

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



**ITEM
17.2
(ID # 3767)**

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: CHANGE OF ZONE NO. 7909 AND CONDITIONAL USE PERMIT NO. 3744 - FTA: 2016-03 - Adopt a Negative Declaration - EA: 42894 - Applicant: RTN Development - Engineer/Representative: Mike Benesh - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Community Development: Business Park (CD: BP) - Location: Easterly of Winchester Road, westerly of Briggs Road, and southerly of Benton Road - 2.16 acres - Zoning: Industrial Park (I-P) - REQUEST: Change of Zone No. 7909 proposes to change the zoning classification of the project site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Conditional Use Permit No. 3744 proposes a 36,171 square foot microbrew production, tasting, and warehouse facility on approximately 2.16 acres. Applicant Fees 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42894** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7909, to change the zoning classification of the project site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC) subject to Board adoption of the zoning ordinance; and

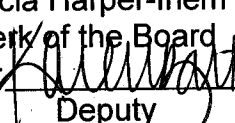
APPROVE CONDITIONAL USE PERMIT NO. 3744 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION: Set for Hearing

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 11, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

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
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project will include a 37,698 square-foot industrial storage building and microbrewery that includes 28,451 square feet of industrial warehouse, 3,861 square feet of brewery, 3,039 square feet of offices, and 2,347 square feet of bar, tasting area, and patio, as well as 72 on-site parking spaces (includes 2 accessible spaces) per Ordinance No. 348 Section 18.12.c, and 29,580 square feet of landscaping.

Business functions associated with the brewery include beer tastings, beer tours, beer club activities, and brewers' trade association events. A large percentage of the warehouse (approximately 22,000 square feet) is anticipated to be dedicated to wine storage for local wineries, which is also in the M-SC zone.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. BOARD OF SUPERVISORS STAFF REPORT



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

March 16, 2017

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

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: ZC 7909 and CUP 3744

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, March 21, 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: Wednesday, March 15, 2017 4:31 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: ZC 7909 CUP 3744

Received for publication on 3/21. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: 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****

The Press-Enterprise PE.com / La Prensa

On Wed, Mar 15, 2017 at 4:26 PM, Gil, Cecilia <CCGIL@rivco.org> wrote:

One more Notice of Public Hearing, for publication on Tuesday, March 21, 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

<http://rivcocob.org/>

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT FAST TRACK IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 11, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by RTN Development – Mike Benesh, on **Change of Zone No. 7909**, which proposes to change the zoning from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC), and such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3744, FTA 2016-03**, which proposes a 36,171 square foot microbrew production, tasting, and warehouse facility on approximately 2.16 acres (“the project”). The project is located easterly of Winchester Road, westerly of Briggs Road, and southerly of Benton Road in the Rancho California – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42894**.

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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 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: March 16, 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 March 16, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7909 and CUP 3744

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: April 11, 2017 @ 10:30 a.m.

SIGNATURE: *Cecilia Gil* DATE: March 16, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@srclkrec.com>
Sent: Wednesday, March 15, 2017 4:39 PM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: ZC 7909 CUP 3744

received and will be posted

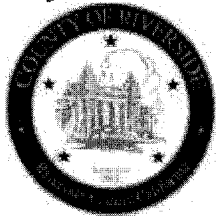
From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, March 15, 2017 4:27 PM
To: Buie, Tammie <tbuie@srclkrec.com>; Garrett, Nancy <ngarrett@srclkrec.com>; Kennemer, Bonnie <bkenneme@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: ZC 7909 CUP 3744

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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
<http://rivcocob.org/>



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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 March 16, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7909 and CUP 3744

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: April 11, 2017 @ 10:30 a.m.

SIGNATURE: *Cecilia Gil* DATE: March 16, 2017
Cecilia Gil

ASMT: 963030010, APN: 963030010
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
PO BOX 130878
CARLSBAD CA 92013

ASMT: 963060074, APN: 963060074
HAVADJIA HOLDINGS INC
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 963060012, APN: 963060012
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O SUE A SCHATZ
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 963060075, APN: 963060075
FRENCH VALLEY BENTON RD
FRENCH VALLEY BENTON RD
PO BOX 1958
CORONA CA 92878

ASMT: 963060021, APN: 963060021
PARDEE HOMES
C/O MICHAEL C TAYLOR
1250 CORONA POINTE CT 600
CORONA CA 92879

ASMT: 963070013, APN: 963070013
REISUNG ENTERPRISES INC
9675 LA JOLLA FARMS RD
LA JOLLA CA 92037

ASMT: 963060032, APN: 963060032
W DEV PARTNERS OF TEMECULA
C/O ROBERT MANN JR
PO BOX 77564
SAN FRANCISCO CA 94107

ASMT: 963070015, APN: 963070015
FVIP
C/O JEFF COMERCHERO
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 963060052, APN: 963060052
FRENCH VALLEY TOWNE CENTER
C/O JIRIES ELQURA
P O BOX 1175
SAN JUAN CAPO CA 92693

ASMT: 963070017, APN: 963070017
BIOXXEL
331 VINELAND AVE
CITY OF INDUSTRY CA 91746

ASMT: 963060069, APN: 963060069
MARTIN RINDAHL
2303 W LOMA LINDA AVE
FRESNO CA 93711

ASMT: 963070018, APN: 963070018
HELP HOSPITALIZED VETERANS INC
36585 PENFIELD LN
WINCHESTER CA 92596

ASMT: 963060071, APN: 963060071
DMSD PROP
41856 IVY ST STE 201
MURRIETA CA 92562

ASMT: 963070019, APN: 963070019
ZUIDER ZEE
C/O MASTER FUNDING CO
P O BOX 2467
TEMECULA CA 92593



ASMT: 963070020, APN: 963070020
SYLVIA TIVADAR, ETAL
36735 BLUE PALM DR
PALM DESERT CA 92211

ASMT: 963070045, APN: 963070045
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI
3403 10TH STREET STE 400
RIVERSIDE CA 92501

ASMT: 963070021, APN: 963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER, CA. 92596

ASMT: 963070049, APN: 963070049
DAVID BOREL, ETAL
36371 BRIGGS RD
MURRIETA CA 92563

ASMT: 963070022, APN: 963070022
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI
3410 10TH STREET STE 400
RIVERSIDE CA 92501

