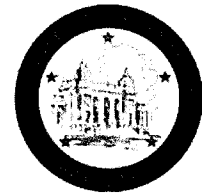


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.1
(ID # 11316)

MEETING DATE:

Tuesday, December 17, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON AGRICULTURAL PRESERVE CASE NO. 190001, RESOLUTION NO. 2019-216 DIMINISHING THE RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 9, and MITIGATED NEGATIVE DECLARATION FOR EA NO. 42766 - Applicant: Cziraki Family Trust - Engineer/Representative: 4M Engineering and Development, Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: Agriculture (AG: AG) - Location: north of Calle Contento, east of Rancho California Road, south of Cilurzo Road and west of Madera de Playa Drive – 5.1 acres - Zoning: Wine Country - Winery (WC-W) - REQUEST: To diminish approximately 5.1 acres of land that is not currently subject to a Land Conservation contract from Rancho California Agricultural Preserve No. 9 – APN: 951-140-056. District 3. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42766**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

ACTION:Policy

Charisee Leeb, Assistant TLMA Director 12/5/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 17, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

2. **APPROVE AGRICULTURAL PRESERVE CASE NO. 190001**, to diminish Rancho California Agricultural Preserve No. 9, Map No. 310, as amended through Map No. 190001, based upon the findings and conclusions in the staff report and Resolution No. 2019-216;
3. **ADOPT RESOLUTION NO. 2019-216** approving the diminishment of Rancho California Agricultural Preserve No. 9, as shown on the Exhibit B map titled "Map No. 310 Rancho California Agricultural Preserve No.9, amended by Map No. 310, 927, 190001"; and
4. **DIRECT** the Clerk of the Board to file and record Resolution No. 2019-216 as well as the corresponding exhibits with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County.

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

Project

Agricultural Preserve Diminishment Case No. 190001 (APD No. 190001) is a request by Imre and Gizella Cziraki, Trustees of the Cziraki Family Trust, to remove 5.1 acres of land owned by the Cziraki Family Trust from the Rancho California Agricultural Preserve No. 9 ("Project"). The exterior boundaries of the Project site to be diminished from Agricultural Preserve No. 9 are identified by the legal description and map attached to Resolution No. 2019-216 as Exhibit A and Exhibit B, respectively. The Project site is not currently subject to a land conservation contract, so no contract cancellation is necessary.

Agriculture Preserve

Rancho California Agricultural Preserve No. 9 was established on February 19, 1974. Approximately 21.43 acres of land that is currently identified as Assessor's Parcel Number 951-140-056 ("Property") was then added to Rancho California Agricultural Preserve No. 9, with the adoption of Map No. 310, on September 10, 1974. To date, Rancho California Agricultural Preserve No. 9 is comprised of approximately 91.37 acres of land. The proposed diminishment would amend Rancho California Agricultural Preserve No. 9, Map No. 310, through Map No. 190001 by removing 5.1 acres of the Property from the subject agricultural

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

preserve. Approximately 16.33 acres of the Property will remain within the Rancho California Agricultural Preserve No. 9.

Land Conservation Contract

In 1976, Vincent F. and Audrey Cilurzo (“previous Property Owners”) entered into a Land Conservation Act of 1965 (“Williamson Act”) contract with the County of Riverside. To terminate the Williamson Act contract on the Property, the previous Property Owners served a Notice of Nonrenewal to the County of Riverside on December 1, 1986, which was recorded on December 11, 1986. As a result of the Notice of Nonrenewal, the Williamson Act contract on the Property expired on December 31, 1995, so the Project site is not currently subject to a Williamson Act contract.

Alternative Land Use

The proposed alternative land use for the 5.1 acres of land to be removed from Rancho California Agricultural Preserve No. 9 is a Class V Winery, including wine production and tasting, a winery hotel and recreational areas (“alternative land use”). Specifically, the alternative land use proposal for the Project site proposes to do the following:

- 1) convert an existing barn to a 13,467 square-foot wine production building with offices, a wine lab, wine storage and restrooms;
- 2) construct a 5,919 square-foot tasting room with restaurant dining and kitchen, retail, storage, offices, and restrooms;
- 3) construct a 531 square-foot wedding prep building with restrooms and a wedding pergola with a lawn area for seating, and an outdoor pond; and
- 4) provide 83 parking spaces, including 9 ADA and 3 EV parking spaces.

The proposed alternative land use for the Project site is not part of the proposed action and requires approval of a Plot Plan, pursuant to Riverside County Ordinance No. 348, Article XIVd. The proposed alternative land use will be processed separately from this Agricultural Preserve Diminishment Case No. 190001 (APD No. 190001).

Technical Advisory Committee

The Comprehensive Agriculture Preserve Technical Advisory Committee (“CAPTAC”) met on September 11, 2019, and evaluated ADP No. 190001. The CAPTAC found the proposed diminishment to be “acceptable” since it is consistent with the Land Conservation Act of 1965, and therefore recommends that the Board of Supervisors grant the proposed diminishment.

General Plan Consistency

The proposed diminishment is consistent with the Riverside County General Plan and the Southwest Area Plan because the Project site is currently designated as Agriculture: Agriculture

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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(AG: AG) and no change to the land use designation is proposed. In addition, the Project site is part of the Wine Country Community Plan and is within the Temecula Valley Wine Country Policy Area – Winery District. Similarly, no change is proposed in the policy area. The Project is consistent with the above policy area and zoning classification.

Environmental Analysis

In accordance with the California Environmental Quality Act ("CEQA"), an Environmental Assessment/Initial Study ("IS") and a Mitigated Negative Declaration have been prepared for this Project, which includes analyses of the proposed alternative land use for the Project site. The IS and Mitigated Negative Declaration for Environmental Assessment No. 42766 represents the independent judgment of Riverside County. The documents were circulated for public review per State CEQA Guidelines Section 15105.

Impact on Citizens and Businesses

The impacts of this Project have been evaluated through the environmental review and public hearing process by Planning Department staff.

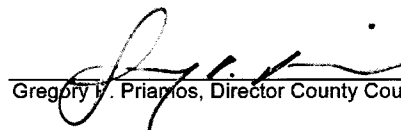
ATTACHMENTS:

- A. RESOLUTION NO. 2019-216**
- B. ENVIRONMENTAL ASSESSMENT NO. 42766**
- C. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE REPORT**



Jason Farin, Senior Management Analyst

12/11/2019



Gregory L. Priamos, Director County Counsel

12/5/2019

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2019-0537133

12/26/2019 04:28 PM Fee: \$ 0.00

Page 1 of 12

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



S87

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2019-216

Title of Document

**APPROVING AGRICULTURAL PRESERVE DIMINISHMENT CASE NO. 190001
DIMINISHMENT OF RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 9
(GOVERNMENT CODE SECTION 51231)**

(THIRD SUPERVISORIAL DISTRICT)

(Planning Department ~ Item 21.1 of 12/17/19)

2
3 **RESOLUTION NO. 2019-216**

4 **APPROVING AGRICULTURAL PRESERVE DIMINISHMENT CASE NO. 190001**

5 **DIMINISHMENT OF RANCHO CALIFORNIA**

6 **AGRICULTURAL PRESERVE NO. 9**

7 **(Government Code Section 51231)**

8 **WHEREAS**, Rancho California Agricultural Preserve No. 9 was established on February 19,
9 1974;

10 **WHEREAS**, in 1974, Vincent F and Audrey Cilurzo owned approximately 21.43 acres of land
11 located north of Calle Contento, East of Rancho California Road, South of Cilurzo Road and West of
12 Madera de Playa Drive, within the unincorporated area of Riverside County, California (“Property”);

13 **WHEREAS**, in 1982, the Property was identified as Assessor’s Parcel Number 926-040-045;

14 **WHEREAS**, the Property’s Assessor’s Parcel Number was changed and is currently identified as
15 951-140-056;

