

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



ITEM
17.2
(ID # 3881)

MEETING DATE:

Tuesday, May 2, 2017

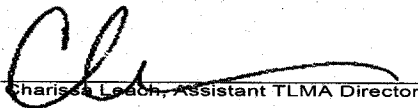
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: CHANGE OF ZONE NO. 7920, ORDINANCE NO. 348.4855 - No new environmental documentation is required - Applicant: Qing Huo, 1968 Cellars, LLC - Engineer/Representative: Gil Mendoza, Gil Zulueta Mendoza Associates - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR) - Temecula Valley Wine Country Policy Area - Equestrian District (10 acre min.) - Location: Easterly of Pauba Road, southwesterly of Los Caballos Road, and north of Highway 79 - 20 Gross Acres - Zoning: Residential Agricultural 10-Acre Minimum (R-A-10) - REQUEST: The Change of Zone proposes to amend the existing zoning classification of Residential Agricultural 10-Acre Minimum (R-A-10) to Wine Country - Equestrian (WC-E) Zone - APN: 927-170-009 and 927-170-010. Applicant Fees 100%.

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,

ACTION: Set for Hearing, Clerk to Advertise, Policy

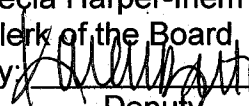

Charissa Leach, Assistant TLMA Director

4/7/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4855 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: May 2, 2017
xc: Planning, Co.Co., MC, Recorder, COB

Keçia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 7920**, amending the zoning classification for the subject properties from R-A-10 to WC-E Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4855** amending the zoning in the Rancho California Area shown on Map No. 2.2410 Change of Zone No. 7920 attached hereto and incorporated herein by reference.

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:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site is within the Equestrian District of the Temecula Valley Wine Country Policy Area. The proposed zone of Wine Country – Equestrian (WC-E) 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-E Zone.

There are no issues of concern for this item. The site is within the Equestrian 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 Planning Commission heard the project on March 15, 2017. After taking public testimony, the Planning Commission closed the public hearing and approved the project with a 4-0 vote. Commissioner Ruthanne Taylor Berger was absent.

Impact on Residents and Businesses

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

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

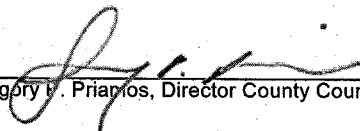
SUPPLEMENTAL

Additional Fiscal Information:

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

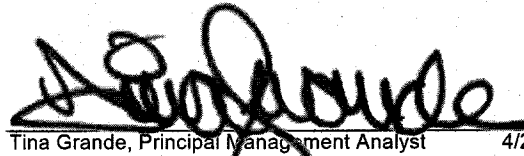
ATTACHMENTS:

- A. ORDINANCE NO. 348.4855**
- B. PLANNING COMMISSION MINUTES**
- C. PLANNING COMMISSION STAFF REPORT**
- D. INDEMNIFICATION AGREEMENT**



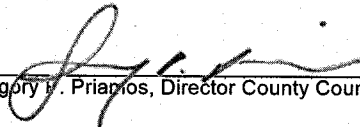
Gregory V. Priamos, Director County Counsel

4/17/2017



Tina Grande, Principal Management Analyst

4/25/2017



Gregory V. Priamos, Director County Counsel

4/17/2017

1 ORDINANCE NO. 348.4855

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

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2410, Change of Zone Case No. 7920" which map is made a part of this ordinance.

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

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

13 By: 

14 Chairman, Board of Supervisors

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

18
19 By:  deputy

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 April 6, 2017

25
26 By: 

27 MICHELLE CLACK
Deputy County Counsel

28 MPC:sk
3/29/17

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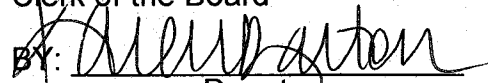
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

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

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

DATE: May 2, 2017

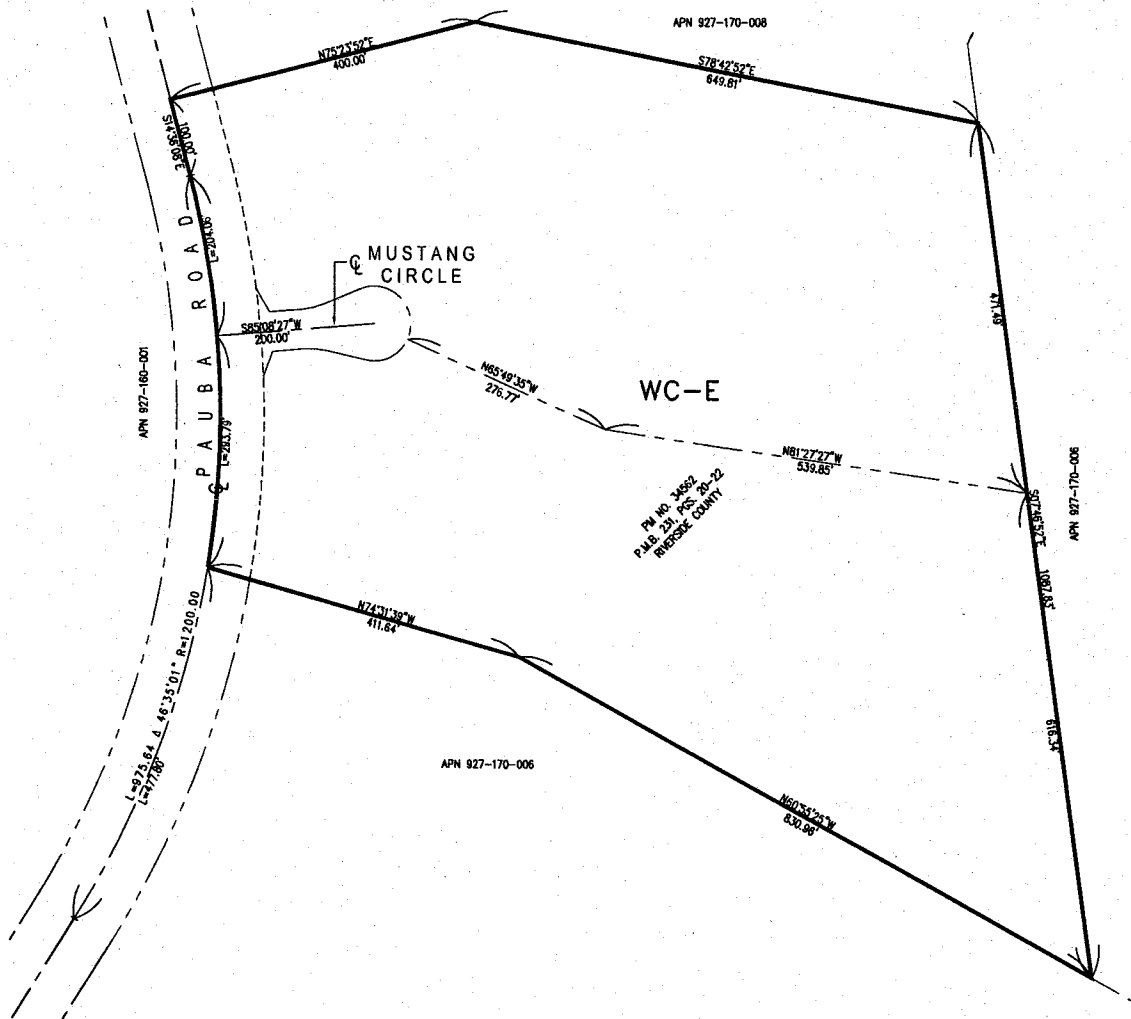
KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

Item 17.2

RANCHO CALIFORNIA AREA
 SEC. 7, T.8S., R.1W., S.B.B.&M.



FILE: F:\Projects\2250\Draw\225001 ERI FILE.ZONE CHANGE MAP.dwg Plotted on: Mar 29, 2017 - 12:04pm

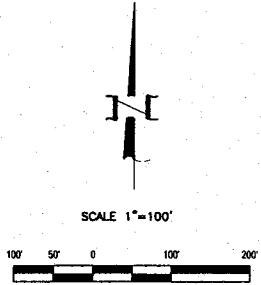
WC-E WINE COUNTRY EQUESTRIAN

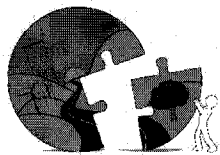
MAP NO. 2.2410
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2. ORDINANCE NO. 348.