ASMT: 963070051, APN: 963070051
MURRIETA KLC HOLDINGS 130
888 PROSPECT STE 330
LA JOLLA CA 92307

ASMT: 963070023, APN: 963070023
ROLLING FRITO LAY SALES INC
C/O TAX DEPT GMA
3131 S VAUGHN WAY STE 301
AURORA CO 80014

ASMT: 963440006, APN: 963440006
VINTNERS DISTRIBUTORS INC
C/O NICK GOYAL
41805 ALBRAE ST 2ND FL
FREMONT CA 94538

ASMT: 963070024, APN: 963070024
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 963440008, APN: 963440008
TLS HOLDINGS, ETAL
C/O TLS HOLDINGS
705 N CRESCENT DR
BEVERLY HILLS CA 90210

ASMT: 963070031, APN: 963070031
SILVER HILLS INTERNATIONAL
P O BOX 455
VAN VLECK TX 77482

ASMT: 963440011, APN: 963440011
STAR GOALS, ETAL
C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO TX 78279

ASMT: 963070033, APN: 963070033
MOON VALLEY NURSERY OF CALIF INC
19820 N 7TH ST
PHOENIX AZ 85024

ASMT: 963450001, APN: 963450001
SCOTT MURRIETA SERVICE STATION, ETAL
P O BOX 1958
CORONA CA 92878



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963 060 053
Winchester CK LLC
41623 Margarita Rd #100
Murrieta, CA 92564

963 060 070
Prop Dmsd
41856 Ivy St #201
Murrieta, CA 92562

963 060 071
Prop Dmsd
41856 Ivy St #201
Murrieta, CA 92562

963 060 072
Havadjia Holdings Inc
30625 Benton Rd
Murrieta, CA 92563

963 060 073
Refining Tesoro
36520 Temeku St
Murrieta, CA 92564

963 060 074
Havadjia Holdings Inc
3800 Orange St #250
Riverside, CA 92501

963 060 075
French Valley Benton Rd LP
224 S Joy St
Corona, CA 92879

963 060 076
Borel David L Estate Of
36371 Briggs Rd
Murrieta, CA 92563

963 070 002
Fvip LLC
36615 Briggs Rd
Murrieta, CA 92563

963 070 003
Fvip LLC
36575 Briggs Rd
Murrieta, CA 92563

963 070 004
Fvip LLC
36535 Briggs Rd
Murrieta, CA 92563

963 070 005
Fvip LLC
36740 Briggs Rd
Murrieta, CA 92563

963 070 006
Fvip LLC
30555 Cochise Cir
Murrieta, CA 92563

963 070 007
Fvip LLC
30555 Cochise Cir
Murrieta, CA 92563

963 070 008
Fvip LLC
30530 Cochise Cir
Murrieta, CA 92563

963 070 009
Fvip LLC
36670 Briggs Rd
Murrieta, CA 92563

963 070 010
Fvip LLC
36640 Briggs Rd
Murrieta, CA 92563

963 070 011
Fvip LLC
36610 Briggs Rd
Murrieta, CA 92563

963 070 012
Reisung Enterprises Inc
36570 Briggs Rd
Murrieta, CA 92563

963 070 013
Reisung Enterprises Inc
30735 Magdas Coloradas St
Murrieta, CA 92563

963 070 017
Advanced Cardio Sys Inc.
30590 Cochise Cir
Murrieta, CA 92563

963 070 049
Clay A Borel
36505 Winchester Rd
Murrieta, CA 92563

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT FAST TRACK IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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Dated: March 16, 2017

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

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 MAR 22 AM 11:08

963 060 073
Refining Tesoro
36520 Temeku St
Murrieta, CA 92564

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



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SCI: 92502114747

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Dated: March 16, 2017

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

RECEIVED RIVERSIDE COUNTY
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2017 MAR 22 AM 11: 07

PUBLIC HEARING NOTICE
This may affect your property

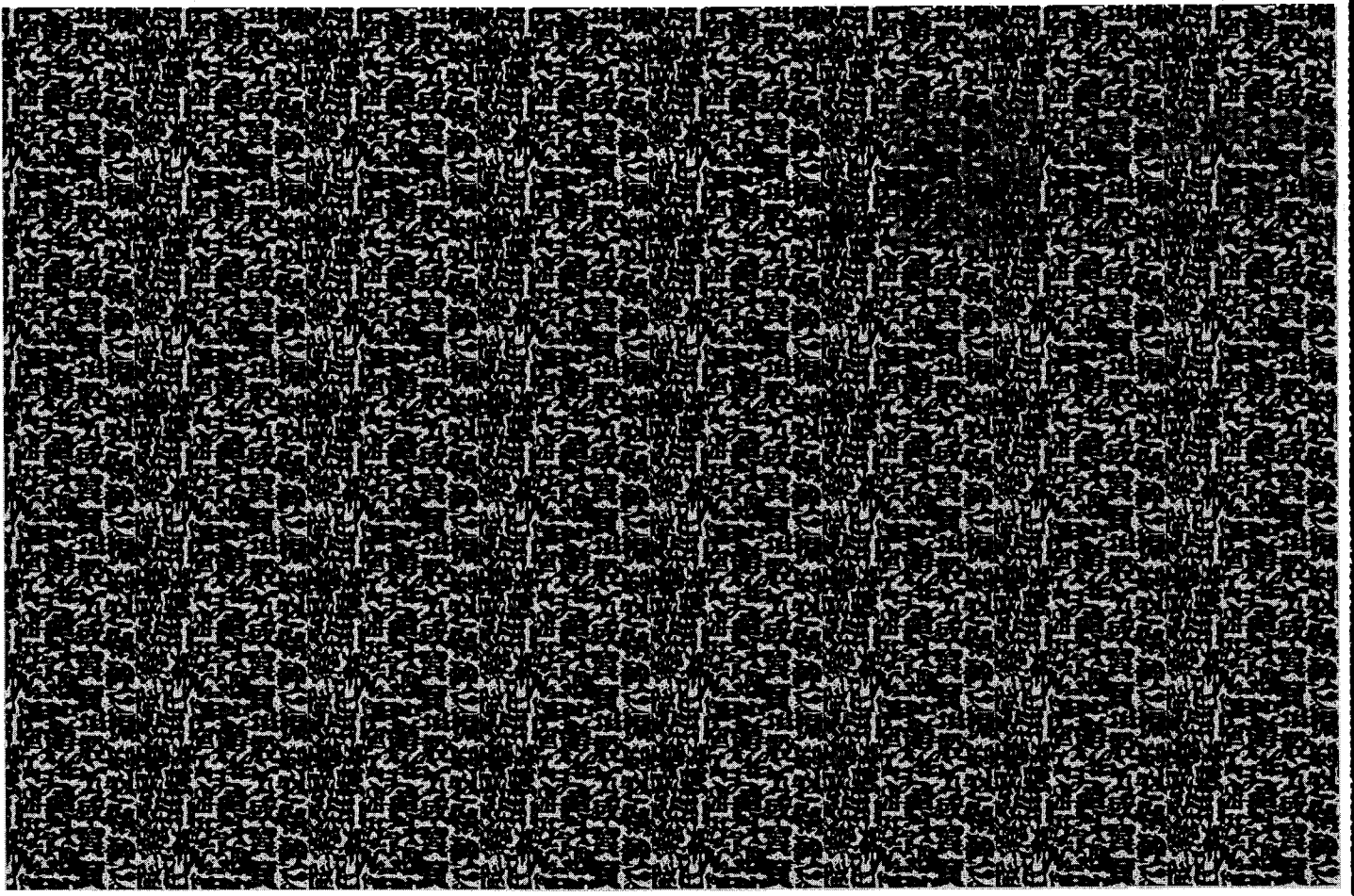
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



