

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



**ITEM: 21.2  
(ID # 14738)**

**MEETING DATE:**

Tuesday, March 30, 2021

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000011 and Ordinance No. 348.4954 – No New Environmental Document Required – Applicant: Koll Development c/o Greg Koll – Engineer/Representative: Ventura Engineering Inland c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Residential District – Location: North and east of Santa Rita Road, south of Monte Verde Road, and west of Anza Road – 41.49 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – REQUEST: Change of Zone No. 2000011 (CZ2000011) changes the existing zone classification of Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R) for two parcels, APNs 966-380-014 and 015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;

Continued on Page 2

**ACTION: Policy**

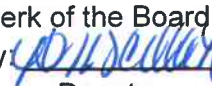
  
John Hildebrand, Planning Director 3/15/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4954 is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: March 30, 2021  
xc: Planning, COB

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 2000011**, amending the zoning classifications for the Project parcels from Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report; and
3. **ADOPT ORDINANCE NO. 348.4954** amending the zoning in the Rancho California Area shown on Map No. 2.2459, Change of Zone No. 2000011, attached hereto and incorporated herein by reference.

Continued on Page 3

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

On March 11, 2014, the Board of Supervisors adopted the Temecula Valley Wine Country Community Plan, which consisted of revisions to the General Plan, updated design guidelines, and new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; therefore, zoning consistency would have to occur as part of the development approval process on specific parcels.

Change of Zone No. 2000011 was submitted to the Riverside County Planning Department on May 12, 2020. The Project parcels have a General Plan Foundation Component Land Use Designation of Agriculture. The subject parcels are located in the Wine Country-Residential District, which is a district located in the central and northeastern portions of the Policy Area. Parcels with this designation are allowed to develop one-family dwellings, agricultural uses, and Class I or II Wineries or Cottage Inns with an approved plot plan entitlement. The Project proposes a change of zone for parcels APN 966-390-014 and 015 from Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R); bringing the parcels into consistency with the Temecula Valley Wine Country Policy Area.

**Impact on Citizens and Businesses**

The Project will have no direct impact on citizens or businesses, as these are private projects. All impacts have been previously evaluated under CEQA, as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

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

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. ORDINANCE NO. 348.4954 FOR CHANGE OF ZONE NO. 2000011

  
Jason Farin, Principal Management Analyst 3/23/2021

  
Gregory V. Priamos, Director County Counsel 3/17/2021

1 ORDINANCE NO. 348.4954

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

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
8 2.2458, Change of Zone Case No. 2000011" which map is made a part of this ordinance.

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

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

13 By: Karen S. Spiegel  
Chair, Board of Supervisors

KAREN SPIEGEL

14 ATTEST:  
15 KECIA R. HARPER  
Clerk of the Board

16 By: Yvonne Rasso

17  
18 (SEAL)

19  
20 APPROVED AS TO FORM

21 March 16, 2021

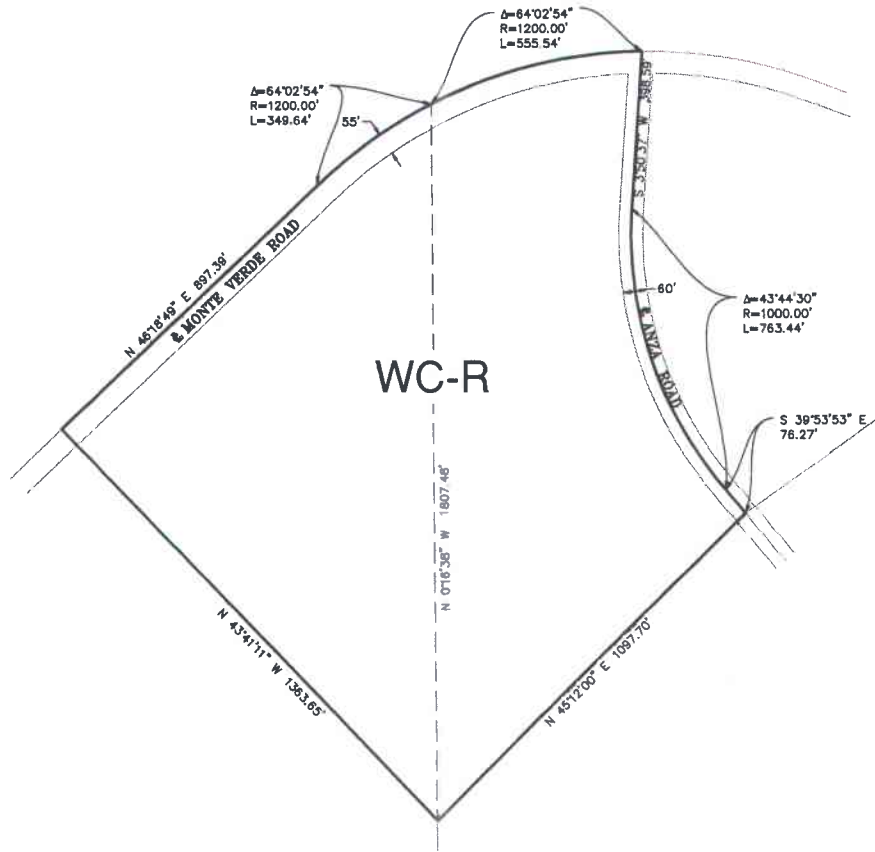
22  
23 By: Aaron C. Gettis

24 AARON C. GETTIS  
25 Supervising Deputy County Counsel

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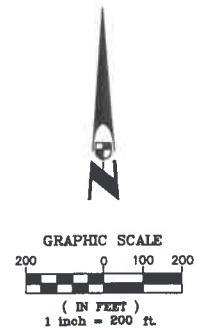
RANCHO CALIFORNIA AREA  
SEC. 14, T. 8 S., R. 2 W. S.B.M.



