

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



ITEM
17.4
(ID # 4759)

MEETING DATE:
Tuesday, July 25, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing Of CHANGE OF ZONE NO. 7933, ORDINANCE NO. 348.4861 - No new environmental documentation is required – Applicant: Angela D. Little, Sand Creek Development, L.P. – Engineer/Representative: Frank Artiga, ACS Consulting Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR), Temecula Valley Wine Country Policy Area – Residential District (5-acre min.) - Location: northerly of Linda Rosea Road, southerly of Pauba Road, easterly of Altanos Road, and westerly of Anza Road - 40 Gross Acres - Zoning: Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural ½-acre min. (R-A-½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2) - REQUEST: The Change of Zone proposes to amend the existing zoning classifications of Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural ½-acre min. (R-A-½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2). to Wine Country – Residential (WC-R) Zone - APN: 951-220-002 - [Applicant Fees 100%].

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION: Policy

A handwritten signature in black ink, appearing to be "Cl", is written over a horizontal line.

Charissa Leach, Assistant TLMA Director

7/17/2017

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 348.4861 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: July 25, 2017
xc: Planning, Co.Co., MC, COB

Kecia 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:

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,
2. **APPROVE CHANGE OF ZONE NO. 7933**, amending the zoning classification for the subject property from R-5, R-A-½, R-A-1 and R-A-2 to WC-R Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4861** amending the zoning in the Rancho California Area shown on Map No. 2.2413 Change of Zone No. 7933 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 Wine County – Residential District of the Temecula Valley Wine Country Policy Area. The proposed zone of Wine Country – Residential (WC-R) 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-R Zone.

There are no issues of concern for this item. The site is within the Residential 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.

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

The Planning Commission heard the project on June 21, 2017. After taking public testimony, the Planning Commission closed the public hearing and approved the project with a 5-0 vote.

Impact on Residents and Businesses

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

SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant, there is not a General Fund obligation.

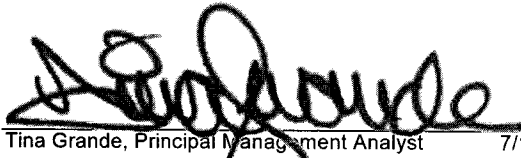
ATTACHMENTS:

ATTACHMENT A. ORDINANCE NO. 348.4861

ATTACHMENT B. PLANNING COMMISSION MINUTES

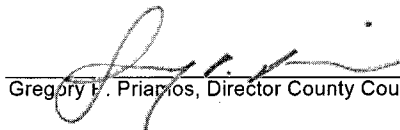
ATTACHMENT C. PLANNING COMMISSION STAFF REPORT

ATTACHMENT D. INDEMNIFICATION AGREEMENT



Tina Grande, Principal Management Analyst

7/18/2017



Gregory E. Priamos, Director County Counsel

7/17/2017

ORDINANCE NO. 348.4861

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. 2.2413, Change of Zone Case No. 7933" which map is made a part of this ordinance.

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

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

By: 

Chairman, Board of Supervisors

JOHN TAVAGLIONE

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: 

(SEAL)

APPROVED AS TO FORM
July 11, 2017

By: 

MICHELLE CLACK

Supervising Deputy County Counsel

MPC:sk

6/22/17

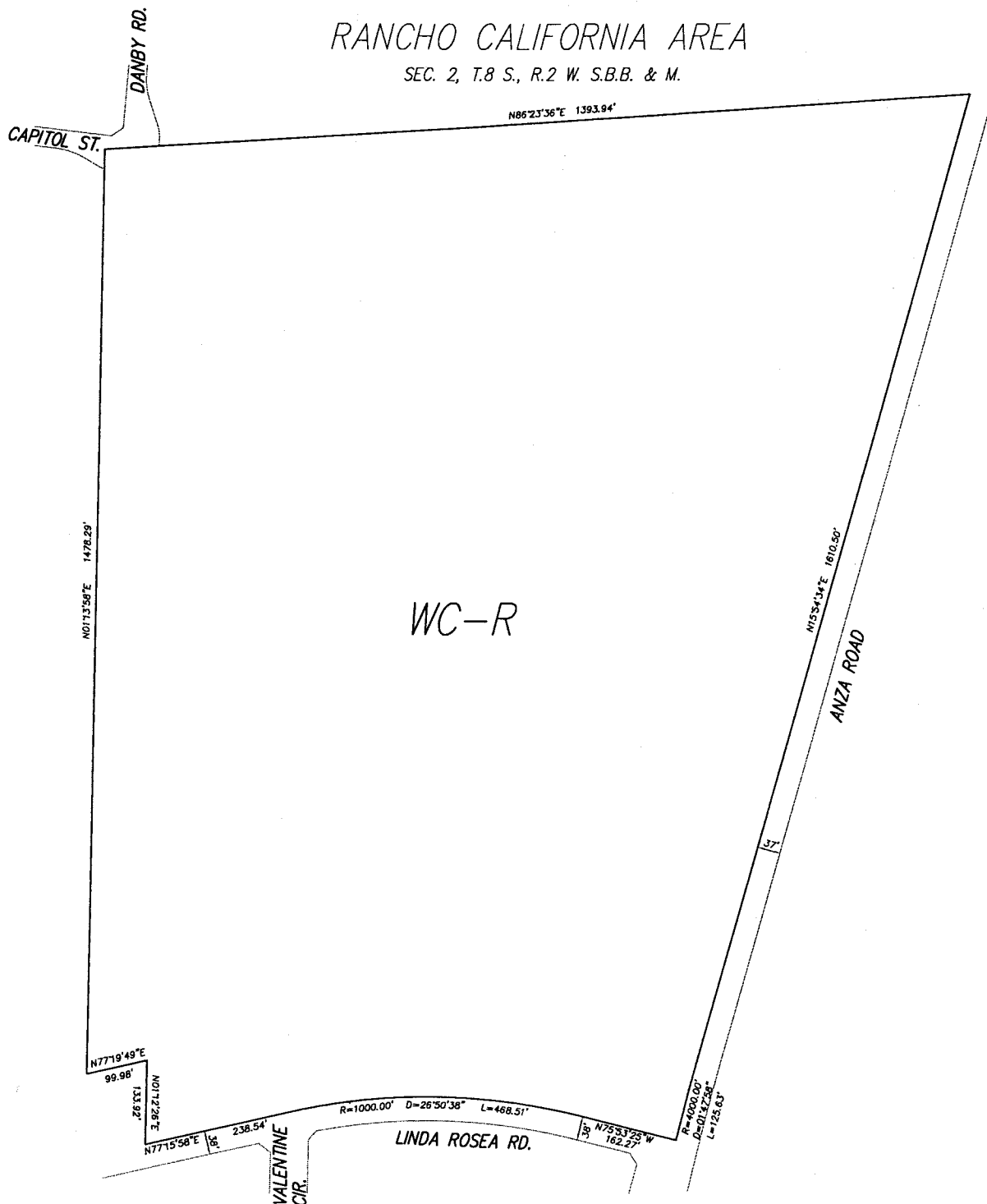
G:\Property\SKelley\CZ ZONING ORD & FORM\11\FORMAT.348\4861.doc

JUL 25 2017

17.4

RANCHO CALIFORNIA AREA

SEC. 2, T.8 S., R.2 W. S.B.B. & M.



LEGEND

WC-R

WINE COUNTRY - RESIDENTIAL

MAP NO. 2.2413

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2, ORDINANCE NO. 348

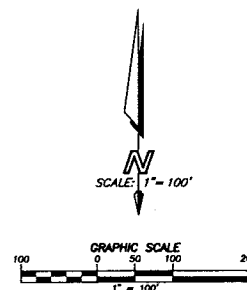
CHANGE OF ZONE CASE NO. 7933

ADOPTED BY ORDINANCE NO. 348.4861

DATE: JULY 25, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR MAP NUMBER: 951-220-002



1
2
3
4
5
6
7
8
9
10
11 STATE OF CALIFORNIA)
12 COUNTY OF RIVERSIDE) ss

13
14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
15 held on July 25, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the
16 following vote:

17 AYES: Jeffries, Tavaglione, Washington, Perez and Ashley

18 NAYS: None

19 ABSENT: None
20

21 DATE: July 25, 2017

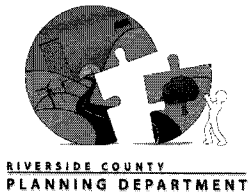
22 KECIA HARPER-IHEM
Clerk of the Board

23 BY:

Deputy

24 SEAL
25
26
27
28

Item 17.4



**PLANNING COMMISSION
MINUTE ORDER
JUNE 7, 2017**

I. AGENDA ITEM 4.5

CHANGE OF ZONE NO. 7933 – No New Environmental Documents Required – Applicant: Little Sand Creek Development, LP, c/o Angela Little – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Linda Rosea Road, southerly of Pauba Road, westerly of Anza Road and easterly of Altanos Road – 40 acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural ½ acre min. (R-A-½) – Residential Agricultural 1-acre min. (R-A-1) – Residential Agricultural 2-acre min. (R-A-2).

