ASMT: 942020005, APN: 942020005  
LYNDA HERREID  
P O BOX 890243  
TEMECULA CA 92589

ASMT: 942060001, APN: 942060001  
VIRGINIA MURPHY, ETAL  
P O BOX 892890  
TEMECULA CA 92589

ASMT: 942030004, APN: 942030004  
ALICE KAMEYA  
9352 OASIS AVE  
WESTMINSTER CA 92683

ASMT: 942060002, APN: 942060002  
DJK2  
C/O KAT BAILEY  
35450 CALLE NOPAL  
TEMECULA CA 92592

ASMT: 942030005, APN: 942030005  
GLORIA CHAVIRA, ETAL  
1100 VERA CRUZ ST  
MONTEBELLO CA 90640

ASMT: 942060015, APN: 942060015  
LYNNE SORRENTINO  
35581 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 942030007, APN: 942030007  
HUDSON WALNUT GROUP  
P O BOX 307  
LA CANADA CA 91012

ASMT: 942100023, APN: 942100023  
SHEENA CATHEY, ETAL  
39195 AVENIDA ANTONOVICH  
TEMECULA, CA. 92591

ASMT: 942030009, APN: 942030009  
RICHARD WILSON, ETAL  
2066 VISTA AVE  
ARCADIA CA 91006

ASMT: 942100025, APN: 942100025  
MARK DIX  
18501 COLLIER AVE NO B106  
LAKE ELSINORE CA 92530

ASMT: 942030010, APN: 942030010  
HUDSON WALNUT GROUP  
4754 LASHEART DR  
LA CANADA CA 91011

ASMT: 942100028, APN: 942100028  
PATRICIA EGGERS, ETAL  
P O BOX 893896  
TEMECULA CA 92589

ASMT: 942040001, APN: 942040001  
JAN STJOHN, ETAL  
39155 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 942100029, APN: 942100029  
ROBERT PETRISIN  
32290 CORTE SAN VINCENTE  
TEMECULA CA 92592



ASMT: 942100030, APN: 942100030  
MARIA NEGRETE, ETAL  
39060 AVENIDA ANTONOVICH  
TEMECULA, CA. 92592

ASMT: 942110010, APN: 942110010  
VINEYARDS INC, ETAL  
35960 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 942100033, APN: 942100033  
YU GU  
39250 HILT RD  
TEMECULA, CA. 92591

ASMT: 942120005, APN: 942120005  
MARISSA DEEGAN, ETAL  
34515 BUCK RD  
TEMECULA, CA. 92592

ASMT: 942100039, APN: 942100039  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 942120007, APN: 942120007  
JAMES CARTER  
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SANTA ANA CA 92704

ASMT: 942100040, APN: 942100040  
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36580 RANCHO CALIFORNIA RD  
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ASMT: 942120008, APN: 942120008  
CAROL BAILY, ETAL  
36150 PAUBA RD  
TEMECULA CA 92592

ASMT: 942100041, APN: 942100041  
LAURA REYES, ETAL  
37000 BUCK RD  
TEMECULA, CA. 92591

ASMT: 942130007, APN: 942130007  
ANNIE LEE, ETAL  
C/O CAU LUU  
6519 HAVENWOOD CIR  
HUNTINGTON BEACH CA 92648

ASMT: 942100042, APN: 942100042  
SUSAN GREENE, ETAL  
37100  
TEMECULA, CA. 92591

ASMT: 942130008, APN: 942130008  
NEILSIE TEGEL, ETAL  
46386 TETON TRAIL  
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ASMT: 942110006, APN: 942110006  
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ASMT: 942130009, APN: 942130009  
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32237 CALLESITO FADRIQUE  
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ASMT: 942140002, APN: 942140002  
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ASMT: 942150007, APN: 942150007  
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39615 BERENDA RD  
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ASMT: 942130016, APN: 942130016  
DANA HOWE  
2106 CRYSTAL DOWNS  
CORONA CA 92881

