

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



**ITEM: 21.1
(ID # 12697)**

MEETING DATE:

Tuesday, July 07, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GPA NO. 190002, CZ NO. 1800023, TPM NO. 37667, AP CASE NO. 200001, AP CASE NO. 200002, RESOLUTION NO. 2020-083, RESOLUTION NO. 2020-084, and RESOLUTION NO. 2020-154, ORDINANCE NO. 348.4929, and CONSIDER an ADDENDUM to MND for EA NO, 39682 - Applicant: Sirah Vineyard Development Corp., Gregg Linhoff – Engineer/Representative: Masson and Associates, Rob D’Amaro –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG); Temecula Valley Wine Country Policy Area: Winery District – Location: North of Rancho California Road, south of La Serena Way, east of Butterfield Stage Road, and west of La Serena Way – 290 Gross Acres - Zoning: Citrus/Vineyard – 5-Acre Minimum (CV-5) - REQUEST: The GPA is an Amendment to the Circulation Element of the Riverside County General Plan to revise the road designation of La Serena Way from a Secondary Highway to a Collector. The CZ proposes to change the site’s zoning from Citrus/Vineyard – 5-acre lot minimum (CV-5) to Wine Country – Winery (WC-W). TPM No. 37667 is a proposal for a Schedule “I” subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule “I” subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel by parcel basis and be consistent with the Wine Country – Winery permitted land uses. AP Case No. 200001 proposes to diminish approximately 43.27 gross acres from Rancho California Agricultural Preserve No. 3 Map No. 108 as amended by Map No. 930, and AP Case No. 200002 proposes to disestablish Rancho California Agricultural Preserve No. 35 Map No.547 as amended by Map No. 929, which consists of 82.73 acres. APNs 943-060-012, 943-070-003, and 943-260-027. District 3. [Applicant’s Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

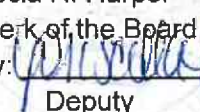
ACTION: Policy


Chrystal Leach, Assistant TLMA Director 9/5/2020

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: July 07, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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1. **CONSIDER** an **ADDENDUM** to **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39682** based on the findings and conclusions incorporated in the Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist;
2. **TENTATIVELY APPROVE** **AGRICULTURAL PRESERVE CASE NO. 200001**, a proposal as depicted on Map No. 200001 to diminish the Rancho California Agricultural Preserve No. 3, Map No. 108, as amended by Map No. 930, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee on February 26, 2020, based on the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report and, the findings and conclusions in the staff report and Resolution No. 2020-083; and issue a Certificate of Tentative Cancellation to cancel the Land Conservation Contract subject to the conditions in Resolution No. 2020-083;
3. **TENTATIVELY APPROVE** **AGRICULTURAL PRESERVE CASE NO. 200002**, a proposal as depicted on Map No. 200002 to disestablish the Rancho California Agricultural Preserve No. 35, Map No. 547, as amended by Map No. 929, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee on February 26, 2020, based on the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report and, the findings and conclusions in the staff report and Resolution No. 2020-084; and, issue a Certificate of Tentative Cancellation to cancel the Land Conservation Contract subject to the conditions in Resolution No. 2020-084;
4. **ADOPT RESOLUTION NO. 2020-083** tentatively approving the diminishment of Rancho California Agricultural Preserve No. 3, Map No. 108, as amended by Map No. 930, as shown on Map No. 200001 and issuing a Certificate of Tentative Cancellation to cancel the Land Conservation Contract, based upon the findings and conclusions incorporated in the resolution and staff reports;
5. **ADOPT RESOLUTION NO. 2020-084** tentatively approving the disestablishment of Agricultural Preserve No. 35 Map No. 547, as amended by Map No. 929, as shown on Map No. 200002 and issuing a Certificate of Tentative Cancellation for the associated Land Conservation Contract based upon the findings and conclusions incorporated in the resolution and staff reports;
6. **APPROVE GENERAL PLAN AMENDMENT NO. 190002**, modifying the Circulation Element to change the current road designation of La Serena Way from a Secondary Highway designation to a Collector designation as shown on Figure 7 of the

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Southwest Area Plan and Circulation Element Figure C-1, attached hereto, based on the findings and conclusions incorporated in the staff report,

7. **ADOPT RESOLUTION NO. 2020-154**, approving General Plan Amendment No. 190002 modifying the Circulation Element's road designation of La Serena Way from a Secondary Highway designation to a Collector designation;

8. **APPROVE CHANGE OF ZONE NO. 1800023**, changing the zoning classification for the subject property from the C/V-5 Zone to WC-W Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report;

9. **ADOPT ORDINANCE NO. 348.4929** amending the zoning in the Rancho California Area shown on Map No. 2.2445 Change of Zone No. 1800023, attached hereto and incorporated herein by reference;

10. **APPROVE TENTATIVE PARCEL MAP NO. 37667**, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report, and pending finalization of Agricultural Preserve Case No. 200001 and Agricultural Preserve Case No. 200002; and

DIRECT the Planning Department to incorporate the changes made by General Plan Amendment No. 190002 into the Riverside County General Plan Circulation Element and associated area plan, tables, and figures.

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

General Plan Amendment No. 190002 (Technical Amendment) is a proposal to modify the General Plan road designation of La Serena Way from a Secondary Highway to a Collector as shown on Circulation Element Figure C-1 and Southwest Area Plan Figure 7 of the General Plan.

Change of Zone No. 1800023 is a proposal to change the site's zoning classification from Citrus/Vineyard, 5-acre lot minimum (C/V-5), to Wine Country – Winery (WC-W). This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District.

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Tentative Parcel Map No. 37667 is a proposal for a Schedule "I" subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule "I" subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel by parcel basis and be consistent with the WC-W Zone permitted land use.

The Project site is located north of Rancho California Road, south and west of La Serena Way, and east of Butterfield Stage Road.

The Planning Commission considered the General Plan Amendment, Change of Zone, and Tentative Parcel Map during a regularly scheduled public hearing on May 6, 2020. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the project (vote of 5-0) to the Board of Supervisors.

Associated Agricultural Preserve Cases

Agricultural Preserve Case No. 200001 (APD No. 200001) is a request to remove 43.27 acres from the Rancho California Agricultural Preserve No. 3. The exterior boundaries of APD200001 to be diminished from the Rancho California Agricultural Preserve No. 3 are identified by the legal description and map attached to Resolution No. 2020-083 as Exhibit A and Exhibit B, respectively. Approval of proposed APD No. 200001 will decrease the size of the Rancho California Agricultural Preserve No. 3 to 10.54 acres. The area that will be diminished from the preserve is currently subject to a Land Conservation Contract, and a contract cancellation is required.

Rancho California Agricultural Preserve No. 3 was established on August 24, 1970, pursuant to Map No. 108 and consisted of 138.85 acres at that time. The Rancho California Agricultural Preserve No. 3 was diminished by 85.04 acres pursuant to Map No. 930 adopted on September 30, 2008. Currently, the Agricultural Preserve includes a portion of lands identified with Assessor's Parcel Numbers 943-260-027 and 943-260-024, a total area of approximately 53.81 acres.

A Land Conservation ("Williamson Act") Contract for land within the Rancho California Agricultural Preserve No. 3, Map No. 108 was recorded on October 17, 1970 as Instrument No. 103845. The contract took effect on January 1, 1971. A Notice of Non-renewal was filed on October 9, 2003 to terminate the Williamson Act contract on the property. This Notice of Non-renewal was recorded on January 7, 2004 as Instrument No. 2004-0010703. A new Williamson Act contract for approximately 43.27 acres of land within the Rancho California Agricultural Preserve No. 3 Map No. 108 as amended by Map No. 930 was recorded on May 24, 2007 as Instrument No. 2007-0343862. This contract took effect on January 1, 2008. The current property owner filed a Notice of Non-renewal on February 24, 2020, which was recorded on March 2, 2020 as Instrument No. 2020-0095222. As a result of the Notice of Non-renewal, the Williamson Act contract on the property will expire on December 31, 2029.

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Agricultural Preserve Case No. 200002 (APD No. 200002) is also a request to disestablish Rancho California Agricultural Preserve No. 35, which consists of approximately 82.73 acres. The exterior boundaries of the Rancho California Agricultural Preserve No. 35 are identified by the legal description and map attached to Resolution No. 2020-084 as Exhibit A and Exhibit B, respectively. The area within the preserve is currently subject to a Land Conservation Contract, and a contract cancellation is required.

Rancho California Agricultural Preserve No. 35 was established on April 27, 1982 pursuant to Map No. 547 and consisted of 152.9 acres. The Rancho California Agricultural Preserve No. 35 was diminished by 70.17 acres pursuant to Map No. 929, which was adopted on September 30, 2008. Currently, the Agricultural Preserve includes a portion of lands identified with Assessor's Parcel Numbers 943-260-027 and 943-260-003, a total area of approximately 82.73 acres.

A Williamson Act contract for land within the Rancho California Agricultural Preserve No. 35, Map No. 547 was recorded on May 4, 1982 as Instrument No. 76452. The contract took effect on January 1, 1983. A Notice of Non-renewal was filed on August 19, 2003 to terminate the Land Conservation Contract and was recorded on September 25, 2003 as Instrument No. 2003-0747934. A new Land Conservation Contract for approximately 82.73 acres of land within the Rancho California Agricultural Preserve No. 35, as amended by Map No. 929, was recorded on May 24, 2007 as Instrument No. 2007-0343863. The contract took effect on January 1, 2008. On February 24, 2020, the current property owner filed a Notice of Non-renewal, which was recorded on March 2, 2020 as Instrument No. 2020-0095223. As a result of the Notice of Non-renewal, the Williamson Act contract on the Property will expire on December 31, 2029.

Alternative Land Use for APD No. 200001 and APD No. 200002

The proposed alternative land use is Tentative Parcel Map No. 37667, which is a Schedule "I" Map for the subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. Of the 290 acres that are included in TPM No. 37667, approximately 43.27 acres is within Rancho California Agricultural Preserve No. 3 and 82.73 acres is within Rancho California Agricultural Preserve No. 35; specifically APD No. 200001 and APD No. 200002 involves lands that are in whole or a portion of the proposed TPM No. 37667 lots 1, 2, 3, 4, 6, 7, 8, 12, 13, and 14.

TPM No. 37667 is associated with General Plan Amendment No. 190002, which proposes to modify the Circulation Element to change the current General Plan road designation of La Serena Way to a Collector, and Change of Zone No. 1800023, which proposes to change the site's zoning to WC-W. The General Plan Amendment and Change of Zone will support the future agricultural use and incidental commercial uses on the lots proposed by TPM No. 37667. The Collector road designation provides for the development of a roadway that is consistent in character with the other General Plan roads within the policy area. Due to the rolling topography of this region, the roadway network is less complex than found in more urbanized areas. WC-W Zone is considered an agricultural zone in Ordinance No. 348 and is one of two implementing zones for the Temecula Valley Wine Country Policy Area – Winery District. The proposed 20-acre lots can support residential uses and, with future entitlements, potential

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winery development in compliance with the Temecula Valley Wine Country Policy Area. Future development will occur on a parcel by parcel basis subject to the General Plan policies and the development standards of the WC-W Zone.

The approval of Resolution No. 2020-083 and Resolution 2020-084 will allow the property owner to move forward with the cancellation of the Land Conservation Contract. Final approval of the APD No. 200001 and APD No. 200002 will be brought back to the Board for approval once the Williamson Act Contract cancellation fee is paid. The recordation of the Final Map shall not occur until the Williamson Act Contract cancellation fee is paid per condition of approval for TPM No. 37667.

Technical Advisory Committee

The Comprehensive Agriculture Preserve Technical Advisory Committee ("CAPTAC") met on February 26, 2020, and evaluated APD No. 200001 and APD No. 200002. The CAPTAC found the proposed diminishment and disestablishment 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 and disestablishment.

General Plan Consistency

The proposed APD No. 200001 and APD No. 200002, and its associated cases, include properties that are located within the Temecula Valley Wine Country Policy Area of the Riverside County General Plan, Southwest Area Plan (SWAP) boundary. The policy area was established to protect the region's vinicultural activities, wineries and its incidental commercial uses, large residential estates, and equestrian uses. The project site is within the Winery District of the policy area, which encourages incidental commercial uses that promote tourist related activities for the wine industry.

The proposed diminishment and disestablishment are consistent with the General Plan, as they will allow the alternative land use to subdivide approximately 290 acres into 14 parcels with a minimum lot size of 20 acres, as well as will allow future wineries and its incidental commercial uses to establish with proper land use entitlements. Temecula Valley Wine Country Policy Area Policy SWAP 1.5 allows for large lot subdivision with a minimum lot size of 10 gross acres and policy SWAP 1.9 encourages the development of wineries and incidental commercial uses pursuant to the WC-W Zone. The proposed TPM creates lots that are larger than 10 gross acres; therefore, it is also consistent with the General Plan.

The proposed change of zone to WC-W Zone will make the zoning classification consistent with the Temecula Valley Wine Country Policy Area. The WC-W zoning classification is considered an agricultural zone, pursuant to Section 21.3b of Riverside County Ordinance No. 348. The WC-W Zone development standards requires at least seventy-five (75%) of a winery site to be planted with vineyards.

The proposed GPA No. 190002 is a Technical amendment to the Circulation Element of the Riverside County General Plan to revise the road designation of La Serena Way from a

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Secondary Highway to a Collector. The circulation network within the Policy Area has several roads that are designated Collector that requires 74' Right-of-Way. The Collector roads within the Policy Area branch off the major roadways and provide access to local neighborhoods. The reclassification of La Serena Way from a Secondary Highway to a Collector Road has to do with the Temecula Valley Wine Country Policy Area's policies that are included in the Southwest Area Plan of the General Plan, which are provided to ensure long term viability of the wine industry while protecting the community's equestrian and rural lifestyle. With that comes a vision of rural roads and trails, with vehicles and pedestrians passing by wineries, farms, vineyards and inns. La Serena Way as a four lane secondary highway would not be in keeping with the Wine Country's intention of protecting the rural nature of the area. This results in a source of confusion on the intended vision and aesthetics of a generally rural area and urban level roads in the Wine Country area. To this purpose, all roads that are in Wine Country are two lane roads with the exception of Anza Road.

Additionally, from an ability to support the planned traffic in the area adequately, the reclassification of La Serena Way would more appropriately serve the anticipated traffic. The General Plan Buildout traffic capacity for La Serena Way is approximately 5% above the Level of Service D capacity that the reclassification to a Collector Road would provide. However, with the installation of a traffic signal at the intersection of La Serena Way and Butterfield Stage Road and a roundabout at La Serena Way and Rancho California Road that are already planned improvements, these improvements would assist in the traffic flow being adequately served by the reclassification of La Serena Way to a Collector Road and the classification as a Secondary Highway is no longer required.

The Change of Zone and General Plan Amendment supports the intent of the Policy Area and can be adopted before final approval of APD No. 200001 and APD No. 200002 because it will not conflict with agricultural zoning or uses.