II. PROJECT DESCRIPTION:

Change of Zone No. 7933 proposes to change the site's zoning from Open Area Combining Zone, Residential Developments (R-5), Residential Agricultural ½ acre min. (R-A-½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2) to Wine Country – Residential (WC-R) 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:

Angela Little, Applicant, P.O. Box 181, Winchester, 92596, (951) 775-1323.

No one spoke in opposition or neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

A vote of 5-0

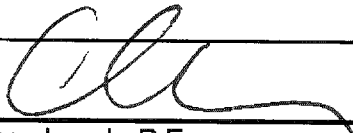
Planning Staff Recommend the Following Actions to the Board of Supervisors:

FIND that No New Environmental Document is Required; and,

TENTATIVELY APPROVE Change of Zone No. 7933.

Agenda Item No.:
 Area Plan: Southwest
 Zoning Area: Rancho California
 Supervisorial District: Third
 Project Planner: Deborah Bradford
 Planning Commission: June 21, 2017

CHANGE OF ZONE NO. 7933
No Further Environmental Documentation Required
 Applicant: Angela D. Little Sand Creek Development, L.P.
 Engineer/Representative: Frank Artiga, ACS Consulting Inc.



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7933 proposes to change the site's zoning from Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural, two acre minimum (R-A-2), Residential Agricultural, one acre minimum (R-A-1), and Residential Agricultural, ½ acre minimum (R-A-1/2) Zones to Wine Country-Residential (WC-R). This change of zone will allow the applicant to pursue development that is consistent within the Temecula Valley Wine Country Policy Area-Residential District. The project area consists of one parcel comprised of approximately 40 acres. APN 951-220-002.

BACKGROUND:

The project site is located within the Wine Country – Residential 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 vacant land and no development is proposed with this zone change. There are no issues of concern for this item. The site is within the Wine Country's Residential 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 and the California Environmental Quality Act.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR), Temecula Valley Wine Country Policy Area – Residential District (5-acre min.) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR), Temecula Valley Wine Country Policy Area – Residential District (5-acre min.) |
| 3. Existing Zoning (Ex. #3): | Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural ½-min (R-A-½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2). |

CHANGE OF ZONE NO. 7933

Planning Commission Staff Report: June 21, 2017

Page 2 of 4

- | | |
|-----------------------------------|---|
| 4. Proposed Zoning (Ex. #3): | Wine Country - Residential (WC-R) Zone |
| 5. Surrounding Zoning (Ex. #3): | Residential Agricultural, 5 acre minimum (R-A-5) to the northwest, Residential Agricultural, 2 ½ acre minimum (R-A-2 ½) to the east and Rural Residential (R-R) to the south. |
| 6. Existing Land Use (Ex. #1): | Vacant land. |
| 7. Surrounding Land Use (Ex. #1): | Vacant land, scattered single-family residences and light agricultural uses to the north, south, east and west. |
| 8. Project Data: | Total Acreage: 40 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. 7933, amending the zoning classification for the subject property from R-5, R-A- ½ , R-A-1, and R-A-2 Zone to WC-R 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 Community: Estate Density Residential (RC- EDR) within the Temecula Valley Wine Country Policy Area - Residential District (5-acre min.) of the Southwest Area Plan.
2. The project site is comprised of vacant land. Future development will be consistent with the Temecula Valley Wine Country Policy Area - Residential District.
3. Land use designations surrounding the project site are, Rural Community: Estate Density Residential (RC: EDR) and Temecula Valley Wine Country Policy Area – Residential District (5-acre min) to the north, south, east, and west.
4. The existing zoning for the project site is Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural ½-minimum (R-A- ½), Residential Agricultural 1-acre minimum. (R-A-1), and Residential Agricultural 2-acre minimum. (R-A-2).

CHANGE OF ZONE NO. 7933

Planning Commission Staff Report: June 21, 2017

Page 3 of 4

5. The proposed zoning for the subject site is Wine Country - Residential (WC-R) Zone.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the northwest, Residential Agricultural 5-acre minimum (R-A-5) to the north and west, Residential Agricultural 2 ½ -acre minimum (R-A-2 ½) to the east and Rural Residential (R-R) to the south.
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. 7933 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-Residential 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. 7933 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. 7933 is changing the property's zoning classification to Wine Country – Residential 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 - Residential Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
 - d. There are no changes to the mitigation measures included in EIR No. 524; and
 - e. Change of Zone No. 7933 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country – Residential 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 – Residential (WC-R) 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. An Airport Influence Area; or,
 - e. A Fault Zone;
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 high/very high fire hazard area;
 - d. An area that is susceptible to subsidence;
 - e. Within a moderate liquefaction potential area; and,
 - f. Zone A, 14.89 miles from Mt. Palomar Observatory;
4. The subject site is currently designated as Assessor's Parcel Number: 951-220-002.

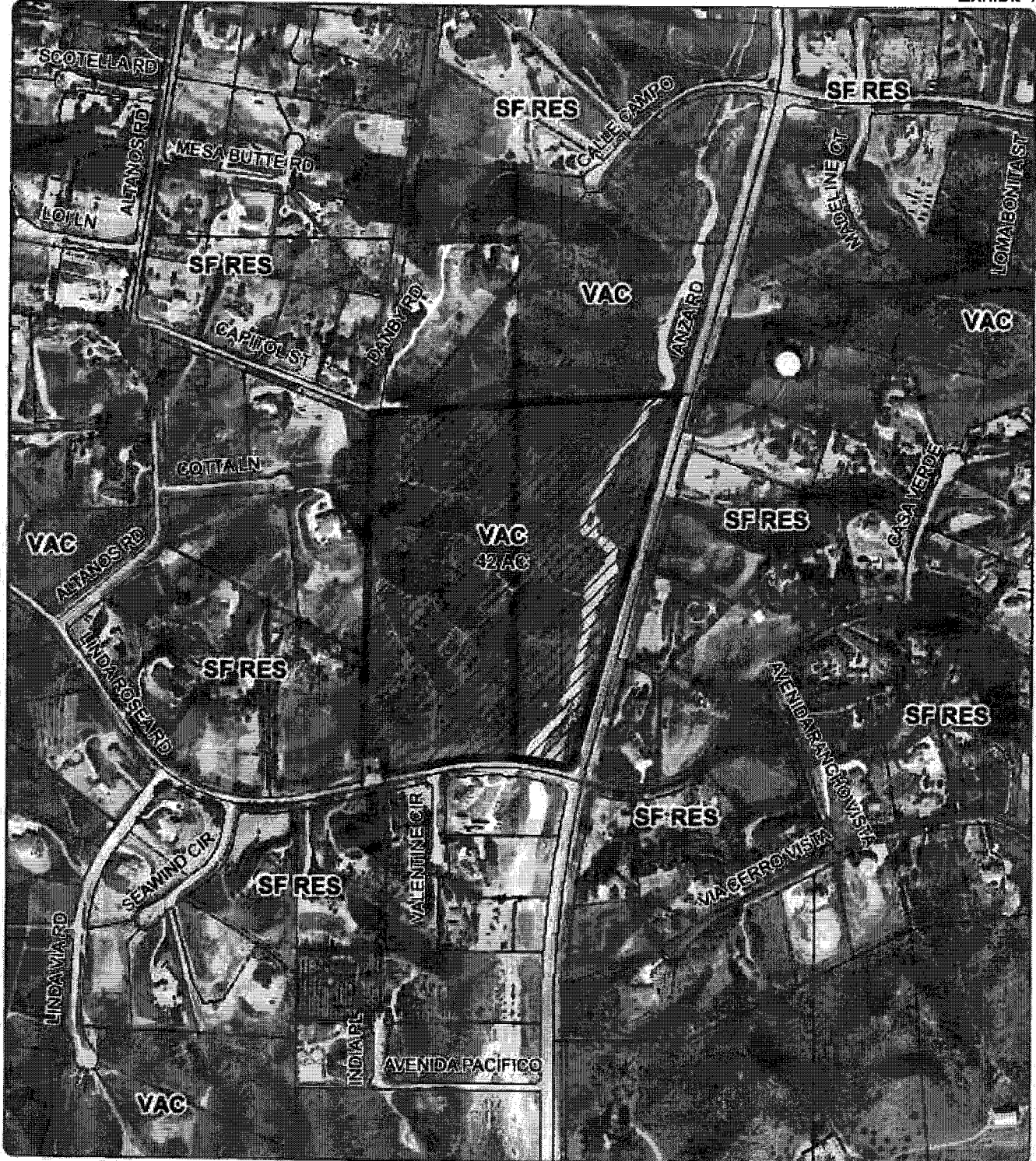
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07933