CHANGE OF ZONE CASE NO. 07920
 ADOPTED BY ORDINANCE NO. 348.4855
 DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO. 927-170-009 & 927-170-010





RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 33303** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Acres – Zoning: Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) – Approved Project Description: Tentative Tract Map No. 33303 a Schedule “A” Subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft.

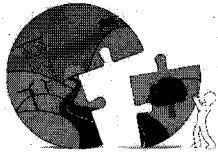
II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke
A vote of 4-0 (Commissioner Taylor-Berger Absent)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7180, PLOT PLAN NO. 20682 AND PARCEL MAP NO. 33750 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard J. Scott – Engineer/Representative: Armstrong & Brooks Consulting – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD:LI) – Zoning: Dutch Village Specific Plan – Industrial Park (I-P) – Location: Northwesterly of Winchester, southerly of Nicholas Road, and easterly of Leon Road – 12.76 Acres.

II. PROJECT DESCRIPTION:

Change of Zone No. 7180 proposes to change the project site's Zoning Classification from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC). Plot Plan No. 20682 proposes to establish a self-storage and RV parking facility on 5.18 gross acres, a car wash on 1.66 gross acres, and to designate the remaining 5.84 gross acres as open space. The self-storage includes a 3,128 sq. ft. office and caretaker's apartment, approximately 120,000 sq. ft. of storage buildings, and 29 RV parking spaces. The car wash includes one wash tunnel with an administrative office and 30 parking spaces. Parcel Map No. 33750 proposes a Schedule "E" Subdivision into four (4) parcels; one (1) parcel for the self-storage and RV parking, one (1) parcel for the car wash, and two (2) lots for open space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Owen Wickstrand, Applicant's Representative, 13062 Caminito del Rocio, Del Mar, 92014, (858) 755-5458

Spoke in opposition:

Bonnie Mummert, Neighbor, 35566 Driftwood Street, Winchester, 92596.

Shirley Brown, Neighbor, 35554 Driftwood Street, Winchester, 92596.

Gerri Ann Capotosto, Neighbor, 35709 Jack Rabbit Lane, Murrieta, 92562.

Jeanne Halboak, Neighbor, 32716 Cottonwood Road, Winchester, 92596.

Spoke in a neutral position:

Joe B. Stables, Neighbor, 25109 Jefferson Avenue 200, Murrieta, 92562

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke

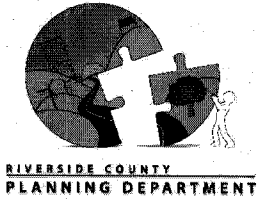
A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 40245; and

APPROVED Plot Plan No. 20682; and

APPROVED Plot Plan No. 26212; and

APPROVED Parcel Map No. 33750.



**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 3742 – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Delhamer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP).

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes a 136,411 sq. ft. self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a one story, 41,147 sq. ft. building, and a proposed 1,144 sq. ft. office. Building B is a two story, 46,640 sq. ft. building and Building C is a two story, 47,480 sq. ft. building. The project proposes seven (7) parking spaces and one (1) accessible parking space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rctlma.org.

Spoke in favor:

Bruce Jordan, Applicant, 131 Calle Iglesia, San Clemente, 92672, (749) 388-9090.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42880; and

APPROVED Conditional Use Permit No. 3742.



**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.3

CHANGE OF ZONE NO. 7920 – No New Environmental Documents Required – Applicant: Qing Huo, 1968 Cellars LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of State Highway 79, westerly of Woodchuck Road, easterly of Pauba Road, and southerly of Hughes Ranch Court – two (2) 10 acre parcels – Zoning: Residential Agricultural 10 acre minimum (R-A-10).

II. PROJECT DESCRIPTION:

Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural – 10 acre minimum (R-A-10) to Wine Country-Equestrian (WC-E) Zone.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Gil Mendoza, Applicant, 6185 Magnolia Avenue, Riverside, 92506, (951) 286-9520.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

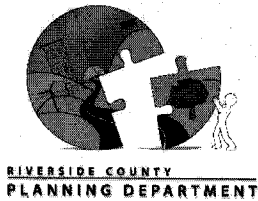
Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke

A vote of 4-0 (Commissioner Taylor-Berger Absent)

RECOMMENDED the Board of Supervisors take the Following Actions:

FIND that No New Environmental Document is Required; and

TENTATIVELY APPROVE Change of Zone No. 7920.



**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.4

CONDITIONAL USE PERMIT NO. 3750 – Exempt from the California Environmental Quality Act (CEQA)
– Applicant: 24 Apartment Complex Services – Second Supervisorial District – University Zoning Area –
Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (FAR 0.20 – 0.35) – Location:
Northerly of Center Street, westerly of Iowa Avenue, and easterly of La Cadena Drive – 0.4 Acre –
Zoning: Scenic Highway Commercial (C-P-S).

II. PROJECT DESCRIPTION:

The Conditional Use Permit is for the construction of automobile sales and rental facility containing outdoor automobile storage. The project also proposes a 1,223 sq. ft. sales office/storage/garage building and 11 parking spaces for customers and employees.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in a neutral position:

Angel McDonnell, Neighbor.

No one spoke in favor or opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Sanchez


A vote of 4-0 (Commissioner Taylor-Berger Absent)

FOUND the Project Exempt from the California Environmental Quality Act; and

APPROVED Conditional Use Permit No. 3750.

Agenda Item No.: 4.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Deborah Bradford
Planning Commission: March 15, 2017

CHANGE OF ZONE NO. 7920
No Further Environmental Documentation
Required
Applicant: Qing Huo, 1968 Cellars LLC
Engineer/Representative: Gil Mendoza, Gil
Zulueta Mendoza Associates, Inc.



Juan C. Perez
TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural-10 acre minimum (R-A-10) Zone to Wine Country-Equestrian (WC-E) Zone. This change of zone will allow the applicant to pursue development that is consistent within the Temecula Valley Wine Country Policy Area-Equestrian District. The project area is comprised of two parcels, each comprised of 10 gross acres. APN's 927-170-009 and 927-170-010.

BACKGROUND:

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

The site is comprised of two lots. One parcel has a manufactured home, and accessory buildings. The other lot is vacant. There are no issues of concern for this item. The site is within the Wine Country's Equestrian 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), Temecula Valley Wine Country Policy Area – Equestrian District (10-acre min.)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R: RR), Temecula Valley Wine Country Policy Area – Equestrian District (10-acre min) to the north and west, Open Space: Rural 20-acre min. (OS: RUR), Vail Lake Policy Area to the east and Agriculture: Agriculture 10-acre minimum (AG: AG), Temecula Valley Wine Country Policy Area – Equestrian District to the

W

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #3): | south.
Residential Agricultural 10-acre min. (R-A-10) Zone |
| 4. Proposed Zoning (Ex. #3): | Wine Country - Equestrian (WC-E) Zone |
| 5. Surrounding Zoning (Ex. #3): | Wine Country – Equestrian (WC-E) Zone to the north and west, Light Agriculture 10-acre min. Zone (A-1-10) to the south and Rural Residential (R-R) Zone to the east. |
| 6. Existing Land Use (Ex. #1): | Vacant land and manufactured home and accessory buildings. |
| 7. Surrounding Land Use (Ex. #1): | Vacant land and scattered single-family residences to the north, Vacant land to the east, Vacant land and Pauba Ranch to the south and vacant land and light agricultural uses to the west. |
| 8. Project Data: | Total Acreage: 20 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. 7920, amending the zoning classification for the subject property from R-A-10 Zone to WC-E 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) within the Temecula Valley Wine Country Policy Area - Equestrian District (10-acre min.) of the Southwest Area Plan.
2. One parcel is currently vacant, the other parcel has a manufactured home and accessory structures. Future development will be consistent with the Temecula Valley Wine Country Policy Area - Equestrian District.
3. The existing zoning for the project site is Residential Agricultural 10-acre min. (R-A-10) Zone.