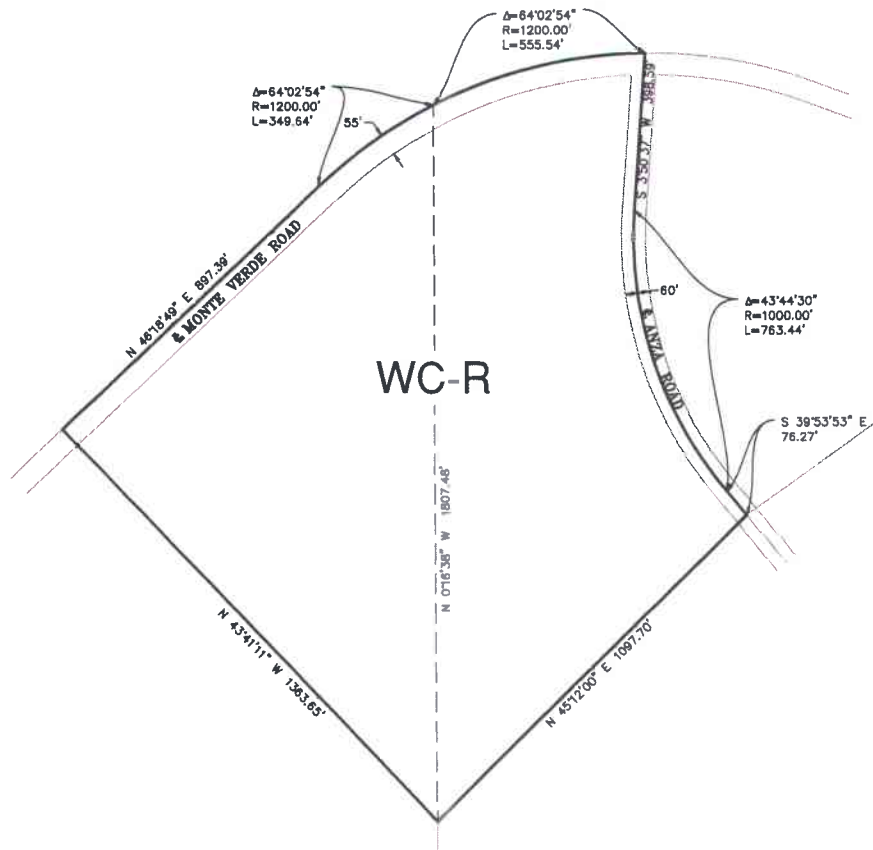
WC-R

WINE COUNTRY-RESIDENTIAL

MAP NO. 2.2458  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 2000011  
ADOPTED BY ORDINANCE NO. 348.4954  
(DATE: ) \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



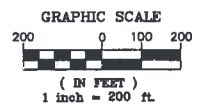
RANCHO CALIFORNIA AREA  
 SEC. 14, T. 8 S., R. 2 W. S.B.M.



WC-R

WINE COUNTRY-RESIDENTIAL

MAP NO. 2.2458  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2000011  
 ADOPTED BY ORDINANCE NO. 348.4954  
 (DATE: ) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
FEBRUARY 17, 2021**

accordance with the terms of DA2000006 and Conditional Use Permit No. 200024, and will provide community benefits to the Highgrove Area. APN: 246-123-018. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**4.2 CHANGE OF ZONE NO. 2000023 – No New Environmental Document Required** – EIR524 – Applicant: Marcelo Doffo – Engineer/Representative: MDS, LLC c/o Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R-RR) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Summitville Street, easterly of Warren Road, southerly of Borel Road, and westerly of East Benton Road – 5.00 Gross Acres – Zoning: Existing: Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 2000023 (CZ2000023) is a proposal for consistency zoning to change the existing zone classification of Residential Agricultural – 5 Acre Minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003, which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 915-690-003. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** that No New Environmental Document is Required; and,

**TENTATIVELY** Approve Change of Zone No. 2000023.

**4.3 CHANGE OF ZONE NO. 2000011 – No New Environmental Document Required** – EIR524 – Applicant: Koll Development c/o Greg Koll – Engineer/Representative: Ventura Engineering Inland c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Residential District – Location: Northerly and easterly of Santa Rita Road, southerly of Monte Verde Road, and westerly of Anza Road – 41.49 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – **REQUEST:** Change of Zone No. 2000011 (CZ2000011) is a proposal for consistency zoning to change the existing zone classification of Light Agriculture – 20 Acre Minimum (A-1-20) to Wine Country – Residential (WC-R) for two (2) parcels, APN's 966-380-014 and 966-380-015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. APN: 966-380-014 and 015. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** that No New Environmental Document is Required; and,

**TENTATIVELY** Approve Change of Zone No. 2000011.

**5.0 WORKSHOP:**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 3**

**Planning Commission Hearing: February 17, 2021**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Change of Zone No. 2000011	<b>Applicant(s):</b>
<b>Environmental:</b>	No Further Env. Doc. Required	Koll Development c/o Greg Koll
<b>Area Plan:</b>	Southwest	<b>Representative(s):</b>
<b>Zoning Area:</b>	Rancho California Area	Ventura Engineering Inland
<b>Supervisorial District:</b>	Third District	c/o Wilfredo Ventura
<b>Project Planner:</b>	Tim Wheeler	
<b>Project APN(s):</b>	966-380-014 and 015	

*John Hildebrand*  
 \_\_\_\_\_  
 John Hildebrand  
 Interim Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 2000011 (CZ2000011)** changes the existing zone classification of Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R) for two parcels, APNs 966-380-014 and 015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area.