LAND USE

Supervisor: Washington
District 3

Date Drawn: 05/09/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)953-8277 (Eastern County) or Website <http://rplanning.rctim.sos.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

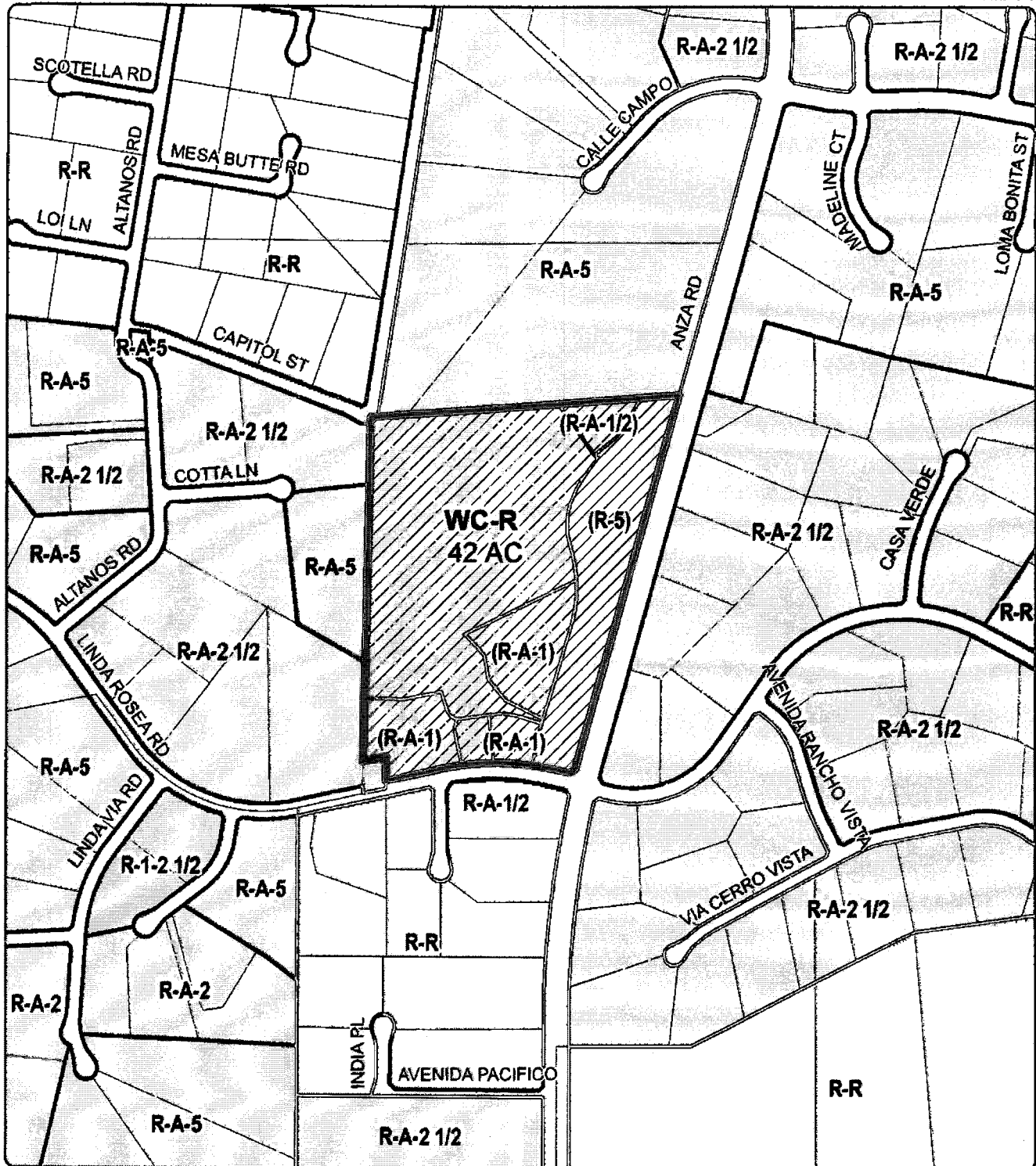
CZ07933

Supervisor: Washington
District 3

PROPOSED ZONING

Date Drawn: 05/09/2017

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 offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://info.riversidecounty.net>

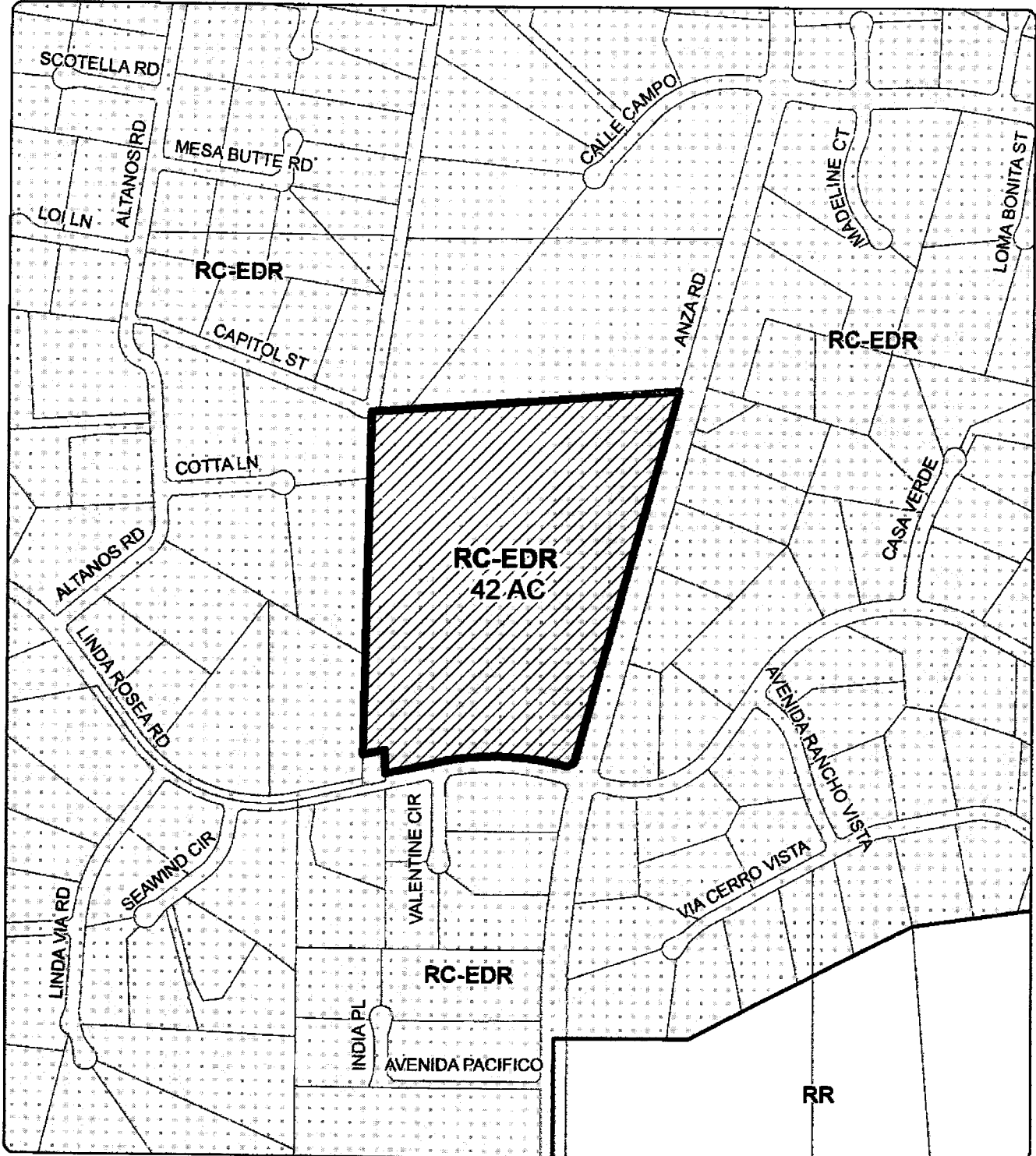
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07933

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 05/09/2017
Exhibit 5

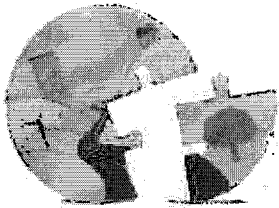


Zoning Area: Rancho California

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.tothesun.org>



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY C2 07933 PLANNING DEPARTMENT

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: SAND CREEK DEVELOPMENT, L.P., a California Limited Partnership

Contact Person: Angela D. Little E-Mail: awlittle@msn.com

Mailing Address: P. O. Box 181

Winchester CA 92596
City State ZIP

Daytime Phone No: (951) 775-1323 Fax No: () none

Engineer/Representative Name: ACS Consulting, Inc.