CHANGE OF ZONE NO. 7920

Planning Commission Staff Report: March 15, 2017

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4. Land use designations surrounding the project site are, Rural: Rural Residential (R: RR), Temecula Valley Wine Country Policy Area – Equestrian District (10-acre min) to the north and west, Open Space: Rural 20-acre min. (OS: RUR), Vail Lake Policy Area to the east and Agriculture: Agriculture 10-acre minimum (AG: AG), Temecula Valley Wine Country Policy Area – Equestrian District to the south.
5. The proposed zoning for the subject site is Wine Country - Equestrian (WC-E) 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 Wine Country – Equestrian (WC-E) Zone to the north and west, Light Agriculture 10-acre min. Zone (A-1-10) to the south and Rural Residential (R-R) Zone to the east.
8. The Project site is surrounded by vacant land, scattered residential development, and agricultural uses.
9. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. This project is not within a City Sphere of Influence.
11. Change of Zone No. 7920 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-Equestrian 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. 7920 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7920 is changing the property's zoning classification to Wine Country - Equestrian 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 - Equestrian Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,

CHANGE OF ZONE NO. 7920

Planning Commission Staff Report: March 15, 2017

Page 4 of 4

- d. There are no changes to the mitigation measures included in EIR No. 524; and
- e. Change of zone No. 7920 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country – Equestrian 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 - Equestrian (WC-E) 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).

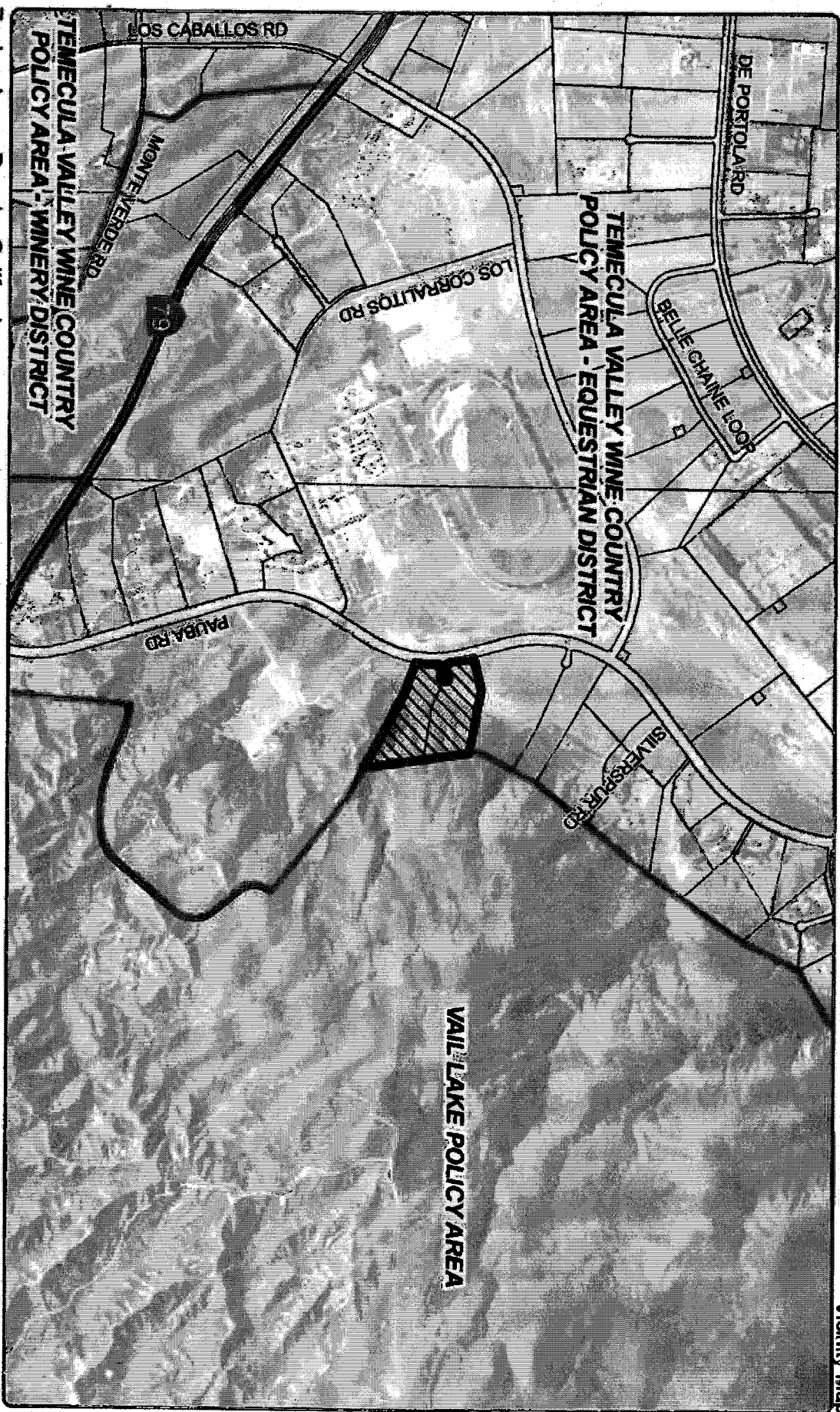
INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A Special Flood Hazard Area or dam inundation area;
 - c. A MSHCP Cell Group;
 - d. Within an Area Drainage Plan boundary; and,
 - e. County Service Area;
- 3. The project site is located within:
 - a. The boundaries of the Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. A ½ mile of Agua Tibia Mountain Fault;
 - d. A high/very high fire hazard area;
 - e. An area that is susceptible to subsidence;
 - f. Within a moderate liquefaction potential area; and,
 - g. Zone A, 12.70 Miles from Mt. Palomar Observatory;
- 4. The subject site is currently designated as Assessor's Parcel Numbers: 927-170-009 and 927-170-010.

Supervisor: Washington
District 3

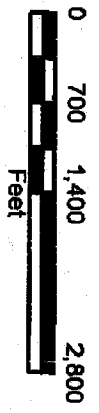
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07920
VICINITY/POLICY AREAS

Date Drawn: 09/21/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



NOT A MAP: This map is a graphic representation of the information contained in the zoning ordinance. It is not intended to be used as a legal document. The information contained herein is for informational purposes only. The information contained herein is not intended to be used as a legal document. The information contained herein is for informational purposes only. The information contained herein is not intended to be used as a legal document. The information contained herein is for informational purposes only.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07920

LAND USE

Supervisor: Washington
District 3

Date Drawn: 09/21/2018

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan and designated land use designations for unincorporated Riverside County areas. The new General Plan may cause a future type of land use that is not currently shown on this map. For further information, please contact the Riverside County Planning Department at (951) 953-3200 (Riverside County) or at Riverside County at (951) 953-3277 (Riverside County) or Website: <http://riversidecounty.net>