963 070 013
Reisung Enterprises Inc
30735 Magdas Coloradas St
Murrieta, CA 92563

NIXIE 916 DE 1 0003/19/17

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT FAST TRACK IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 11, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by RTN Development – Mike Benesh, on **Change of Zone No. 7909**, which proposes to change the zoning from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC), and such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3744, FTA 2016-03**, which proposes a 36,171 square foot microbrew production, tasting, and warehouse facility on approximately 2.16 acres (“the project”). The project is located easterly of Winchester Road, westerly of Briggs Road, and southerly of Benton Road in the Rancho California – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42894**.

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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: March 16, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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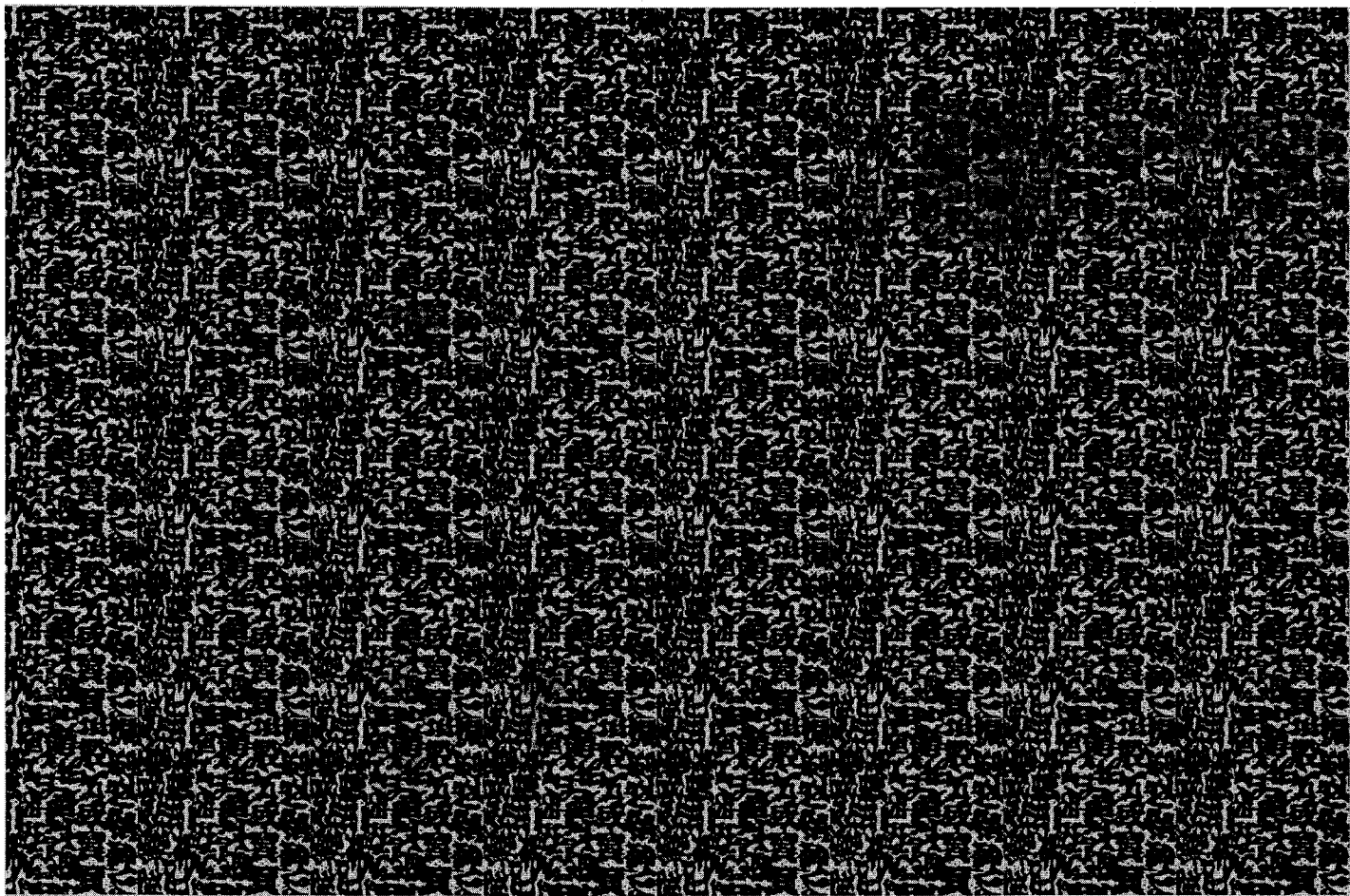
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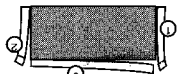
963 060 053
Winchester CK LLC
41623 Margarita Rd #100
Murrieta, CA 92564