The above is hereinafter referred to as “the project” or “Project”.

The Project parcels are located north and east of Santa Rita Road, south of Monte Verde Road, and west of Anza Road. The parcel address for APN 966-380-014 is 34455 Monte Verde Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000011**, amending the zoning classifications for the Project parcels from Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**PROJECT DATA:**

**Land Use and Zoning:**

Specific Plan:	N/A
Existing General Plan Foundation Component:	Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Residential District
Surrounding General Plan Land Uses	
North:	Community Development: Very Low Density Residential (CD: VLDR) and Open Space: Conservation (OS:C)
East:	Rural: Rural Residential (R: RR)
South:	Rural: Rural Residential (R: RR)
West:	Agriculture (AG)
Existing Zoning Classification:	Light Agriculture (A-1-20)
Proposed Zoning Classification:	Wine Country – Residential (WC-R)
Surrounding Zoning Classifications	
North:	Specific Plan (SP 313 – Morgan Hill)
East:	Residential Agricultural – 20 ac min (R-A-20)
South:	Wine Country – Equestrian (WC-E)
West:	Residential Agricultural – 5 ac min (R-A-5)
Existing Use:	Single-Family Residential
Surrounding Uses	
North:	Residential Development
East:	Vacant land
South:	Single-Family Residential, Equestrian
West:	Single-Family Residential

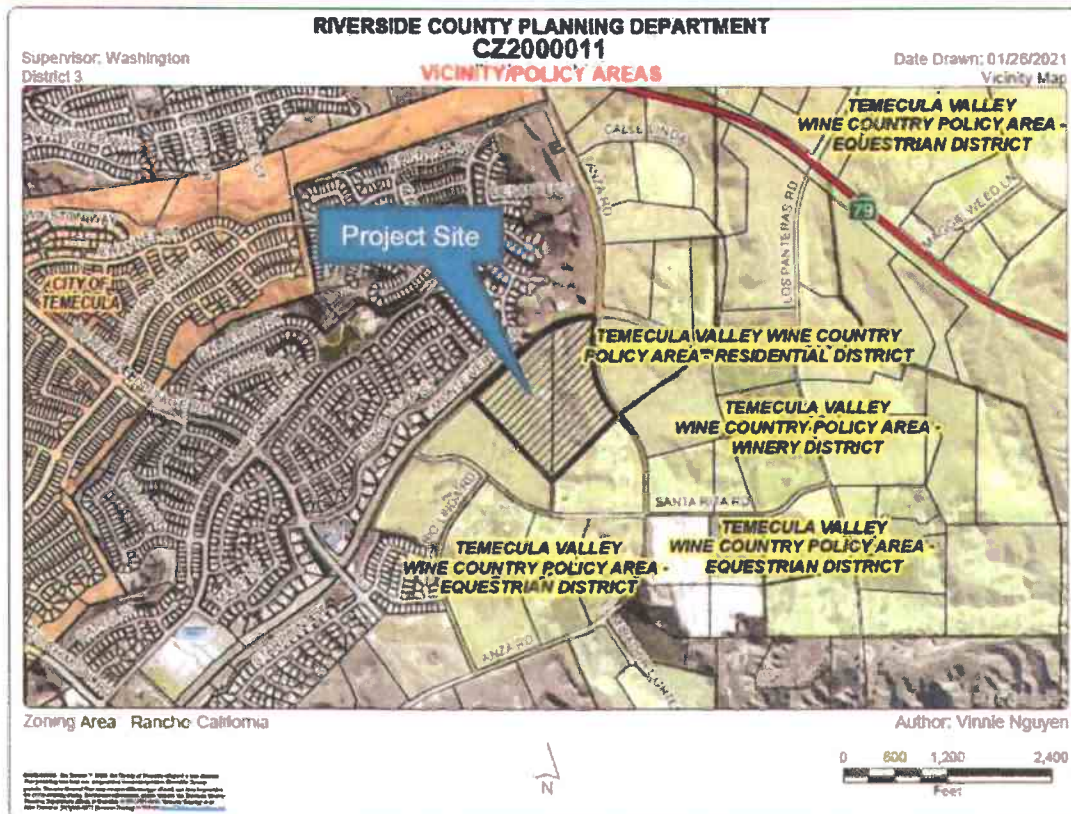
**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
APN 966-390-014	20.03 gross acres	None
APN 966-390-015	21.46 gross acres	None

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Rancho California No. 32 Map No. 475
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



## PROJECT BACKGROUND AND ANALYSIS

### Background:

On March 11, 2014, the Board of Supervisors adopted the Temecula Valley Wine Country Community Plan, which consisted of revisions to the General Plan, updated design guidelines, and new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; therefore, zoning consistency would have to occur as part of the development approval process on specific parcels.

Change of Zone No. 2000011 was submitted to the Riverside County Planning Department on May 12, 2020. The Project parcels have a General Plan Foundation Component Land Use Designation of Agriculture. The subject parcels are located in the Wine Country-Residential District, which is a district located in the central and northeastern portions of the Policy Area. Parcels with this designation are allowed to develop one-family dwellings, agricultural uses, and Class I or II Wineries or Cottage Inns with an approved plot plan entitlement. The Project proposes a change of zone for parcels APN 966-390-014 and 015 from Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R); bringing the parcels into consistency with the Temecula Valley Wine Country Policy Area.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

All of the properties participating in the Wine Country Consistency Zoning Programs were within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 2000011 includes properties that are also within the boundary analyzed. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162.