16 **WHEREAS**, on September 10, 1974, the Property was added to Rancho California Agricultural
17 Preserve No. 9, with the adoption of Map No. 310;

18 **WHEREAS**, Rancho California Agricultural Preserve No. 9 was subsequently amended by Map
19 No. 927 on August 24, 2004;

20 **WHEREAS**, Vincent F and Audrey Cilurzo entered into a Land Conservation Act of 1965
21 contract (“Land Conservation Contract”) pursuant to Government Code Section 51200 et. seq. with the
22 County of Riverside for the Property located within Rancho California Agricultural Preserve No. 9;

23 **WHEREAS**, said Land Conservation Contract is dated January 1, 1975, and was recorded on
24 November 1, 1974, as Instrument No. 141541, in the Office of the County Recorder of Riverside County,
25 California;

26 **WHEREAS**, on December 1, 1986, Vincent F and Audrey Cilurzo served a Notice of Non-
27 Renewal for the Land Conservation Contract to the County of Riverside pursuant to Government Code
28 Section 51245, which was recorded on December 11, 1986, as Instrument No. 315306, in the Office of

FORM APPROVED COUNTY COUNSEL
BY:  12/3/2019
DATE
LYNETTE M. CLYDE

1 the County Recorder of Riverside County, California (“Notice of Non-Renewal”);

2 **WHEREAS**, as a result of the Notice of Non-Renewal, the associated Land Conservation
3 Contract for the Property expired on December 31, 1995, in accordance with Government Code
4 Section 51246;

5 **WHEREAS**, on April 23, 2007, Imre and Gizella Cziraki, Trustees of the Cziraki Family Trust, as
6 joint tenants were granted ownership of the Property, as shown on the Instrument No. 2007-0568532,
7 recorded in the Office of the County Recorder of Riverside County, California;

8 **WHEREAS**, Imre and Gizella Cziraki, Trustees of the Cziraki Family Trust are the current
9 owners of the Property (“Property Owners”);

10 **WHEREAS**, on June 25, 2019, the Property Owners requested to diminish a portion of Rancho
11 California Agricultural Preserve No. 9, Map No. 310, as amended through Map No. 927, by removing 5.1
12 acres of the Property from the boundaries of the agricultural preserve;

13 **WHEREAS**, Rancho California Agricultural Preserve No. 9 is currently comprised of
14 approximately 91.37 acres of land;

15 **WHEREAS**, Agricultural Preserve Case No. 190001 (“APD No. 190001”) will diminish Rancho
16 California Agricultural Preserve No. 9, by removing therefrom 5.1 acres of the Property, in accordance with
17 the legal description provided on Exhibit A and as depicted on the Exhibit B map titled “Map No. 310,
18 Rancho California Agricultural Preserve No. 9, amended by Map No. 310, 927, 190001” attached hereto
19 and incorporated herein by reference;

20 **WHEREAS**, Plot Plan No. 25740 constitutes the proposed alternative land use for the 5.1 acres of
21 land that is the subject of this diminishment identified as APD No. 190001;

22 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and the
23 Rules and Regulations Governing Agricultural Preserves in Riverside County pursuant to Resolution No.
24 84-526 have been satisfied, including the preparation of a Mitigated Negative Declaration for
25 Environmental Assessment (EA) No. 42766;

26 **WHEREAS**, the decision by the Riverside County Board of Supervisors to diminish an
27 agricultural preserve for land that is not subject to a land conservation contract shall be final upon the
28 adoption of a resolution, pursuant to Division V, Section 512 of the Rules and Regulations Governing

1 Agricultural Preserves in Riverside County; and

2 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
3 Supervisors on December 17, 2019.

4 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
5 of the County of Riverside, State of California, in regular session assembled on December 17, 2019, that:

- 6 1. The above recitals are incorporated herein by this reference.
- 7 2. The County of Riverside’s Rules and Regulations Governing Agricultural Preserves and the
8 California Land Conservation Act of 1965 provide that any landowner(s) may apply to have
9 property removed from the boundaries of an agricultural preserve. However, if the land is
10 subject to a Land Conservation contract, the contract for the land must be cancelled before the
11 land may be removed from the agricultural preserve.
- 12 3. The Land Conservation Contract on the Property expired on December 31, 1995, so no
13 contract cancellation is necessary.
- 14 4. Agricultural Preserve Diminishment Case No. 190001 is consistent with the provisions of the
15 California Land Conservation Act of 1965, and the Rules and Regulations Governing
16 Agricultural Preserves in Riverside County provided in Resolution No. 84-526. The decision
17 of the Board of Supervisors to diminish the agricultural preserve is final upon the adoption of
18 this resolution.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 20 1. The findings of Environmental Assessment (EA) No. 42766, incorporated herein by reference,
21 determined the APD No. 190001 would not have a significant effect on the environment and
22 resulted in the preparation of the Mitigated Negative Declaration.
- 23 2. APD No. 190001 amends the Rancho California Agricultural Preserve No. 9, established with
24 Map No. 310, by removing approximately 5.1 acres of the Property, as legally described in
25 Exhibit A, attached hereto and incorporated herein by reference and as shown on Exhibit B,
26 titled “MAP NO. 310 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 9
27 AMENDED BY MAP NO. 310, 927, 190001,” being on file in the Office of the Clerk of the
28 Board.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it ADOPTS the Mitigated
2 Negative Declaration for Environmental Assessment No. 42766, based on the findings incorporated in the
3 initial study, incorporated herein by reference.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it ADOPTS Agricultural
5 Preserve Diminishment No. 190001, as described herein and in accordance with the legal description
6 provided on Exhibit A and as depicted on the Exhibit B map titled, "MAP 310 RANCHO CALIFORNIA
7 AGRICULTURAL PRESERVE NO. 9 AMENDED BY MAP NO. 310, 927, 190001," incorporated
8 herein by reference.


9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall
10 file and record copies of this resolution, legal boundary description, and the map titled "MAP NO. 310
11 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 9 AMENDED BY MAP NO. 310, 927,
12 190001," attached hereto and incorporated by reference as Exhibits A and B, respectively, in the Office of
13 the County Recorder of Riverside County, California; and transmit copies thereof to the Director of
14 Conservation of the State of California, and the Assessor of Riverside County, California.

15
16 ROLL CALL:

17 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
18 Nays: None
19 Absent: None

20 The foregoing is certified to be a true copy of a resolution duly
21 adopted by said Board of Supervisors on the date therein set forth.

22 Kecia R. Harper, Clerk of said Board

23 By  Deputy
24
25
26
27
28



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Clarification of the Seal for the Riverside County Board of Supervisors
(embossed on the document)



Date:

12-17-19

Signature:

Karen Barton

Print Name:

Karen Barton, Deputy Clerk of the Board

EXHIBIT A
RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 9
MAP NO. 190001

Real property in the unincorporated area, County of Riverside, State of California, described as follows:

Description

BEING PORTIONS OF PARCEL 3 OF PARCEL MAP 9743 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 48, PAGES 20 AND 21, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

AREA "A":

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID POINT BEING A POINT IN THE CURVED CENTERLINE OF CALLE CONTENTO, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1200.00 FEET AND A RADIAL BEARING OF NORTH 53°20'33" EAST; THENCE NORTH 82°56'50" EAST A DISTANCE OF 624.39 FEET TO THE SOUTHEAST CORNER OF PARCEL 3;
THENCE NORTH 14°56'28" WEST A DISTANCE OF 208.45 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 3;
THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL 3, NORTH 32°55'06" WEST A DISTANCE OF 265.00 FEET TO THE TRUE POINT OF BEGINNING OF AREA "A";