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4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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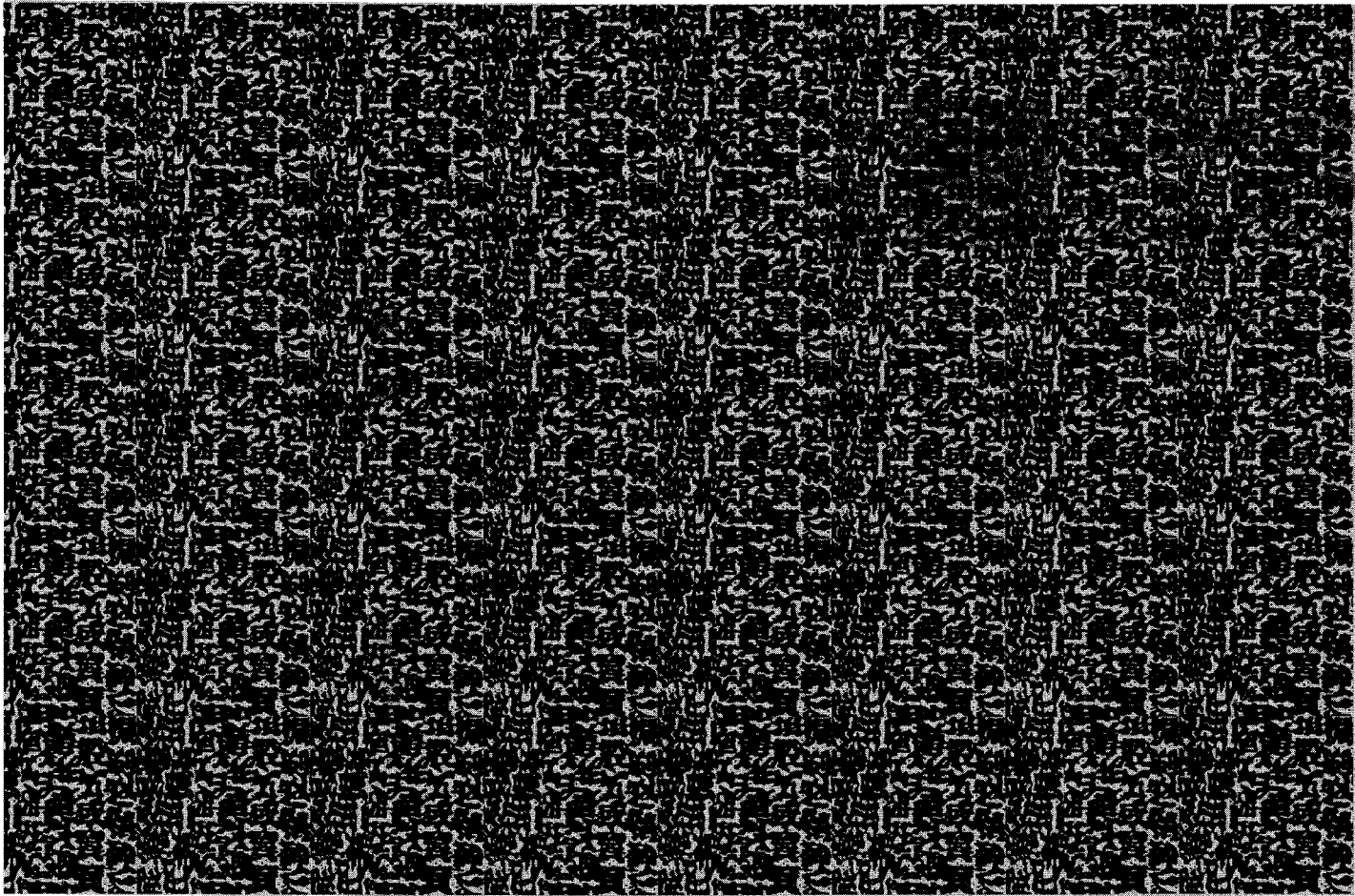
963 060 072
Havadjia Holdings Inc
30625 Benton Rd
Murrieta, CA 92563

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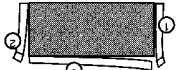
Riverside County Clerk of the Board
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By: Cecilia Gil, Board Assistant

17.2 of 04/11/17

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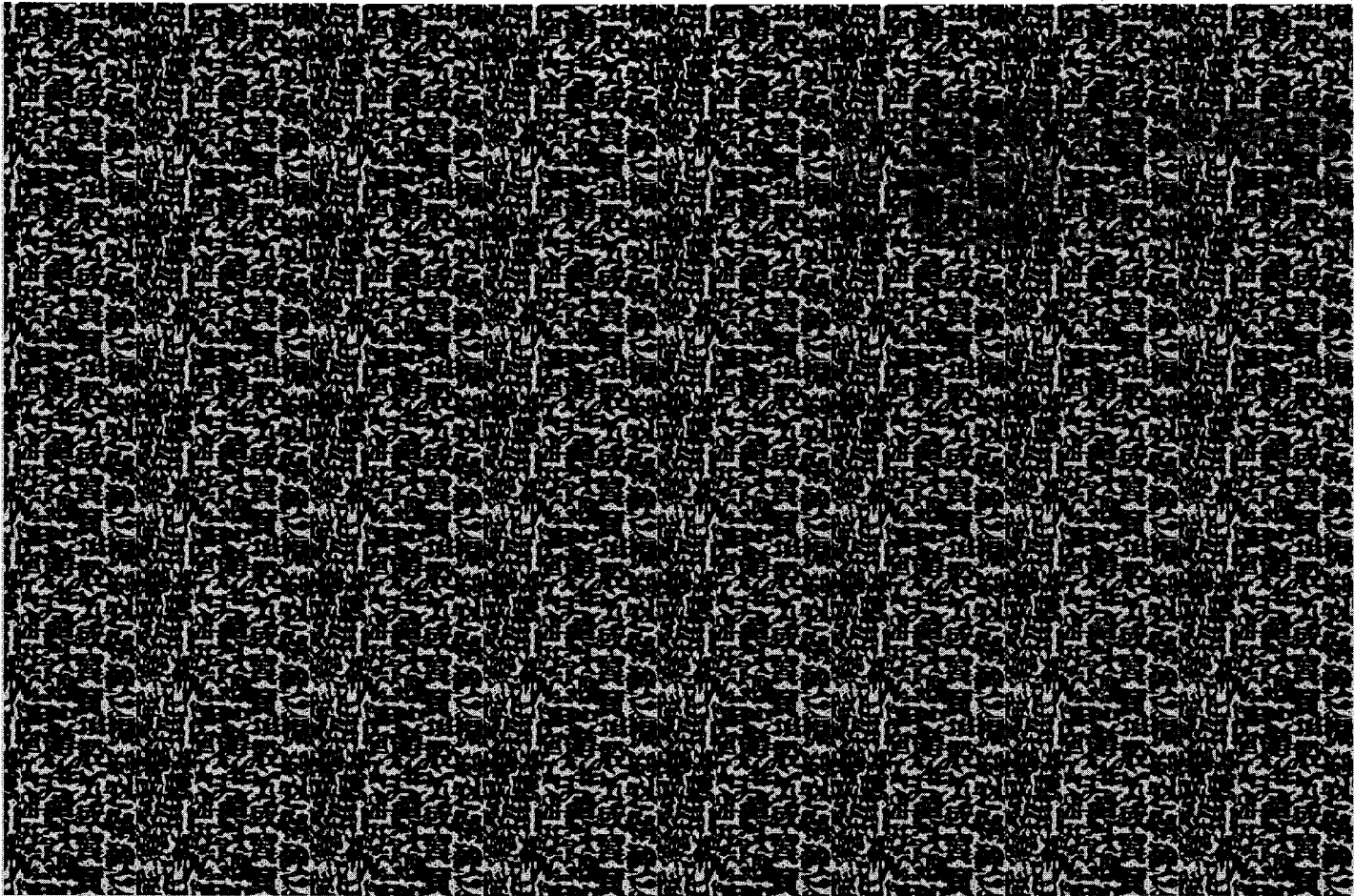
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36610 Briggs Rd
Murrieta, CA 92563