ASMT: 942170008, APN: 942170008  
VINEYARDS INC, ETAL  
35960 RANCHO CALIF RD  
TEMECULA CA 92591

ASMT: 942130017, APN: 942130017  
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ASMT: 964070010, APN: 964070010  
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18965 AMBERLY PL  
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ASMT: 942130018, APN: 942130018  
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45640 CORTE ROYAL  
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ASMT: 964130019, APN: 964130019  
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LAS VEGAS NV 89148

ASMT: 942130019, APN: 942130019  
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Keith Gardner  
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Keith Gardner  
6149 Bluffwood Drive  
Riverside, CA 92506

Keith Gardner  
6149 Bluffwood Drive  
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Temecula, CA 92593

LF Harrington  
35820 Pauba Rd.  
Temecula, CA 92592

Dale West, Associate Planner  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

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

Wil Nieves, Principal Planner, M.U.R.P  
Nieves and Associates  
790 E Colorado Blvd., Suite 900  
Pasadena, CA 91101

LF Harrington  
35820 Pauba Rd.  
Temecula, CA 92592

RCHA (Rancho California Horsemen's  
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P.O. Box 1622  
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The Press-Enterprise  
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Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: ZC 7861 ORD. 348.4854

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, 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:

01/13/2017

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

Date: Jan 13, 2017

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010229118-01

P.O. Number: ZC 7861 ORD. 348.4854

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF AN ORDINANCE IN THE THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 24, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Darren Chin - Keith Gardner, on **Change of Zone No. 7861** and associated **Ordinance No. 348.4854**, which proposes to amend the zoning from Residential Agricultural (R-A) and Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W), or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road in the Rancho California Zoning Area - Southwest Area, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors find that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **Environmental Impact Report No. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein.

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 LARRY ROSS, PROJECT PLANNER, AT (951) 955-92943 OR EMAIL LROSS@rctima.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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

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

Dated: January 10, 2017  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

1/13

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF AN ORDINANCE IN THE THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**

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

Dated: January 10, 2017

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

16-1 of 01/24/17



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KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

February 9, 2017

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RE: ADOPTION OF ORDINANCE NO. 348.4854

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, February 11, 2017.**

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:** Legals <legals@pe.com>  
**Sent:** Thursday, February 9, 2017 9:42 AM  
**To:** Gil, Cecilia  
**Subject:** Re: for publication: Adoption of Ord. No. 348.4854

Received for publication on 2/11. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: [legals@pe.com](mailto:legals@pe.com)

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On Thu, Feb 9, 2017 at 9:34 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Adoption of Ordinance, for publication on Saturday, Feb. 11, 2017. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

[ccgil@rivco.org](mailto:ccgil@rivco.org)

<http://rivcocob.org/>

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

**(INSERT ORDINANCE NO. 348.4854)**

Chuck Washington, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 24, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington and Ashley