Contact Person: Frank Artiga E-Mail: frank@acsconsultinginc.com

Mailing Address: PO BOX 2252

Temecula CA 92593
City State ZIP

Daytime Phone No: (951) 757-5178 Fax No: (951) 225-9637

Property Owner Name: SAND CREEK DEVELOPMENT, L.P., a California Limited Partnership

Contact Person: Angela Little E-Mail: awlittle@msn.com

Mailing Address: P. O. Box 181

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

Winchester

City

CA

State

92596

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.)

Angela D. Little, General Partner

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): TR 33356 APN:951-220-002

Approximate Gross Acreage: 42

General location (nearby or cross streets): North of Linda Rosea, South of

APPLICATION FOR CHANGE OF ZONE

Pauba, East of Altanos, West of Anza

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

This application is for a consistency zone change, required by County Council, in order to process an extension of time application re. the expiration date of the Tentative Tract Map 33356

Related cases filed in conjunction with this request:

We are also currently processing a final map application.

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

Applicant will be bringing the Indemnification Agreement to the Planning Commission meeting on June 21, 2017.

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. 7933 – No New Environmental Documents Required – Applicant: Little Sand Creek Development, L.P., c/o Angela Little – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Linda Rosea Road, southerly of Pauba Road, westerly of Anza Road and easterly of Altanos Road – 40 acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural ½ acre min. (R-A-½) – Residential Agricultural 1-acre min. (R-A-1) – Residential Agricultural 2-acre min. (R-A-2) – **REQUEST:** Change of Zone No. 7933 proposes to change the site's zoning from Open Area Combining Zone, Residential Developments (R-5), Residential Agricultural ½ acre min. (R-A- ½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2) to Wine Country – Residential (WC-R) Zone.

TIME OF HEARING: 9:00 AM or as soon as possible thereafter.
DATE OF HEARING: **JUNE 21, 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 email at 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 5/5/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers C207933 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

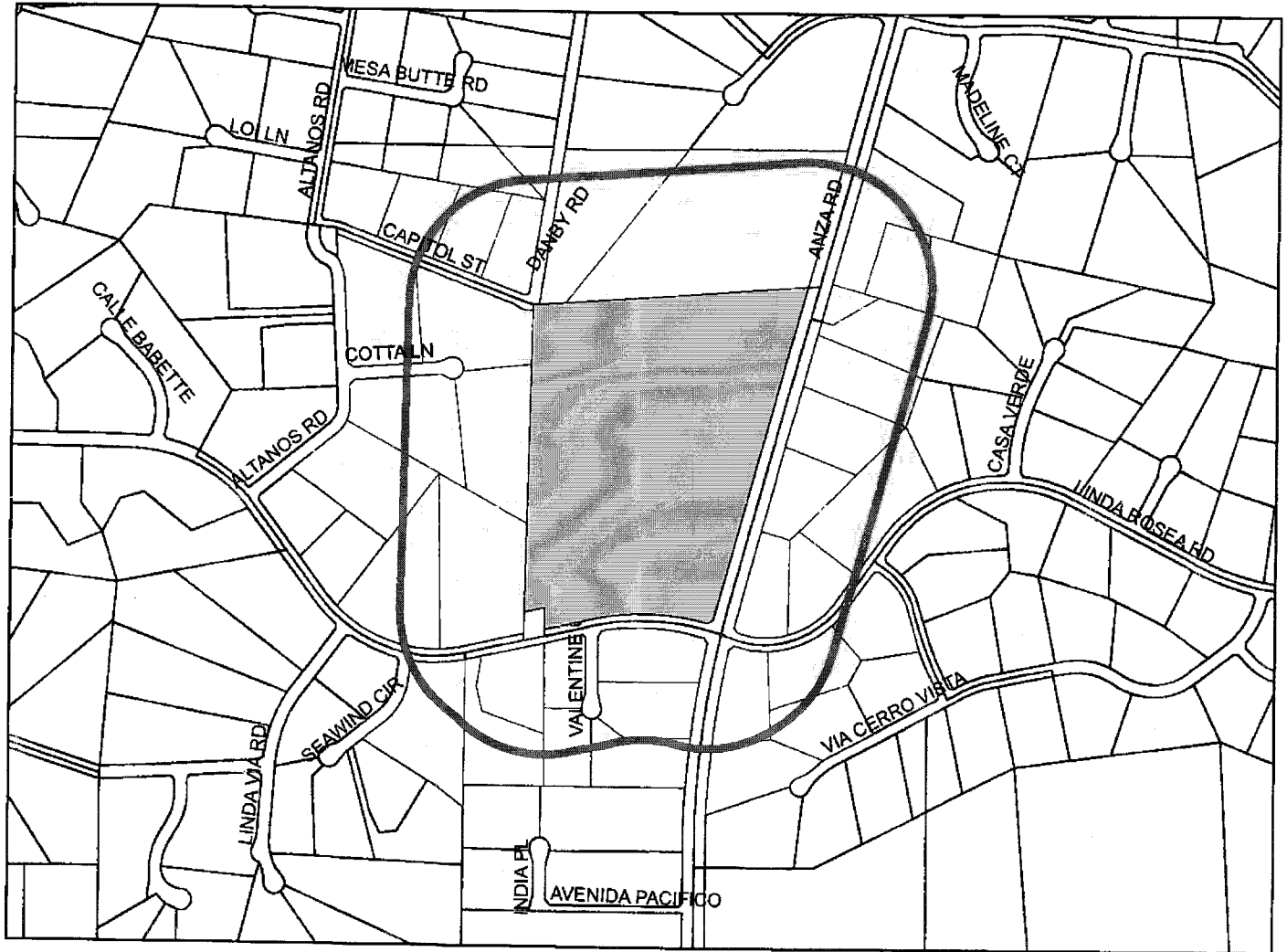
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 5/5/17

CZ07933 (600 feet buffer)



Selected Parcels

927-390-036	951-210-013	951-170-019	951-170-026	927-120-007	927-120-001	927-390-041	951-170-020	927-390-042	951-230-006
951-210-009	951-210-012	951-230-003	951-230-002	927-390-037	951-210-007	951-170-021	951-230-007	951-170-029	951-210-005
927-390-038	927-120-006	951-170-025	951-210-011	927-410-036	927-120-016	927-410-005	927-410-006	927-410-042	951-210-008
927-390-039	951-230-014	927-120-002	951-240-001	951-220-002	951-230-005	951-230-016	951-170-038	951-210-010	927-390-040



890 445 0 890 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: 927120001, APN: 927120001
CARL LEWIS
35025 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390038, APN: 927390038
LOIS GIBSON
312 WINDSOR CT
SPEARFISH SD 57783

ASMT: 927120002, APN: 927120002
DOROTHY HIGGINBOTHAM, ETAL
35085 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390039, APN: 927390039
JACQUELINE JOHNSON, ETAL
42410 ANZA RD
TEMECULA, CA. 92592

ASMT: 927120006, APN: 927120006
JENNIFER GARGULINSKI, ETAL
517 23RD ST
SACRAMENTO CA 95816

ASMT: 927390040, APN: 927390040
PEGGY BURCH, ETAL
P O BOX 891266
TEMECULA CA 92589

ASMT: 927120007, APN: 927120007
BARBARA MEADOWCROFT, ETAL
35050 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927390041, APN: 927390041
CHRISTINA CRAIG, ETAL
215 OSAGE LN
LOUDON TN 37774

ASMT: 927120016, APN: 927120016
PATRICIA EISELIN
6020 W MURIEL DR
GLENDALE AZ 85308

ASMT: 927390042, APN: 927390042
CATHERINE GIBSON, ETAL
35230 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390036, APN: 927390036
LINDA LEMANSKI, ETAL
42280 ANZA RD
TEMECULA, CA. 92592

ASMT: 927410036, APN: 927410036
FERESHTEH SAADAT, ETAL
81 ACACIA TREE LN
IRVINE CA 92612

ASMT: 927390037, APN: 927390037
JEANNE ROSATI
42310 ANZA RD
TEMECULA, CA. 92592

ASMT: 951170019, APN: 951170019
ALICIA TREVITHICK, ETAL
34590 CAPITOL ST
TEMECULA, CA. 92592



ASMT: 951170020, APN: 951170020
SALLY VANWICK, ETAL
P O BOX 13
TEMECULA CA 92593

ASMT: 951210007, APN: 951210007
GLORIA HOOKS, ETAL
34570 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 951170021, APN: 951170021
REBECCA DOSPITAL, ETAL
34670 CAPITOL ST
TEMECULA, CA. 92592