THENCE SOUTH 06°21 '31" WEST A DISTANCE OF 129.00 FEET;
THENCE NORTH 83°38'32" WEST A DISTANCE OF 251.00 FEET;
THENCE NORTH 71°18'46" WEST A DISTANCE OF 277.00 FEET;
THENCE SOUTH 00°05'35" WEST A DISTANCE OF 51.00 FEET;
THENCE SOUTH 34°18'09" WEST A DISTANCE OF 46.00 FEET;
THENCE SOUTH 68°11 '28" WEST A DISTANCE OF 44.00 FEET;
THENCE SOUTH 59°24'18" WEST A DISTANCE OF 57.00 FEET;
THENCE SOUTH 40°37'04" WEST A DISTANCE OF 66.75 FEET;
THENCE NORTH 56°29'36" WEST A DISTANCE OF 34.00 FEET;
THENCE NORTH 36°14'30" WEST A DISTANCE OF 121.00 FEET TO
A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;
THENCE NORTH 51°09'26" WEST A DISTANCE OF 164.00 FEET;
THENCE NORTH 61°44'21" WEST A DISTANCE OF 55.00 FEET;
THENCE NORTH 48°38'03" WEST A DISTANCE OF 113.00 FEET;
THENCE NORTH 56°36'31" WEST A DISTANCE OF 26.00 FEET;
THENCE NORTH 68°35'32" WEST A DISTANCE OF 75.50 FEET;
THENCE SOUTH 21°18'45" WEST A DISTANCE OF 15.50 FEET;
THENCE NORTH 68°37'44" WEST A DISTANCE OF 96.00 FEET;
THENCE NORTH 21°18'45" EAST A DISTANCE OF 18.00 FEET;
THENCE NORTH 68°37'45" WEST A DISTANCE OF 93.00 FEET;
THENCE NORTH 41°24'42" WEST A DISTANCE OF 80.50 FEET;
THENCE NORTH 13°58'41" WEST A DISTANCE OF 272.00 FEET;
THENCE NORTH 22°46'41" WEST A DISTANCE OF 41.00 FEET;
THENCE NORTH 40°12'53" WEST A DISTANCE OF 41.00 FEET;

THENCE NORTH 48°55'16" WEST A DISTANCE OF 220.50 FEET;
THENCE NORTH 10°07'42" EAST A DISTANCE OF 72.50 FEET;
THENCE NORTH 69°50'00" EAST A DISTANCE OF 25.50 FEET;
THENCE SOUTH 20°06' 40" EAST A DISTANCE OF 32.00 FEET;
THENCE SOUTH 25°29'05" WEST A DISTANCE OF 27.75 FEET;
THENCE SOUTH 24°17'04" EAST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 48°57' 48" EAST A DISTANCE OF 208.00 FEET;
THENCE SOUTH 31°30'22" EAST A DISTANCE OF 51.00 FEET;
THENCE SOUTH 13°58'03" EAST A DISTANCE OF 253.00 FEET;
THENCE SOUTH 26°54'41" EAST A DISTANCE OF 67.75 FEET;
THENCE SOUTH 54°59'04" EAST A DISTANCE OF 64.00 FEET;
THENCE SOUTH 68°36'55" EAST A DISTANCE OF 47.00 FEET;
THENCE NORTH 20°58'39" EAST A DISTANCE OF 23.00 FEET;
THENCE SOUTH 68°37'46" EAST A DISTANCE OF 93.00 FEET;
THENCE NORTH 50°15'44" EAST A DISTANCE OF 44.75 FEET;
THENCE NORTH 78°04'16" EAST A DISTANCE OF 82.00 FEET;
THENCE NORTH 83°13'46" EAST A DISTANCE OF 66.50 FEET;
THENCE NORTH 86°35'37" EAST A DISTANCE OF 44.00 FEET;
THENCE NORTH 02°39'53" WEST A DISTANCE OF 25.00 FEET;
THENCE NORTH 87°20'09" EAST A DISTANCE OF 33.00 FEET;
THENCE SOUTH 85°53'15" EAST A DISTANCE OF 31.00 FEET;
THENCE SOUTH 78°23'57" EAST A DISTANCE OF 52.00 FEET;
THENCE SOUTH 63°32'39" EAST A DISTANCE OF 36.00 FEET;
THENCE SOUTH 26°50' 14" WEST A DISTANCE OF 28.50 FEET;
THENCE SOUTH 67°15'03" EAST A DISTANCE OF 121.75 FEET;
THENCE NORTH 84°58'11" EAST A DISTANCE OF 86.50 FEET;
THENCE SOUTH 50°09'23" EAST A DISTANCE OF 86.50 FEET;
THENCE SOUTH 60°50'06" EAST A DISTANCE OF 106.75 FEET;
THENCE SOUTH 72°50'52" EAST A DISTANCE OF 77.25 FEET;
THENCE SOUTH 82°25'04" EAST A DISTANCE OF 157.911 FEET
TO SAID EASTERLY LINE OF PARCEL 3;

THENCE SOUTH 32°55'06" EAST A DISTANCE OF 69.00 FEET ALONG SAID
EASTERLY LINE OF PARCEL 3 TO THE **TRUE POINT OF BEGINNING OF AREA "A"**;
SAID PORTION OF LAND CONTAINS 5.96 ACRES MORE OR LESS.

AREA "B":

COMMENCING AT SAID POINT "A"

THENCE NORTH 88°48'21" EAST A DISTANCE OF 57.58 FEET TO THE **TRUE POINT
OF BEGINNING OF AREA "B"**;

THENCE NORTH 49°59'60" WEST A DISTANCE OF 388.75 FEET
THENCE NORTH 63°41 '33" WEST A DISTANCE OF 49.00 FEET;
THENCE NORTH 47°09'60" EAST A DISTANCE OF 38.50 FEET;
THENCE SOUTH 50°49'30" EAST A DISTANCE OF 233.75 FEET;
THENCE NORTH 36°21'43" EAST A DISTANCE OF 50.50 FEET;
THENCE NORTH 07°06'33" EAST A DISTANCE OF 40.75 FEET;
THENCE NORTH 44°40'15" EAST A DISTANCE OF 48.75 FEET;
THENCE SOUTH 79°56'60" EAST A DISTANCE OF 41.50 FEET;
THENCE SOUTH 54°24'00" EAST A DISTANCE OF 42.00 FEET;
THENCE SOUTH 38°36'40" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 04°32'39" EAST A DISTANCE OF 36.82 FEET;
THENCE SOUTH 16°13'33" WEST A DISTANCE OF 165.00 FEET
TO THE TRUE POINT OF BEGINNING OF AREA "B".

SAID PORTION OF LAND CONTAINS 0.86 ACRES MORE OR LESS.