NAYS: None

ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

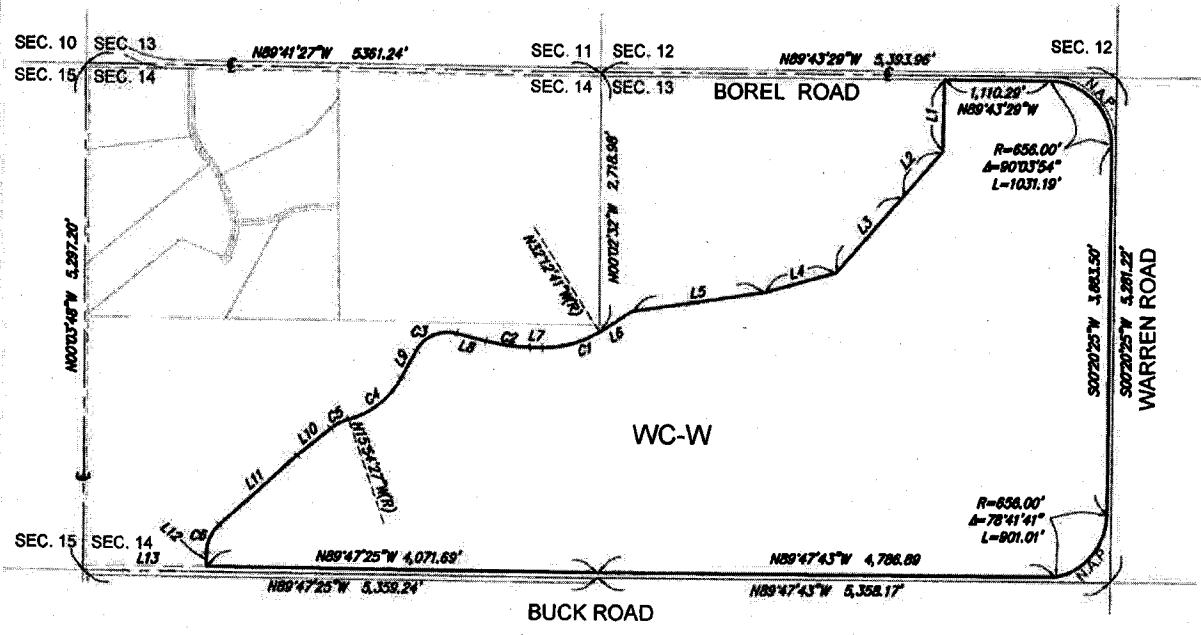




# RANCHO CALIFORNIA ZONING AREA

## PORTIONS OF SECTIONS 13 AND 14, T.7S., R.2W., S.B.M.

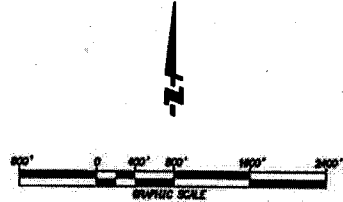
SHEET 1 OF 1



LINE	LENGTH	BEARING
L1	746.71'	N89^{\circ}47'24''W
L2	618.17'	N89^{\circ}31'26''E
L3	1080.63'	N89^{\circ}30'01''E
L4	772.30'	N74^{\circ}09'55''E
L5	1422.72'	N81^{\circ}30'00''E
L6	411.01'	N82^{\circ}51'17''E
L7	187.60'	N89^{\circ}15'43''W
L8	308.60'	N75^{\circ}24'51''W
L9	313.60'	N87^{\circ}46'02''E
L10	451.01'	N80^{\circ}13'02''E
L11	1088.80'	N47^{\circ}26'30''E
L12	1381.01'	N00^{\circ}12'45''E
L13	5397.55'	N89^{\circ}47'25''W

CURVE	LENGTH	RADIUS	DELTA
C1	632.60'	1100.00'	34^{\circ}32'17''
C2	485.60'	2000.00'	13^{\circ}29'51''
C3	488.54'	578.00'	76^{\circ}18'26''
C4	727.68'	800.00'	65^{\circ}18'21''
C5	808.30'	800.00'	63^{\circ}28'23''
C6	326.70'	400.00'	47^{\circ}14'00''

**WC-W** WINE COUNTRY WINERY



**MAP NO. 2.2409**  
**CHANGE OF OFFICIAL ZONING PLAN**  
**AMENDING**  
**MAP NO. 2, ORDINANCE NO. 348**  
 CHANGE OF ZONE CASE NO. 7861  
 ADOPTED BY ORDINANCE NO. 348. 4854  
 (01-24-2017)  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