Environmental Analysis

In accordance with the California Environmental Quality Act (CEQA), an Addendum to the Mitigated Negative Declaration has been prepared for this Project, which includes analyses of the proposed alternative land use for the Project site. None of the conditions described in State CEQA Guidelines section 15162 occur, supporting the use of an Addendum for the proposed Project. The Addendum to the Mitigated Negative Declaration for Environmental Assessment No. 39685 represents the independent judgment of Riverside County. The documents were circulated for public review per State CEQA Guidelines section 15105.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

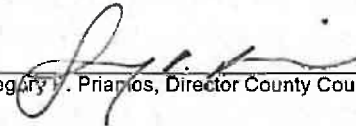
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ATTACHMENTS

- A. Resolution No. 2020-083
- B. Resolution No. 2020-084
- C. Resolution No. 2020-154
- D. Southwest Area Plan Figure 7 and Circulation Element Figure C-1
- E. Zoning Ordinance No. 348.4929
- F. CAPTAC Report February 26, 2020 for APD No. 200001 and APD No. 200002
- G. Planning Commission Minutes
- H. Planning Commission Memo
- I. Planning Commission Staff Report
- J. Tentative Parcel Map Exhibit



Jason Farin, Principal Management Analyst 7/1/2020



Gregory L. Priamos, Director County Counsel 6/29/2020

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ORDINANCE NO. 348.4929

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. 2.2445, Change of Zone Case No. 1800023" 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

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: 

(SEAL)

APPROVED AS TO FORM
June 22, 2020

By: 
AARON C. GETTIS
Supervising Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 7, 2020, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

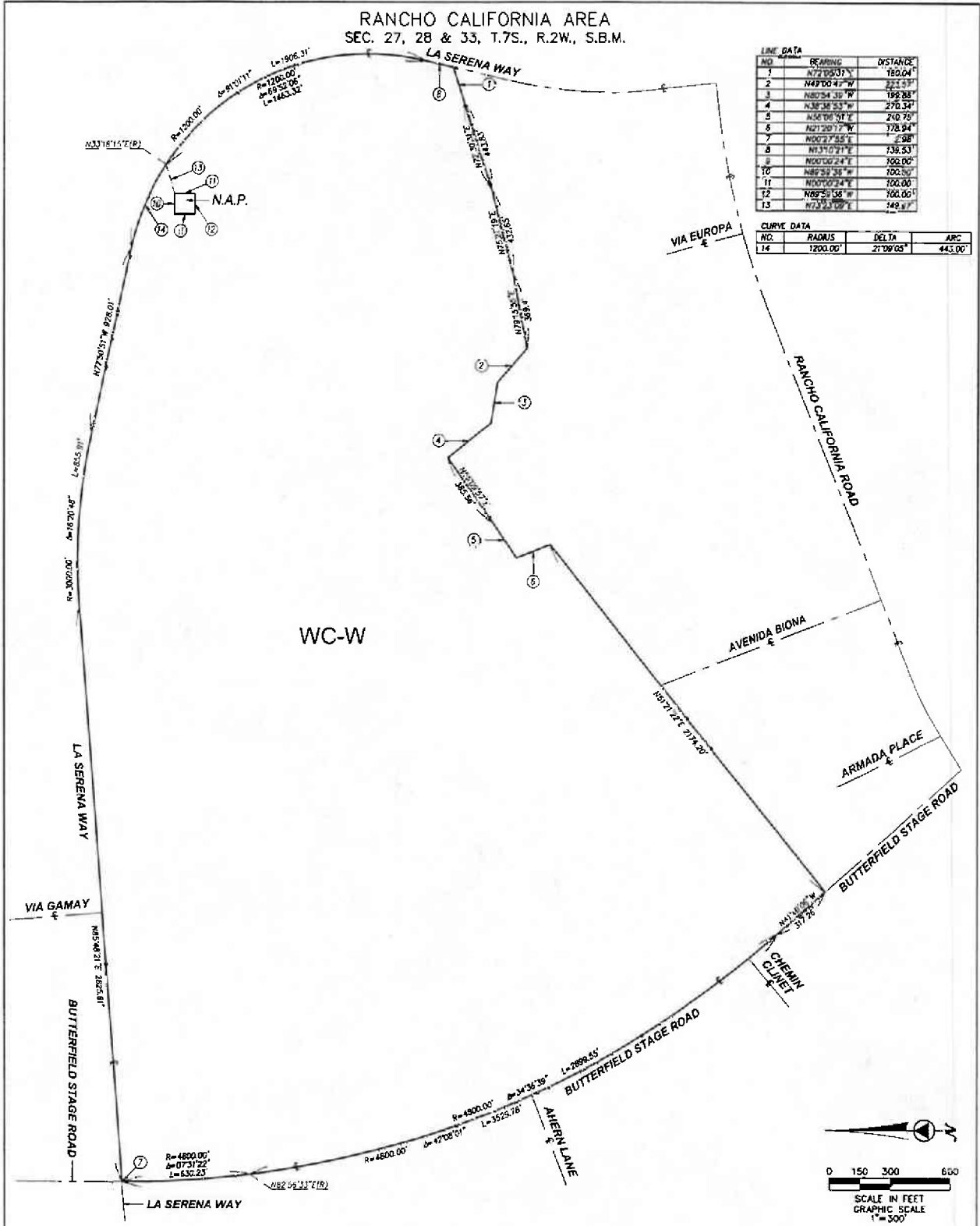
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: July 7, 2020

KECIA R. HARPER
Clerk of the Board
BY: *Michelle Raso*
Deputy



RANCHO CALIFORNIA AREA
SEC. 27, 28 & 33, T.7S., R.2W., S.B.M.



LINE DATA

NO.	BEARING	DISTANCE
1	N72°05'31" W	180.04'
2	N42°00'47" W	321.47'
3	N80°54'35" W	198.88'
4	N36°38'53" W	276.34'
5	N56°08'51" E	250.70'
6	N21°20'17" W	178.94'
7	N00°27'55" E	7.98'
8	N131°07'17" E	138.53'
9	N00°00'24" E	100.00'
10	N89°29'35" W	100.00'
11	N00°00'24" E	100.00'
12	N89°51'58" W	100.00'
13	N73°13'09" E	149.87'

CURVE DATA

NO.	RADIUS	DELTA	ARC
14	1200.00'	21°09'05"	443.00'

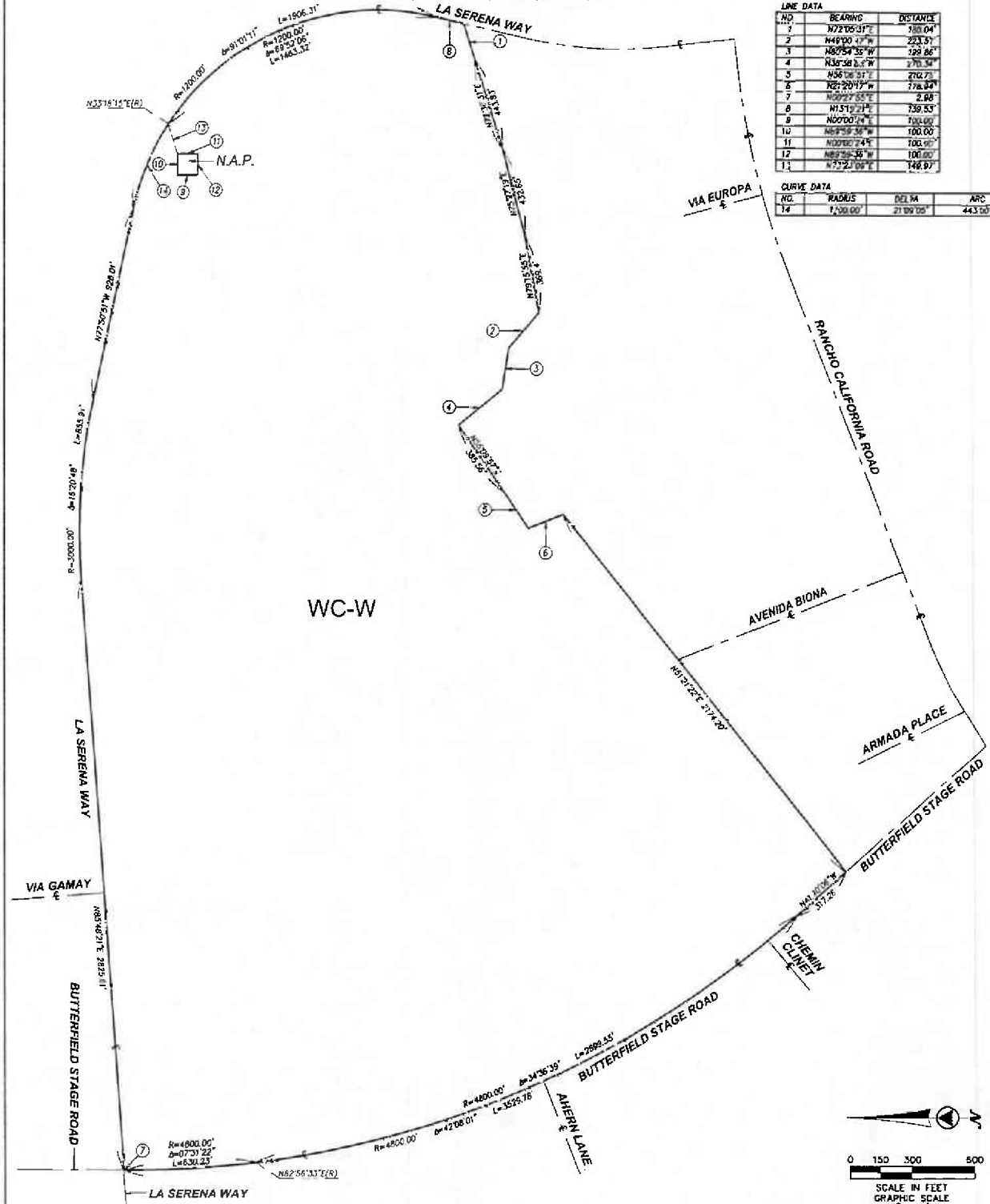
WC-W WINE COUNTRY-WINERY
MAP NO. 2.2445

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1800023
ADOPTED BY ORDINANCE NO. 348.4929
(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN'S: 943-060-012, 943-070-003, 943-260-027

RANCHO CALIFORNIA AREA
SEC. 27, 28 & 33, T.7S., R.2W., S.B.M.



WC-W WINE COUNTRY-WINERY
MAP NO. 2.2445

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

CHANGE OF ZONE CASE NO. 1800023
ADOPTED BY ORDINANCE NO. 348.4929
(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN'S: 943-060-012, 943-070-003, 943-260-027

2 **RESOLUTION NO. 2020-154**

3 **AMENDING THE RIVERSIDE COUNTY**

4 **GENERAL PLAN**

5 **(First Circulation Element Cycle of General Plan Amendments for 2020)**

6
7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
8 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside
9 County Planning Commission in Riverside, California to consider proposed amendments to the Southwest
10 Area Plan and Circulation Element of the Riverside County General Plan; and,

11 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
12 County CEQA implementing procedures have been satisfied; and,

13 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
14 documentation presented by the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
16 of the County of Riverside in regular session assembled on July 7, 2020 that:

- 17 A. **General Plan Amendment (GPA) No. 190002** amends the current General Plan road
18 designation of La Serena Way from a Secondary Highway to a Collector, as shown on
19 the draft Southwest Area Plan Figure 7 titled "Southwest Area Plan Circulation (Draft
20 changes under GPA 190002)," attached hereto and incorporated herein by reference.
21 The associated project site is located within the Southwest Area Plan in the Third
22 District, specifically located north of Rancho California Road, south and west of La
23 Serena Way, and east of Butterfield Stage Road. GPA No. 190002 is associated with
24 Tentative Parcel Map No. 37667, Change of Zone No. 1800023, and the Addendum to
25 the Mitigated Negative Declaration for Environmental Assessment No. 39682, which
26 were considered concurrently with the amendment at the public hearings before the
27 Planning Commission and Board of Supervisors. The Planning Commission
28 recommended that the Board of Supervisors tentatively approve GPA No. 190002 during

BY:  ELENA J. MOSHREF-DANESH DATE

1 a regularly scheduled public meeting on May 6, 2020. After taking public testimony,
2 the Board of Supervisors closed the public hearing and tentatively approved GPA No.
3 190002 on July 7, 2020.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
5 this matter, both written and oral, including the Addendum to the Mitigated Negative Declaration for
6 Environmental Assessment No. 39682, that:

- 7 1. The Circulation Element identifies goals and policies affecting circulation in the
8 County.
- 9 2. The Southwest Area Plan and Circulation Element Circulation Maps establish road
10 designations for the Southwest area.
- 11 3. GPA No. 190002 is a Technical Amendment.
- 12 4. La Serena Way is currently designated Secondary Highway by the Southwest Area
13 Plan and Circulation Element.
- 14 5. GPA No. 190002 proposes to change the current road designation of La Serena Way
15 to a Collector, as shown on the draft Southwest Area Plan Figure 7, attached hereto
16 and incorporated herein by reference.
- 17 6. A Technical General Plan amendment may be approved if the proposed amendment
18 would not change any policy direction or intent of the General Plan and a point of
19 clarification is needed to more accurately express the General Plan's meaning or
20 eliminate a source of confusion.
- 21 7. The GPA No. 190002 would not change any policy direction or intent of the General
22 Plan as the proposed General Plan Amendment is solely for a reclassification of La
23 Serena Way from a Secondary Highway (100' right-of-way) to a Collector (74' right-
24 of-way). Policies applicable to the Winery District will still apply to the overall
25 development of the Project site. The road right-of-way will be maintained with the
26 reclassification; however, the road would have two travel lanes as a Collector versus
27 four as a Secondary in order to keep the atmosphere of the Wine Country area.
28

1 The proposed amendment to the Circulation Element in regards to the
2 reclassification of La Serena Way from a Secondary Highway to a Collector Road
3 is in keeping with the policy direction of the County that road classifications in the
4 General Plan are anticipated to provide for adequate capacity for projected traffic.
5 The General Plan buildout traffic capacity for La Serena Way is approximately 5%
6 above the Level of Service D capacity that the reclassification to a Collector Road
7 would provide. However, with the installation of a traffic signal at the intersection
8 of La Serena Way and Butterfield Stage Road and a roundabout at La Serena Way
9 and Rancho California Road that are planned improvements, these improvements
10 would assist in the traffic flow being adequately served by the reclassification of La
11 Serena Way to a Collector Road.

12 Additionally, the County had already identified the classification of La Serena Way
13 as a Secondary Highway within the Wine Country area, leaving Anza Road as the
14 lone 4-lane road designated in the area. However, Anza Road is a more critical
15 primary thoroughfare compared to La Serena Way. The desire for the Wine
16 Country area is to maintain a more rural road standard by limiting the number of
17 lanes on roads where possible. Due to this prior identification of La Serena Way
18 being designated for more lanes than necessary or appropriate, the County was
19 already planning to update the Circulation Element as is proposed by this Project;
20 however, since the applicant's proposal occurred before the update, the technical
21 amendment is now required. The amendment is in keeping with the intent of the
22 General Plan.

- 23 8. GPA No. 190002 is needed to clarify and to more accurately express the General
24 Plan's meaning or eliminate a source of confusion. The reclassification of La Serena
25 Way from a Secondary Highway to a Collector Road has to do with the Temecula
26 Valley Wine Country Policy Area's policies that are included in the Southwest Area
27 Plan of the General Plan, which are provided to ensure long term viability of the wine
28 industry while protecting the community's equestrian and rural lifestyle. With that

1 comes a vision of rural roads and trails, with vehicles and pedestrians passing by
2 wineries, farms, vineyards and inns. La Serena Way as a four lane secondary
3 highway would not be in keeping with the Wine Country's intention of protecting
4 the rural nature of the area. This results in a source of confusion on the intended
5 vision and aesthetics of a generally rural area and urban level roads in the Wine
6 Country area. To this purpose, all roads that are in Wine Country are two lane roads
7 with the exception of Anza Road.

8 Additionally, from an ability to support the planned traffic in the area adequately, the
9 reclassification of La Serena Way would more appropriately serve the anticipated
10 traffic. The General Plan buildout traffic capacity for La Serena Road is
11 approximately 5% above the Level of Service D capacity that the reclassification to
12 a Collector Road would provide. However, with the installation of a traffic signal at
13 the intersection of La Serena Way and Butterfield Stage Road and a roundabout at
14 La Serena Way and Rancho California Road that are already planned improvements,
15 these improvements would assist in the traffic flow being adequately served by the
16 reclassification of La Serena Way to a Collector Road and the classification as a
17 Secondary Highway is no longer required.