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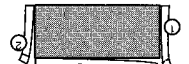
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17.2 of 04/11/17

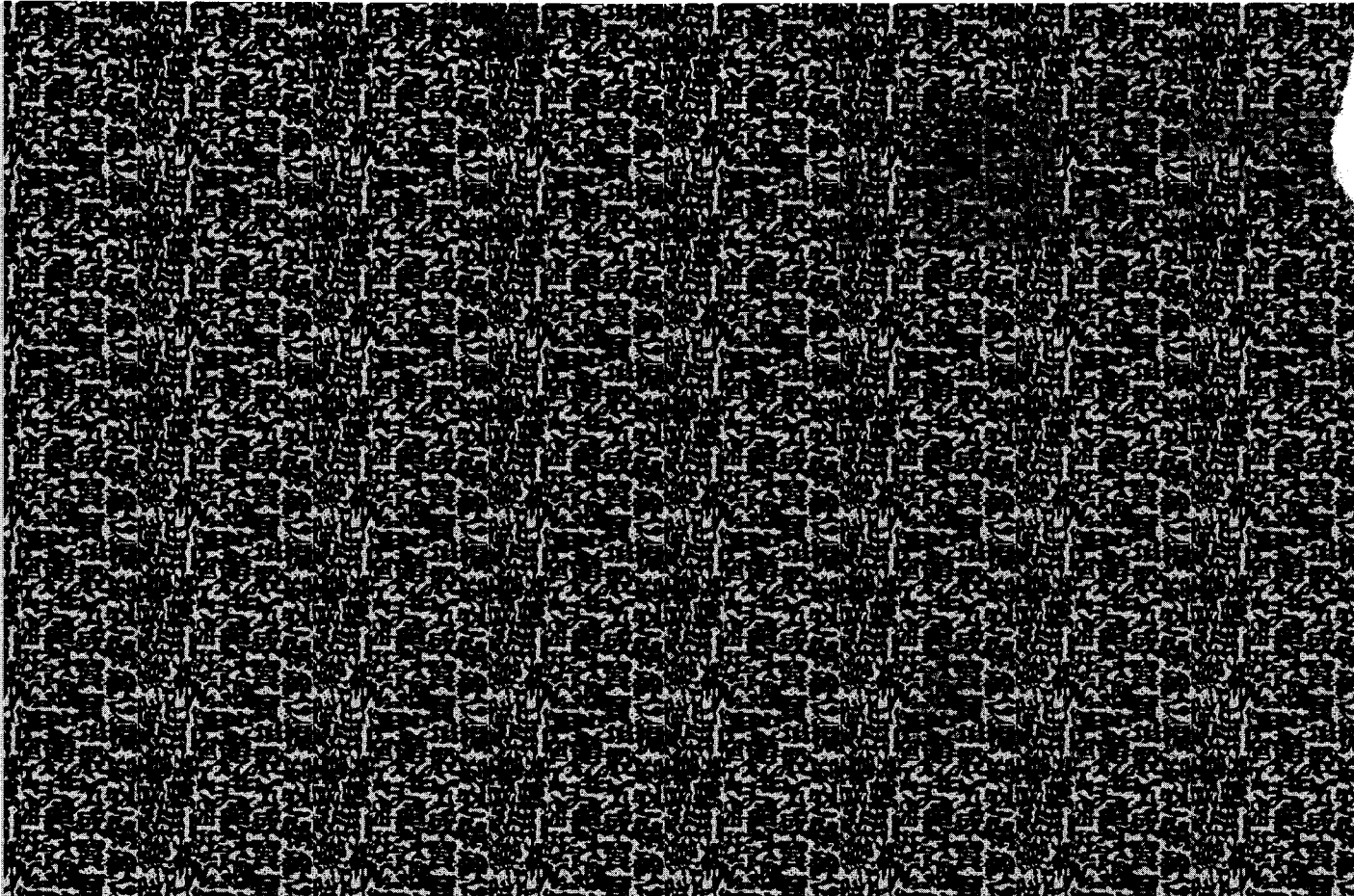
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663 070 005
Fvip LLC
36740 Briggs Rd
Murrieta, CA 92563

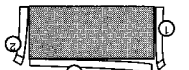
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17.2 of 04/11/17

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Fvip LLC
36640 Briggs Rd
Murrieta, CA 92563