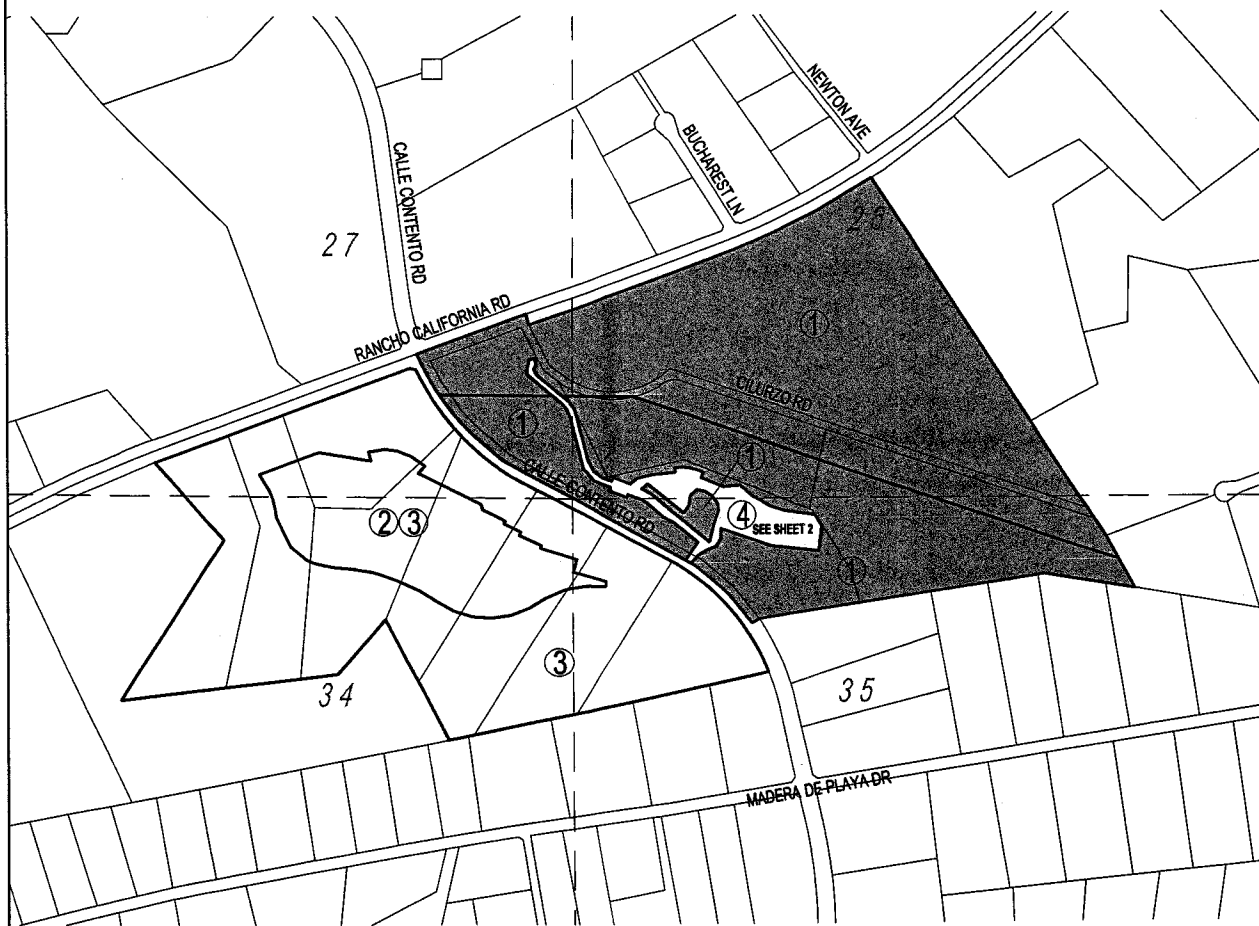
TOTAL AREA TO BE DIMINISHED IS 5.10 ACRES. AS SHOWN ON EXHIBIT "B",
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART OF.

Assessor Parcel No.	Acres (net)	Owner
951-140-056	5.10	Cziraki Family Trust

EXHIBIT B
RANCHO CALIFORNIA AGRICULTURAL PRESERVE
NO. 9
MAP NO. 190001

MAP NO. 310
RANCHO CALIFORNIA
AGRICULTURAL
PRESERVE
NO. 9.

AMENDED BY MAP NO. 310, 927, 190001
SEC 24, T.7S., R.2W, SEC 26,27,34,35



AMENDMENTS:

- NO. 1, (ENLARGEMENT), SEPTEMBER 10, 1974, MAP NO. 310
- NO. 2, (DIMINISHMENT), ABANDONED, MAP NO. 697
- NO. 3, (DIMINISHMENT), AUGUST 24, 2004, MAP NO. 927
- NO. 4, (DIMINISHMENT), MAP NO. 190001



ADOPTED ON FEBRUARY 19, 1974
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

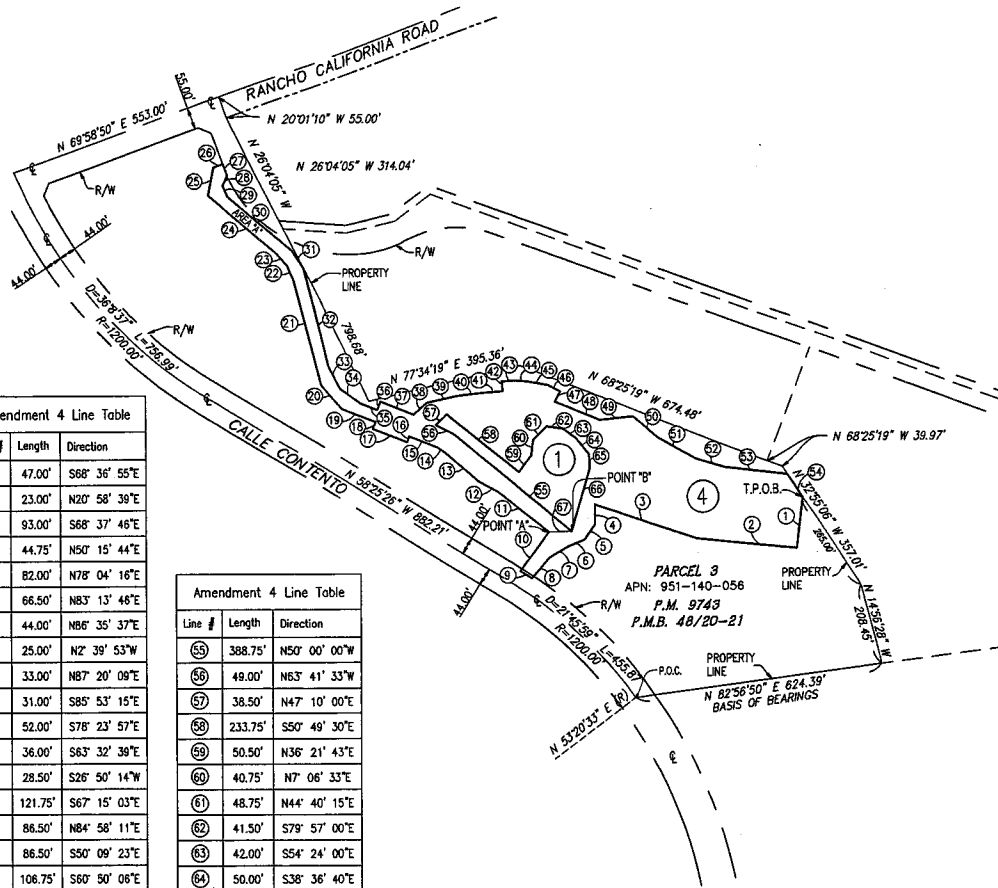
MAP NO. 310 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 9.

AMENDED BY MAP NO. 310, 927, 190001
SEC 24, T.7S., R.2W, SEC 26,27,34,35

Amendment 4 Line Table		
Line #	Length	Direction
1	129.00'	S6° 21' 31"W
2	251.00'	N83° 38' 32"W
3	277.00'	N71° 18' 46"W
4	51.00'	S0° 05' 35"W
5	46.00'	S34° 18' 09"W
6	44.00'	S68° 11' 28"W
7	57.00'	S59° 24' 18"W
8	66.75'	S40° 37' 04"W
9	34.00'	N56° 29' 36"W
10	121.00'	N36° 14' 30"E
11	164.00'	N51° 09' 26"W
12	55.00'	N61° 44' 21"W
13	113.00'	N48° 38' 03"W
14	26.00'	N56° 36' 31"W
15	75.50'	N68° 35' 32"W
16	15.50'	S21° 18' 45"W
17	96.00'	N68° 37' 44"W
18	18.00'	N21° 18' 45"E
19	93.00'	N68° 37' 45"W
20	80.50'	N41° 24' 42"W
21	272.00'	N13° 58' 41"W
22	41.00'	N22° 48' 41"W
23	41.00'	N40° 12' 53"W
24	220.50'	N48° 55' 16"W
25	72.50'	N10° 07' 42"E
26	25.50'	N69° 50' 00"E
27	32.00'	S20° 06' 40"E
28	27.75'	S25° 29' 05"W
29	30.00'	S24° 17' 04"E
30	208.00'	S48° 57' 48"E
31	51.00'	S31° 30' 22"E
32	253.00'	S13° 58' 03"E
33	67.75'	S26° 54' 41"E
34	64.00'	S54° 59' 04"E