- 18 9. GPA No. 190002 has been reviewed in conjunction with each of the Riverside
19 County General Plan Elements, including the Land Use, Circulation, Multi-Purpose
20 Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities and
21 Administration Elements, and the Elsinore Area Plan; and it has been determined
22 that GPA No. 190002 is in conformance with the policies and objectives of each
23 Element and the Area Plan. As a result, GPA No. 190002 does not create an internal
24 inconsistency among any component of the Riverside County General Plan.
- 25 10. Based on the above, GPA No. 190002 will not be detrimental to the public's health,
26 safety, or welfare.
- 27 11. An Addendum to the Mitigated Negative Declaration for Environmental Assessment
28 (EA) No. 39682, which is incorporated herein by reference, determined that GPA

1 No. 190002 and the associated project will not have a significant effect on the
2 environment and that none of the conditions described in State CEQA Guidelines
3 section 15162 exist based on the finding and conclusions incorporated in the
4 Addendum and the staff reports.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CONSIDERS** an Addendum
6 to the Mitigated Negative Declaration for Environmental Assessment No. 39682, based on the findings and
7 conclusions, incorporated in the Addendum, incorporated herein by reference, and **ADOPTS** General Plan
8 Amendment No. 190002, as described herein and shown on Figure 7 titled "Southwest Area Plan
9 Circulation," attached hereto and incorporated herein by reference.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
11 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
12 Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

13
14 ROLL CALL:

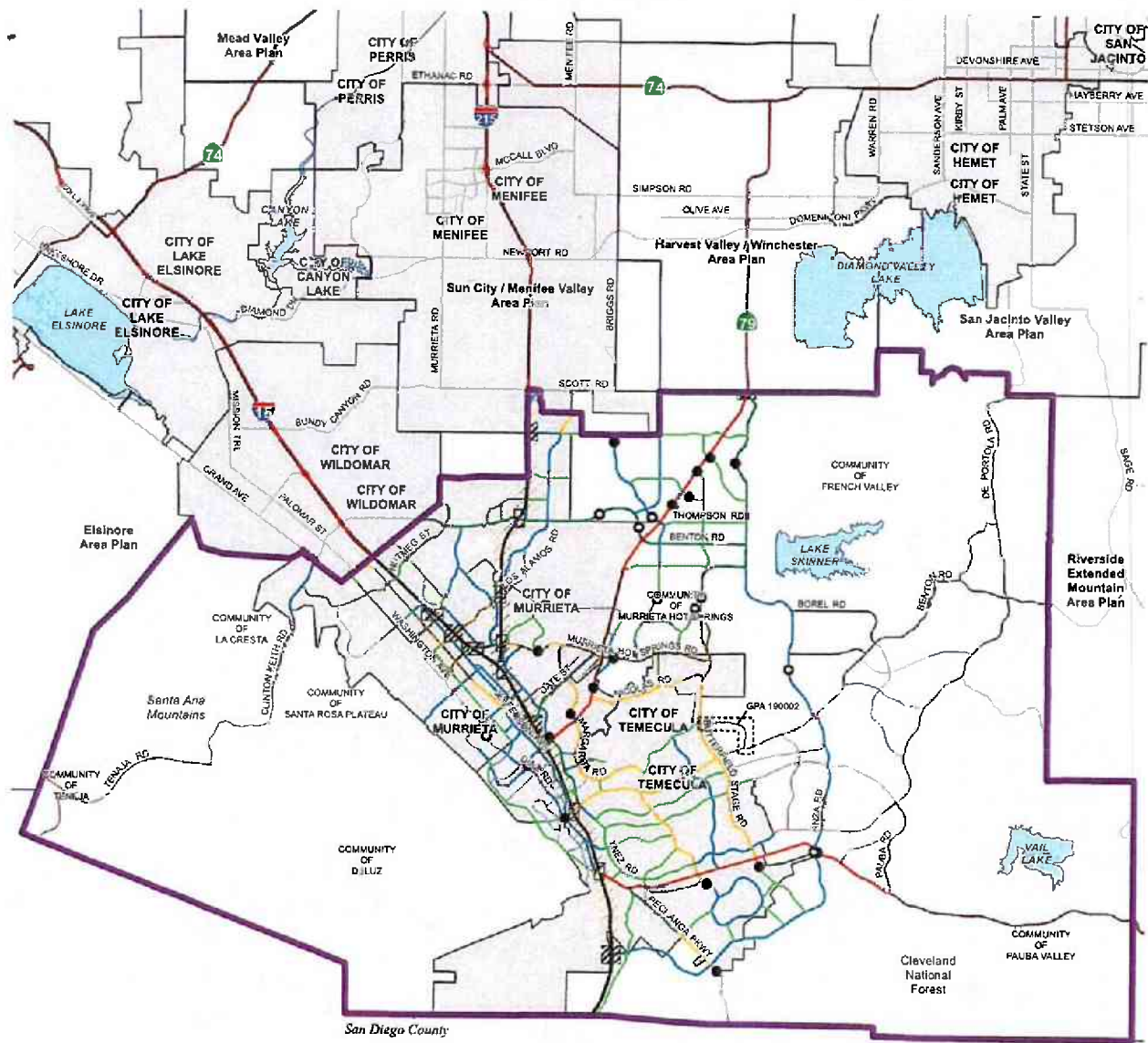
15 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
16 Nays: None
17 Absent: None

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

20 Kecia R. Harper, Clerk of said Board

21 By Y. DiStella Kasso
22 Deputy

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Data Source: Riverside County Transportation

- | | | | |
|-----------------------------------|------------------------------|-----------------|--------------------|
| Freeway (Variable ROW) | Existing Interchange | Existing Bridge | Highways |
| Expressway (128' to 220' ROW) | Proposed Interchange | Proposed Bridge | Area Plan Boundary |
| Urban Arterial (152' ROW) | Winchester to Temecula CETAP | City Boundary | Waterbodies |
| Arterial (128' ROW) | | GPA 190002 | |
| Major (118' ROW) | | | |
| Secondary (100' ROW) | | | |
| Mountain Arterial 4 Ln (110' ROW) | | | |
| Mountain Arterial 2 Ln (110' ROW) | | | |
| Collector (74' ROW) | | | |

Figure 7

San Diego County Planning Department, Planning and Community Development Division, 10/15/2019

Board Adoption Date

0 2 4 Miles

Disclaimer: 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 San Diego makes no warranty or guarantee as to the content (the accuracy or other) of any 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.



**SOUTHWEST AREA PLAN
CIRCULATION**
(Draft changes under GPA 190002)

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, 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

2020-0569807

11/16/2020 12:28 PM Fee: \$ 0.00

Page 1 of 12

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



293

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2020-084

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 20002 ISSUING CERTIFICATE OF
TENTATIVE CANCELLATION AND DISESTABLISHMENT OF RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 35
(Government Code Section 51283.4)**

(TLMA- Planning Department ~ Item 21.1 of 07/07/2020)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2 **RESOLUTION 2020-084**

3 **APPROVING AGRICULTURAL PRESERVE CASE NO. 20002 ISSUING**
4 **CERTIFICATE OF TENTATIVE CANCELLATION AND DISESTABLISHMENT OF**
5 **RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 35**
6 **(Government Code Section 51283.4)**

7 ADOPTED by Riverside County Board of Supervisors on July 7, 2020.

8 ROLL CALL:

9 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
10 Nays: None
11 Absent: None

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15 KECIA R. HARPER, Clerk of said Board

16 By: *Priscilla Pass*
17 Deputy



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3 **RESOLUTION NO. 2020-084**

4 **APPROVING AGRICULTURAL PRESERVE CASE NO. 200002**
5 **ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**
6 **DISESTABLISHMENT OF RANCHO CALIFORNIA**

7 **AGRICULTURAL PRESERVE NO. 35**

8 **(Government Code Section 51283.4)**

9 **WHEREAS**, the Rancho California Agricultural Preserve No. 35 was adopted on April 27, 1982,
10 pursuant to Map No. 547 and originally consisted of 152.9 acres; and,

11 **WHEREAS**, Rancho California Agricultural Preserve No. 35, located generally north of Rancho
12 California Road, east of Butterfield Stage Road, and southwest of La Serena Way, originally included lands,
13 that, as of April 27, 1982, were identified with Assessor's Parcels Numbers 943-070-003, 943-070-004,
14 943-080-003, and 943-080-004; and,

15 **WHEREAS**, a Land Conservation Contract was entered into by previous owner Ely R. Callaway
16 Jr. pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) with the
17 County of Riverside for land within Rancho California Agricultural Preserve No. 35, which contract took
18 effect on January 1, 1983, and was recorded on May 4, 1982, as Instrument No. 76452 in the Office of the
19 County Recorder of Riverside County, California; and,

20 **WHEREAS**, on August 19, 2003, a Notice of Non-Renewal for the Land Conservation Contract
21 was filed by subsequent property owner Temecula Valley Ltd. and recorded on September 25, 2003, as
22 Instrument No. 2003-0747934, in the Office of the County Recorder of Riverside County, California; and,

23 **WHEREAS**, Temecula Valley Estates, LLC entered into a Land Conservation Contract for the
24 property pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) in which
25 said contract took effect on January 1, 2008, and was recorded on May 24, 2007, as Instrument No. 2007-
26 0343863, in the Office of the County Recorder of Riverside County, California; and,

27 **WHEREAS**, on September 30, 2008, approximately 70.17 acres was diminished from the Rancho
28 California Agricultural Preserve No. 35 pursuant to Map No. 929. Currently, the Rancho California
Agricultural Preserve No. 35 consists of portions of lands that are identified with Assessor's Parcel
Numbers 943-260-027 and 943-070-003, a total gross area of approximately 82.73 acres (the "Property");
and,

FORM APPROVED COUNTY COUNSEL
BY: *Melissa R. Cushman* June 21, 2020
MELISSA R. CUSHMAN DATE

1 **WHEREAS**, the Property is further described in Exhibit A, which is attached hereto and
2 incorporated herein by reference, which contains the legal description of the Property; and,

3 **WHEREAS**, on January 28, 2016, Sirah Vineyard Development Corporation, as trustor, was
4 granted ownership of the Property, as shown on the Instrument No. 2016-0035063, recorded in the Office
5 of the County Recorder of Riverside County, California; and,

6 **WHEREAS**, Sirah Vineyard Development Corporation (“Property Owner”), the current owner of
7 the Property, filed a Notice of Nonrenewal on February 24, 2020, which notice was recorded on March 2,
8 2020, as Instrument No. 2020-0095223, in the Office of the County Recorder of Riverside County,
9 California; and,

10 **WHEREAS**, the Property Owner also petitioned to cancel the Land Conservation Contract for the
11 Property and to disestablish 82.73 acres from the Rancho California Agricultural Preserve No. 35, as
12 amended by Map No. 929, by removing the Property from the boundaries of the agricultural preserve; and,

13 **WHEREAS**, Agricultural Preserve Case No. 200002 (“APD No. 200002”) will disestablish Rancho
14 California Agricultural Preserve No. 35 in accordance with the map titled “Map No. 547 Rancho California
15 Agricultural Preserve No. 35, as amended by Map No. 929 and 200002,” as shown on Exhibit B, attached
16 hereto and incorporated herein; and,

17 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules and
18 Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been
19 satisfied, including the preparation of an Addendum to Mitigated Negative Declaration for Environmental
20 Assessment No. 39682; and,

21 **WHEREAS**, the Property Owner has proposed, if the cancellation is approved, that the land will be
22 used for the following alternative use: portions of lots 1, 2, 3, 4, 6, 7, and 8 of Tentative Parcel Map No.
23 37667 (“TPM No. 37667”), which is a Schedule “I” Map. TPM No. 37667 in its entirety is a subdivision
24 of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres (“Project”). The Schedule
25 “I” subdivision is for the division of land only, and the proposed 20-acre lots can support residential uses
26 and, with future entitlements, potential winery development in compliance with the Temecula Valley Policy
27 Area. Of the 290 acres included in TPM No. 37667, 82.37 acres is within the Rancho California
28 Agricultural Preserve No. 35, which APD No. 200002 proposes to disestablish. Future development will
occur on a parcel-by-parcel basis and will be subject to applicable General Plan policies, zoning
classification standards, and land use permits; and,

1 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4
2 of the Government Code, has been determined and certified by the Board of Supervisors to be \$868,665.00;
3 and,

4 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of Supervisors
5 on July 7, 2020.

6 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
7 of the County of Riverside, State of California, in regular session assembled on July 7, 2020, that:

- 8 1. The above recitals are incorporated herein by this reference.
- 9 2. The subject parcels affected by the proposed disestablishment are included under the Land
10 Conservation Contract.
- 11 3. Pursuant to the Notice of Nonrenewal submitted on February 24, 2020, the Land Conservation
12 Contract on the 82.73 acres will expire on December 31, 2029 (Government Code section 51245
13 and Revenue and Taxation Code 426(c)).
- 14 4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of
15 \$868,665.00.
- 16 5. According to the Natural Resource Conservation Service, the Soils Capability Classification as
17 indicated in the USDA Soil Survey for Riverside County indicates that the site is ninety (90)
18 percent within Class III –IV-VI and ten (10) percent within Class VIII.
- 19 6. Tentative Parcel Map No. 37667, which proposes a Schedule "I" Map for the subdivision of
20 approximately 290 acres into 14 parcels with a minimum lot size of 20 acres, constitutes the
21 proposed alternative land use for the area that is the subject of this disestablishment and
22 cancellation, in addition to other property being included in the map. Of the 290 acres included
23 in TPM No. 37667, 82.37 acres is within the Rancho California Agricultural Preserve No. 35,
24 which APD No. 200002 proposes to disestablish. The proposed 20-acre lots can support
25 residential uses and, with future entitlements, potential winery development in compliance with
26 the Temecula Valley Policy Area. The Project and proposed alternative land use is being
27 processed with this Agricultural case, along with General Plan Amendment No. 190002 ("GPA
28 No. 190002") and Change of Zone No. 1800023 ("CZ No. 1800023"). GPA No. 190002 is an
amendment to the Circulation Element of the Riverside County General Plan to revise the road

1 designation of La Serena Road from a Secondary Highway to a Collector. CZ No. 1800023 will
2 change the site's zoning from Citrus/Vineyard – 5-acre lot minimum to Wine Country – Winery
3 (WC-W). Future development will occur on a parcel-by parcel basis and will be subject to
4 applicable General Plan policies, zoning classification standards and land use permits. The
5 proposed alternative land use is consistent with the Riverside County General Plan Temecula
6 Valley Wine Country Policy Area that was established to preserve and enhance this region's
7 viniculture potential, rural life style and equestrian activities because the proposed lots can
8 support large-lot residential uses and, with additional entitlements, winery development, either
9 or both of which would be in compliance with the Temecula Valley Policy Area.

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

- 11 1. The cancellation is for land on which a Notice of Nonrenewal has been served.
- 12 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as
13 the Project will not affect the ability to use adjacent lands for agriculture. The properties to the
14 north, east, and south are either uncultivated or are under agricultural production that primarily
15 supports the viniculture activities that are used for this region's wine production. The proposed
16 alternative land use creates large lots of 20 gross acres within the General Plan Temecula Valley
17 Wine Country Policy Area. The policy area was established to protect the long term viability of
18 the region's viniculture activities, wineries and its incidental commercial uses, large residential
19 estates, and equestrian uses. The Project site is within the Temecula Valley Wine Country Policy
20 Area – Winery District, which encourages incidental commercial uses that promote tourist
21 related activities for the wine industry as described in the Wine Country – Winery (WC-W)
22 Zone. The WC-W Zone development standards requires at least seventy-five (75%) of a winery
23 site to be planted with vineyards. Based on aerial maps of the vicinity area, the project site is
24 surrounded by a mixture of residential, agricultural, and winery uses and similarity of the
25 existing and proposed uses, which will yield very little possibility that the cancelation of the
26 Land Conservation Contract will result in the removal of any agricultural use. Therefore, this
27 cancellation is not likely to result in the removal of adjacent lands from agricultural uses.
28

- 1 3. The cancellation is for an alternative use that is consistent with the applicable provisions of the
2 General Plan. The project site is located within the Temecula Valley Wine Country Policy Area
3 – Winery District of the Southwest Area Plan (SWAP). The alternative land use for 82.73 acres
4 land associated with proposed APD No. 200002, is a portion of Tentative Parcel Map No. 37667
5 is a Schedule “I” Map which will be for the subdivision of approximately 290 acres into 14
6 parcels with a minimum lot size of 20 acres. The Policy Area requires a minimum of ten gross
7 acres for subdivisions and encourages the development of wineries and incidental commercial.
8 The Schedule “I” subdivision is for the division of land only, and the proposed 20-acre lots can
9 support residential uses and, with future entitlements, potential winery development that are in
10 compliance with the Temecula Valley Wine Country Policy Area. Future development will
11 occur on a parcel-by-parcel basis and will be subject to the policies of the General Plan and the
12 requirements of the Wine Country – Winery Zone (WC-W). Based upon the above, the
13 cancellation for an alternative use is consistent with the applicable provisions of the Riverside
14 County General Plan.
- 15 4. The cancellation will not result in discontinuous patterns of urban development because the
16 project site and the surrounding area to the north, east and south are within and would remain
17 consistent with the existing General Plan Temecula Valley Wine Country Policy Area. The
18 Policy Area encourages large residential lots, the establishment of wineries and its supporting
19 incidental commercial uses, and other agricultural uses. The area east to the project site is used
20 for single family residential units within the City of Temecula. The project area is surrounded
21 by a mixture of agricultural uses, wineries and residences similar to the uses that the project will
22 provide for in the future subject to the appropriate land use permits; therefore, the existing
23 pattern of development will be maintained and will be contiguous.
- 24 5. The development of the subject project site will result in more contiguous pattern of residential,
25 wineries, and agricultural uses that are encouraged in the Temecula Valley Wine Country Policy
26 Area. There is also no other nearby parcel that is not subject to a land conservation contract and
27 that is both available and suitable for the Project. The Project is located adjacent to properties
28 that within the Temecula Valley Wine Country Policy Area.