ASMT: 951210008, APN: 951210008
RANCHO CALIF WATER DIST
P O BOX 9017 TEMECULA
CA 92589

ASMT: 951170025, APN: 951170025
ELAINE FEINBERG, ETAL
42200 DANBY RD
TEMECULA, CA. 92592

ASMT: 951210010, APN: 951210010
CLARE WILSON, ETAL
PO BOX 893159
TEMECULA CA 92589

ASMT: 951170026, APN: 951170026
B ROTELLINI, ETAL
41605 ELM ST NO 200
MURRIETA CA 92562

ASMT: 951210011, APN: 951210011
RHONA RICHARDSON, ETAL
34675 COTTA LN
TEMECULA, CA. 92592

ASMT: 951170029, APN: 951170029
LORI KLUZAK, ETAL
34611 MESA BUTTE
TEMECULA CA 92592

ASMT: 951210012, APN: 951210012
NEJOOD COTTA, ETAL
22832 MISTY SEA DR
LAGUNA NIGUEL CA 92677

ASMT: 951170038, APN: 951170038
SUSAN MASON, ETAL
34609 MESA BUTTE RD
TEMECULA CA 92592

ASMT: 951210013, APN: 951210013
BARBARA COOKE
34658 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951210005, APN: 951210005
MICHAEL SANDS, ETAL
42450 CALLE ALTA
TEMECULA, CA. 92592

ASMT: 951220002, APN: 951220002
SAND CREEK DEV
P O BOX 181
WINCHESTER CA 92596



ASMT: 951230002, APN: 951230002
CAROL COCCA, ETAL
34745 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951240001, APN: 951240001
ROGER HARRIS
34545 LINDA ROSEA
TEMECULA CA 92592

ASMT: 951230003, APN: 951230003
OLGA BURCHILL, ETAL
42995 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230005, APN: 951230005
MARIE BARLOW, ETAL
34765 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951230006, APN: 951230006
JULIE CONDE, ETAL
42950 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230007, APN: 951230007
KAREN MOORE
42976 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230014, APN: 951230014
DEBRA CRAIN, ETAL
P O BOX 893324
TEMECULA CA 92589

ASMT: 951230016, APN: 951230016
STEVE QI
34625 LINDA ROSEA RD
TEMECULA, CA. 92592



Sand Creek Development, L.P.
Attention: Angela D. Little
P.O. Box 181
Winchester, CA 92596

Sand Creek Development, L.P.
Attention: Angela D. Little
P.O. Box 181
Winchester, CA 92596

ACS Consulting, Inc.
Attention: Frank Artiga
P.O. Box 2252
Temecula, CA 92593

ACS Consulting, Inc.
Attention: Frank Artiga
P.O. Box 2252
Temecula, CA 92593



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA 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. 7933

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)

Sand Creek Development, L.P. c/o Angela D. Little

Project Applicant

P.O. Box 181 Winchester, CA 92595

Address

North of Linda Rosea Road, South of Paupa Road, West of Anza Road and East of Altanos Road

Project Location

Change of Zone 7933 proposes to change the existing zoning of Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural ½ acre min. (R-A- ½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min (R-A-2) to Wine County-Residential (WC-R) 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. CZ7933 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7933 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: CZ7933 is changing the property's zoning classification to WC-R Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-R 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 CZ7933 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-R 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: _____

Please charge deposit fee case#:

ZCFG .6395

FOR COUNTY CLERK'S USE ONLY

--



OFFICE OF THE
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

July 11, 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 7933; ORD. NO. 348.4861

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, July 14, 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, July 11, 2017 8:33 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: ZC 7933 ORD. NO. 348.4861

Received for publication on 7/14. Proof with cost to follow.

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 Tue, Jul 11, 2017 at 8:22 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

One more Notice of Public Hearing for publication on Friday, July 14, 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 July 25, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE NO. 7933 and ORD. NO. 348.4861

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: July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: July 11, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenne@asrclkrec.com>
Sent: Tuesday, July 11, 2017 8:33 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: ZC 7933 ORD. NO. 348.4861

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, July 11, 2017 8:23 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenne@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: ZC 7933 ORD. NO. 348.4861

Good morning!

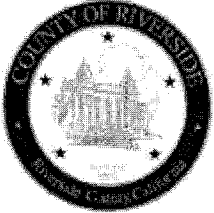
Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

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 this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Confidentiality Disclaimer

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, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Angela D. Little, Sand Creek Development, L.P. - Frank Artiga, ACS Consulting Inc., on **Change of Zone No. 7933** and associated **Ordinance No. 348.4861**, which proposes to amend the zoning from Open Area Combining Zone – Residential Developments (R-5), Residential Agricultural ½-min (R-A-1/2), Residential Agricultural 1-acre minimum (R-A-1), and Residential Agricultural 2-acre min. (R-A-2), to Wine Country – Residential (WC-R), or such other zones as the Board may find appropriate (“the project”). The project is located northerly of Linda Rosea Road, southerly of Pauba Road, easterly of Altanos Road and westerly of Anza Road in the Rancho California Zoning Area – Southwest Area, Third Supervisorial District.

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

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT 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, at least 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: July 11, 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 July 11, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE NO. 7933 and ORD. NO. 348.4861

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: July 25, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: July 11, 2017
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/5/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers C207933 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

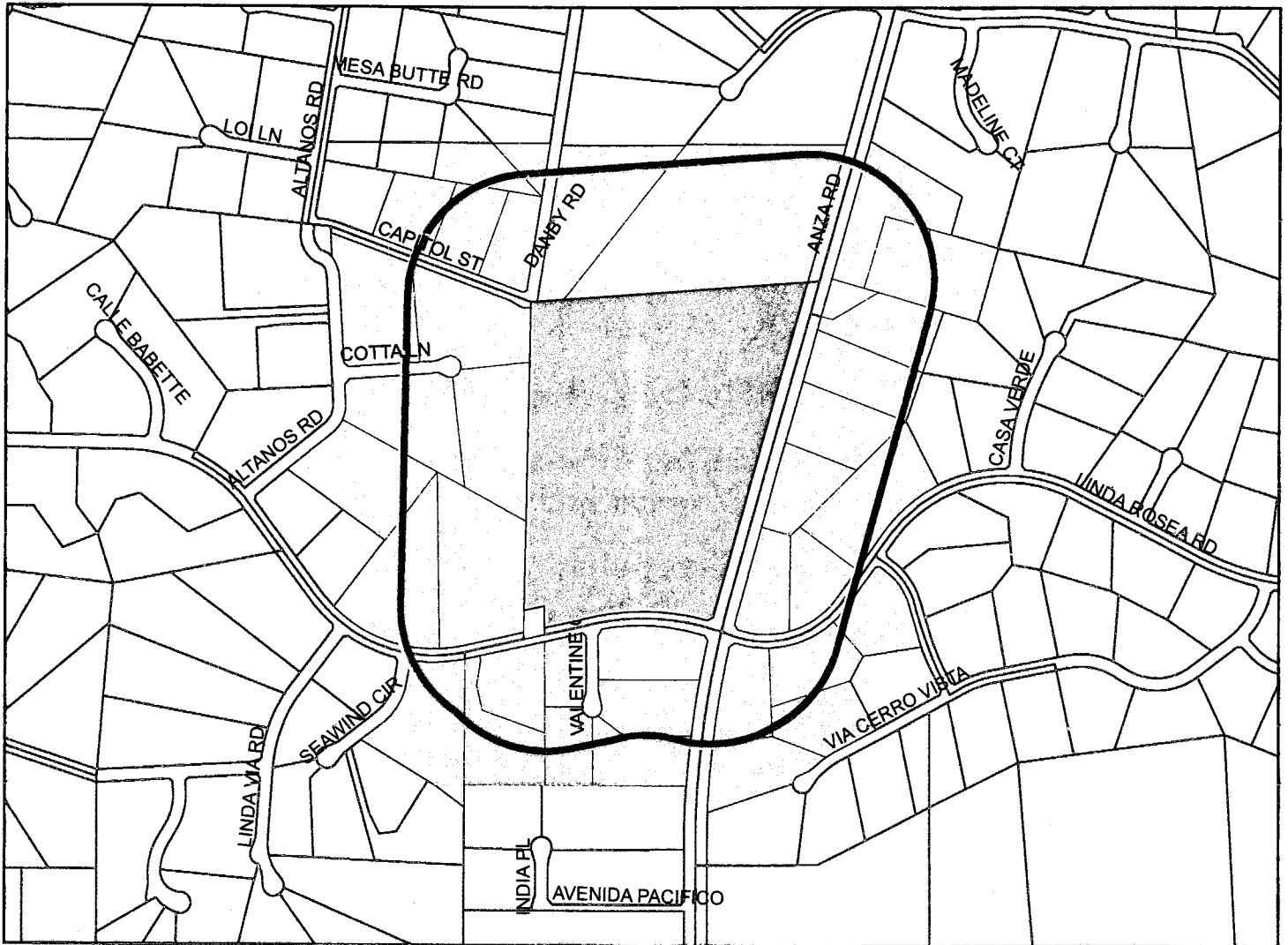
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 5/5/17

CZ07933 (600 feet buffer)