P:\Projects\1448\000\Zoning\Change\_of\_Zone\_Map\_11-08-16.dwg

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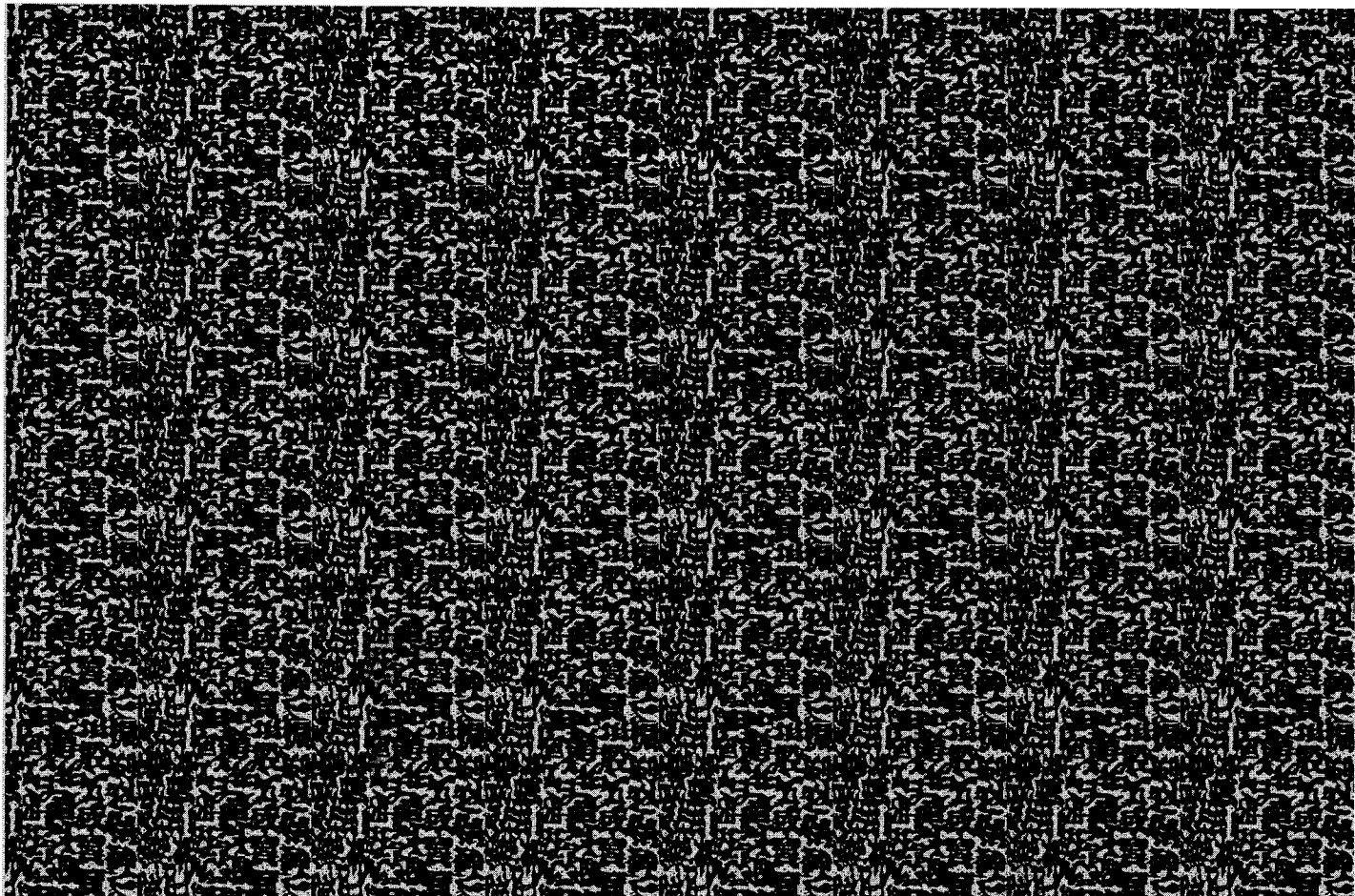
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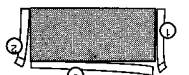
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Riverside, CA 92502-1147



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF AN ORDINANCE IN THE THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 24, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Darren Chin – Keith Gardner, on **Change of Zone No. 7861** and associated **Ordinance No. 348.4854**, which proposes to amend the zoning from Residential Agricultural (R-A) and Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W), or such other zones as the Board may find appropriate (“the project”). The project is located northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road in the Rancho California Zoning Area – Southwest Area, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors find that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **Environmental Impact Report No. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein.