1 6. No adjacent or even nearby parcels would be available for the proposed project use because of
2 either the existing uses of the properties or the low density designations applied to those
3 properties. Therefore, there is no proximate noncontracted land which is both available and
4 suitable for the proposed use.

5 7. Therefore, based on the above, the proposed cancellation is consistent with the purposes of the
6 Land Conservation Act of 1965 (Government Code section 51282 (a)(1), and as a result, the
7 Board of Supervisors may grant the proposed disestablishment.

8 8. The Board of Supervisors has considered the Addendum to the Mitigated Negative Declaration
9 for Environmental Assessment No. 39682 and, based thereon, determined that the proposed
10 Disestablishment of Rancho California Agricultural Preserve No. 35 by removing 82.73 acres
11 will not have a significant impact upon the environment.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with
13 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the Property
14 as outlined in Government Code Section 51283.4:

- 15 1. The cancellation fee of \$868,665.00 shall be paid;
- 16 2. All conditions necessary for the County to issue grading permits for any portion of Tentative
17 Parcel Map No. 37667 shall have been met; and,
- 18 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies
19 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the
20 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination
21 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause
22 to be executed and recorded a Certificate of Final Cancellation with respect to the Land
23 Conservation Contract.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the landowners will be entitled
25 to a Certificate of Final Cancellation that provides as follows:

- 26 1. Rancho California Agricultural Preserve No. 35, Map No. 547, adopted on April 27, 1982,
27 amended by Map No. 929, is further amended by Map No. 200002 deleting therefrom the area
28

1 shown and described in Exhibit A, attached hereto, being on file in the Office of the Clerk of the
2 Board.

- 3 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land
4 referenced in the petition for cancellation of the aforementioned property owner, thereby
5 removing from the effect of said contract the real property in the County of Riverside, State of
6 California, described in Exhibit A attached hereto.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
8 cancellation fee of \$868,665.00 is not paid within one year following the recordation of this Certificate of
9 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section
10 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the
11 recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation
12 Contract.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
14 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
15 if the Board finds that such amendment is consistent with the findings made pursuant to Government
16 Code Section 51282.

17 **BE IT FURTHER RESOLVED** that the Clerk of this Board shall file and record copies of this
18 resolution, Property description as shown in Exhibit A and the map titled Map No. 547, Rancho
19 California Agricultural Preserve No. 35 as amended by Map No. 929 and 200002, as shown on Exhibit B,
20 in the Office of the County Recorder of Riverside County, California, and transmit copies thereof to the
21 Director of Conservation of the State of California, the Treasure of Riverside County, and the Assessor of
22 Riverside County.

EXHIBIT "A"

LEGAL DESCRIPTION (POR. APN: 943-070-003)

BEING A PORTION OF PARCEL A-18 OF RECORD OF SURVEY FILED IN BOOK 50, PAGES 68 THROUGH 75, INCLUSIVE, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL A-17 OF SAID RECORD OF SURVEY; THENCE ALONG THE NORTHERLY LINE THEREOF, SAID LINE ALSO BEING THE NORTHERLY LINE OF PARCEL "D" PER LLA 4881, RECORDED MAY 11, 2005 AS INSTRUMENT NO. 2005-0372702, OF OFFICIAL RECORDS, SOUTH 79°17'59" WEST 1945.51 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 4645.00 FEET, A RADIAL LINE TO SAID POINT BEARS, SOUTH 83°03'51" WEST, SAID POINT FURTHER BEING A POINT ON THE EASTERLY LINE OF THAT CERTAIN 100 FOOT WIDE LAND CONSERVATION EASEMENT, RECORDED SEPTEMBER 30, 1981 AS INSTRUMENT NO. 184498, OF OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID CURVE 571.48 FEET THROUGH A CENTRAL ANGLE OF 07°02'57" TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LA SERENA WAY (BEING 44.00 FEET HALF WIDTH), A RADIAL LINE TO SAID POINT BEARS, NORTH 89°53'12" WEST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 85°48'21" EAST 1925.17 FEET; THENCE DEPARTING SAID LINE SOUTH 04°11'40" EAST 350.62 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 20.48 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

DOUGLAS W. MASSON, RCE 17706

DATE:



EXHIBIT "A"

LEGAL DESCRIPTION (POR. APN: 943-260-027)

BEING A PORTION OF PARCEL "D" OF LOT LINE ADJUSTMENT RECORDED MAY 11, 2005 AS INSTRUMENT NO. 2005-0372702, OF OFFICIAL RECORDS, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL A-17 OF RECORD OF SURVEY FILED IN BOOK 50, PAGES 68 THROUGH 75, INCLUSIVE, OF RECORDS OF SURVEY; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL A-17, SOUTH 35°31'12" EAST 639.40 FEET; THENCE DEPARTING SAID EASTERLY LINE, SOUTH 68°05'36" WEST 266.32 FEET; THENCE NORTH 89°40'20" WEST 725.36 FEET; THENCE SOUTH 76°21'12" WEST 442.82 FEET; THENCE SOUTH 21°57'01" EAST 357.76 FEET; THENCE SOUTH 05°08'18" WEST 494.49 FEET; THENCE SOUTH 44°59'11" EAST 434.13 FEET; THENCE SOUTH 07°46'16" EAST 183.59 FEET; THENCE NORTH 82°13'44" EAST 190.80 FEET; THENCE SOUTH 07°46'16" EAST 276.12 FEET; THENCE SOUTH 15°31'54" WEST 541.17 FEET; THENCE SOUTH 38°38'38" EAST 240.01 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL A-15; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 51°21'22" WEST 225.38 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 100 FOOT WIDE LAND CONSERVATION EASEMENT, RECORDED SEPTEMBER 30, 1981 AS INSTRUMENT NO. 184498, OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 41°40'06" WEST 324.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 4645.00 FEET;
- 2) NORTHERLY ALONG SAID CURVE 2815.78 FEET THROUGH A CENTRAL ANGLE OF 34°43'57" TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID PARCEL "D", A RADIAL LINE TO SAID POINT BEARS, SOUTH 83°03'51" WEST; THENCE ALONG SAID NORTHERLY LINE, NORTH 79°17'59" EAST 1945.51 FEET TO THE **POINT OF BEGINNING**.

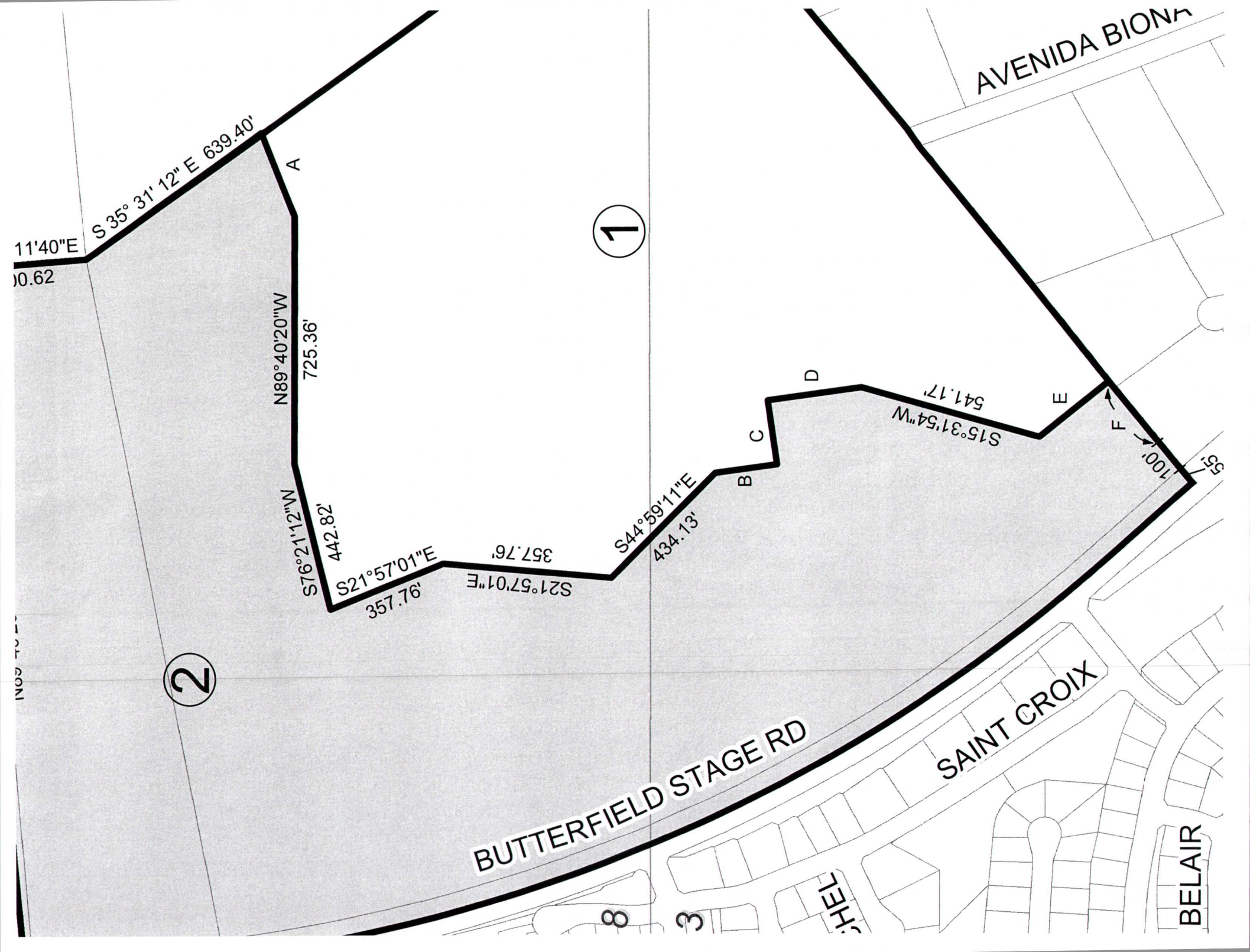
SAID PARCEL CONTAINS 62.25 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

DOUGLAS W. MASSON, RCE 17706

DATE:





PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, 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

2020-0569808

11/16/2020 12:28 PM Fee: \$ 0.00

Page 1 of 12

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



293

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2020-083

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 20001 ISSUING CERTIFICATE OF
TENTATIVE CANCELLATION AND DISESTABLISHMENT OF RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 3
(Government Code Section 51283.4)**

(TLMA- Planning Department ~ Item 21.1 of 07/07/2020)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2 **RESOLUTION 2020-083**

3 **APPROVING AGRICULTURAL PRESERVE CASE NO. 20001 ISSUING**
4 **CERTIFICATE OF TENTATIVE CANCELLATION AND DISESTABLISHMENT OF**
5 **RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 3**
6 **(Government Code Section 51283.4)**

7 ADOPTED by Riverside County Board of Supervisors on July 7, 2020.

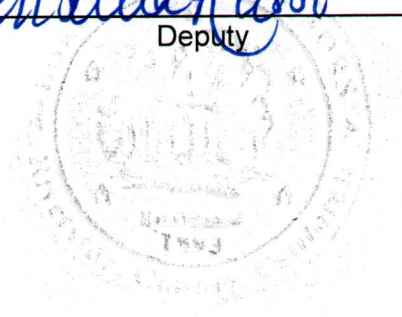
8 ROLL CALL:

9 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
10 Nays: None
11 Absent: None

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15 KECIA R. HARPER, Clerk of said Board

16 By: 
17 Deputy



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2 **RESOLUTION NO. 2020-083**

3 **APPROVING AGRICULTURAL PRESERVE CASE NO. 200001**
4 **ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**
5 **DIMINISHMENT OF RANCHO CALIFORNIA**
6 **AGRICULTURAL PRESERVE NO. 3**

7 **(Government Code Section 51283.4)**

8 **WHEREAS**, the Rancho California Agricultural Preserve No. 3 was adopted on August 24,
9 1970, pursuant to Map No. 108 and originally consisted of 138.85 acres; and,

10 **WHEREAS**, Rancho California Agricultural Preserve No. 3, located generally north of
11 Rancho California Road, east of Butterfield Stage Road, and southwest of La Serena Way, originally
12 included lands that, as of August 24, 1970, were identified as Assessor's Parcel Numbers 943-260-003
13 and 943-100-013; and,

14 **WHEREAS**, previous owner Ely R. Callaway, Jr. entered into a Land Conservation
15 Contract pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) with the
16 County of Riverside for land within Rancho California Agricultural Preserve No. 3, Map No. 108, which
17 was recorded on October 14, 1970 as Instrument No. 103845 in the Office of the County Recorder of
18 Riverside County, California, and took effect on January 1, 1971; and,

19 **WHEREAS**, Temecula Vineyards, Ltd., the subsequent property owner of the land subject
20 to the contract, filed a Notice of Non-Renewal on October 9, 2003, which notice was recorded on January
21 7, 2004 as Instrument No. 2004-0010703 in the Office of the County Recorder of Riverside County,
22 California; and,

23 **WHEREAS**, a Land Conservation Contract was executed by Temecula Vineyard Estates,
24 LLC, the subsequent property owner, pursuant to the Land Conservation Act of 1965 (Government Code
25 Section 51200 et seq.), for approximately 43.27 acres of land within the Rancho California Agricultural
26 Preserve No. 3 Map No. 108 as amended by Map No. 930, which was recorded as Instrument No. 2007-
27 0343862 on May 24, 2007, in the Office of the County Recorder of Riverside County, California, and took
28 effect on January 1, 2008; and,

FORM APPROVED COUNTY COUNSEL
BY: *Melissa R. Cushman* 6/24/2020
MELISSA R. CUSHMAN DATE

1 **WHEREAS**, on October 9, 2008, approximately 85.04 acres was diminished from the
2 Rancho California Agricultural Preserve No. 3 pursuant to Map No. 930. Currently, the Rancho
3 California Agricultural Preserve No. 3 consists of portions of lands that are identified with Assessor's
4 Parcel Numbers 943-260-027 and 943-260-024, a total area that is approximately 53.81 acres; and,

5 **WHEREAS**, in 2016, Sirah Vineyard Development Corporation owned 240 acres of land
6 located north of Rancho California Road, east of Butterfield Stage Road, south and west of La Serena
7 Way, within the unincorporated area of the Riverside County, California, including the portion of
8 Assessor's Parcel Number 943-260-027 ("Property") that is subject to the Land Conservation Contract
9 that is within Rancho California Agricultural Preserve No. 3, Map No. 108 as amended by Map 930; and,