Selected Parcels

927-390-036	951-210-013	951-170-019	951-170-026	927-120-007	927-120-001	927-390-041	951-170-020	927-390-042	951-230-006
951-210-009	951-210-012	951-230-003	951-230-002	927-390-037	951-210-007	951-170-021	951-230-007	951-170-029	951-210-005
927-390-038	927-120-006	951-170-025	951-210-011	927-410-036	927-120-016	927-410-005	927-410-006	927-410-042	951-210-008
927-390-039	951-230-014	927-120-002	951-240-001	951-220-002	951-230-005	951-230-016	951-170-038	951-210-010	927-390-040



890 445 0 890 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: 927120001, APN: 927120001
CARL LEWIS
35025 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390038, APN: 927390038
LOIS GIBSON
312 WINDSOR CT
SPEARFISH SD 57783

ASMT: 927120002, APN: 927120002
DOROTHY HIGGINBOTHAM, ETAL
35085 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390039, APN: 927390039
JACQUELINE JOHNSON, ETAL
42410 ANZA RD
TEMECULA, CA. 92592

ASMT: 927120006, APN: 927120006
JENNIFER GARGULINSKI, ETAL
517 23RD ST
SACRAMENTO CA 95816

ASMT: 927390040, APN: 927390040
PEGGY BURCH, ETAL
P O BOX 891266
TEMECULA CA 92589

ASMT: 927120007, APN: 927120007
BARBARA MEADOWCROFT, ETAL
35050 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927390041, APN: 927390041
CHRISTINA CRAIG, ETAL
215 OSAGE LN
LOUDON TN 37774

ASMT: 927120016, APN: 927120016
PATRICIA EISELIN
6020 W MURIEL DR
GLENDALE AZ 85308

ASMT: 927390042, APN: 927390042
CATHERINE GIBSON, ETAL
35230 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390036, APN: 927390036
LINDA LEMANSKI, ETAL
42280 ANZA RD
TEMECULA, CA. 92592

ASMT: 927410036, APN: 927410036
FERESHTEH SAADAT, ETAL
81 ACACIA TREE LN
IRVINE CA 92612

ASMT: 927390037, APN: 927390037
JEANNE ROSATI
42310 ANZA RD
TEMECULA, CA. 92592

ASMT: 951170019, APN: 951170019
ALICIA TREVITHICK, ETAL
34590 CAPITOL ST
TEMECULA, CA. 92592

071219 (38)



ASMT: 951170020, APN: 951170020
SALLY VANWICK, ETAL
P O BOX 13
TEMECULA CA 92593

ASMT: 951210007, APN: 951210007
GLORIA HOOKS, ETAL
34570 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 951170021, APN: 951170021
REBECCA DOSPITAL, ETAL
34670 CAPITOL ST
TEMECULA, CA. 92592

ASMT: 951210008, APN: 951210008
RANCHO CALIF WATER DIST
P O BOX 9017 TEMECULA
CA 92589

ASMT: 951170025, APN: 951170025
ELAINE FEINBERG, ETAL
42200 DANBY RD
TEMECULA, CA. 92592

ASMT: 951210010, APN: 951210010
CLARE WILSON, ETAL
PO BOX 893159
TEMECULA CA 92589

ASMT: 951170026, APN: 951170026
B ROTELLINI, ETAL
41605 ELM ST NO 200
MURRIETA CA 92562

ASMT: 951210011, APN: 951210011
RHONA RICHARDSON, ETAL
34675 COTTA LN
TEMECULA, CA. 92592

ASMT: 951170029, APN: 951170029
LORI KLUZAK, ETAL
34611 MESA BUTTE
TEMECULA CA 92592

ASMT: 951210012, APN: 951210012
NEJOOD COTTA, ETAL
22832 MISTY SEA DR
LAGUNA NIGUEL CA 92677

ASMT: 951170038, APN: 951170038
SUSAN MASON, ETAL
34609 MESA BUTTE RD
TEMECULA CA 92592

ASMT: 951210013, APN: 951210013
BARBARA COOKE
34658 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951210005, APN: 951210005
MICHAEL SANDS, ETAL
42450 CALLE ALTA
TEMECULA, CA. 92592

ASMT: 951220002, APN: 951220002
SAND CREEK DEV
P O BOX 181
WINCHESTER CA 92596

ASMT: 951230002, APN: 951230002
CAROL COCCA, ETAL
34745 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951230003, APN: 951230003
OLGA BURCHILL, ETAL
42995 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230005, APN: 951230005
MARIE BARLOW, ETAL
34765 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951230006, APN: 951230006
JULIE CONDE, ETAL
42950 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230007, APN: 951230007
KAREN MOORE
42976 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230014, APN: 951230014
DEBRA CRAIN, ETAL
P O BOX 893324
TEMECULA CA 92589

ASMT: 951230016, APN: 951230016
STEVE QI
34625 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951240001, APN: 951240001
ROGER HARRIS
34545 LINDA ROSEA
TEMECULA CA 92592



Eastman Kodak Company
Use Avery 5160

Sand Creek Development, L.P.
Attention: Angela D. Little
P.O. Box 181
Winchester, CA 92596

ACS Consulting, Inc.
Attention: Frank Artiga
P.O. Box 2252
Temecula, CA 92593

Eastman Kodak Company
Use Avery 5160

Sand Creek Development, L.P.
Attention: Angela D. Little
P.O. Box 181
Winchester, CA 92596

Eastman Kodak Company
Use Avery 5160

ACS Consulting, Inc.
Attention: Frank Artiga
P.O. Box 2252
Temecula, CA 92593

ACS Consulting, Inc.
Attention: Frank Artiga
P.O. Box 2252
Temecula, CA 92593

Sand Creek Development, L.P.
Attention: Angela D. Little
P.O. Box 181
Winchester, CA 92596

Sand Creek Development, L.P.
Attention: Angela D. Little
P.O. Box 181
Winchester, CA 92596

ACS Consulting, Inc.
Attention: Frank Artiga
P.O. Box 2252
Temecula, CA 92593



OFFICE OF THE
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

July 28, 2017

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

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4861

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, August 2, 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, July 28, 2017 9:33 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Ordinance No. 348.4861

Received for publication on 8/2. Proof with cost to follow.

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, Jul 28, 2017 at 9:26 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Adoption of Ordinance, for publication on Wednesday, August 2, 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/>

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

(INSERT ORDINANCE NO. 348.4861)

John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 25, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4861

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 2.2413, Change of Zone Case No. 7933" 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: _____

20
21 (SEAL)

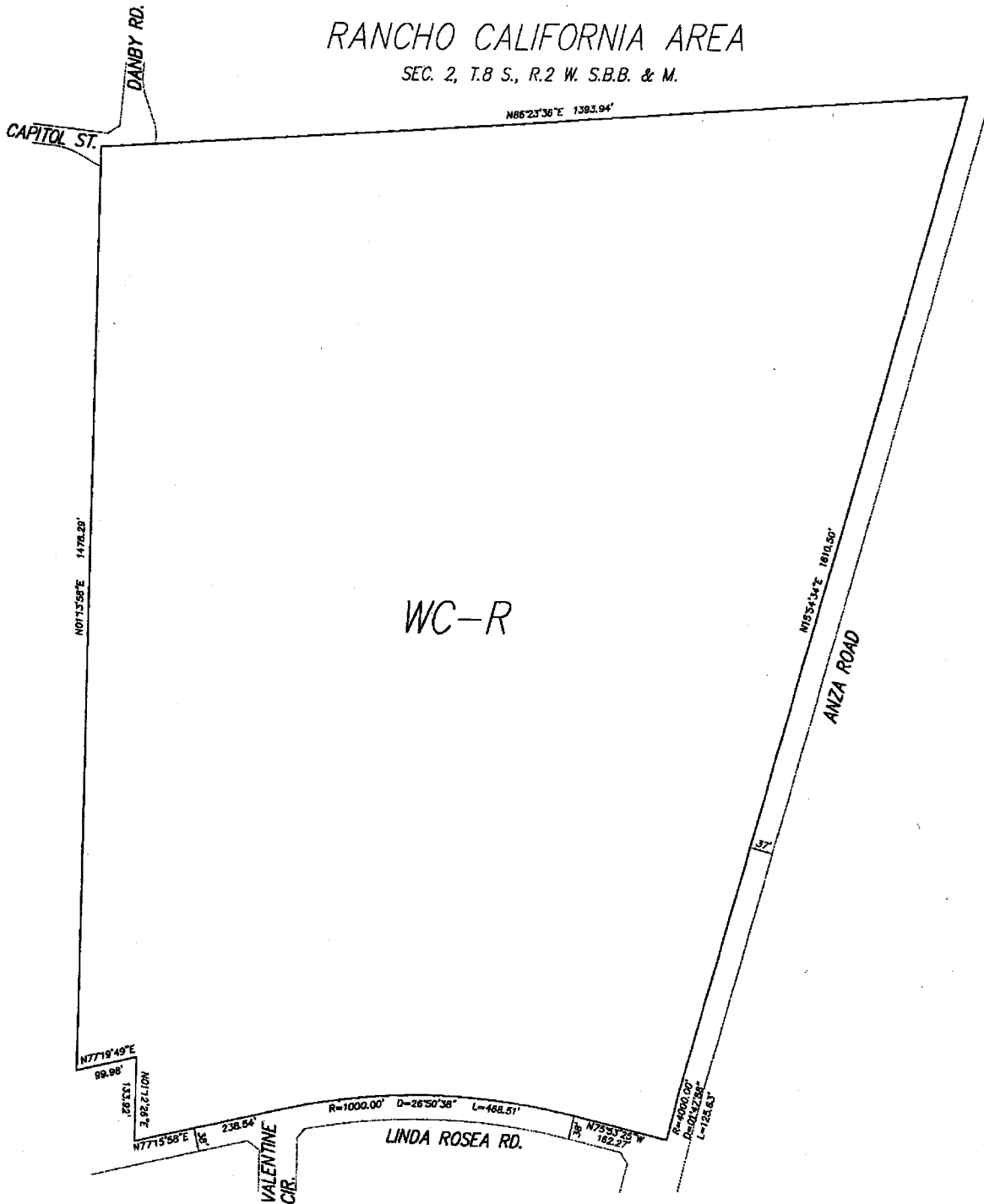
22
23 APPROVED AS TO FORM
24 July 11, 2017