## FINDINGS AND CONCLUSIONS

**In order for the County to approve the proposed project, the following findings are required to be made:**

### Land Use Findings

1. The project site has a General Plan Foundation Component Land Use Designation of Agriculture (AG).
2. The project site is located within the Temecula Valley Wine Country Policy Area – Residential District of the Southwest Area Plan (SWAP). The primary purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance tourism related activities. SWAP Policy 1.19 encourages residential development that complements the Temecula Valley Wine Country Policy Area as described in the WC-R Zone. Therefore, the project would bring the parcels into compliance with the Policy Area.

3. The Project parcels currently have a zoning classification of Light Agriculture – 20 acre minimum (A-1-20), which is not consistent with the Temecula Valley Wine Country Policy Area – Residential District. The proposed change of zone would make the zoning of the site consistent with the General Plan; and specifically, the Temecula Valley Wine Country Policy Area – Residential District.

#### **Change of Zone Findings**

1. As detailed above in the Land Use Findings, the current zoning applied to the parcels is not fully consistent with the General Plan. The proposed Change of Zone would correct prior inaccuracies and would provide for zoning consistency on the subject parcels with the General Plan. The proposed zone would accurately reflect the project's respective location within the Residential District of the Temecula Valley Wine Country Policy Area and the Southwest Area Plan (SWAP) of the General Plan.

#### **Other Findings**

1. The project is not located within a Western Riverside County Multiple Species Habitat Conservation Plan Cell.
2. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
3. The Project is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Should the property owner of the parcels propose any type of new development, compliance with all lighting standards specified within Ordinance No. 655 for Zone A will be necessary.
4. The Project is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

#### **Fire Findings**

1. The Project site is not located within a Cal Fire State Responsibility Area (SRA) and is not within a fire hazard severity zone.

#### **Conclusion**

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

#### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

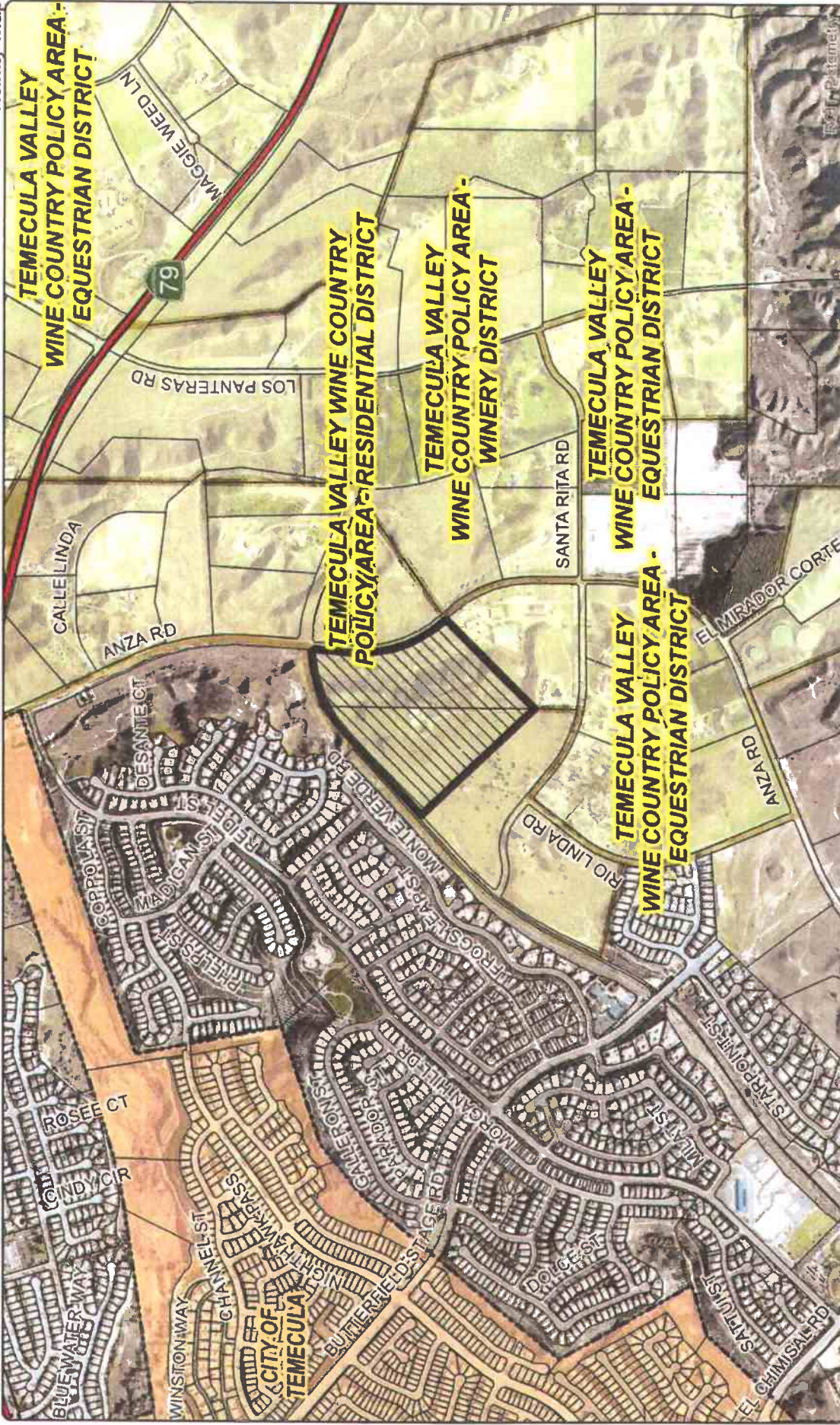
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from any person who indicated support or opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ2000011**