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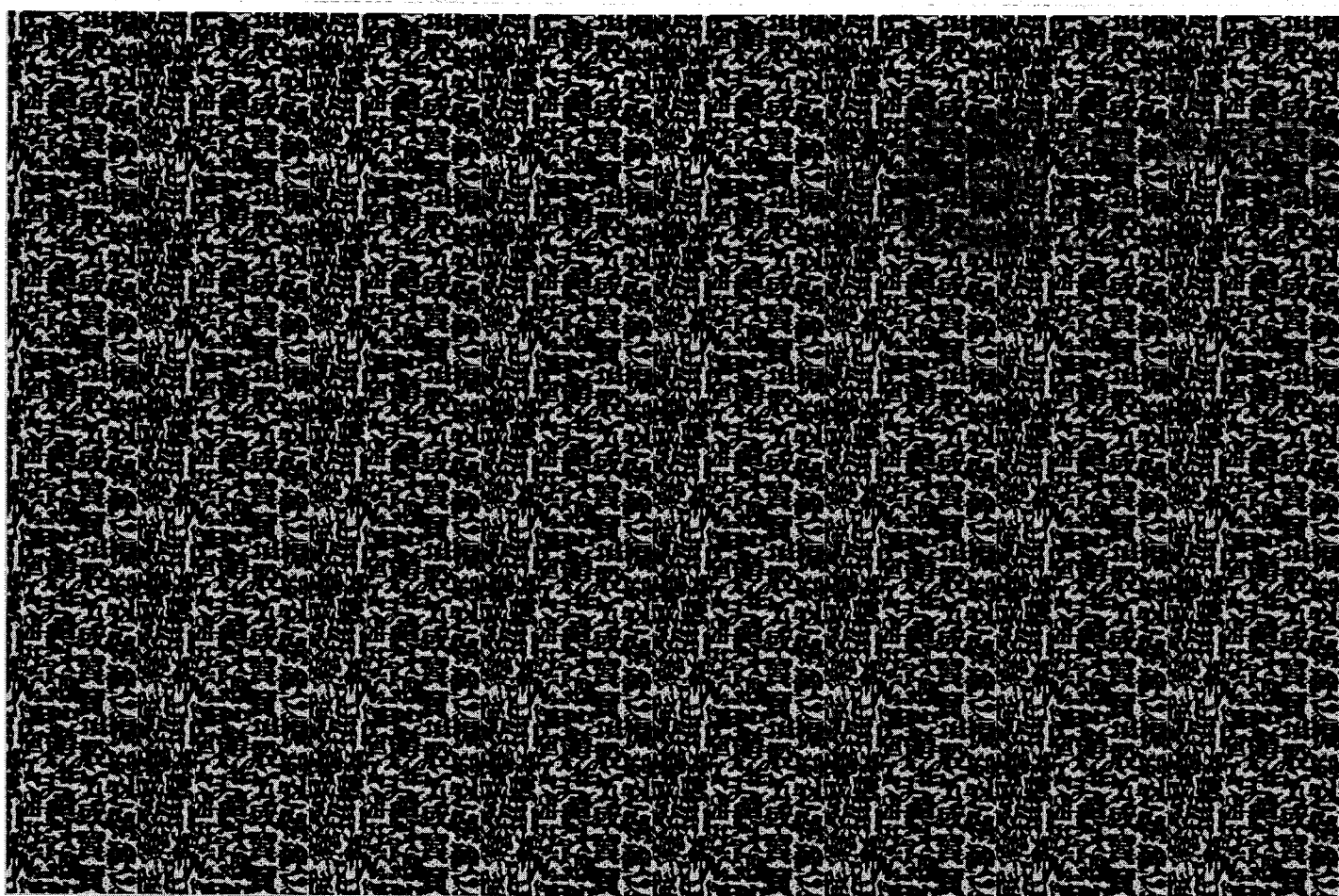
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Fvip LLC
36670 Briggs Rd
Murrieta, CA 92563

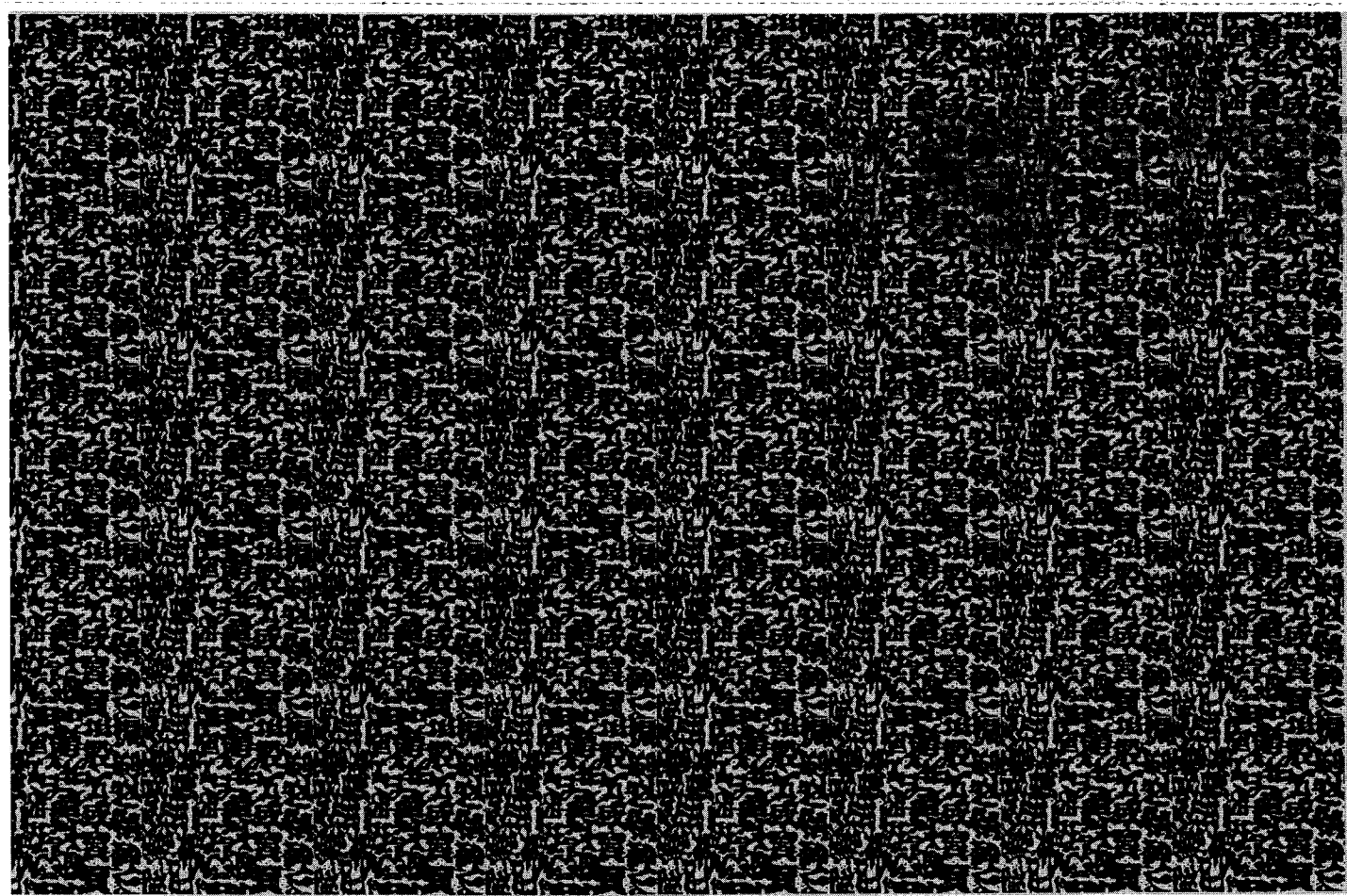
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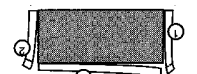


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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT FAST TRACK IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 11, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by RTN Development – Mike Benesh, on **Change of Zone No. 7909**, which proposes to change the zoning from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC), and such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3744, FTA 2016-03**, which proposes a 36,171 square foot microbrew production, tasting, and warehouse facility on approximately 2.16 acres (“the project”). The project is located easterly of Winchester Road, westerly of Briggs Road, and southerly of Benton Road in the Rancho California – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42894**.