25 By: 
26 MICHELLE CLACK
27 Supervising Deputy County Counsel

28 MPC:sk
6/22/17

RANCHO CALIFORNIA AREA

SEC. 2, T.8 S., R.2 W. S.B.B. & M.



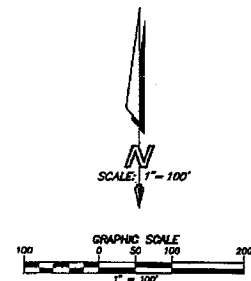
LEGEND

WC-R

WINE COUNTRY - RESIDENTIAL

MAP NO. 2.2413
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7933
ADOPTED BY ORDINANCE NO. 348.4861
DATE: JULY 25, 2017
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR MAP NUMBER: 951-220-002





**SOUTHERN
CALIFORNIA**
NEWS GROUP

CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
8/2/17	0010988599		PE Riverside	3 x 97 Li	378.30

Invoice text: Ordinance No. 348.4861

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 AUG - 7 AM 10:34

*Planning
17.4 of 07/25/17*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

378.30

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
	08/02/2017	5209148	5209148	BOARD OF SUPERVISORS	



**SOUTHERN
CALIFORNIA**
NEWS GROUP

THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
08/02/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
378.30	0010988599	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
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.: Ordinance No. 348.4861 /

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:

08/02/2017

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

Date: August 02, 2017
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010988599-01

P.O. Number:

Ad Copy:

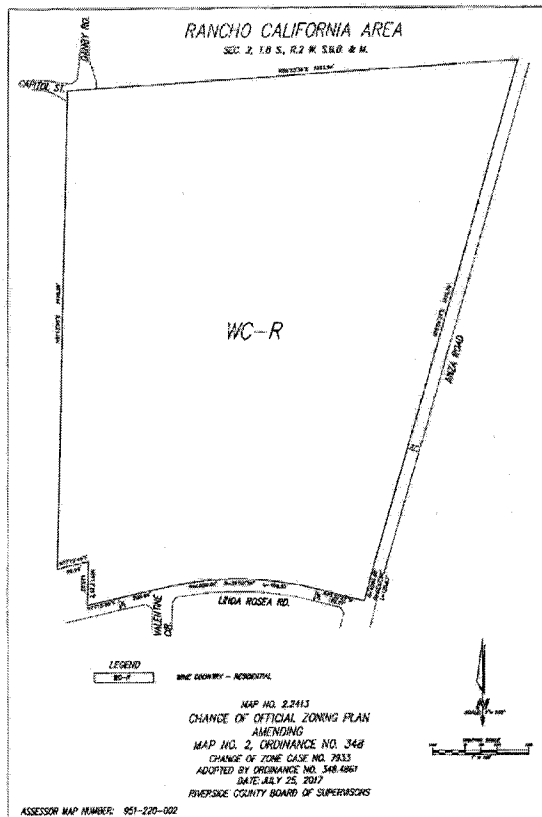
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4861 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. 2.2413, Change of Zone Case No. 7933" which map is made a part of this ordinance.

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



John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 25, 2017, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

8/2

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 AUG - 7 AM 10:34



**SOUTHERN
CALIFORNIA**
NEWS GROUP

CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
7/14/17	0010979341		PE Riverside	3 x 86 Li	335.40

Invoice text: ZC 7933 ORD. NO. 348.4861

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 JUL 17 AM 10:46

Planning
17.4 of 07/25/17

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

335.40

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	07/14/2017	5209148	5209148	BOARD OF SUPERVISORS



**SOUTHERN
CALIFORNIA**
NEWS GROUP

THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
07/14/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
335.40	0010979341	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
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.: ZC 7933 ORD. NO. 348.4861 /

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:

07/14/2017

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

Date: July 14, 2017
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010979341-01

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, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Angela D. Little, Sand Creek Development, L.P. - Frank Artiga, ACS Consulting Inc., on **Change of Zone No. 7933** and associated **Ordinance No. 348.4861**, which proposes to amend the zoning from Open Area Combining Zone - Residential Developments (R-5), Residential Agricultural 1/2-min (R-A-1/2), Residential Agricultural 1-acre minimum (R-A-1), and Residential Agricultural 2-acre min. (R-A-2), to Wine Country - Residential (WC-R), or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Linda Rosea Road, southerly of Pauba Road, easterly of Altanos Road and westerly of Anza Road in the Rancho California Zoning Area - Southwest Area, Third Supervisorial District.

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

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT 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, at least 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: July 11, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

7/14

RECEIVED RIVERSIDE COUNTY
CLERK OF BOARD OF SUPERVISORS
2017 JUL 17 AM 10:46

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, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Angela D. Little, Sand Creek Development, L.P. - Frank Artiga, ACS Consulting Inc., on **Change of Zone No. 7933** and associated **Ordinance No. 348.4861**, which proposes to amend the zoning from Open Area Combining Zone - Residential Developments (R-5), Residential Agricultural ½-min (R-A-1/2), Residential Agricultural 1-acre minimum (R-A-1), and Residential Agricultural 2-acre min. (R-A-2), to Wine Country - Residential (WC-R), or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Linda Rosea Road, southerly of Pauba Road, easterly of Altanos Road and westerly of Anza Road in the Rancho California Zoning Area - Southwest Area, Third Supervisorial District.

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

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT 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.

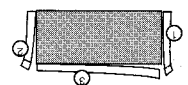
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