Supervisor: Washington  
District 3

**VICINITY/POLICY AREAS**

Date Drawn: 01/26/2021  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside released a new General Plan providing our local tax contributors the information for incorporated Riverside County parcels. The new General Plan may include different types of land use data as provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 261-5277 (E-mail: COUNTY@RIVERSIDE.CA.GOV or Website: www.riverside.ca.gov).

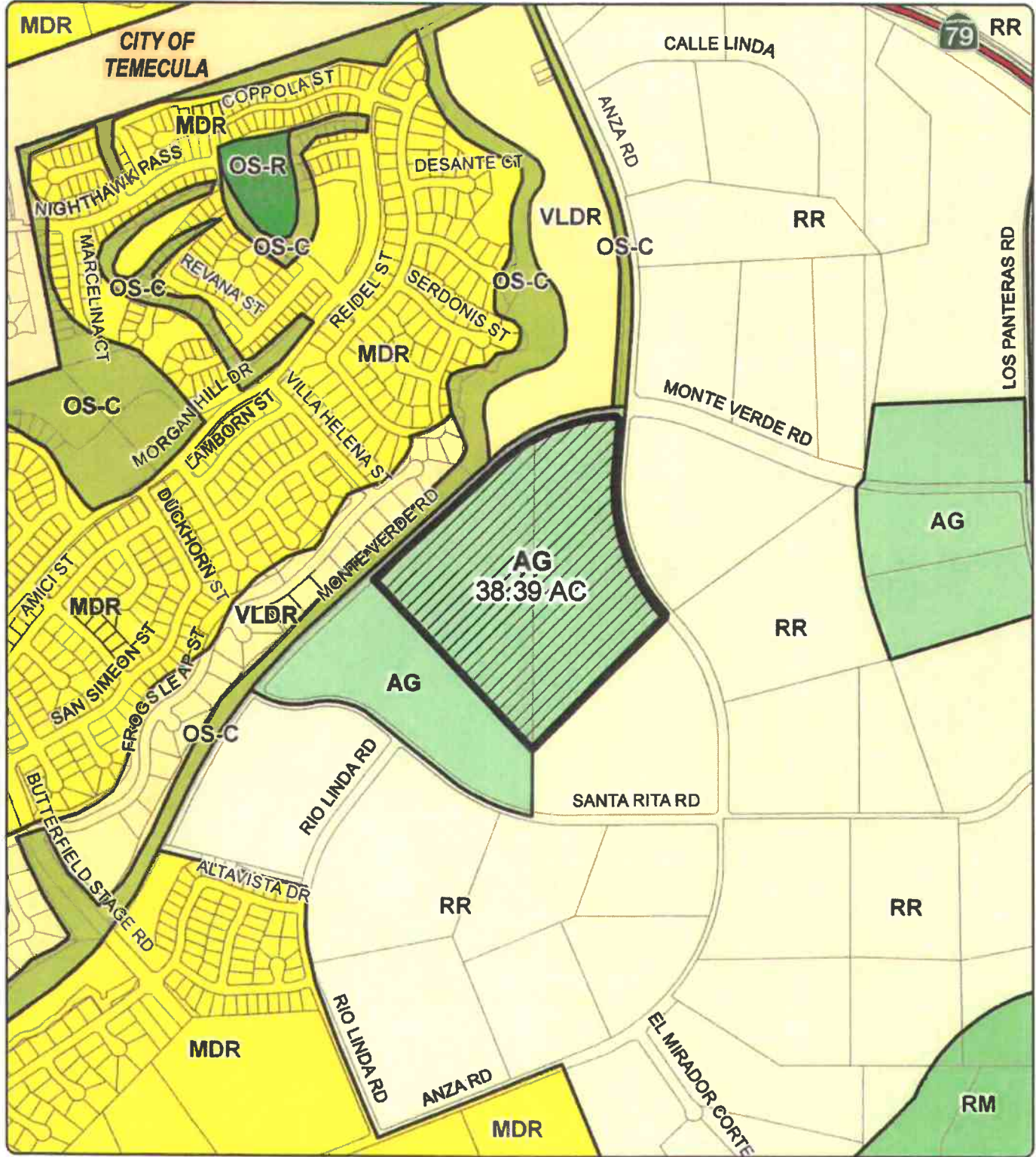
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ2000011

Supervisor: Washington  
District 3

### EXISTING GENERAL PLAN

Date Drawn: 01/26/2021  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000011