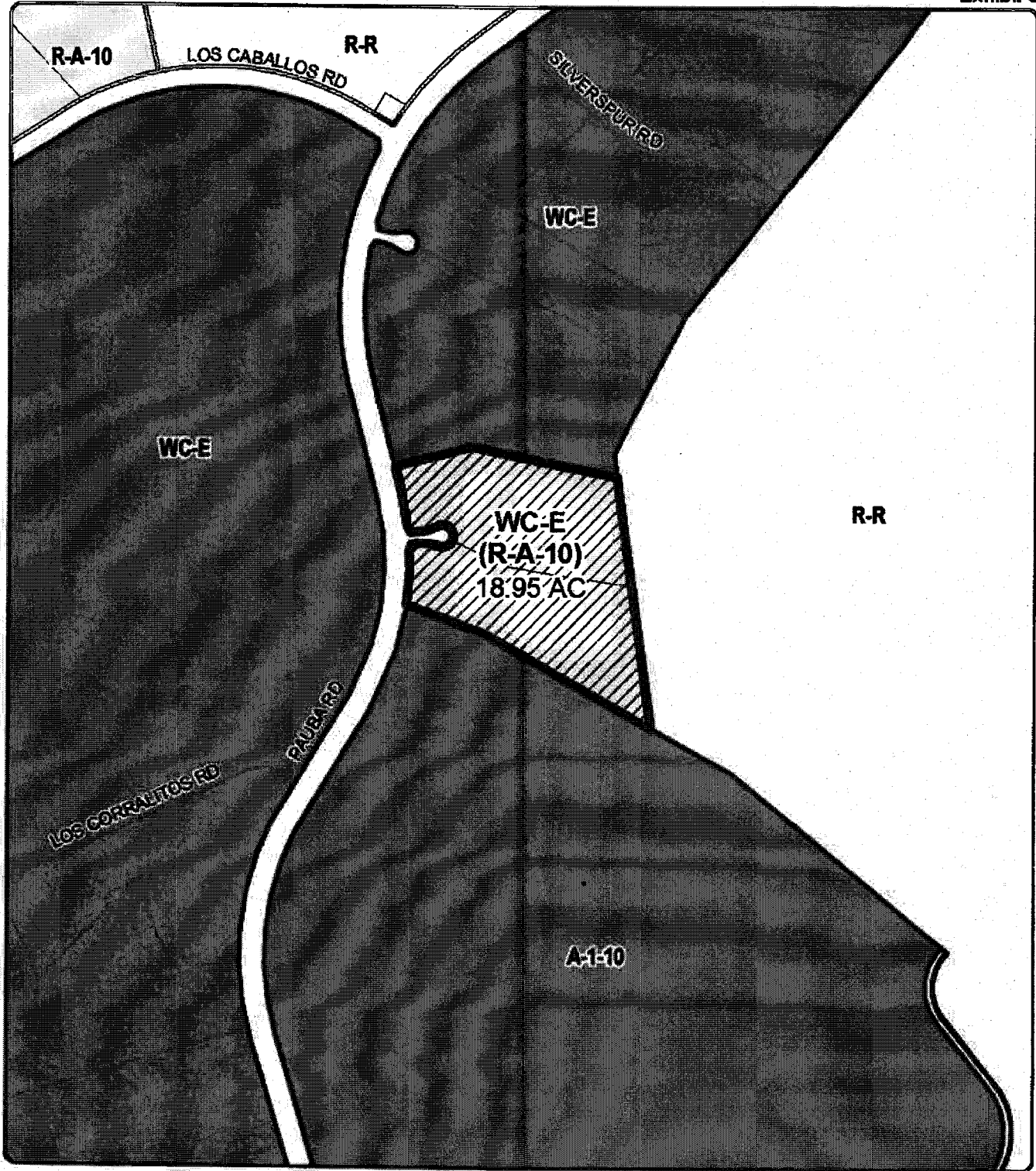
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07920

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 09/21/2016
Exhibit 3



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 office in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://info.cnr.org>

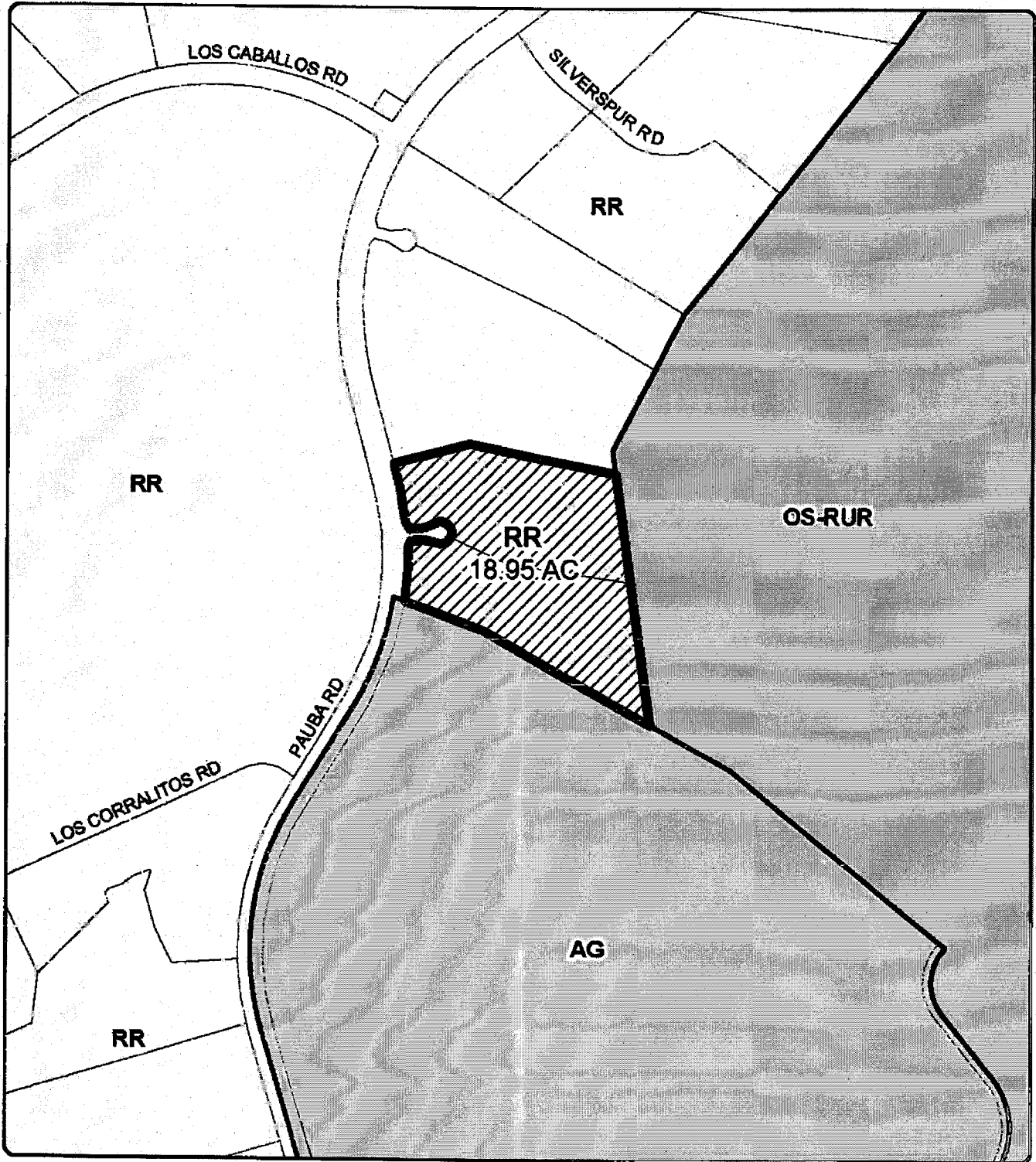
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07920

EXISTING GENERAL PLAN

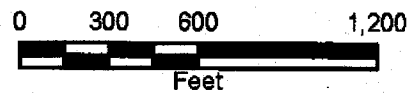
Supervisor: Washington
District 3

Date Drawn: 09/21/2016
Exhibit 5



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)955-3000 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctsa.com>



RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Steve Weiss, AICP
Planning 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.

APPLICATION INFORMATION

Applicant Name: QING HUO, 1968 Cellars LLC

Contact Person: QING HUO E-Mail: tsinghuo@yahoo.com

Mailing Address: 40134 Calle Cabernet
Temecula ^{Street} CA 92591
_{City} _{State} _{ZIP}

Daytime Phone No: (909) 573 5045 Fax No: ()

Engineer/Representative Name: GIL ZULETA MENDOZA ASSOCIATES, INC.

Contact Person: GIL MENDOZA E-Mail: gil@gzmaassociates.com

Mailing Address: 6185 MAGNOLIA AVE, # 129
RIVERSIDE ^{Street} CA 92506
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 286-9520 Fax No: (818) 425-8582

Property Owner Name: CALIFORNIA TRAINS, INC.

Contact Person: DINO MARQUEZ E-Mail: jillmarquez@msn.com

Mailing Address: 31805 TEMECULA PKWY. # 533
_{Street}

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

TEMECULA
City

CA
State

92592
ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) 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 applicant 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 this application, the applicant 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.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

California Trains, Inc
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-170-009 & 927-170-010

Approximate Gross Acreage: 9.46 AC & 9.49 AC

General location (nearby or cross streets): North of STATE HWY 79, South of _____

APPLICATION FOR CHANGE OF ZONE

HUGHES RANCH CT., East of PAUBA RD., West of WOODCHUCK RD.

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

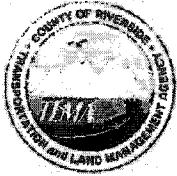
CHANGE ZONING FROM RALD (RESIDENTIAL AGRICULTURAL)
TO WC-E (WINE COUNTRY - EQUESTRIAN)

Related cases filed in conjunction with this request:

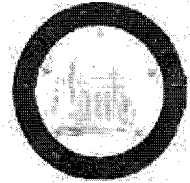
NONE

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and 1968 CELLARS, LLC hereafter "Applicant" and CALIFORNIA TRAINS, INC. Property Owner".