10 **WHEREAS**, on January 28, 2016, Sirah Vineyard Development Corporation, as trustor,
11 was granted ownership of the Property, as shown on the Instrument No. 2016-0035063, recorded in the
12 Office of the County Recorder of Riverside County, California; and,

13 **WHEREAS**, the Property is further described in Exhibit A, which is attached hereto and
14 incorporated herein by reference, which contains the legal description of the Property; and,

15 **WHEREAS**, the total gross acreage of the Property is 43.27 acres; and,

16 **WHEREAS**, Sirah Vineyard Development Corporation ("Property Owner"), the current
17 owner of the Property, filed a Notice of Nonrenewal on February 24, 2020, which notice was recorded on
18 March 2, 2020, as Instrument No. 2020-0095222, in the Office of the County Recorder of Riverside County,
19 California; and,

20 **WHEREAS**, the Property Owner also petitioned to cancel the Land Conservation Contract
21 for the Property and to diminish the 43.27 acres from Rancho California Agricultural Preserve No. 3, as
22 amended by Map No. 930, by removing the Property from the boundaries of the agricultural preserve, which
23 will reduce the Agricultural Preserve to 10.54 acres; and,

24 **WHEREAS**, Agricultural Preserve Case No. 200001 ("APD No. 200001") will diminish
25 Rancho California Agricultural Preserve No. 3 in accordance with the map titled "Map No. 108 Rancho
26 California Agricultural Preserve No. 3, as amended by Map No. 930 and 200001," as shown on Exhibit B,
27 attached hereto and incorporated herein; and,

1 **WHEREAS**, the remaining 10.54 acres of land within Rancho California Agricultural
2 Preserve No. 3 shown on Exhibit B includes the northern portion of property identified with Assessor's
3 Parcel Number 943-260-024, this existing parcel will retain its lot size of 22.08 acres and is not being
4 proposed to be divided at this time; and,

5 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules
6 and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been
7 satisfied, including the preparation of an Addendum to Mitigated Negative Declaration for Environmental
8 Assessment No. 39682;

9 **WHEREAS**, the Property Owner has proposed, if the cancellation is approved, that the land
10 will be used for the following alternative use: portions of lots 4, 12, 13, and 14 of Tentative Parcel Map No.
11 37667 ("TPM No. 37667"). TPM No. 37667 in its entirety proposes to subdivide approximately 290 acres
12 into 14 parcels with a minimum lot size of 20 acres ("Project"). The Schedule "I" Map subdivision is for
13 the division of land only, and the proposed 20-acre lots can support residential uses and, with future
14 entitlements, potential winery development in compliance with the Temecula Valley Policy Area. Of the
15 290 acres included in TPM No. 37667, approximately 43.27 acres is within the Rancho California
16 Agricultural Preserve No. 3; the same area that is included in APD No. 200001 for diminishment. Future
17 development will occur on a parcel-by-parcel basis and will be subject to applicable General Plan policies,
18 zoning classification standards, and land use permits; and,

19 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section
20 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be
21 \$454,335.00; and,

22 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
23 Supervisors on July 7, 2020.

24 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
25 Supervisors of the County of Riverside, State of California, in regular session assembled on July 7, 2020,
26 that:

- 27 1. The above recitals are incorporated herein by this reference.

28

- 1 2. The subject parcels affected by the proposed diminishment are included under the Land
2 Conservation Contract.
- 3 3. Pursuant to the Notice of Nonrenewal submitted on February 24, 2020, the Land Conservation
4 Contract on the 43.27 acres will expire on December 31, 2029 (Government Code section 51245
5 and Revenue and Taxation Code section 426(c)).
- 6 4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of
7 \$454,335.00.
- 8 5. According to the Natural Resource Conservation Service, the Soils Capability Classification as
9 indicated in the USDA Soil Survey for Riverside County indicates that the site is ninety (90)
10 percent within Class III –IV-VI and ten (10) percent within Class VIII.
- 11 6. Tentative Parcel Map No. 37667, which proposes a Schedule "I" Map for the subdivision of
12 approximately 290 acres into 14 parcels with a minimum lot size of 20 acres, constitutes the
13 proposed alternative land use for the area that is the subject of this diminishment and
14 cancellation, in addition to other property being included in the map. Of the 290 acres included
15 in TPM No. 37667, 43.27 acres is within the Rancho California Agricultural Preserve No. 3; this
16 is the same area being proposed to be diminished from the preserve by APD No. 200001. The
17 proposed 20-acre lots can support residential uses and, with future entitlements, potential winery
18 development and its incidental commercial uses in compliance with the Temecula Valley Policy
19 Area. The Project and alternative land use is being processed with this Agricultural Preserve
20 case, along with General Plan Amendment No. 190002 ("GPA No. 190002") and Change of
21 Zone No. 1800023 ("CZ No. 1800023"). GPA No. 190002 is an amendment to the Circulation
22 Element of the Riverside County General Plan to revise the road designation of La Serena Way
23 from a Secondary Highway to a Collector. CZ No. 1800023 will change the site's zoning
24 classification from Citrus/Vineyard –5-acre lot minimum to Wine Country – Winery (WC-W).
25 Future development will occur on a parcel-by-parcel basis and will be subject to General Plan
26 policies, zoning classification standards and land use permits. The proposed alternative land use
27 is consistent with the Riverside County General Plan because the proposed lots can support
28 large-lot residential uses and, with additional entitlements, winery development, either or both

1 of which would be in compliance with the Temecula Valley Wine Country Policy Area, and for
2 the other reasons described in more detail below.

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

- 4 1. The cancellation is for land on which a Notice of Nonrenewal has been
5 served.
- 6 2. The cancellation is not likely to result in the removal of adjacent lands from
7 agricultural use as the Project will not affect the ability to use adjacent lands
8 for agriculture. The properties to the north, east, west, and south are either
9 uncultivated or are under agricultural production that primarily supports the
10 viticultural activities that are used for this region's wine production. The
11 proposed alternative land use creates large lots of 20 gross acres within the
12 General Plan Temecula Valley Wine Country Policy Area and implemented
13 through the WC-W Zone. The policy area was established to protect the
14 region's viticultural activities, wineries and its incidental commercial uses,
15 large residential estates, and equestrian uses. The Project site is within the
16 Winery District of the Temecula Valley Wine Country Policy Area, which
17 encourages incidental commercial uses that promote tourist related activities
18 for the wine industry. The WC-W Zone development standards requires at
19 least seventy-five (75%) of a winery site to be planted with vineyards. Based
20 on aerial maps of the vicinity area, the project site is surrounded by a mixture
21 of residential, agricultural, and winery uses and similarity of the existing and
22 proposed uses, which will yield very little possibility that the cancelation of
23 the Land Conservation Contract will result in the removal of any agricultural
24 use. Therefore, this cancellation is not likely to result in the removal of
25 adjacent lands from agricultural uses.
- 26 3. The cancellation is for an alternative use that is consistent with the applicable
27 provisions of the Riverside County General Plan. The project site is located
28 within the Temecula Valley Wine Country Policy Area - Winery District of

1 the Southwest Area Plan (SWAP). The alternative land use for the 43.27
2 acres that is proposed to be diminished from the Agricultural Preserve, is a
3 portion of Tentative Parcel Map No. 37667 is a Schedule "I" Map, which will
4 be for the subdivision of approximately 290 acres into 14 parcels with a
5 minimum lot size of 20 acres. The Policy Area requires a minimum of ten
6 gross acres for subdivisions and encourages the development of wineries and
7 incidental commercial uses. The Schedule "I" subdivision creates lots that
8 meets the minimum lot size and the proposed 20-acre lots can support
9 residential uses and, with future entitlements, potential winery development
10 in compliance with the Temecula Valley Wine Country Policy Area. Future
11 development will occur on a parcel-by-parcel basis and will be subject to the
12 policies of the General Plan and requirements of the Wine Country – Winery
13 Zone. Based upon the above, the cancellation for an alternative use is
14 consistent with the applicable provisions of the Riverside County General
15 Plan.

16 4. The cancellation will not result in discontinuous patterns of urban
17 development because the project site and the surrounding area are within and
18 would remain consistent with the existing General Plan Temecula Valley
19 Wine Country Policy Area. The Policy Area encourages large residential
20 lots, the establishment of wineries and its supporting incidental commercial
21 uses, and other agricultural uses. The project area is surrounded by a mixture
22 of agricultural uses, wineries and residences similar to the uses that the
23 project will provide for in the future subject to the appropriate land use
24 permits; therefore, the existing pattern of development will be maintained and
25 will be contiguous.

26 5. The development of the subject project site will result in more contiguous
27 pattern of residential, wineries, and agricultural uses that are encouraged in
28 the Temecula Valley Wine Country Policy Area. The properties directly

1 north and south of the property are noncontracted lands and are used for
2 agricultural uses, residences and wineries.

3 6. There is no proximate noncontracted land which is both available and suitable
4 for the proposed use.

5 7. Therefore, based on the above, the proposed cancellation is consistent with
6 the purposes of the Land Conservation Act of 1965 (Government Code
7 section 51282 (a) (1)), and as a result, the Board of Supervisors may grant the
8 proposed diminishment.

9 8. The Board of Supervisors has considered the Addendum to the Mitigated
10 Negative Declaration for Environmental Assessment No. 39682 and, based
11 thereon, determined that the proposed Diminishment of Rancho California
12 Agricultural Preserve No. 3 will not have a significant adverse impact upon
13 the environment.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall
15 comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect
16 to the Property as outlined in Government Code Section 51283.4:

- 17 1. The cancellation fee of \$454,335.00 shall be paid;
- 18 2. All conditions necessary for the County to issue grading permits for any portion of
19 Tentative Parcel Map No. 37667 shall have been met; and,
- 20 3. The landowner shall notify the Board of Supervisors when all conditions and
21 contingencies enumerated in this Certificate of Tentative Cancellation have been
22 satisfied with respect to the Land Conservation Contract. Within 30 days of receipt
23 of such notice, and upon determination that the conditions and contingencies have
24 been satisfied, the Board of Supervisors shall cause to be executed and recorded a
25 Certificate of Final Cancellation with respect to the Land Conservation Contract.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that upon fulfillment of all of
27 the conditions, the landowners will be entitled to a Certificate of Final Cancellation that provides as follows:
28

- 1 1. Rancho California Agricultural Preserve No. 3, Map No. 108, as adopted on August
2 24, 1970, and as amended by Map No. 930, is further amended by Map No. 200001,
3 deleting therefrom the area shown and described in Exhibit A, attached hereto, being
4 on file in the Office of the Clerk of the Board.
- 5 2. The Land Conservation Contract will be canceled to the extent said contract applies
6 to the land referenced in the petition for cancellation of the aforementioned
7 property owner, thereby removing from the effect of said contract the real property
8 in the County of Riverside, State of California, described in Exhibit A attached
9 hereto.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
11 cancellation fee of \$454,335.00 is not paid within one year following the recordation of this Certificate of
12 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section
13 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the
14 recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation
15 Contract.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
17 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
18 if the Board finds that such amendment is consistent with the findings made pursuant to Government
19 Code Section 51282.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board
21 shall file and record copies of this resolution, Property description as shown in Exhibit A and the map
22 titled Map No. 108 Rancho California Agricultural Preserve No. 3 amended by Map No. 930 and 200001
23 as shown on Exhibit B, in the Office of the County Recorder of Riverside County, California, and
24 transmit copies thereof to the Director of Conservation of the State of California, the Treasure of
25 Riverside County, and the Assessor of Riverside County.

EXHIBIT "A"

LEGAL DESCRIPTION (POR. APN: 943-260-027)

BEING A PORTION OF PARCEL "D" OF LOT LINE ADJUSTMENT RECORDED MAY 11, 2005 AS INSTRUMENT NO. 2005-0372702, OF OFFICIAL RECORDS, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL A-17 OF RECORD OF SURVEY FILED IN BOOK 50, PAGES 68 THROUGH 75, INCLUSIVE, OF RECORDS OF SURVEY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL "D" THE FOLLOWING THREE COURSES:

- 1) NORTH 84°47'05" EAST 1681.14 FEET;
- 2) SOUTH 72°28'09" EAST 1122.71 FEET;
- 3) NORTH 33°18'15" EAST 205.98 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1156.00 FEET, SAID LINE BEING RADIAL TO SAID CURVE, SAID CURVE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF LA SERENA WAY (44.00 FEET HALF WIDTH) AS SHOWN PER SAID LOT LINE ADJUSTMENT NO. 4881; THENCE SOUTHERLY ALONG SAID CURVE 1409.66 FEET THROUGH A CENTRAL ANGLE OF 69°52'06" TO A TANGENT LINE ON SAID RIGHT-OF-WAY; THENCE SOUTH 13°10'21" WEST 89.29 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 76°49'39" WEST 6.00 FEET; THENCE NORTH 61°41'10" WEST 482.06 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230.00 FEET, SAID LINE BEING RADIAL TO SAID CURVE; THENCE NORTHERLY ALONG SAID CURVE 254.51 FEET THROUGH A CENTRAL ANGLE OF 63°24'04" TO A TANGENT LINE; THENCE NORTH 35°05'14" WEST 277.26 FEET; THENCE SOUTH 55°14'54" WEST 218.81 FEET; THENCE NORTH 34°45'05" WEST 12.50 FEET; THENCE NORTH 55°07'36" WEST 264.27 FEET; THENCE NORTH 78°08'04" WEST 1271.62 FEET; THENCE SOUTH 87°08'55" WEST 274.10 FEET; THENCE SOUTH 68°05'36" WEST 464.60 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL A-17; THENCE ALONG SAID EASTERLY LINE NORTH 35°31'12" WEST 639.40 FEET TO THE **POINT OF BEGINNING**.

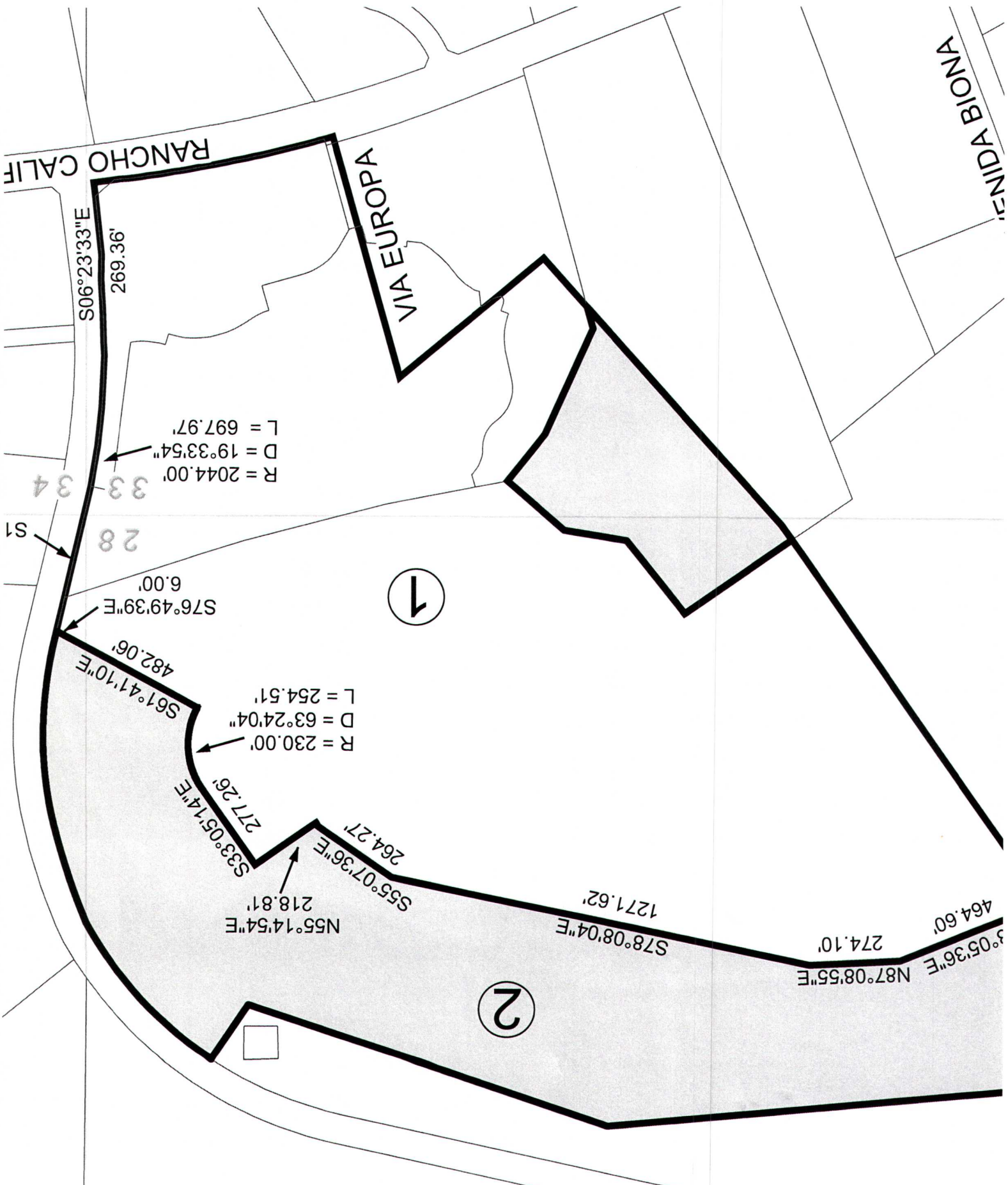
SAID PARCEL CONTAINS 43.27 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