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 LARRY ROSS, PROJECT PLANNER, AT (951) 955-92943 OR EMAIL [LROSS@rctlma.org](mailto:LROSS@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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

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

Dated: January 10, 2017

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

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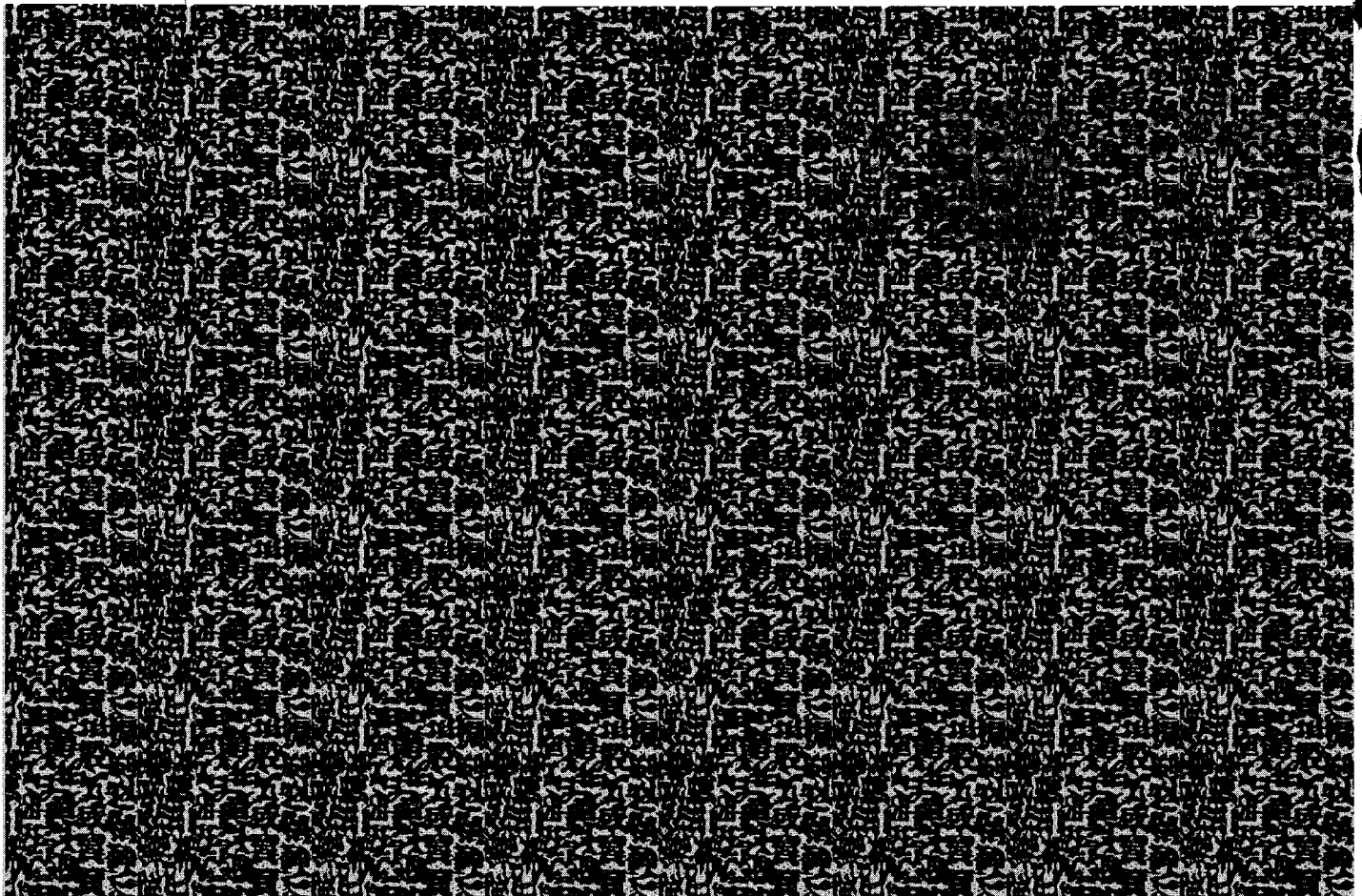
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**PUBLIC HEARING NOTICE**  
*This may affect your property*

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



REMOVE SIDE EDGES FIRST  
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**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:** MS. [Handwritten Signature]

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

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

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

**Date:** \_\_\_\_\_ **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**  
 **Support**     **Oppose**     **Neutral**

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

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

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

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

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

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

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

### **Power Point Presentations/Printed Material:**

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

### **Individual Speaker Limits:**

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

### **Group/Organized Presentations:**

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

### **Addressing the Board & Acknowledgement by Chairman:**

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