Amendment 4 Line Table		
Line #	Length	Direction
35	47.00'	S68° 36' 55"E
36	23.00'	N20° 58' 39"E
37	93.00'	S68° 37' 46"E
38	44.75'	N50° 15' 44"E
39	82.00'	N78° 04' 16"E
40	66.50'	N83° 13' 48"E
41	44.00'	N86° 35' 37"E
42	25.00'	N2° 39' 53"W
43	33.00'	N87° 20' 09"E
44	31.00'	S85° 53' 15"E
45	52.00'	S78° 23' 57"E
46	36.00'	S63° 32' 39"E
47	28.50'	S26° 50' 14"W
48	121.75'	S67° 15' 03"E
49	88.50'	N84° 58' 11"E
50	86.50'	S50° 09' 23"E
51	106.75'	S60° 50' 06"E
52	77.25'	S72° 50' 52"E
53	157.91'	S82° 25' 04"E
54	69.00'	S32° 55' 06"E

Amendment 4 Line Table		
Line #	Length	Direction
55	388.75'	N50° 00' 00"W
56	49.00'	N63° 41' 33"W
57	38.50'	N47° 10' 00"E
58	233.75'	S50° 49' 30"E
59	50.50'	N36° 21' 43"E
60	40.75'	N7° 06' 33"E
61	48.75'	N44° 40' 15"E
62	41.50'	S79° 57' 00"E
63	42.00'	S54° 24' 00"E
64	50.00'	S38° 36' 40"E
65	36.82'	S4° 32' 39"E
66	165.00'	S16° 13' 33"W
67	57.58'	N88° 48' 21"E



- AMENDMENTS:
- NO. 1, (ENLARGEMENT), SEPTEMBER 10, 1974, MAP NO. 310
 - NO. 2, (DIMINISHMENT), ABANDONED, MAP NO. 697
 - NO. 3, (DIMINISHMENT), AUGUST 24, 2004, MAP NO. 927
 - NO. 4, (DIMINISHMENT), MAP NO. 190001

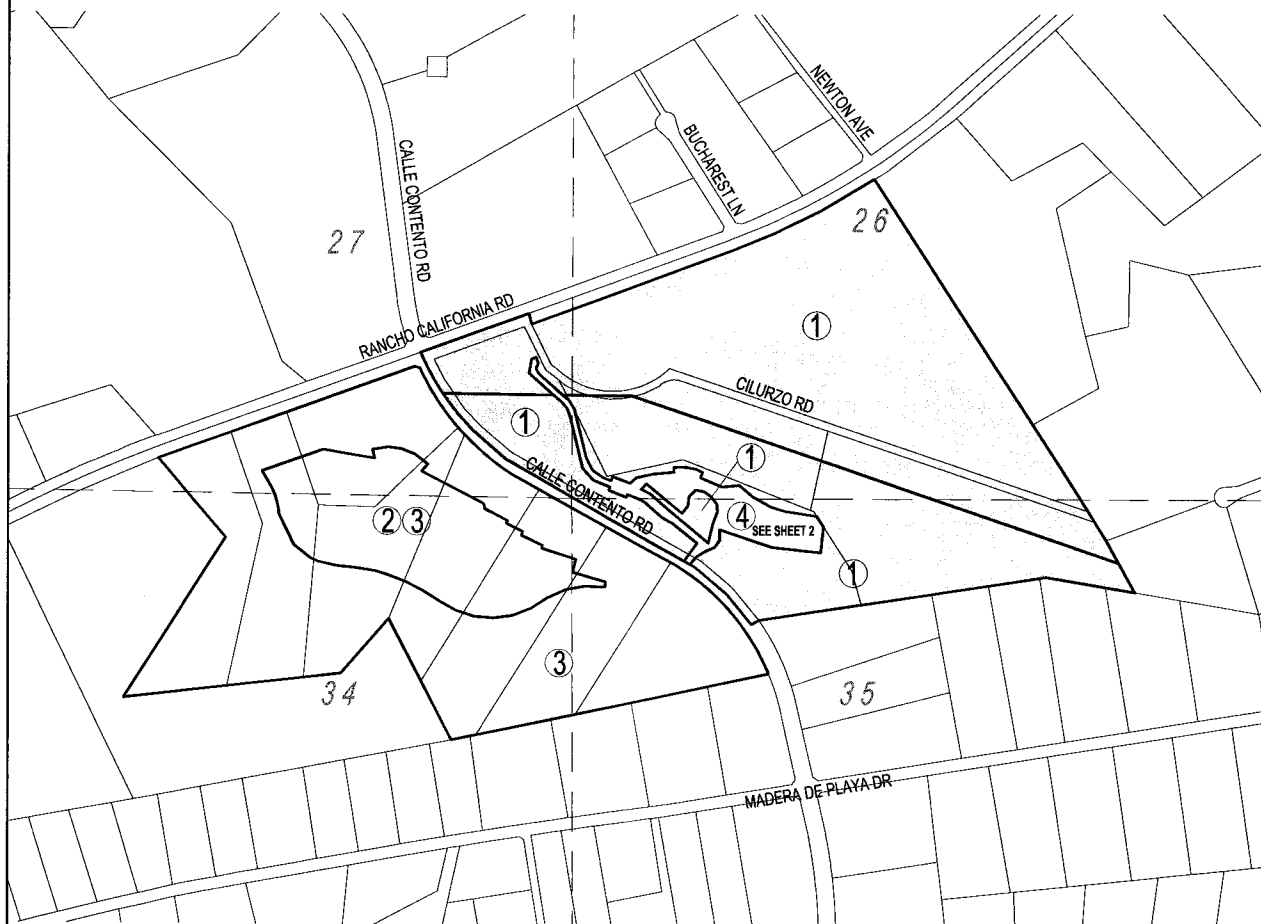
ADOPTED ON FEBRUARY 19, 1974
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



MAP NO. 310
RANCHO CALIFORNIA
AGRICULTURAL
PRESERVE
NO. 9.

AMENDED BY MAP NO. 310, 927, 190001

SEC 24, T.7S., R.2W, SEC 26,27,34,35



AMENDMENTS:

- NO. 1, (ENLARGEMENT), SEPTEMBER 10, 1974, MAP NO. 310
- NO. 2, (DIMINISHMENT), ABANDONED, MAP NO. 697
- NO. 3, (DIMINISHMENT), AUGUST 24, 2004, MAP NO. 927
- NO. 4, (DIMINISHMENT), DECEMBER 17, 2019, MAP NO. 190001



ADOPTED ON FEBRUARY 19, 1974
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.