DOUGLAS W. MASSON, RCE 17706

DATE:





RANCHO CALIF

VIA EUROPA

ENIDA BIONNA

S06°23'33"E

269.36'

R = 2044.00'
D = 19°33'54"
L = 697.97'

33 34

28

S1

S76°49'39"E
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1

S61°41'10"E
482.06'

R = 230.00'
D = 63°24'04"
L = 254.51'

S33°05'14"E
277.26'

S55°07'36"E
264.27'

N55°14'54"E
218.81'

2

S78°08'04"E
1271.62'

N87°08'55"E
274.10'

S05°36"E
464.60'

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
7/15/20	0011397505		PE Riverside	4 x 127 Li	660.40
Invoice text: NOH - Ordinance No. 348.4929					
Placed by: Hannah Lumanauw					BALANCE DUE
Legal Advertising Memo Invoice					660.40
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Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
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*TUMA/Planning
Item 21.1 of 7/9/20*



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Publication(s): The Press-Enterprise

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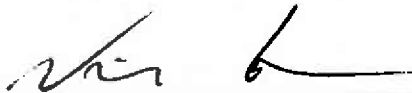
Ad Desc.: NOH - Ordinance No. 348.4929 /

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:

07/15/2020

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

Date: July 15, 2020
 At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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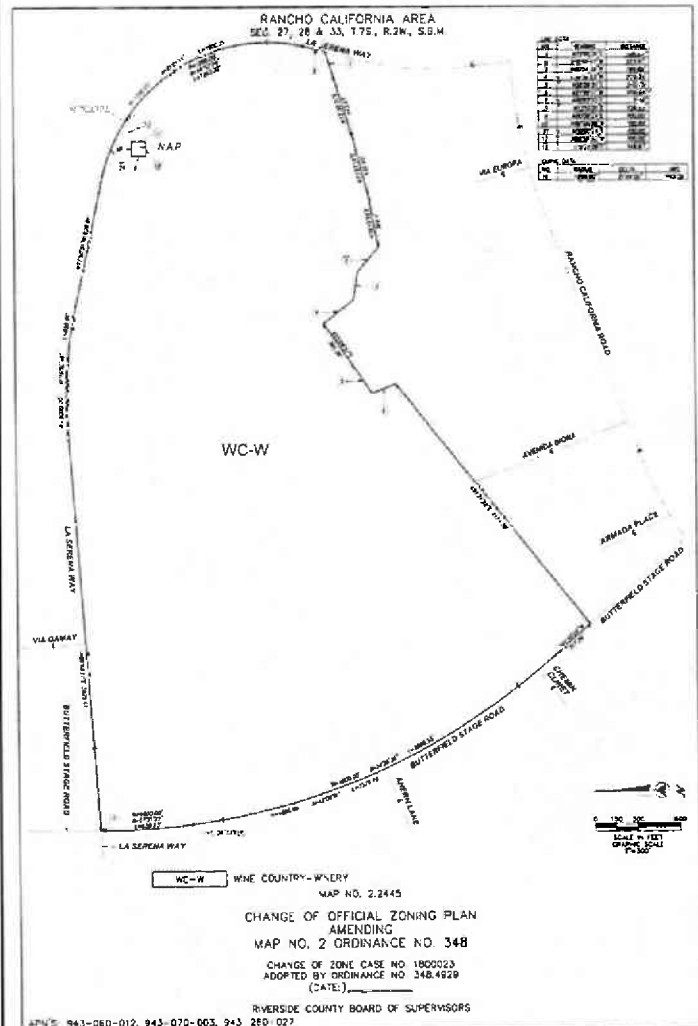
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

ORDINANCE NO. 348.4929
 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. 2.2445, Change of Zone Case No. 1800023" which map is made a part of this ordinance.

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



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 07, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Hewitt
 NAYS: None
 ABSENT: None

Kecia R. Harper, Clerk of the Board
 By: Hannah Lumanauw, Board Assistant

Press-Enterprise; 7/15



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

July 08, 2020

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

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: NOTICE OF ADOPTION OF ORDINANCE NO. 348.4929

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, July 15, 2020**.

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,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

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

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INSERT ATTACHMENTS

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AYES: Jeffries, Spiegel, Washington, Perez, and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant



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<p>Invoice text: NOH - CZ1800023, GPA190002, TPM37667, APD200001, and AF</p>							
<p><i>TLMA - Planning Item 21.1 of 7/7/20</i></p>							
<p>Place by: Hannah Lumanauw</p>					<table border="1"> <tr> <th>BALANCE DUE</th> </tr> <tr> <td>\$566.80</td> </tr> </table>	BALANCE DUE	\$566.80
BALANCE DUE							
\$566.80							
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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - CZ1800023, GPA190002, TPM37667, APD200001, and

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:

06/27/2020

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

Date: June 27, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011393798-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, GENERAL PLAN AMENDMENT, TENTATIVE PARCEL MAP, AND AGRICULTURAL PRESERVE CASES IN RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, 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, July 07, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 190002**, which proposes an Amendment to the Circulation Element of the Riverside County General Plan to revise the road designation of La Serena Way from a Secondary Highway to a Collector. **Change of Zone 1800023**, which proposes to change the site's zoning from Citrus/Vineyard - 5-acre lot minimum (CV-5) to Wine Country - Winery (WC-W). **Tentative Tract Map No. 37667**, which proposes for a Schedule "I" subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. **Agricultural Preserve Case No. 200001 (APD No. 200001)**, which proposes to diminish approximately 43.27 gross acres from Rancho California Agricultural Preserve Map No. 3 Map No. 108 as amended by Map No. 930, and Agricultural Preserve Case No. 200002 (APD No. 200002) which proposes to disestablish Rancho California Agricultural Preserve No. 35 Map No. 547 as amended by Map No. 929, which consists of approximately 82.73 acres. This project is located north of Rancho California Road, south of La Serena Way, east of Butterfield Stage Road, and west of La Serena Way in Rancho California Zoning Area - Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors consider an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 39682, Adopt Resolution No. 2020-083, Adopt Resolution No. 2020-084, Adopt Resolution No. 2020-154, Adopt Ordinance No. 348.4929, and Direct the Planning Department to incorporate the changes made by General Plan Amendment No. 190002 into the Riverside County General Plan Circulation Element and associated area plan, tables, and figures.

The Planning Department's report package for the project 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 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 Department 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 23, 2020
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise, 6/27

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, GENERAL PLAN AMENDMENT, TENTATIVE PARCEL MAP, AND AGRICULTURAL PRESERVE CASES IN RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, 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, July 07, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 190002**, which proposes an Amendment to the Circulation Element of the Riverside County General Plan to revise the road designation of La Serena Way from a Secondary Highway to a Collector. **Change of Zone 1800023**, which proposes to change the site's zoning from Citrus/Vineyard – 5-acre lot minimum (CV-5) to Wine Country – Winery (WC-W). **Tentative Tract Map No. 37667**, which proposes for a Schedule "I" subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. **Agricultural Preserve Case No. 200001 (APD No. 200001)**, which proposes to diminish approximately 43.27 gross acres from Rancho California Agricultural Preserve Map No. 3 Map No. 108 as amended by Map No. 930, and **Agricultural Preserve Case No. 200002 (APD No. 200002)** which proposes to disestablish Rancho California Agricultural Preserve No. 35 Map No. 547 as amended by Map No. 929, which consists of approximately 82.73 acres. This project is located north of Rancho California Road, south of La Serena Way, east of Butterfield Stage Road, and west of La Serena Way in Rancho California Zoning Area – Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors consider an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 39682, Adopt Resolution No. 2020-083, Adopt Resolution No. 2020-084, Adopt Resolution No. 2020-154, Adopt Ordinance No. 348.4929, and Direct the Planning Department to incorporate the changes made by General Plan Amendment No. 190002 into the Riverside County General Plan Circulation Element and associated area plan, tables, and figures.

The Planning Department's report package for the project 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 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 Department 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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

June 24, 2020

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: CZ1800023, GPA190002, TPM37667, APD200001, and APD200002

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, June 27, 2020.**

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,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant 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 June 26, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ1800023, GPA190002, TPM37667, APD200001, and APD200002

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 07, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 26, 2020

Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 26, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ1800023, GPA190002, TPM37667, APD200001, and APD200002

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 07, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 26, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: June 22, 2020

TO: Clerk of the Board of Supervisors – July 7, 2020 BOS meeting

FROM: Planning Department – Riverside Deborah Bradford Project Planner – ext. 56646

SUBJECT: CZ1800023, GPA190002, TPM37667, APD200001, and APD200002

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | ***SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> 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:

MEETING DATE:

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 190002, CHANGE OF ZONE NO. 1800023, TENTATIVE PARCEL MAP NO. 37667, AGRICULTURAL PRESERVE CASE NO. 200001, AGRICULTURAL PRESERVE CASE NO. 200002, RESOLUTION NO. 2020-083, RESOLUTION NO. 2020-084, and RESOLUTION NO. 2020-154, ORDINANCE NO. 348.4929, and CONSIDER an ADDENDUM to MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39682 - Applicant: Sirah Vineyard Development Corp., Gregg Linhoff – Engineer/Representative: Masson and Associates, Rob D'Amaro –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG); Temecula Valley Wine Country Policy Area: Winery District – Location: North of Rancho California Road, south of La Serena Way, east of Butterfield Stage Road, and west of La Serena Way – 290 Gross Acres - Zoning: Citrus/Vineyard – 5-Acre Minimum (CV-5) - REQUEST: The General Plan Amendment is an Amendment to the Circulation Element of the Riverside County General Plan to revise the road designation of La Serena Way from a Secondary Highway to a Collector. The Change of Zone proposes to change the site's zoning from Citrus/Vineyard – 5-acre lot minimum (CV-5) to Wine Country – Winery (WC-W). Tentative Parcel Map No. 37667 is a proposal for a Schedule "I" subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule "I" subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel by parcel basis and be consistent with the Wine Country – Winery permitted land uses. Agricultural Preserve Case No. 200001 (APD No. 200001) proposes to diminish approximately 43.27 gross acres from Rancho California Agricultural Preserve No. 3 Map No. 108 as amended by Map No. 930, and Agricultural Preserve Case No. 200002 (APD No. 200002) proposes to disestablish Rancho California Agricultural Preserve No. 35 Map No.547 as amended by Map No. 929, which consists of 82.73 acres. APNs 943-060-012, 943-070-003, and 943-260-027. [Applicant's Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

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

CONSIDER an **ADDENDUM** to **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39682** based on the findings and conclusions incorporated in the Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist;

TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 200001, a proposal as depicted on Map No. 200002 to diminish the Rancho California Agricultural Preserve No. 3, Map No. 108, as amended by Map No. 930, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee on February 26, 2020, based on the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report and, the findings and conclusions in the staff report and Resolution No. 2020-083; and, issue a Certificate of Tentative Cancellation to cancel the Land Conservation Contract subject to the conditions in Resolution No. 2020-083; and,

TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 200002, a proposal as depicted on Map No. 200002 to disestablish the Rancho California Agricultural Preserve No. 35, Map No. 547, as amended by Map No. 929, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee on February 26, 2020, based on the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report and, the findings and conclusions in the staff report and Resolution No. 2020-084; and, issue a Certificate of Tentative Cancellation to cancel the Land Conservation Contract subject to the conditions in Resolution No. 2020-084; and,

ADOPT RESOLUTION NO. 2020-083 tentatively approving the diminishment of Rancho California Agricultural Preserve No. 3, Map No. 108, as amended by Map No. 930, as shown on Map No. 200001 and issuing a Certificate of Tentative Cancellation to cancel the Land Conservation Contract, based upon the findings and conclusion incorporated in the resolution and staff reports; and,

ADOPT RESOLUTION NO. 2020-084 tentatively approving the disestablishment of Agricultural Preserve No. 35 Map No. 547, as amended by Map No. 929, as shown on Map No. 200002 and issuing a Certificate of Tentative Cancellation for the associated Land Conservation Contract based upon the findings and conclusion incorporated in the resolution and staff reports; and,

APPROVE GENERAL PLAN AMENDMENT NO. 190002, modifying the Circulation Element to change the current road designation of La Serena Way from a Secondary Highway designation to a Collector designation as shown on Figure 7 of the Southwest Area Plan and Circulation Element Figure C-1, attached hereto, based on the findings and conclusions incorporated in the staff report, and,

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

ADOPT RESOLUTION NO. 2020-154, approving General Plan Amendment No. 190002 modifying the Circulation Element's road designation of La Serena Way from a Secondary Highway designation to a Collector designation; and,

APPROVE CHANGE OF ZONE NO. 1800023, changing the zoning classification for the subject property from the C/V-5 Zone to WC-W Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4929 amending the zoning in the Rancho California Area shown on Map No. **XX.XXX** Change of Zone No. 1800023, attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE PARCEL MAP NO. 37667, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report, and pending finalization of Agricultural Preserve Case No. 200001 and Agricultural Preserve Case No. 200002.

DIRECT the Planning Department to incorporate the changes made by General Plan Amendment No. 190002 into the Riverside County General Plan Circulation Element and associated area plan, tables, and figures.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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:

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

Summary

General Plan Amendment No. 190002 (Technical Amendment) is a proposal to modify the General Plan road designation of La Serena Way from a Secondary Highway to a Collector as shown on Circulation Element Figure C-1 and Southwest Area Plan Figure 7 of the General Plan.

Change of Zone No. 1800023 is a proposal to change the site's zoning classification from Citrus/Vineyard, 5-acre lot minimum (C/V-5), to Wine Country – Winery (WC-W). This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District.

Tentative Parcel Map No. 37667 is a proposal for a Schedule "I" subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule "I" subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel by parcel basis and be consistent with the WC-W Zone permitted land use.

The Project site is located north of Rancho California Road, south and west of La Serena Way, and east of Butterfield Stage Road.

The Planning Commission considered the General Plan Amendment, Change of Zone, and Tentative Parcel Map during a regularly scheduled public hearing on May 6, 2020. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the project (vote of 5-0) to the Board of Supervisors.

Associated Agricultural Preserve Cases

Agricultural Preserve Case No. 200001 (APD No. 200001) is a request to remove 43.27 acres from the Rancho California Agricultural Preserve No. 3. The exterior boundaries of APD200001 to be diminished from the Rancho California Agricultural Preserve No. 3 are identified by the legal description and map attached to Resolution No. 2020-083 as Exhibit A and Exhibit B, respectively. Approval of proposed APD No. 200001 will decrease the size of the Rancho California Agricultural Preserve No. 3 to 10.54 acres. The area that will be diminished from the preserve is currently subject to a Land Conservation Contract, and a contract cancellation is required.