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.

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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: March 16, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

17.2 of 04/11/17

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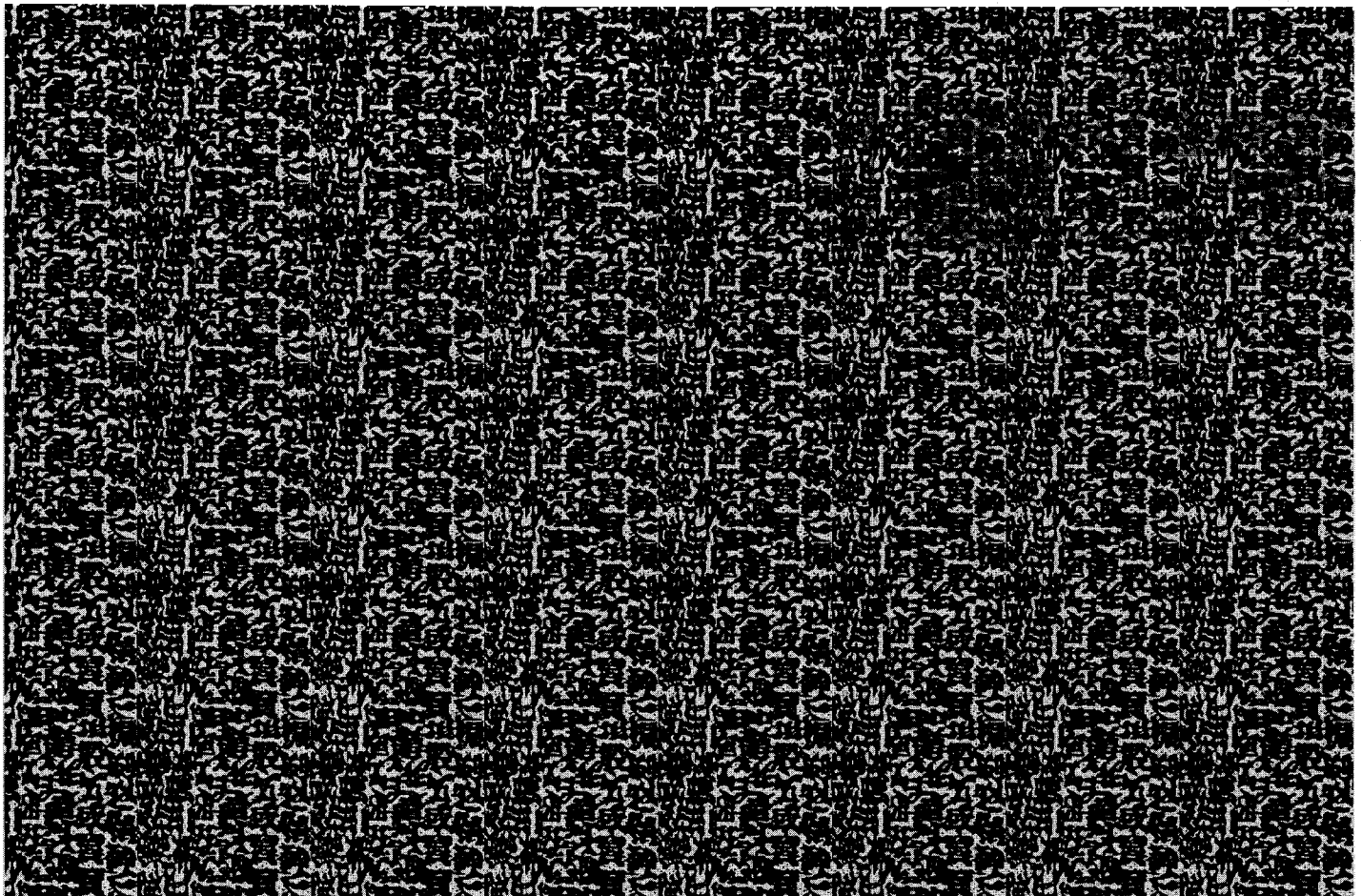
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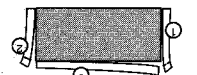
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Fvip LLC
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Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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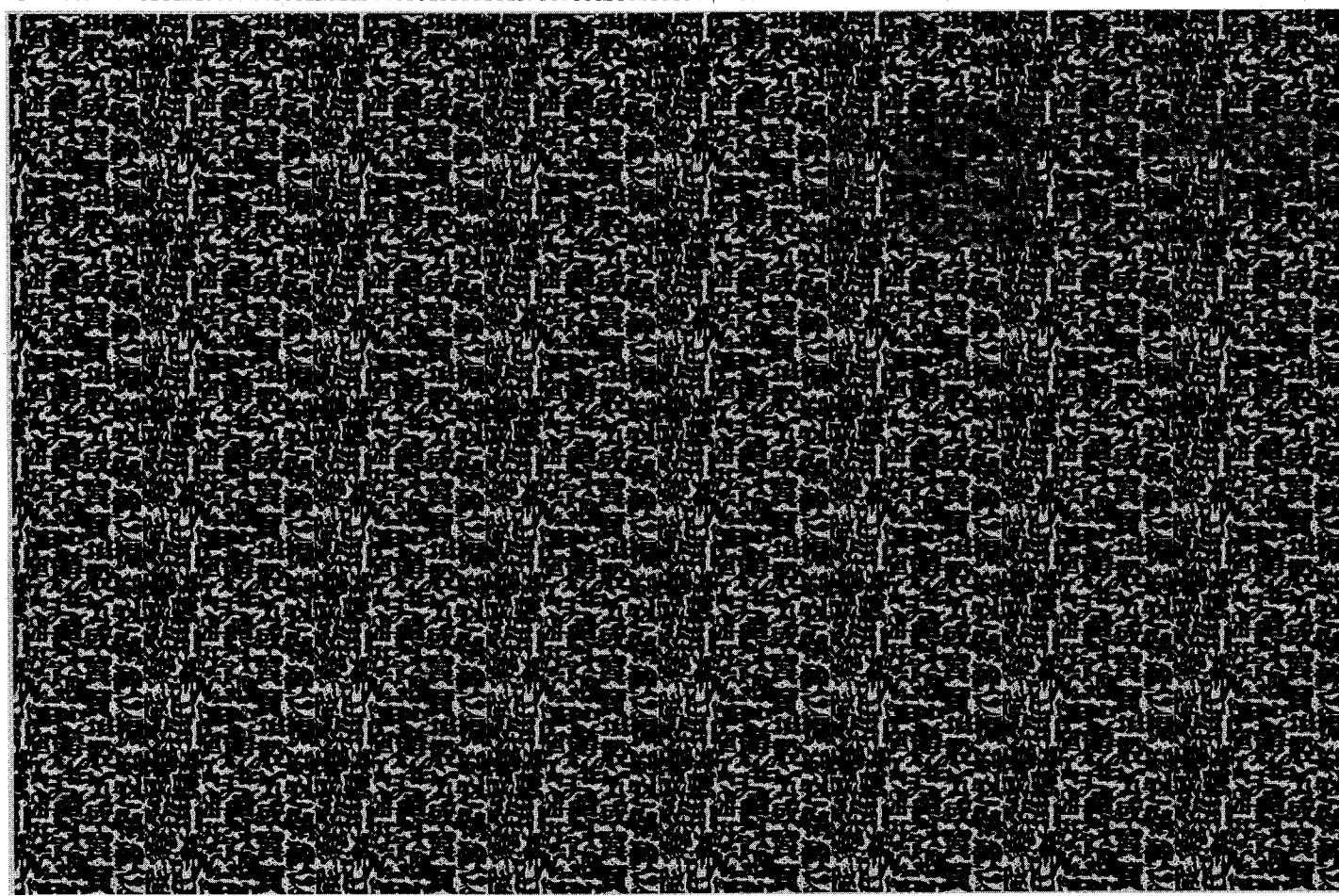
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963 070 007
Fvip LLC
30555 Cochise Cir
Murrieta, CA 92563