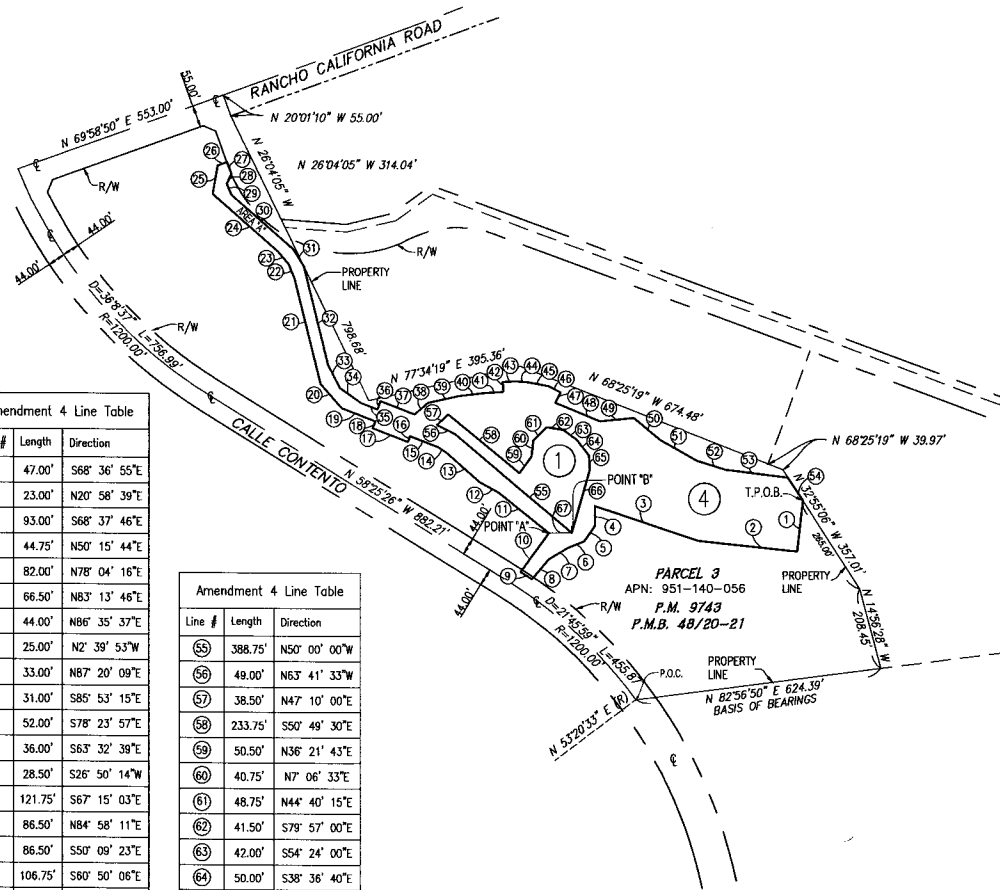
MAP NO. 310 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 9.

AMENDED BY MAP NO. 310, 927, 190001
SEC 24, T.7S., R.2W., SEC 26,27,34,35

Amendment 4 Line Table		
Line #	Length	Direction
1	129.00'	S6° 21' 31"W
2	251.00'	N83° 38' 32"W
3	277.00'	N71° 18' 46"W
4	51.00'	S0° 05' 35"W
5	46.00'	S34° 18' 09"W
6	44.00'	S68° 11' 28"W
7	57.00'	S59° 24' 18"W
8	66.75'	S40° 37' 04"W
9	34.00'	N56° 29' 36"W
10	121.00'	N36° 14' 30"E
11	164.00'	N51° 09' 26"W
12	55.00'	N61° 44' 21"W
13	113.00'	N48° 38' 03"W
14	26.00'	N56° 36' 31"W
15	75.50'	N68° 35' 32"W
16	15.50'	S21° 18' 45"W
17	96.00'	N68° 37' 44"W
18	18.00'	N21° 18' 45"E
19	93.00'	N68° 37' 45"W
20	80.50'	N41° 24' 42"W
21	272.00'	N13° 58' 41"W
22	41.00'	N22° 46' 41"W
23	41.00'	N40° 12' 53"W
24	220.50'	N48° 55' 16"W
25	72.50'	N10° 07' 42"E
26	25.50'	N69° 50' 00"E
27	32.00'	S20° 06' 40"E
28	27.75'	S25° 29' 05"W
29	30.00'	S24° 17' 04"E
30	208.00'	S48° 57' 48"E
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ADOPTED ON FEBRUARY 19, 1974
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.





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

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
11/27/19	0011338259		PE Riverside	4 x 61 Li	317.20

Invoice text: Ag Preserve 190001

*Planning
12/17/19 21.1*

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE
317.20

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
Nick Eller 951-368-9229	11/27/2019	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

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ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
11/27/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
317.20	0011338259	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

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.: Ag Preserve 190001 /

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:

11/27/2019

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

Date: November 27, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011338259-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE AND RESOLUTION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

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, December 17, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Agricultural Preserve Case No. 190001**, which requests to remove approximately 5.1 acres that are not currently subject to a land conservation contract from Rancho California Agricultural Preserve No. 9. This project is located North of Calle Contento, East of Rancho California Road, South of Cilurzo Road and West of Madera de Playa Drive in the Rancho California Zoning area of the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 42766**.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT **DIONNE HARRIS, CONTRACT PLANNER, AT (951)-955-6836 OR EMAIL DHarris@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 Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 19, 2019 **Kecia R. Harper, Clerk of the Board**
By: **Karen Barton, Deputy Clerk of the Board**

11/27



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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 19, 2019

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

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

RE: NOTICE OF PUBLIC HEARING: AG. Preserve 190001

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, November 27, 2019.**

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,

Karen Barton

Deputy Clerk of the Board to:
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE AND RESOLUTION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

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Dated: November 19, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

CERTIFICATE OF POSTING

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

I, Karen Barton, Deputy Clerk of the Board to Kecia R. Harper, 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 November 20, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Ag. Preserve 190001

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: December 17, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: November 20, 2019
Karen Barton

CERTIFICATE OF MAILING

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

I, Karen Barton, Deputy Clerk of the Board, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 20, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

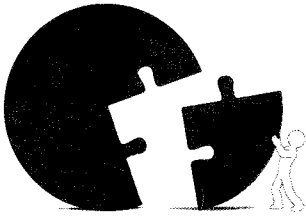
Ag. Preserve 190001

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: December 17, 2019 @ 10:00 a.m.

SIGNATURE: *Karen Barton*
Karen Barton

DATE: November 20, 2019



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Hearing Date: December 17, 2019

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Dionne Harris)

MinuteTraq #: 11316

Project Description: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: AGRICULTURAL PRESERVE CASE NO. 190001 and RESOLUTION NO. 2019-216 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Cziraki Family Trust - Engineer/Representative: 4M Engineering and Development, Inc - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: Agriculture (AG: AG) - Location: north of Calle Contento, east of Rancho California Road, south of Cilurzo Road and west of Madera de Playa Drive – 5.1 acres - Zoning: Wine Country- Winery (WC-W) - REQUEST: Remove approximately 5.1 acres that are not currently subject to a land conservation contract from Rancho California Agricultural Preserve No. 9.

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
 - 10 Day
 - 20 Day
 - 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
 - 10 Day
 - 20 Day
 - 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

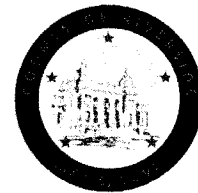
Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

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

"Planning Our Future... Preserving Our Past"

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



ITEM:
(ID # 11316)

MEETING DATE:

Tuesday, December 17, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
AGRICULTURAL PRESERVE CASE NO. 190001 and RESOLUTION NO. 2019-216 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Cziraki Family Trust - Engineer/Representative: 4M Engineering and Development, Inc - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: Agriculture (AG: AG) - Location: north of Calle Contento, east of Rancho California Road, south of Cilurzo Road and west of Madera de Playa Drive – 5.1 acres - Zoning: Wine Country- Winery (WC-W) - REQUEST: Remove approximately 5.1 acres that are not currently subject to a land conservation contract from Rancho California Agricultural Preserve No. 9. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42766**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE** **AGRICULTURAL PRESERVE DIMINISHMENT CASE NO. 190001**, to diminish Rancho California Agricultural Preserve No. 9, Map No. 310 based upon the findings and conclusions in the staff report and Resolution No. 2019-216; and,
3. **ADOPT RESOLUTION NO. 2019-216** diminishing the Rancho California Agricultural Preserve No. 9 as shown on the map titled "Map No. 310 Rancho California Agricultural Preserve No.9; and,

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

Project

Agricultural Preserve Diminishment Case No. 190001 (APD No. 190001) proposes to remove 5.1 acres from the Rancho California Agricultural Preserve No. 9. The removal of these acres will leave approximately 16.33 acres within the Rancho California Agricultural Preserve No. 9. The project site is not subject to a land conservation contract, so no cancellation is necessary. The exterior boundaries of the land to be diminished from Agricultural Preserve No. 9 are shown and described in the map and legal description attached to Resolution No. 2019-216.