Rancho California Agricultural Preserve No. 3 was established on August 24, 1970, pursuant to Map No. 108 and consisted of 138.85 acres at that time. The Rancho California Agricultural Preserve No. 3 was diminished by 85.04 acres pursuant to Map No. 930 adopted on September 30, 2008. Currently, the Agricultural Preserve includes a portion of lands identified with Assessor's Parcel Numbers 943-260-027 and 943-260-024, a total area of approximately 53.81 acres.

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

A Land Conservation ("Williamson Act") Contract for land within the Rancho California Agricultural Preserve No. 3, Map No. 108 was recorded on October 17, 1970 as Instrument No. 103845. The contract took effect on January 1, 1971. A Notice of Non-renewal was filed on October 9, 2003 to terminate the Williamson Act contract on the property. This Notice of Non-renewal was recorded on January 7, 2004 as Instrument No. 2004-0010703. A new Williamson Act contract for approximately 43.27 acres of land within the Rancho California Agricultural Preserve No. 3 Map No. 108 as amended by Map No. 930 was recorded on May 24, 2007 as Instrument No. 2007-0343862. This contract took effect on January 1, 2008. The current property owner filed a Notice of Non-renewal on February 24, 2020, which was recorded on March 2, 2020 as Instrument No. 2020-0095222. As a result of the Notice of Non-renewal, the Williamson Act contract on the property will expire on December 31, 2029.

Agricultural Preserve Case No. 200002 (APD No. 200002) is also a request to disestablish Rancho California Agricultural Preserve No. 35, which consists of approximately 82.73 acres. The exterior boundaries of the Rancho California Agricultural Preserve No. 35 are identified by the legal description and map attached to Resolution No. 2020-084 as Exhibit A and Exhibit B, respectively. The area within the preserve is currently subject to a Land Conservation Contract, and a contract cancellation is required.

Rancho California Agricultural Preserve No. 35 was established on April 27, 1982 pursuant to Map No. 547 and consisted of 152.9 acres. The Rancho California Agricultural Preserve No. 35 was diminished by 70.17 acres pursuant to Map No. 929, which was adopted on September 30, 2008. Currently, the Agricultural Preserve includes a portion of lands identified with Assessor's Parcel Numbers 943-260-027 and 943-260-003, a total area of approximately 82.73 acres.

A Williamson Act contract for land within the Rancho California Agricultural Preserve No. 35, Map No. 547 was recorded on May 4, 1982 as Instrument No. 76452. The contract took effect on January 1, 1983. A Notice of Non-renewal was filed on August 19, 2003 to terminate the Land Conservation Contract and was recorded on September 25, 2003 as Instrument No. 2003-0747934. A new Land Conservation Contract for approximately 82.73 acres of land within the Rancho California Agricultural Preserve No. 35, as amended by Map No. 929, was recorded on May 24, 2007 as Instrument No. 2007-0343863. The contract took effect on January 1, 2008. On February 24, 2020, the current property owner filed a Notice of Non-renewal, which was recorded on March 2, 2020 as Instrument No. 2020-0095223. As a result of the Notice of Non-renewal, the Williamson Act contract on the Property will expire on December 31, 2029.

Alternative Land Use for APD No. 200001 and APD No. 200002

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

The proposed alternative land use is Tentative Parcel Map No. 37667, which is a Schedule "I" Map for the subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. Of the 290 acres that are included in TPM No. 37667, approximately 43.27 acres is within Rancho California Agricultural Preserve No. 3 and 82.73 acres is within Rancho California Agricultural Preserve No. 35; specifically APD No. 200001 and APD No. 200002 involves lands that are in whole or a portion of the proposed TPM No. 37667 lots 1, 2, 3, 4, 6, 7, 8, 12, 13, and 14.

TPM No. 37667 is associated with General Plan Amendment No. 190002, which proposes to modify the Circulation Element to change the current General Plan road designation of La Serena Way to a Collector, and Change of Zone No. 1800023, which proposes to change the site's zoning to WC-W. The General Plan Amendment and Change of Zone will support the future agricultural use and incidental commercial uses on the lots proposed by TPM No. 37667. The Collector road designation provides for the development of a roadway that is consistent in character with the other General Plan roads within the policy area. Due to the rolling topography of this region, the roadway network is less complex than found in more urbanized areas. WC-W Zone is considered an agricultural zone in Ordinance No. 348 and is one of two implementing zones for the Temecula Valley Wine Country Policy Area – Winery District. The proposed 20-acre lots can support residential uses and, with future entitlements, potential winery development in compliance with the Temecula Valley Wine Country Policy Area. Future development will occur on a parcel by parcel basis subject to the General Plan policies and the development standards of the WC-W Zone.

The approval of Resolution No. 2020-083 and Resolution 2020-084 will allow the property owner to move forward with the cancellation of the Land Conservation Contract. Final approval of the APD No. 200001 and APD No. 200002 will be brought back to the Board for approval once the Williamson Act Contract cancellation fee is paid. The recordation of the Final Map shall not occur until the Williamson Act Contract cancellation fee is paid per condition of approval for TPM No. 37667.

Technical Advisory Committee

The Comprehensive Agriculture Preserve Technical Advisory Committee ("CAPTAC") met on February 26, 2020, and evaluated APD No. 200001 and APD No. 200002. The CAPTAC found the proposed diminishment and disestablishment 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 and disestablishment.

General Plan Consistency

The proposed APD No. 200001 and APD No. 200002, and its associated cases, include properties that are located within the Temecula Valley Wine Country Policy Area of the Riverside County General Plan, Southwest Area Plan (SWAP) boundary. The policy area

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

was established to protect the region's vinicultural activities, wineries and its incidental commercial uses, large residential estates, and equestrian uses. The project site is within the Winery District of the policy area, which encourages incidental commercial uses that promote tourist related activities for the wine industry.

The proposed diminishment and disestablishment are consistent with the General Plan, as they will allow the alternative land use to subdivide approximately 290 acres into 14 parcels with a minimum lot size of 20 acres, as well as will allow future wineries and its incidental commercial uses to establish with proper land use entitlements. Temecula Valley Wine Country Policy Area Policy SWAP 1.5 allows for large lot subdivision with a minimum lot size of 10 gross acres and policy SWAP 1.9 encourages the development of wineries and incidental commercial uses pursuant to the WC-W Zone. The proposed TPM creates lots that are larger than 10 gross acres; therefore, it is also consistent with the General Plan.

The proposed change of zone to WC-W Zone will make the zoning classification consistent with the Temecula Valley Wine Country Policy Area. The WC-W zoning classification is considered an agricultural zone, pursuant to Section 21.3b of Riverside County Ordinance No. 348. The WC-W Zone development standards requires at least seventy-five (75%) of a winery site to be planted with vineyards.

The proposed GPA No. 190002 is a Technical amendment to the Circulation Element of the Riverside County General Plan to revise the road designation of La Serena Way from a Secondary Highway to a Collector. The circulation network within the Policy Area has several roads that are designated Collector that requires 74' Right-of-Way. The Collector roads within the Policy Area branch off the major roadways and provide access to local neighborhoods. The reclassification of La Serena Way from a Secondary Highway to a Collector Road has to do with the Temecula Valley Wine Country Policy Area's policies that are included in the Southwest Area Plan of the General Plan, which are provided to ensure long term viability of the wine industry while protecting the community's equestrian and rural lifestyle. With that comes a vision of rural roads and trails, with vehicles and pedestrians passing by wineries, farms, vineyards and inns. La Serena Way as a four lane secondary highway would not be in keeping with the Wine Country's intention of protecting the rural nature of the area. This results in a source of confusion on the intended vision and aesthetics of a generally rural area and urban level roads in the Wine Country area. To this purpose, all roads that are in Wine Country are two lane roads with the exception of Anza Road.

Additionally, from an ability to support the planned traffic in the area adequately, the reclassification of La Serena Way would more appropriately serve the anticipated traffic. The General Plan Buildout traffic capacity for La Serena Way is approximately 5%

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STATE OF CALIFORNIA**

above the Level of Service D capacity that the reclassification to a Collector Road would provide. However, with the installation of a traffic signal at the intersection of La Serena Way and Butterfield Stage Road and a roundabout at La Serena Way and Rancho California Road that are already planned improvements, these improvements would assist in the traffic flow being adequately served by the reclassification of La Serena Way to a Collector Road and the classification as a Secondary Highway is no longer required.

The Change of Zone and General Plan Amendment supports the intent of the Policy Area and can be adopted before final approval of APD No. 200001 and APD No. 200002 because it will not conflict with agricultural zoning or uses.

Environmental Analysis

In accordance with the California Environmental Quality Act (CEQA), an Addendum to the Mitigated Negative Declaration has been prepared for this Project, which includes analyses of the proposed alternative land use for the Project site. None of the conditions described in State CEQA Guidelines section 15162 occur, supporting the use of an Addendum for the proposed Project. The Addendum to the Mitigated Negative Declaration for Environmental Assessment No. 39685 represents the independent judgment of Riverside County. The documents were circulated for public review per State CEQA Guidelines section 15105.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

ATTACHMENTS

- A. Resolution No. 2020-083**
- B. Resolution No. 2020-084**
- C. Resolution No. 2020-154**
- D. Southwest Area Plan Figure 7 and Circulation Element Figure C-1**
- E. Zoning Ordinance No. 348.XXXX**
- F. Rancho California Agricultural Preserve No. 3 Map No. 108 as amended through Map No. 200001**

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STATE OF CALIFORNIA**

- G. Rancho California Agricultural Preserve No. 35 Map No 547 as amended through Map No. 200002**
- H. CAPTAC Report February 26, 2020 for APD No. 200001 and APD No. 200002**
- I. Planning Commission Minutes**
- J. Planning Commission Memo**
- K. Planning Commission Staff Report**
- L. Tentative Parcel Map Exhibit**

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 20, 2020,

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

APN (s) or case numbers CZ1800023 / GPA190002 / TPM37667 for

Company or Individual's Name RCIT - GIS

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

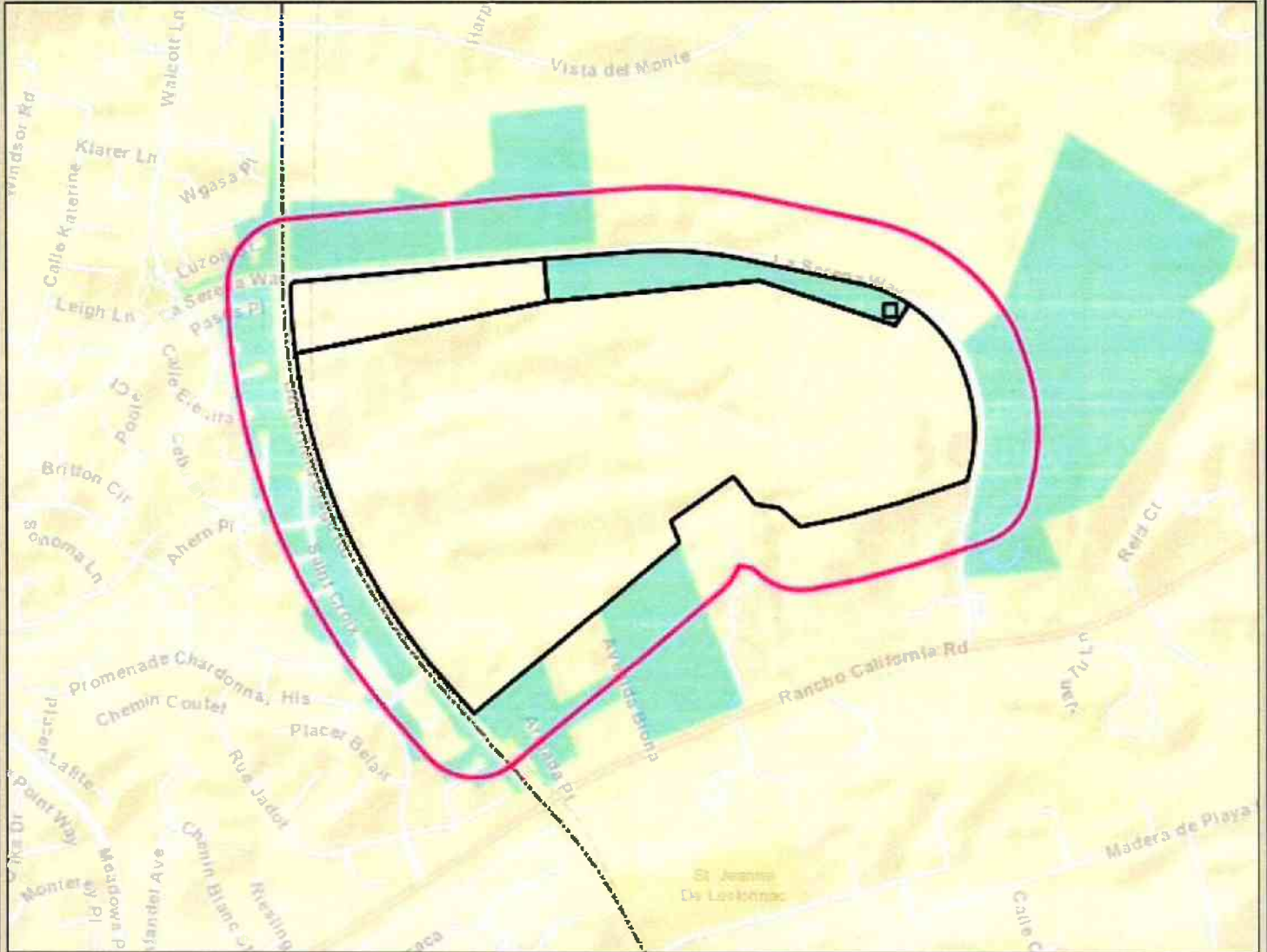
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ1800023 / GPA190002 / TPM37667

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT 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.

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 Temecula, CA 92592

Temecula Valley Unified School District
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 Riverside, CA 92507

Southern California Gas Co.
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 Riverside, CA 92507.