Description of application/permit use:

APPLICATION TO CHANGE THE ZONING FROM RA-10 TO WC-E

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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and 1968 Cellars, 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 927-170-009 and 927-170-010 ("PROPERTY"); and,

WHEREAS, on September 6, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7920 ("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:
1968 Cellars, LLC
Attn: Qing Huo
40134 Calle Cabernet
Temecula, CA 92591

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.

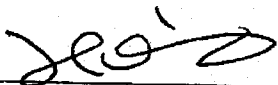
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

By: 
Steven Weiss
Riverside County Planning Director

Dated: 11/28/16

PROPERTY OWNER:
1968 Cellars, LLC, a California Limited Liability Company

By: 
Qing Huo
Member

Dated: Nov 13, 2016

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE 11/23/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of RIVERSIDE)

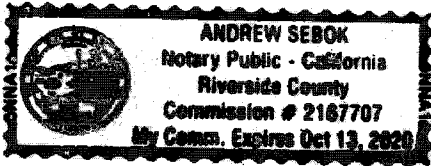
On 11/13/2016 before me, ANDREW SEBOK, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared QING HUO
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: INDemnIFICATION Document Date: 11/13/2016

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: QING HUO

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: SELF

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

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. 7920 – No New Environmental Documents Required – Applicant: Qing Huo, 1968 Cellars LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of State Highway 79, westerly of Woodchuck Road, easterly of Pauba Road, and southerly of Hughes Ranch Court – two (2) 10 acre parcels – Zoning: Residential Agricultural 10 acre minimum (R-A-10) – **REQUEST:** Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural – 10 acre minimum (R-A-10) to Wine Country-Equestrian (WC-E) Zone. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

TIME OF HEARING: **9:00 AM or as soon as possible thereafter.**
DATE OF HEARING: **MARCH 15, 2017**
PLACE OF HEARING: **RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501**

For further information regarding this project, please contact Project Planner, Deborah Bradford at (951) 955-6646 or e-mail dbradfor@rivco.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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/22/2017.

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

APN (s) or case numbers CZ07920 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

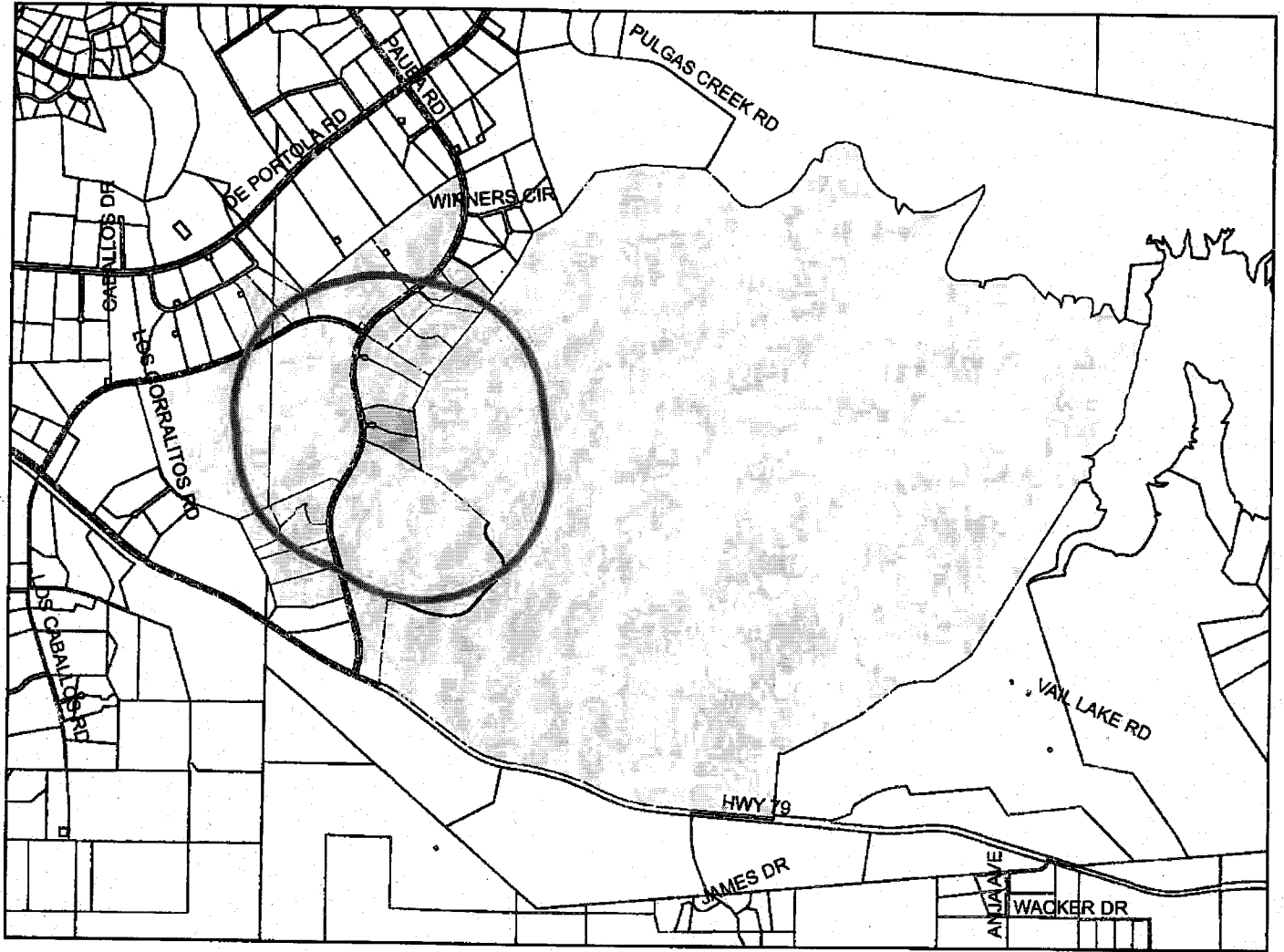
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 2/22/17

CZ07920 (2400 feet buffer)



Selected Parcels

927-170-009	927-170-010	927-160-049	927-690-010	927-690-011	927-690-017	927-690-018	927-690-019	927-160-031	927-140-011
927-150-023	927-170-006	927-140-006	927-160-048	927-170-002	927-170-004	927-160-034	927-160-035	927-150-024	927-150-025
927-170-008	927-140-012	927-320-081	927-170-001	927-170-003	927-160-001	927-160-002	927-170-007		



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: 927140006, APN: 927140006
FATIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

ASMT: 927160031, APN: 927160031
REBECCA HUTH, ETAL
43250 LOS CORRALITOS RD
TEMECULA, CA. 92592

ASMT: 927140011, APN: 927140011
JAMES DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

ASMT: 927160034, APN: 927160034
JOHN AMERMAN, ETAL
38951 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927140012, APN: 927140012
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 927160048, APN: 927160048
HANDLE IT MMS
43620 RIDGE PARK DR NO 340
TEMECULA CA 92590

ASMT: 927150023, APN: 927150023
EDITH ATWOOD
37800 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927160049, APN: 927160049
AMELIA DICKINSON, ETAL
P O BOX 73242
RANCHO SAN CLEMENTE CA 92673

ASMT: 927150024, APN: 927150024
BARBARA CLOYD, ETAL
32294 CORTE LAS CRUCES
TEMECULA CA 92592

ASMT: 927170003, APN: 927170003
RICH RANCH
C/O JANET RICH
36540 SILVER SPUR RD
TEMECULA CA 92592

ASMT: 927150025, APN: 927150025
MACY LAI
38022 PAUBA RD
TEMECULA, CA. 92590

ASMT: 927170004, APN: 927170004
JANET RICH
P O BOX 4347
FULLERTON CA 92834

ASMT: 927160002, APN: 927160002
SFT REALTY GALWAY DOWNS
C/O SOUTHWEST TRADERS
27711 DIAZ RD
TEMECULA CA 92590

ASMT: 927170006, APN: 927170006
ERIC CARSON
39100 PAUBA RD
TEMECULA, CA. 92592



ASMT: 927170007, APN: 927170007
VINYARD 1968
32712 CAMPO DR
TEMECULA CA 92592

ASMT: 927170010, APN: 927170010
1968 CELLARS
40134 CALLE CABERNET
TEMECULA CA 92591

ASMT: 927320081, APN: 927320081
RANCHO CALIF WATER DIST
C/O GENERAL MANAGER
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 927690010, APN: 927690010
KIMBERLY STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA CA 92592