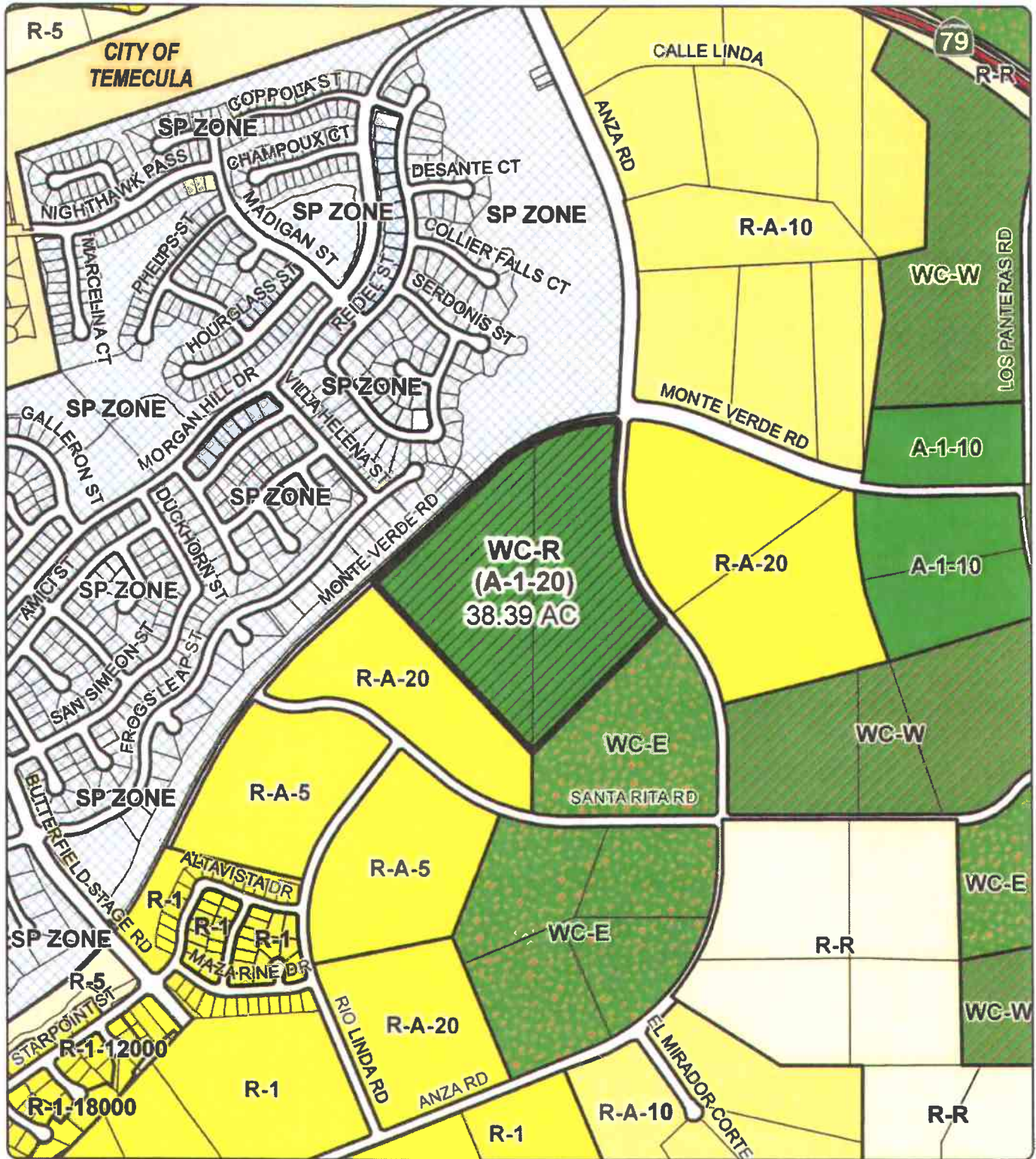
PROPOSED ZONING

Supervisor: Washington

District 3

Date Drawn: 01/26/2021

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website [www.riversideca.gov](http://www.riversideca.gov)



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000011

LAND USE

Supervisor: Washington  
District 3

Date Drawn: 01/26/2021  
Exhibit 1



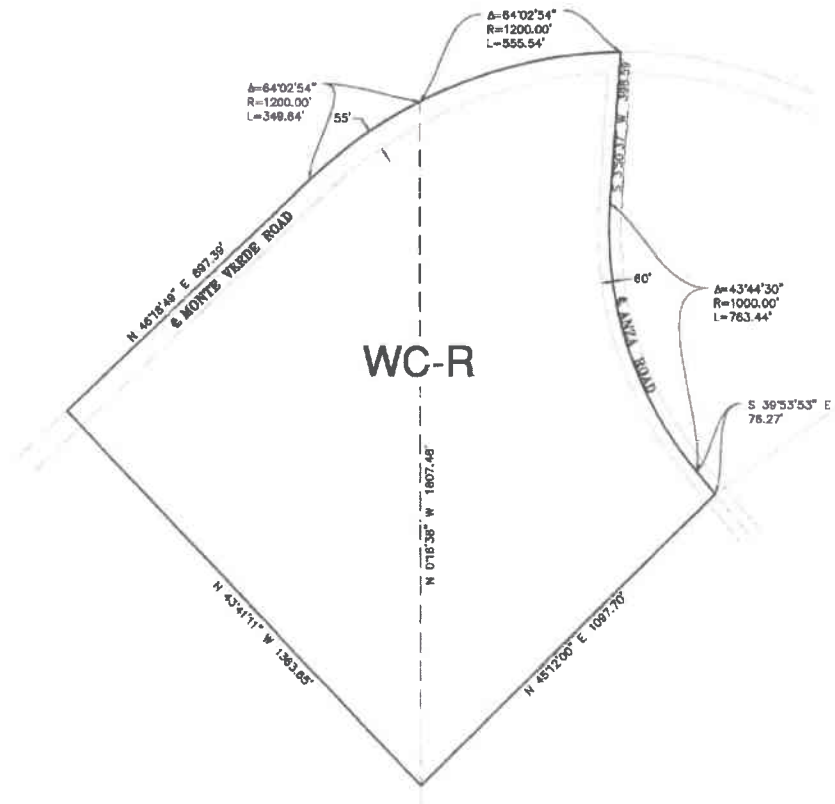
Zoning Area: Rancho California

Author: Vinnie Nguyen



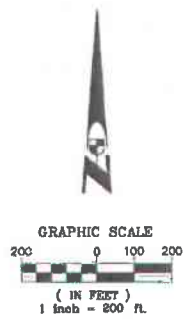
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RANCHO CALIFORNIA AREA  
 SEC. 14, T. 8 S., R. 2 W. S.B.M.