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 42135 Winchester Road
 Temecula, CA 92590-4800

Rancho Calif. Water District
 42135 Winchester Road
 Temecula, CA 92590-4800

City of Temecula
 Community Development Department
 41000 Main Street
 Temecula, CA 92590

City of Temecula
 Community Development Department
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 Road Suite #203/
 Temecula / California / 92593

Temecula Valley Winegrowers
 Association
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 Road Suite #203/
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Visit Temecula Valley Wine Country
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943100007
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32381 CERCLE LATOUR
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953390004
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CANYON LAKE CA 92587

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1480 NANDINA AVE
PERRIS CA 92591

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31980 PASOS PL
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31946 AVENIDA MALLARI
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957580024
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40898 CARLENA LN
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41170 SAINT CROIX
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DAVID D. COLEMAN
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32339 SAINT MICHEL
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953610007
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953150015
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953380019
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953610001
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953150016
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953213011
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957561034
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957570002
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957570010
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31945 PASOS PL
TEMECULA CA 92591

957570020
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957570031
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957580038
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41130 SAINT CROIX
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JONATHAN MULLEN
41210 SAINT CROIX
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953601009
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41213 SAINT CROIX
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953610002
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41263 SAINT CROIX
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953610003
ROBERT PAUL MANFREDONIA
41275 SAINT CROIX
TEMECULA CA 92591

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, GENERAL PLAN AMENDMENT, TENTATIVE PARCEL MAP, AND AGRICULTURAL PRESERVE CASES IN RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT

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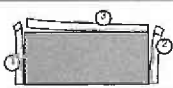
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

PSEMPV

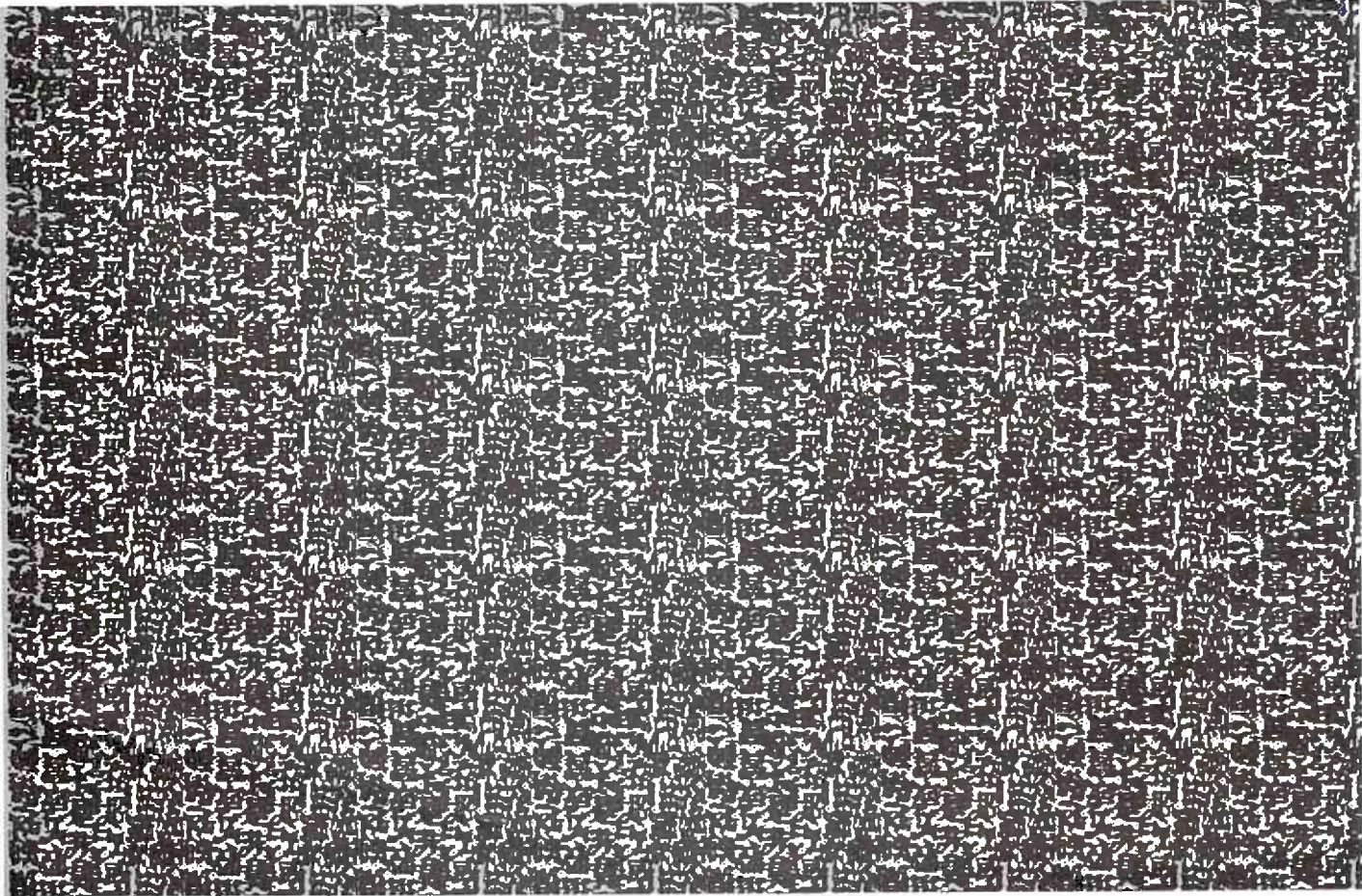
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Dated: June 23, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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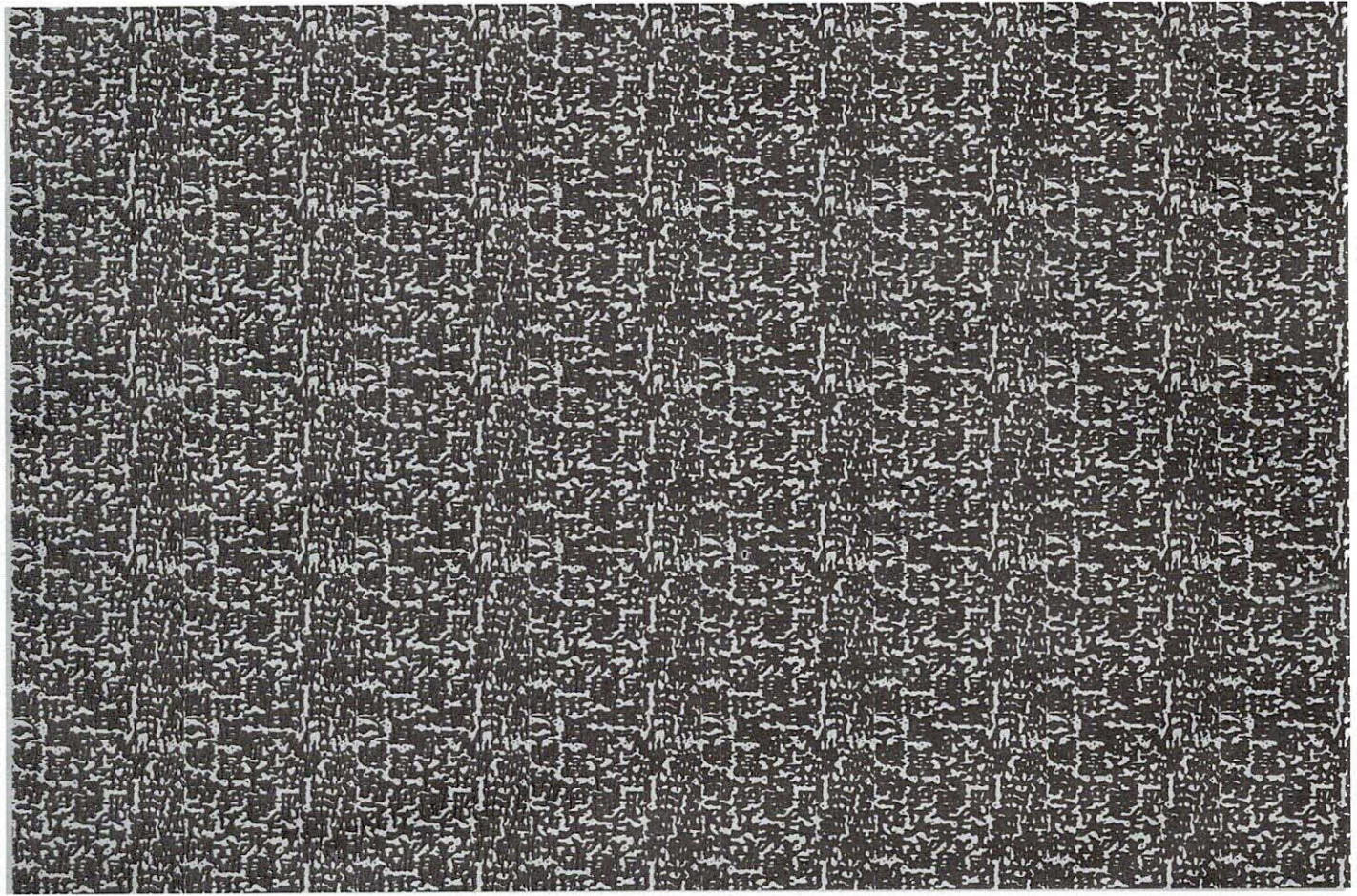
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Larry Markham
41593 Winchester road, Suite 200
Temecula, CA 92590

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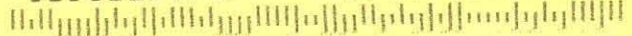
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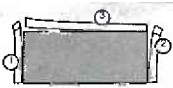
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Dated: June 23, 2020
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By: Hannah Lumanauw, Board Assistant

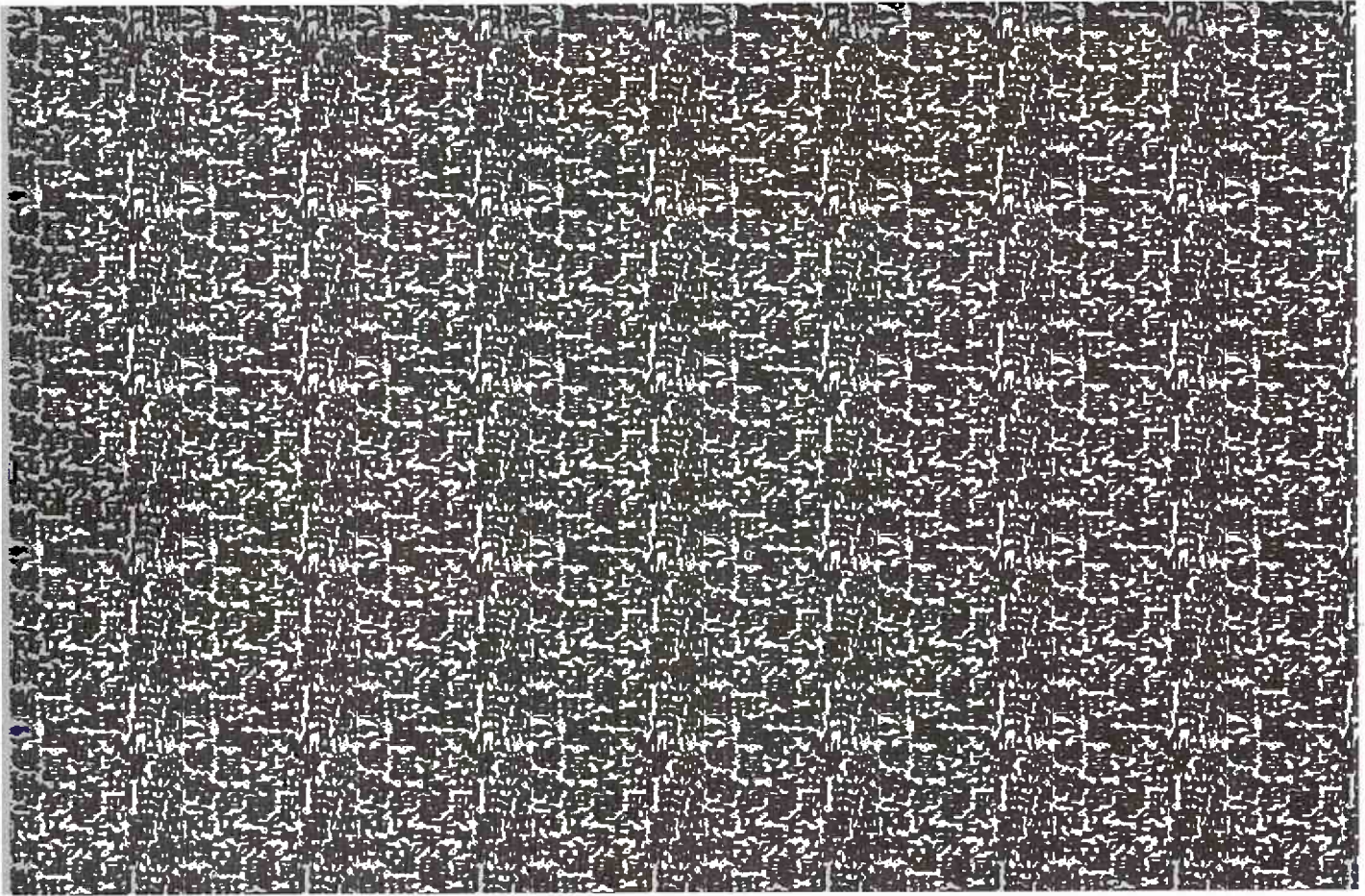
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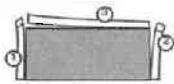
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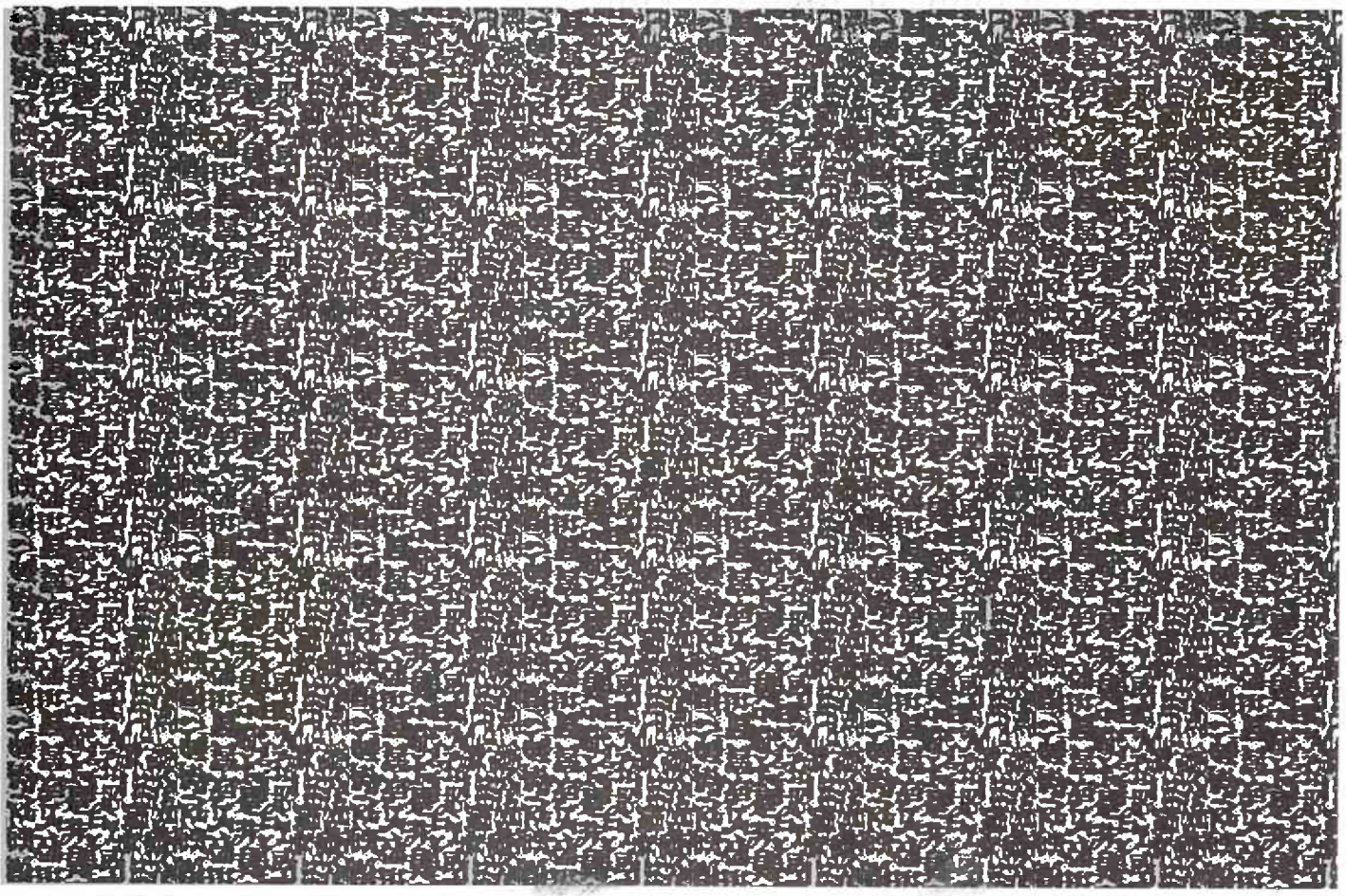
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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DEPARTMENT OF FISH AND GAME
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Receipt #: 20-199897

State Clearinghouse # (if applicable): _____

Lead Agency: COUNTY OF RIVERSIDE CLERK OF THE BOARD Date: 06/26/2020

County Agency of Filing: RIVERSIDE Document No: E-202000729

Project Title: NOTICE OF PUBLIC HEARING CZ, GEN. PLAN AMEND, TPM, AGRIC PRESERVE IN RANCHO CA.

Project Applicant Name: COUNTY OF RIVERSIDE CLERK OF THE BOARD Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR, RIVERSIDE, CA 92501

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:

U. Sandoval

Deputy

Notes:

7/7/20 21.1
2020-147450

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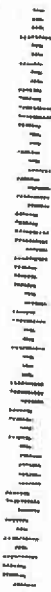
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