ASMT: 927690017, APN: 927690017
KIMBERLY STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA CA 92592

ASMT: 927690018, APN: 927690018
KIMBERLY STUMP, ETAL
35879 BELLE CHAINE LOOP
TEMECULA CA 92592

Qing Huo, 1968 Cellars LLC
40134 Calle Cabernet
Temecula, CA 92591

Gil Mendoza
6185 Magnolia Ave., #129
Riverside, CA 92506

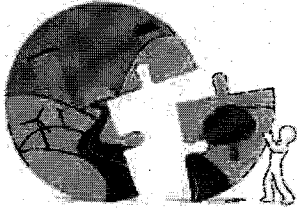
Qing Huo, 1968 Cellars LLC
40134 Calle Cabernet
Temecula, CA 92591

Gil Mendoza
6185 Magnolia Ave., #129
Riverside, CA 92506

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

▲
Sens de
chargement

Repliez à la hachure afin de
révéler le rebord Pop-up^{MC}



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. 7920

Project Title/Case Numbers

Deborah Bradford

County Contact Person

951.955.6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Qing Huo, 1968 Cellars LLC

Project Applicant

40134 Calle Cabernet

Address

North of State Highway 79, South of Hughes Ranch Court, East of Pauba Road and West of Woodchuck Road

Project Location

Change of Zone 7920 proposes to change the existing zoning of Rural Agricultural 10 acre minimum (R-A-10) to Wine County-Equestrian (WC-E) 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's findings and conclusions for this project which is incorporated herein by reference. CZ7920 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7920 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: CZ7920 is changing the property's zoning classification to WC-E Zone to be consistent with the approved Temecula Valley Wine County Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-E 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 CZ7920 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-E 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

Deborah Bradford, Contract Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 9/22/2016
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06315

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1610411

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

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

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

Received from: QING HUO
paid by: MC 019509 \$14.00
paid towards: CFG06315 CALIF FISH & GAME: DOC FEE
EA42946
at parcel #:
appl type: CFG3

By _____ Sep 02, 2016 10:32
MGARDNER posting date Sep 02, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$14.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1610412

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

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

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

Received from: QING HUO
paid by: CK 6750 \$36.00
paid towards: CFG06315 CALIF FISH & GAME: DOC FEE
EA42946
at parcel #:
appl type: CFG3

By _____ Sep 02, 2016 10:33
MGARDNER posting date Sep 02, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$36.00

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

Additional info at www.rctlma.org

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and 1968 Cellars, 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 927-170-009 and 927-170-010 ("PROPERTY"); and,

WHEREAS, on September 6, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7920 ("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:
1968 Cellars, LLC
Attn: Qing Huo
40134 Calle Cabernet
Temecula, CA 92591

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: 11/28/16

PROPERTY OWNER:
1968 Cellars, LLC, a California Limited Liability Company

By: Qing Huo
Qing Huo
Member

Dated: Nov 13, 2016

FORM APPROVED COUNTY COUNSEL

By: Michelle Clack
MICHELLE CLACK
DATE 11/23/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of RIVERSIDE)

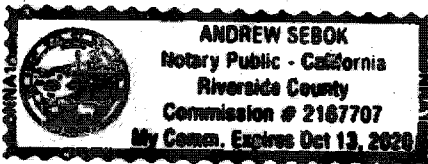
On 11/13/2016 before me, ANDREW SEBOK, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared QING HUO
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: INDemnIFICATION Document Date: 11/13/2016

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: QING HUO

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: SELF

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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

April 18, 2017

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7920; ORD. NO. 348.4855

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, April 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: Tuesday, April 18, 2017 8:26 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: ZC 7920 ORD. NO. 348.4855

Received for publication on 4/21. 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 Tue, Apr 18, 2017 at 8:06 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning! Notice of Public Hearing, for publication on Friday, April 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/>

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 April 18, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE NO. 7920 and ORD. NO. 348.4855

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: May 2, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: April 18, 2017
Cecilia Gil

Gil, Cecilia

From: Garrett, Nancy <ngarrett@srclkrec.com>
Sent: Tuesday, April 18, 2017 10:05 AM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: RE: FOR POSTING: ZC 7920 ORD. NO. 348.4855

Good Morning,

Filing has been received and will post.

Have a great day,



ASSASSOR-COUNTY CLERK-RECORDER
Riverside County, CA

Nancy Garrett

ACR Tech II
Clerks Office-Gateway
951-486-7427 micro 7-7427

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, April 18, 2017 8:07 AM
To: Buie, Tammie <tbuie@srclkrec.com>; Garrett, Nancy <ngarrett@srclkrec.com>; Kennemer, Bonnie <bkenne@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: ZC 7920 ORD. NO. 348.4855

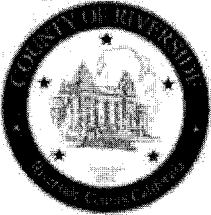
Good morning! Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

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: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is **privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of

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, May 2, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Qing Huo, 1968 Cellars LLC – Gil Zulueta Mendoza Associates, on **Change of Zone No. 7920** and associated **Ordinance No. 348.4855** which proposes to amend the zoning from Residential Agricultural 10-Acre Minimum (R-A-10) to Wine Country-Equestrian (WC-E), or such other zones as the Board may find appropriate (“the project”). The project is located easterly of Pauba Road, southwesterly of Los Caballos Road, and north of Highway 79 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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.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: April 18, 2017

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

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 April 18, 2017, I mailed a copy
of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE NO. 7920 and ORD. NO. 348.4855

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: May 2, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: April 18, 2017
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/22/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07920 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

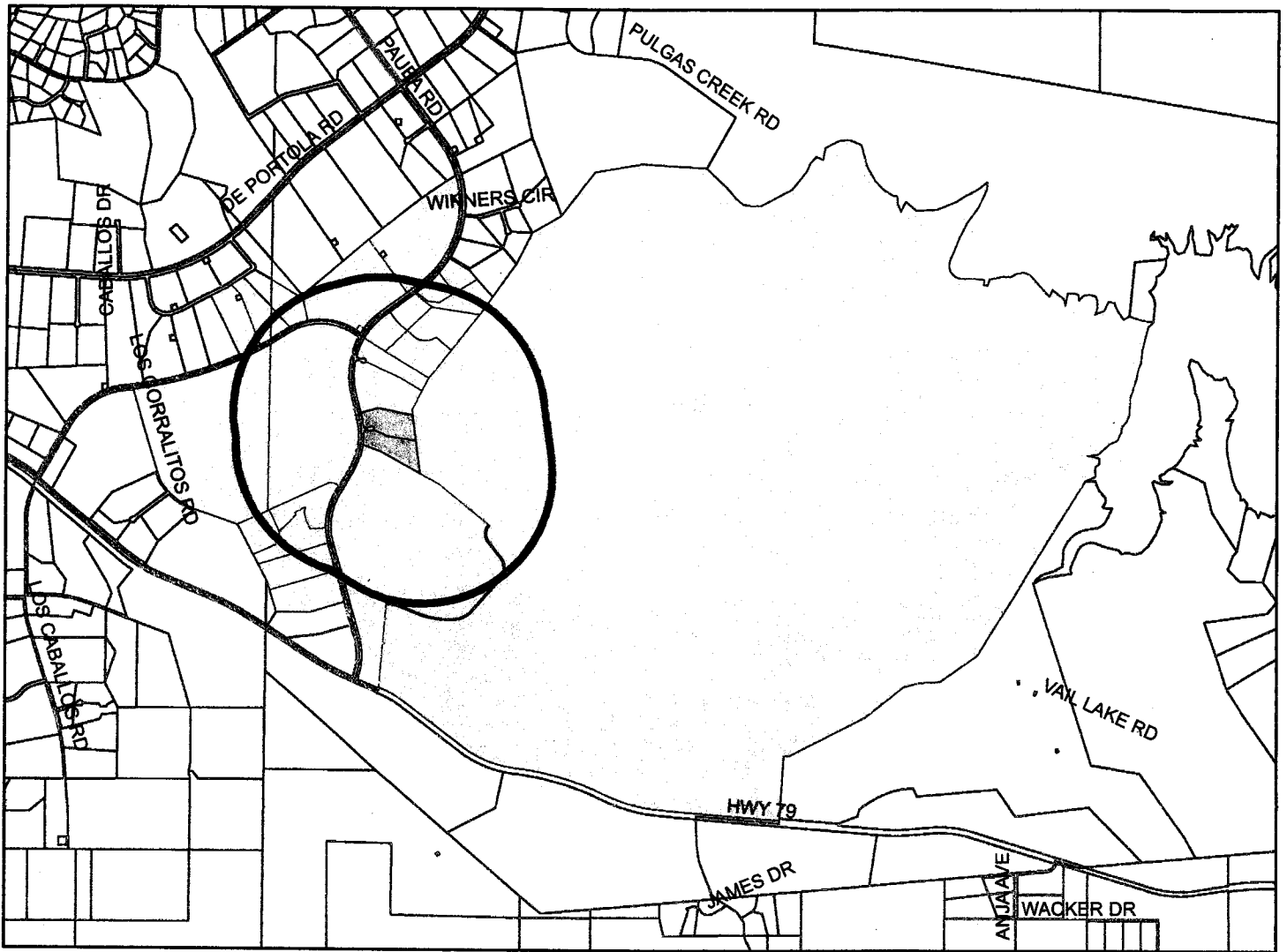
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 2/22/17