Agriculture Preserve

Rancho California Agricultural Preserve No. 9, which included the project site, was established with the adoption of Map No. 310 on February 19, 1974.

Land Conservation Contract

A Land Conservation ("Williamson Act") contract was executed in 1976 by the land owners at the time (Instrument No. 141541). However, subsequent land owners filed a Notice of Nonrenewal with the County of Riverside, which was recorded in December 11, 1986. The Williamson Act contract expired on December 31, 1995, so the project site is no longer subject to any land conservation contract.

Alternative Land Use

The proposed alternative land use is a Class V Winery, including wine production and tasting, a winery hotel and recreational areas; the use will not include a restaurant or a special occasion facility. The Project will include an existing barn converted into a 13,467 square-foot wine production building with offices, a wine lab, wine storage and restrooms. Additionally, a new 5,919 square-foot tasting room with restaurant dining and kitchen, retail, storage, offices, and restrooms; a new 531 square-foot wedding prep building with restrooms and a wedding pergola with a lawn area for seating, and an outdoor pond. The Project also includes 83 parking spaces; with 9 ADA and 3 EV parking spaces included. There is also an

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

existing 3,413 square-foot residential dwelling with a swimming pool on site which is not part of the Project. The proposed Class V Winery use is not part of the proposed action and requires approval of a Plot Plan, pursuant to Riverside County Ordinance No. 348, Article XIVd, Section B.4, which will be processed separately from the diminishment case.

Additionally, the existing property owner intend to enter into a new Williamson Act contract for the portion of alternative land use site that will remain in the agriculture preserve and contain vineyards or related agricultural uses. Entering into a new contract will be processed separately from the diminishment case.

Technical Advisory Committee

The Comprehensive Agriculture Preserve Technical Advisory Committee ("CAPTAC") met on September 11, 2019, and evaluated ADP No. 190001. The CAPTAC found the proposed diminishment "Acceptable", as it is consistent with the Land Conservation Act of 1965 and, therefore recommends that the Board of Supervisors grant the proposed diminishment.

General Plan Consistency

The proposed diminishment is consistent with the Riverside County General Plan and the Southwest Area Plan because the project site is currently designated Agriculture: Agriculture (AG: AG) and no change to the land use designation is proposed. In addition, the project site is part of the Wine Country Community Plan and is within the Temecula Valley Wine Country Policy Area – Winery District. Similarly, no change is proposed in the policy area. In fact, the project must be developed in compliance to and shall be consistent with the above policy area and zoning classification.

Environmental Analysis

An Initial Study ("IS") and a Mitigated Negative Declaration have been prepared for this project as well as the proposed alternative land use of a Class V winery for the site in accordance with the California Environmental Quality Act ("CEQA"). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The Documents were circulated for public review per the State CEQA Guidelines Section 15105.

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. RESOLUTION NO. 2019-216**
- B. ENVIRONMENTAL ASSESSMENT NO. 42766**
- C. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE REPORT**



5162

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951140063
RLVC LTD PARTNERSHIP
16241 VENEZIA TERRACE
CHINO HILLS CA 91709

951140054
IMRE CZIRAKI
GIZELLA CZIRAKI
2242 OLD HIGHWAY 395
FALLBROOK CA 92028

942240003
SELINA J CAVALETTO
LASSALETTE ENTERPRISES
CECILIA E VILLINES

943120045
LOUIDAR
33820 RANCHO CALIF RD
TEMECULA CA 92591

29379 RANCHO CALIF RD 201
TEMECULA CA 92591

943230008
109 ACRES
3719 S PLAZA DR
SANTA ANA CA 92704

943120018
WILLIAM L OWEN
JERRI F OWEN
39701 CALLE CONTENTO
TEMECULA CA. 92591

943210014
MAHMOUD M YAKUT
FELICITAS M YAKUT
39788 CALLE CONTENTO
TEMECULA CA 92591

943210013
MAHMOUD M YAKUT
FELICITAS M YAKUT
39788 CALLE CONTENTO
TEMECULA CA. 92591

943220002
RUTH M MAIS
39841 ANZA RD
TEMECULA CA. 92591

943120019
JOHN C BRODERSEN
SUSAN D BRODERSEN
39847 CALLE CONTENTO
TEMECULA CA. 92591

943120020
CHARLES T PELTZER
CARRIE ANN PELTZER
40275 CALLE CONTENTO
TEMECULA CA 92591

943120021
CHARLES T PELTZER
CARRIE ANN PELTZER
40275 CALLE CONTENTO
TEMECULA CA. 92592

943260046
INVESTEUROP
41391 KALMIA ST STE 200
MURRIETA CA 92562

951140042
SKATE RANCH
42642 RIVERA DR
TEMECULA CA 92592



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943240006
RAUL E RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

943240005
RAUL E RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

943240004
FALKNER WINERY INC
7625 HILLSIDE DR
LA JOLLA CA 92037

943210012
HARSHADRAY D PATEL
NALINI PATEL
AKASH HARSHADRAY PATEL

978 S LADAN LN
ANAHEIM HILLS CA 92808

951140059
DESTINY VINEYARDS
P O BOX 4026
CHATSWORTH CA 91313

943060010
LOUIDAR
P O BOX 891510
TEMECULA CA 92591



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CZIRAKI FAMILY TRUST
BELLA VISTA WINERY OF TEMECULA
41220 CALLE CONTENTO
TEMECULA CA 92592

4M ENGINEERING AND
DEVELOPMENT INC
41635 ENTERPRISE CIRCLE, STE B
TEMECULA CA 92590

F
E

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE AND RESOLUTION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

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, December 17, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Agricultural Preserve Case No. 190001**, which requests to remove approximately 5.1 acres that are not currently subject to a land conservation contract from Rancho California Agricultural Preserve No. 9. This project is located North of Calle Contento, East of Rancho California Road, South of Cilurzo Road and West of Madera de Playa Drive in the Rancho California Zoning area of the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 42766**.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DIONNE HARRIS, CONTRACT PLANNER, AT (951)-955-6836 OR EMAIL DHarris@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 Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 19, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