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

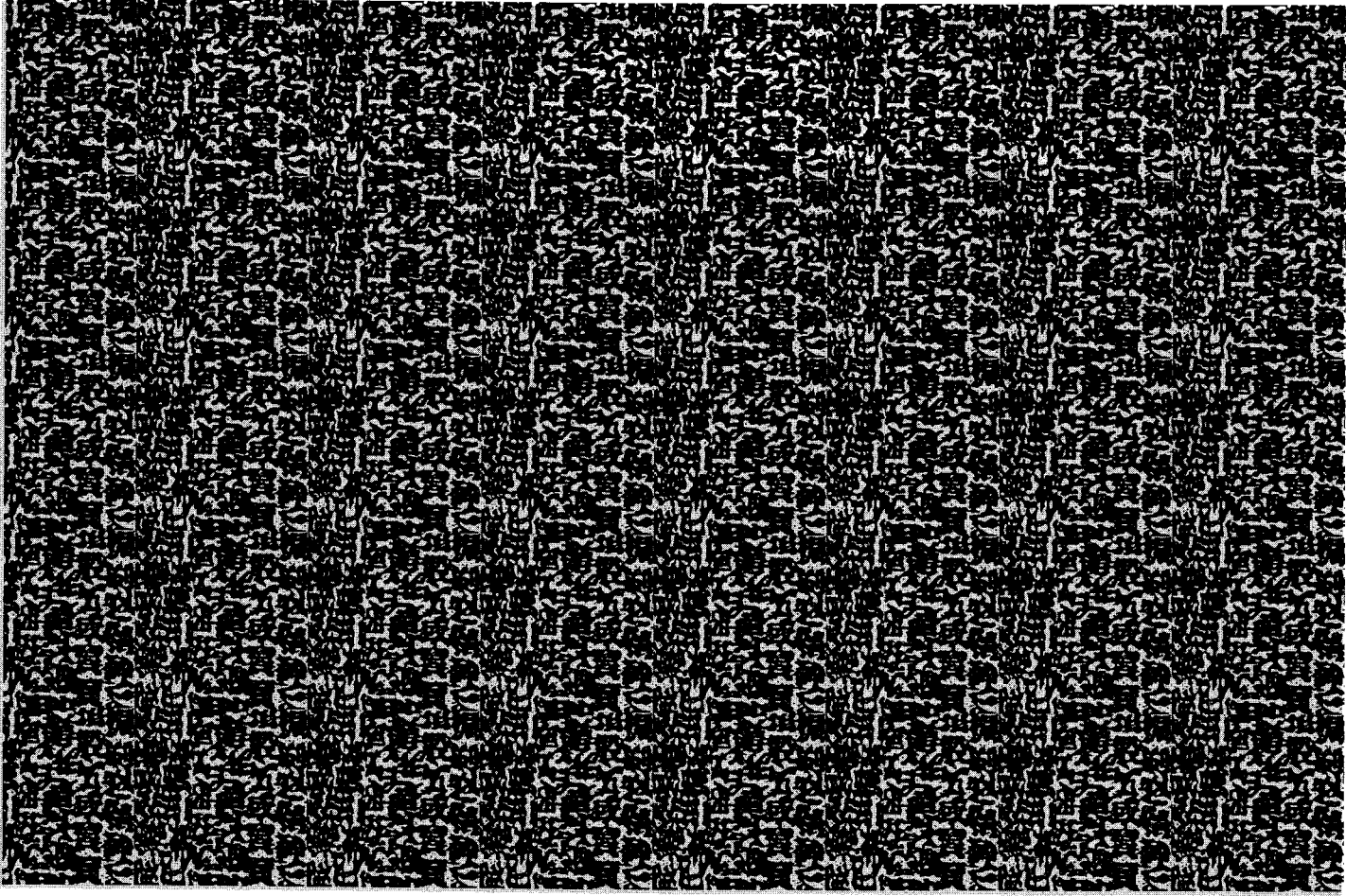
Dated: July 11, 2017

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

17.4 of 07/25/17



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



PUBLIC HEARING NOTICE
This may affect your property



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

ASMT: 927120002, APN: 927120002
DOROTHY HIGINBOTHAM, ETAL
35085 LINDA ROSEA RD
TEMECULA, CA. 92592

RECEIVED RIVERSIDE COUNTY
CLERK / OFFICE OF SUPERVISORS
2017 JUL 21 AM 10:34

NIXIE 910 DE 1258 0007/19/17
RETURN TO SENDER
UNCLASIFIED
UNABLE TO FORWARD
BCL: 92302114747
FV 92302114747
3260990114636906

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, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Angela D. Little, Sand Creek Development, L.P. - Frank Artiga, ACS Consulting Inc., on **Change of Zone No. 7933** and associated **Ordinance No. 348.4861**, which proposes to amend the zoning from Open Area Combining Zone - Residential Developments (R-5), Residential Agricultural ½-min (R-A-1/2), Residential Agricultural 1-acre minimum (R-A-1), and Residential Agricultural 2-acre min. (R-A-2), to Wine Country - Residential (WC-R), or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Linda Rosea Road, southerly of Pauba Road, easterly of Altanos Road and westerly of Anza Road in the Rancho California Zoning Area - Southwest Area, Third Supervisorial District.

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

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT 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.

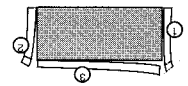
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

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

Dated: July 11, 2017

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

17.4 of 07/25/17



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



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

PUBLIC HEARING NOTICE
This may affect your property

ASMT: 927120006, APN: 927120006
JENNIFER GARGULINSKI, ETAL
517 23RD ST
SACRAMENTO CA 95816

2017 JUL 19 AM 10:50
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

92502-1147
FV1-LMB 95816
92502-1147
NOT DELIVERABLE AS ADDRESSED
RETURN TO SENDER
UNABLE TO FORWARD
957 N-FE 1260 T/1000/19/17
NIXTE

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, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Angela D. Little, Sand Creek Development, L.P. - Frank Artiga, ACS Consulting Inc., on **Change of Zone No. 7933** and associated **Ordinance No. 348.4861**, which proposes to amend the zoning from Open Area Combining Zone - Residential Developments (R-5), Residential Agricultural ½-min (R-A-1/2), Residential Agricultural 1-acre minimum (R-A-1), and Residential Agricultural 2-acre min. (R-A-2), to Wine Country - Residential (WC-R), or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Linda Rosea Road, southerly of Pauba Road, easterly of Altanos Road and westerly of Anza Road in the Rancho California Zoning Area - Southwest Area, Third Supervisorial District.

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

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT 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.

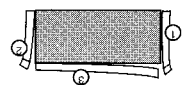
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

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

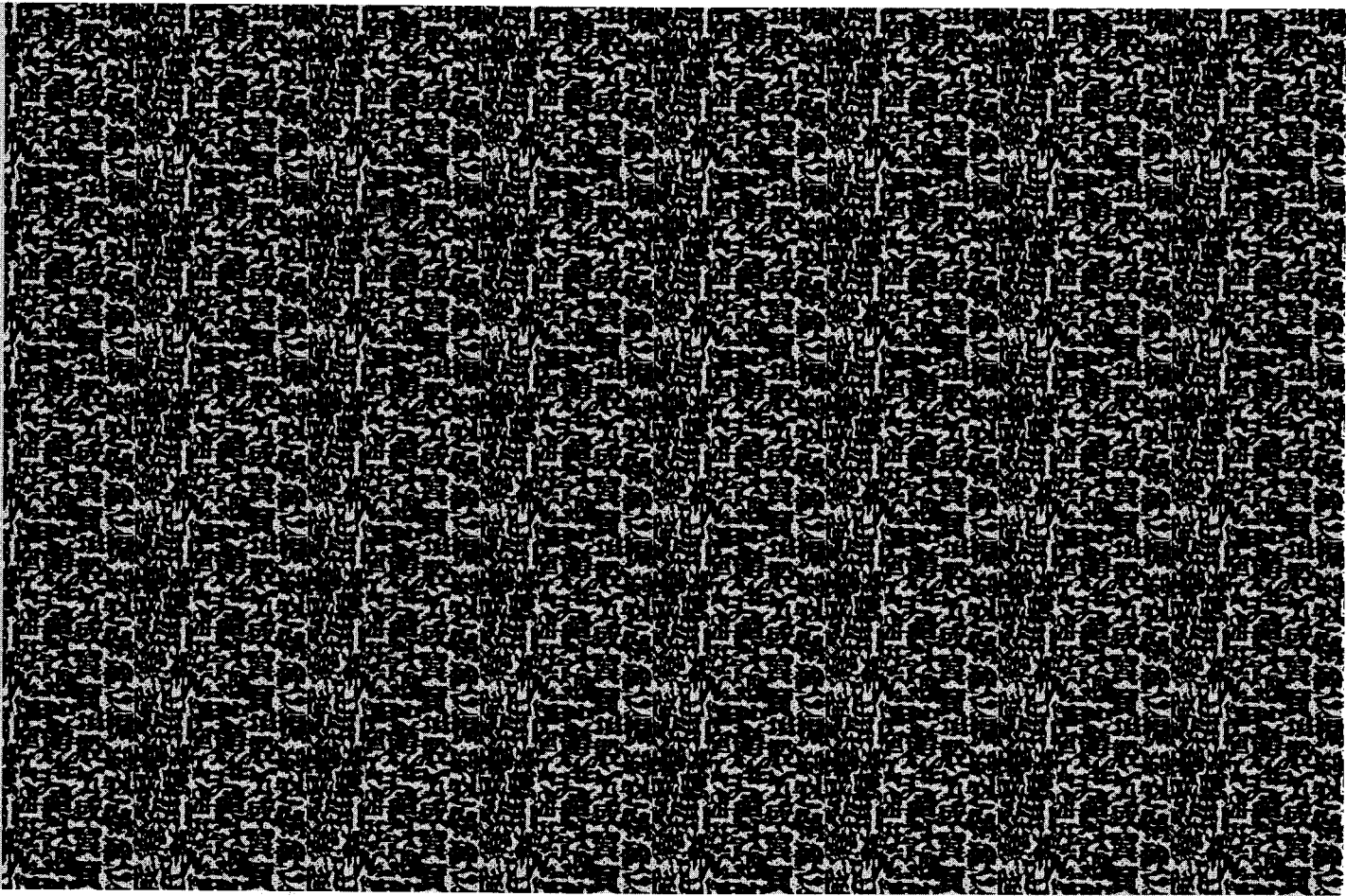
Dated: July 11, 2017

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

17.4 of 07/25/17



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



PUBLIC HEARING NOTICE
This may affect your property



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

ASMT: 951170021, APN: 951170021
REBECCA DOSPITAL, ETAL
34670 CAPITOL ST
TEMECULA, CA. 92592

2017 JUL 18 AM 10:30
RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

NIXIE 911 NFE 1260 1710007/14/17
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92502114747 * 2052-10713-14-18
92502-1147
FYI-LMB 92592