CZ07920 (2400 feet buffer)



Selected Parcels

927-170-009	927-170-010	927-160-049	927-690-010	927-690-011	927-690-017	927-690-018	927-690-019	927-160-031	927-140-011
927-150-023	927-170-006	927-140-006	927-160-048	927-170-002	927-170-004	927-160-034	927-160-035	927-150-024	927-150-025
927-170-008	927-140-012	927-320-081	927-170-001	927-170-003	927-160-001	927-160-002	927-170-007		



3,200 1,600 0 3,200 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: 927140006, APN: 927140006
FATIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

ASMT: 927160031, APN: 927160031
REBECCA HUTH, ETAL
43250 LOS CORRALITOS RD
TEMECULA, CA. 92592

ASMT: 927140011, APN: 927140011
JAMES DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

ASMT: 927160034, APN: 927160034
JOHN AMERMAN, ETAL
38951 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927140012, APN: 927140012
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 927160049, APN: 927160049
AMELIA DICKINSON, ETAL
P O BOX 73242
RANCHO SAN CLEMENTE CA 92673

ASMT: 927150023, APN: 927150023
EDITH ATWOOD
37800 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927170003, APN: 927170003
RICH RANCH
C/O JANET RICH
36540 SILVER SPUR RD
TEMECULA CA 92592

ASMT: 927150024, APN: 927150024
BARBARA CLOYD, ETAL
32294 CORTE LAS CRUCES
TEMECULA CA 92592

ASMT: 927170004, APN: 927170004
JANET RICH
P O BOX 4347
FULLERTON CA 92834

ASMT: 927150025, APN: 927150025
MACY LAI
38022 PAUBA RD
TEMECULA, CA. 92590

ASMT: 927170006, APN: 927170006
ERIC CARSON
39100 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927160002, APN: 927160002
SFT REALTY GALWAY DOWNS
C/O SOUTHWEST TRADERS
27711 DIAZ RD
TEMECULA CA 92590

ASMT: 927170008, APN: 927170008
QING HUO
32712 CAMPO DR
TEMECULA CA 92592

207920 (21)



ASMT: 927170010, APN: 927170010
CALIFORNIA TRAINS INC
31805 TEMECULA PKWY 533
TEMECULA CA 92592

ASMT: 927320081, APN: 927320081
RANCHO CALIF WATER DIST
C/O GENERAL MANAGER
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 927690010, APN: 927690010
KIMBERLY STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA CA 92592

ASMT: 927690017, APN: 927690017
KIMBERLY STUMP, ETAL
35917 BELLE CHINE LOOP
TEMECULA CA 92592

ASMT: 927690018, APN: 927690018
KIMBERLY STUMP, ETAL
35879 BELLE CHAINE LOOP
TEMECULA CA 92592





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

May 5, 2017

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

TEL: (951) 368-9222
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4855

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, May 10, 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: Friday, May 5, 2017 9:06 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. NO. 348.4855

Received for publication on 5/10. Proof with cost to follow.

Happy Friday :-)

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
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 Fri, May 5, 2017 at 8:33 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

Adoption of Ordinance for publication on Wednesday, May 10, 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

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

(INSERT ORDINANCE NO. 348.4855)

John Tavaglione, Chairman of the Board

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

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

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

1 ORDINANCE NO. 348.4855

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

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2410, Change of Zone Case No. 7920" which map is made a part of this ordinance.

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

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

13 By: _____
14 Chairman, Board of Supervisors

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

18
19 By: _____

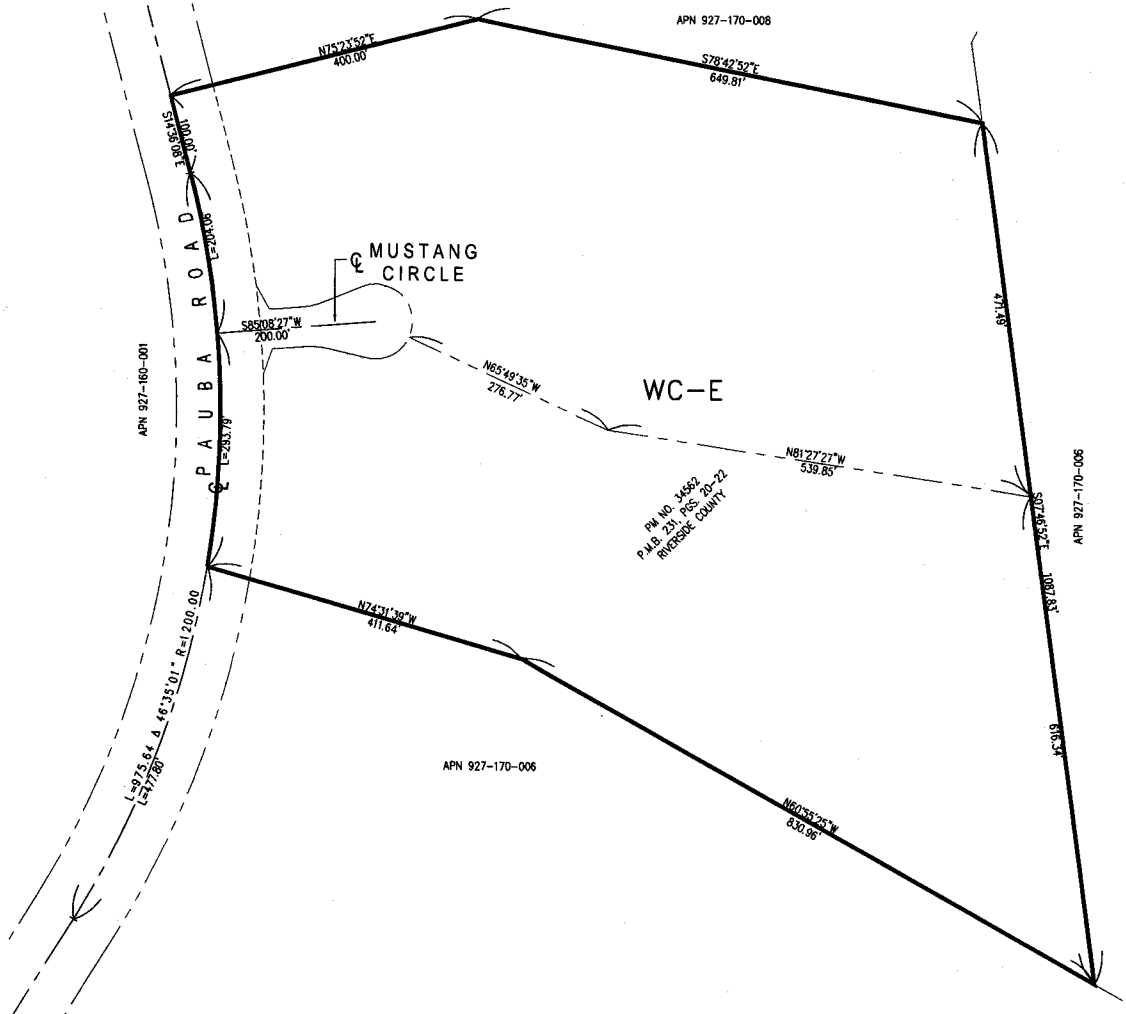
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 April 2, 2017

25 By: _____
26 MICHELLE CLACK
27 Deputy County Counsel

28 MJC:sk
3/29/17

RANCHO CALIFORNIA AREA
 SEC. 7, T.8S., R.1W., S.B.B.&M.