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RETURN TO MEMBER NO SUCH MEMBER
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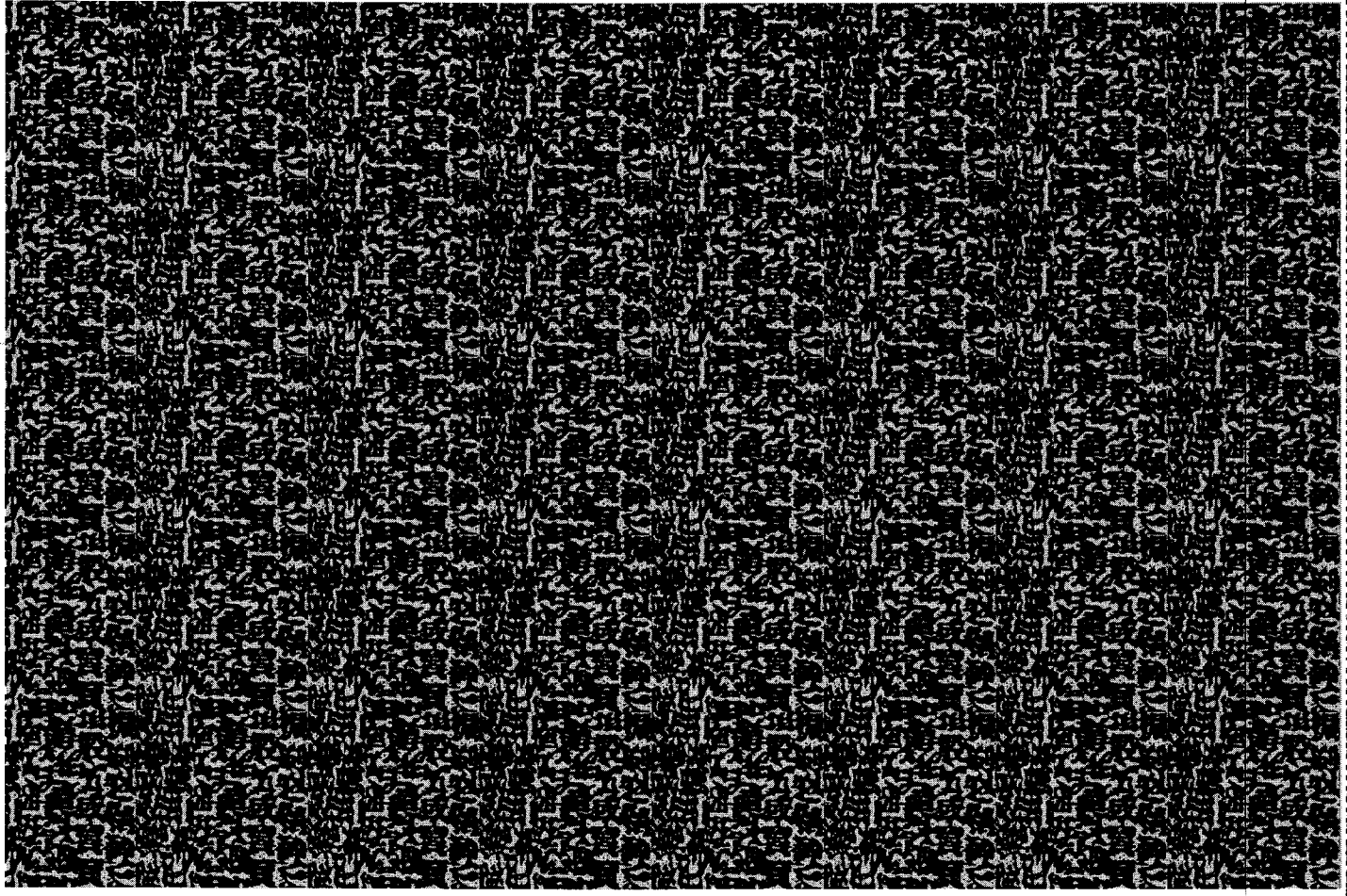
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CLERK/BOARD OF SUPERVISORS

2019 DEC -2 PM 1:43

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MAHMOUD M YAKUT
FELICITAS M YAKUT
39788 CALLE CONTENTO
TEMECULA CA 92591

PUBLIC HEARING NOTICE
This may affect your property

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



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t 3

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Dated: November 19, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

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141-SMB 9259
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BC: 9250211477
7892-02988-28-97
NO SUCH NUMBER
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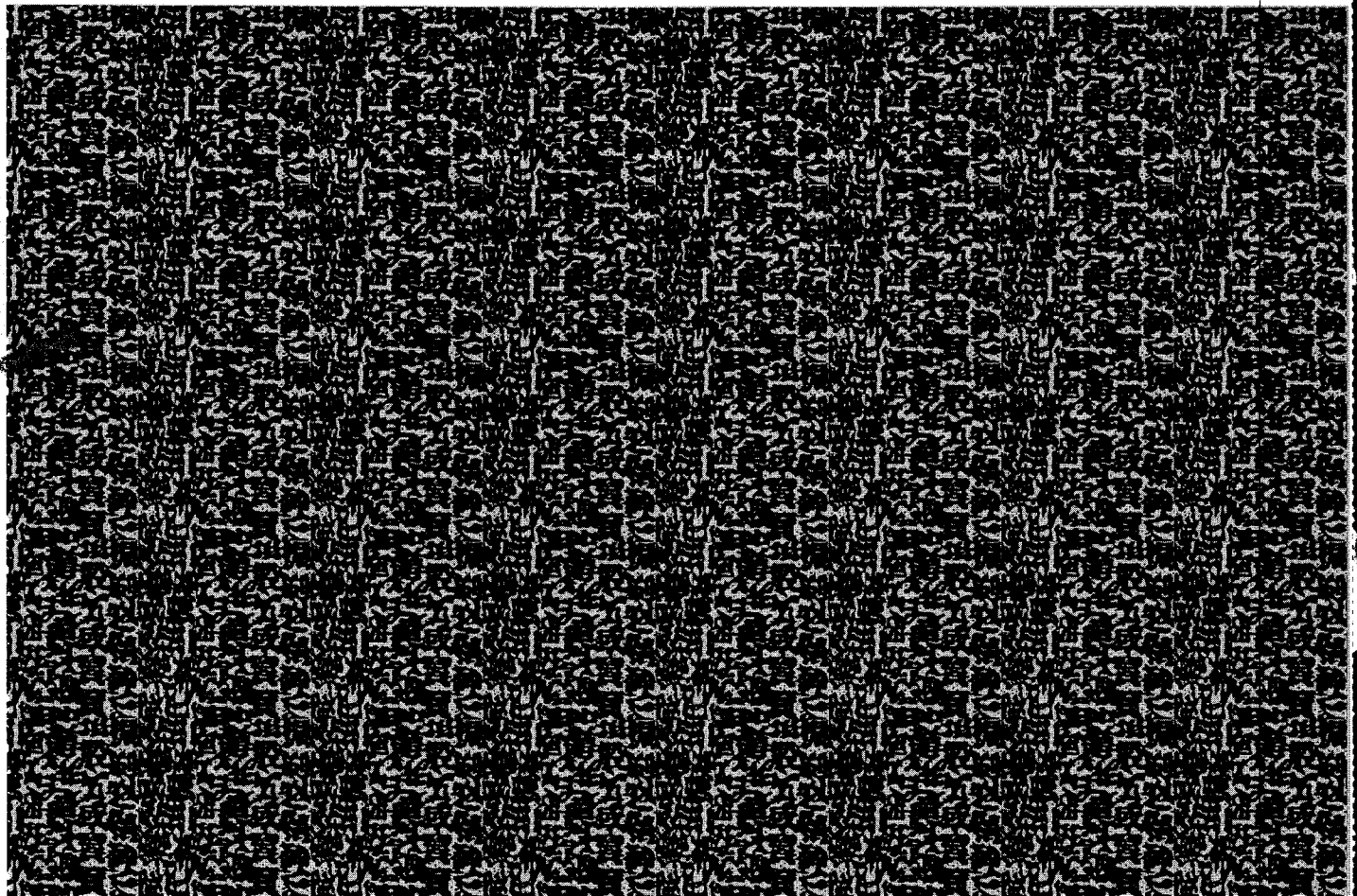
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2019 DEC -2 PM 1:43

943210013
MAHMOUD M YAKUT
FELICITAS M YAKUT
39788 CALLE CONTENTO
TEMECULA CA. 92591

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



DID NOT SPEAK

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markham

Address: 28693 Old Town Front St.

City: Temecula Zip: 92590
Suite 300 D

Phone #: 909 322 8482

Date: 12.17.19 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

Respond to Questions Only

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

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

Receipt #: 19-378395

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 11/20/2019

County Agency of Filing: RIVERSIDE Document No: E-201901348

Project Title: ENVIRONMENTAL ASSESSMENT # 42766; AGRICULTURAL PRESERVE CASE NO. 190001

Project Applicant Name: CLERK OF THE BOARD Phone Number: (951) 955-1063

Project Applicant Address: P O BOX 1147, RIVERSIDE, CA 92502-1147

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$0.00
- Project that is exempt from fees (DFG No Effect Determination (Form Attached)) _____
- Project that is exempt from fees (Notice of Exemption) _____

Total Received _____ \$0.00

Signature and title of person receiving payment: Sheila K. Gavala Deputy

Notes:

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Dated: November 20, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201901348
11/20/2019 02:39 PM Fee: \$ 0.00

Page 1 of 1
DEC 23 2019

Removed: By:  Deputy