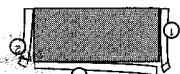
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Dated: March 16, 2017

Kecia Harper-Ihem, Clerk of the Board
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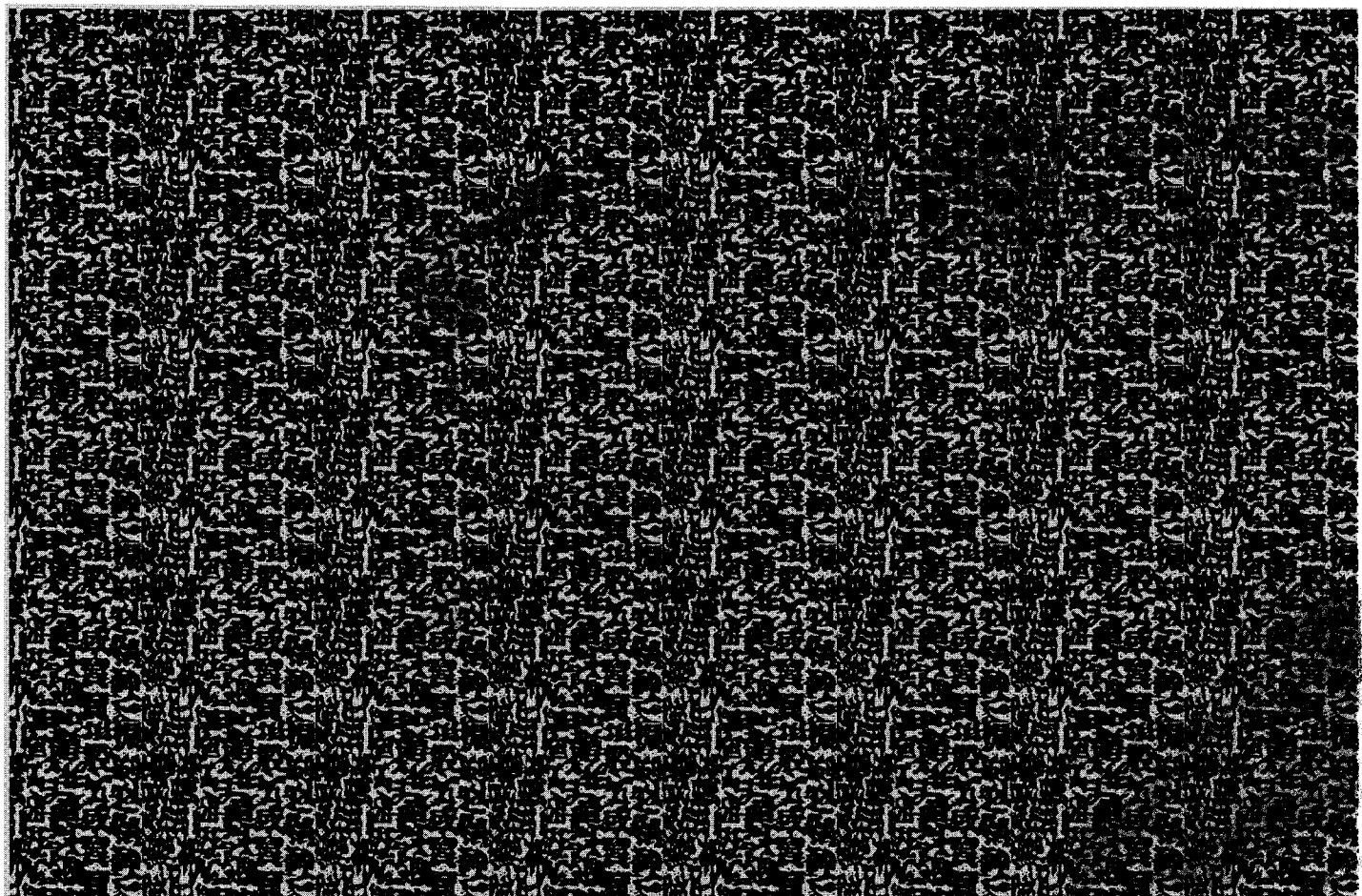
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36535 Briggs Rd
Murrieta, CA 92563

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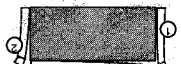
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At: Riverside, California


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

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