**WC-R** WINE COUNTRY-RESIDENTIAL

MAP NO. \_\_\_\_\_  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2000011  
 ADOPTED BY ORDINANCE NO. 348 \_\_\_\_\_  
 (DATE:) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
Assistant TLMA Director

## General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Variance	<input type="checkbox"/> Solar Power Plant
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Determination of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

**GENERAL APPLICATION FORM**

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

<b>Applicant Contact (BILLING CONTACT):</b>			<b>Koll Development</b>		
Contact Person:	<b>Greg</b> <small>First Name</small>	<b></b> <small>Middle Name</small>	<b>Koll</b> <small>Last Name</small>		
E-mail Address:	<b>Greg@KollCH.com</b>				
Mailing Address:	<b>PO Box 1658</b> <small>Street Number</small>	<b></b> <small>Street Name</small>	<b></b> <small>Unit or Suite</small>		
	<b>Temecula</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>92593</b> <small>Zip Code</small>		
Daytime Phone No.:	<b>951-225-1065</b>		Mobile Phone No.:	<b>951-830-5880</b>	

<b>Engineer/Representative Contact, if any:</b>			<b>Ventura Engineering</b>		
Contact Person:	<b>Wilfredo</b> <small>First Name</small>	<b></b> <small>Middle Name</small>	<b>Ventura</b> <small>Last Name</small>		
E-mail Address:	<b>wilfredo@venturaengineeringinland.com</b>				
Mailing Address:	<b>27393</b> <small>Street Number</small>	<b>Ynez Road</b> <small>Street Name</small>	<b>159</b> <small>Unit or Suite</small>		
	<b>Temecula</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>92591</b> <small>Zip Code</small>		
Daytime Phone No.:	<b>951-252-7632</b>		Mobile Phone No.:		

<b>Property Owner Contact:</b>			<b>Temecula QK Holdings, LLC</b>		
Contact Person:	<b>Greg</b> <small>First Name</small>	<b></b> <small>Middle Name</small>	<b>Koll</b> <small>Last Name</small>		
E-mail Address:	<b>Greg@KollCH.com</b>				
Mailing Address:	<b>PO Box 1658</b> <small>Street Number</small>	<b></b> <small>Street Name</small>	<b></b> <small>Unit or Suite</small>		
	<b>Temecula</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>92593</b> <small>Zip Code</small>		
Daytime Phone No.:	<b>951-225-1065</b>		Mobile Phone No.:	<b>951-830-5880</b>	

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

**GENERAL APPLICATION FORM**

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	<b>966-380-014 &amp; 966-380-015</b>
	<b>&amp;</b>
Approximate Gross Acreage:	<b>20.03 &amp; 21.46</b>

I/We, the applicant, certify that the following responses are true and correct. Yes  No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT
<p>Government Code Section 65962.5(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.</p> <p>I (we) certify that I (we) have investigated this development project with respect to the Cal EPA's Cortese List Data Resources webpage and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:</p> <p><input checked="" type="checkbox"/> The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.</p> <p><input type="checkbox"/> The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:</p>

HAZARDOUS MATERIALS DISCLOSURE STATEMENT
<p>Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:</p> <p>1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

## GENERAL APPLICATION FORM

### AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes  No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer - Airport Layers)*  
([https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

### MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes  No

### WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer - Watershed)*  
([https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

**STEP 2:** This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

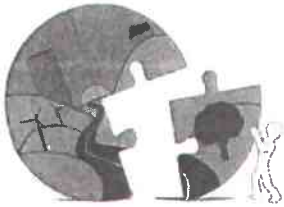
## GENERAL APPLICATION FORM

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Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\\_General\_Application\_Form.docx  
Revised: 03/18/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

		5/6/20
<b>Gregory S. Koll</b> 	<i>Signature of Applicant</i>	<i>Date Signed</i>
<small>Printed Name of Applicant</small>		



## **Applicant-Property Owner Signature Form**

**Note: Property owner(s)'s signatures are NOT required for the following applications or requests:**

<b>Geological Report Review</b>	<b>Request for Appeal</b>
<b>Request for Application Withdrawal or Rights Transfer</b>	<b>Request for Deposit for Planning Research</b>
<b>Request for Pre-Application Review</b>	<b>Request for Rough Grading Permit Planning Clearance</b>
<b>Request for Planning Condition Clearance</b>	<b>Request for Zoning Affidavit or Rebuild Letter</b>

### **AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

### **AGREEMENT FOR PAYMENT OF PROCESSING FEES**

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

### **INDEMNIFICATION AGREEMENT**

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

**Applicant-Property Owner Signature Form**

**Temecula QK Holdings, LLC**  
*Printed Name of Property Owner*

*Win E. San*  
*Signature of Property Owner*

**5/5/2020**  
*Date Signed*

*Printed Name of Property Owner*

*Signature of Property Owner*

*Date Signed*

- Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

<b>PROPERTY INFORMATION</b>	
Assessor's Parcel Number(s):	<b>966380014 &amp; 966380015</b>
Approximate Gross Acreage:	<b>20.03 &amp; 21.46</b>