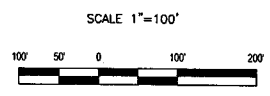
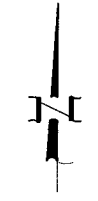
WC-E WINE COUNTRY EQUESTRIAN

MAP NO. 2.2410
**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2. ORDINANCE NO. 348.

CHANGE OF ZONE CASE NO. 07920
 ADOPTED BY ORDINANCE NO. 348.4855
 DATE: MAY 2, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



FILE: Z:\Projects\2252\000\000\225201 EWF FILE ZONE CHANGE MAP.dwg Plotted on: Apr 17, 2017 - 1:40pm

ASSESSOR'S PARCEL NO. 927-170-009 & 927-170-010

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, May 2, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Qing Huo, 1968 Cellars LLC – Gil Zulueta Mendoza Associates, on **Change of Zone No. 7920** and associated **Ordinance No. 348.4855** which proposes to amend the zoning from Residential Agricultural 10-Acre Minimum (R-A-10) to Wine Country-Equestrian (WC-E), or such other zones as the Board may find appropriate (“the project”). The project is located easterly of Pauba Road, southwesterly of Los Caballos Road, and north of Highway 79 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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.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: April 18, 2017

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

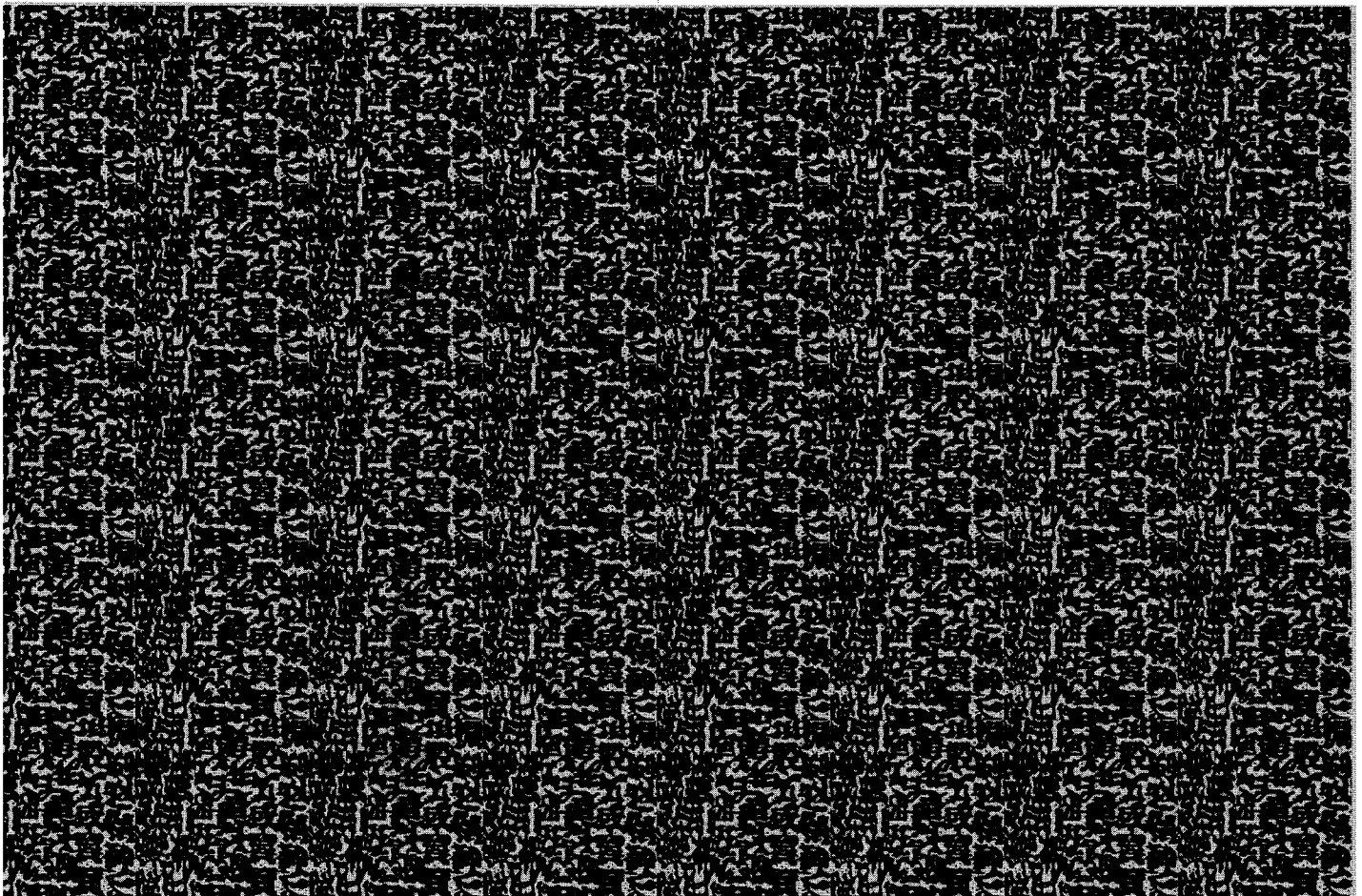
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County Administrative Center
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Riverside, CA 92502-1147



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Invoice text: ZC 7920 ORD. NO. 348.4855

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*Planning
17.2 of 05/02/17*

Placed by: Cecilia Gil

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Nick Eller	951-368-9229	04/21/2017	5209148	5209148	BOARD OF SUPERVISORS

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REMITTANCE ADDRESS

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COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

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Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ZC 7920 ORD. NO. 348.4855 /

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:

04/21/2017

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

Date: April 21, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010935508-01

P.O. Number:

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, May 2, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Qing Huo, 1968 Cellars LLC - Gil Zulueta Mendoza Associates, on **Change of Zone No. 7920** and associated **Ordinance No. 348.4855** which proposes to amend the zoning from Residential Agricultural 10-Acre Minimum (R-A-10) to Wine Country-Equestrian (WC-E), or such other zones as the Board may find appropriate ("the project"). The project is located easterly of Pauba Road, southwesterly of Los Caballos Road, and north of Highway 79 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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradford@rivco.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: April 18, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

4/21

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RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. NO. 348.4855 /

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:

05/10/2017

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

Date: May 10, 2017
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

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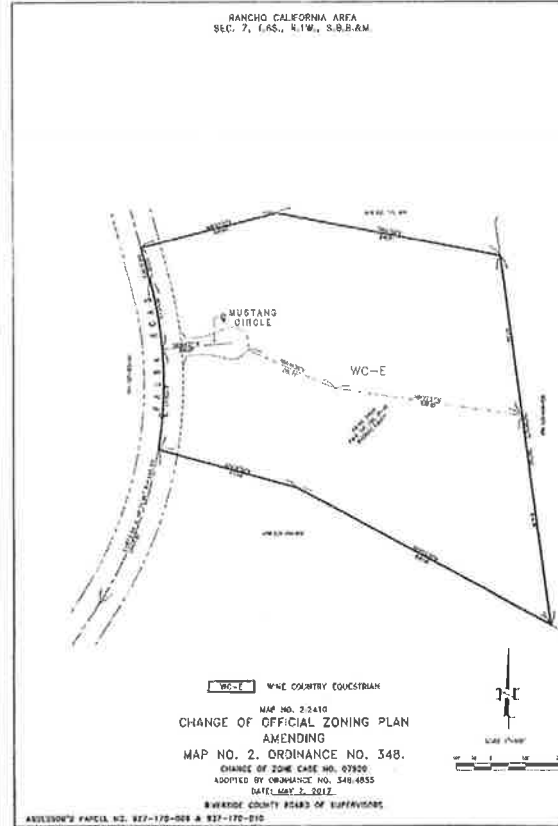
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4855
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. 2.2410, Change of Zone Case No. 7920" which map is made a part of this ordinance.

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



John Tavaglione, Chairman of the Board

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

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

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

5/10
2017 MAY 15 AM 10:53
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