**Applicant-Property Owner Signature Form**

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FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\\_Applicant\_Property\_Owner\_Signature\_Form.docx  
Revised: 04/08/2020



**Secretary of State  
Statement of Information  
(Limited Liability Company)**

**LLC-12**

17-B20553

**FILED**

In the office of the Secretary of State  
of the State of California

OCT 24, 2017

**IMPORTANT** — Read instructions before completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00; each attachment page \$0.50;  
Certification Fee — \$5.00 plus copy fees

*This Space For Office Use Only*

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

TEMECULA QK HOLDINGS, LLC

**2. 12-Digit Secretary of State File Number**

201701910537

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
17800 Castleton Street, Suite 300	City of Industry	CA	91748
b. Mailing Address of LLC, if different than Item 4a	City (no abbreviations)	State	Zip Code
17800 Castleton Street, Suite 300	City of Industry	CA	91748
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
17800 Castleton Street, Suite 300	City of Industry	CA	91748

**5. Manager(s) or Member(s)**

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete items 5a and 5c (leave item 5b blank). If the manager/member is an entity, complete items 5b and 5c (leave item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete item 5a	Heavenstone Ranch Corporation		
c. Address	City (no abbreviations)	State	Zip Code
17800 Castleton Street, Suite 300	City of Industry	CA	91748

**6. Service of Process** (Must provide either Individual OR Corporation)

**INDIVIDUAL** — Complete items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
Lawrence	C	Ecoff	Esq
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
280 South Beverly Drive, Suite 504	Beverly Hills	CA	90212

**CORPORATION** — Complete item 6c only. Only include the name of the registered agent corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company
Real Estate Investments

**8. Chief Executive Officer, if elected or appointed**

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

**9. The information contained herein, including any attachments, is true and correct.**

10/24/2017

Gregory Scott Koll

Member

Date

Type or Print Name of Person Completing the Form

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]



**Attachment to  
Statement of Information  
(Limited Liability Company)**

**LLC-12A  
Attachment**

17-B20553

**A. Limited Liability Company Name**  
TEMECULA QK HOLDINGS, LLC

This Space For Office Use Only

**B. 12-Digit Secretary of State File Number**  
201701910537

**C. State or Place of Organization (only if formed outside of California)**  
CALIFORNIA

**D. List of Additional Manager(s) or Member(s) -** If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name	Middle Name	Last Name	Suffix
Entity Name AJK Investments, LLC			
Address 28780 Old Town Front Street, Suite C-4		City (no abbreviations) Temecula	State CA
Zip Code 92593			
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code

**ACTION BY UNANIMOUS WRITTEN CONSENT  
OF THE BOARD OF DIRECTORS  
IN LIEU OF A SPECIAL MEETING**

**HEAVENSTONE CORP.**

The undersigned, being all of the directors of Heavenstone Corp., a Nevada corporation, hereby take the following actions and adopt the following resolutions by this Action by Written Consent in Lieu of a Special Meeting:

**Election of New Chief Financial Officer** *FINANCIAL*

RESOLVED, that William E. Sluss be elected as the new Chief ~~Executive~~ <sup>Financial</sup> Officer of the Corporation, such responsibilities being transferred to Mr. Sluss from the Corporation's President, Liu Xin, and that Mr. Sluss shall serve until his earlier removal or resignation.

**Bonuses – Officers and Directors**

*Liu Xin*

RESOLVED, that the Corporation be and it hereby is authorized to issue 100,000 shares of the common stock of the Corporation to Liu Xin, as a bonus, which shares shall be valued at \$0.005 per share;

*William E. Sluss*

RESOLVED FURTHER, that the Corporation be and it hereby is authorized to issue 50,000 shares of the common stock of the Corporation to William E. Sluss, as a bonus, which shares shall be valued at \$0.005 per share;


*Kong Fan Xi (Frank)*

RESOLVED FURTHER, that the Corporation be and it hereby is authorized to issue 100,000 shares of the common stock of the Corporation to Wong Fan Xi (Frank), as a bonus, which shares shall be valued at \$0.005 per share.

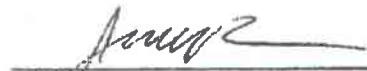
RESOLVED FURTHER, that the shares of common stock to be issued hereunder be issued pursuant to the exemptions from registration and/or permit requirements of Section 4(2) of the Securities Act of 1933, as amended, and all applicable state laws, and that such certificates as are issued representing such shares of common stock be impressed with a legend so stating and further stating the applicable restrictions on resale or other future transfer of such shares of common stock under the applicable statutes; and

RESOLVED FURTHER, that the shares of common stock to be sold and issued pursuant to the foregoing resolutions constitute "restricted securities" as that term is defined in Rule 144 of the Rules and Regulations of the Securities and Exchange Commission; accordingly, the officer of the Corporation is directed to impress upon any certificate or certificates issued to represent the shares of common stock so sold a legend advising that such shares of common stock are restricted and may be sold only pursuant to an effective registration statement filed with the Securities and Exchange Commission or pursuant to a valid and existing exemption from such registration.

Dated: September 23, 2014

  
\_\_\_\_\_  
Liu Xin

Dated: September 23, 2014

  
\_\_\_\_\_  
Frank Kong

DOC # 2017-0043123  
02/01/2017 01:16 PM Fees: \$31.00  
Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY  
Lawyers Title - IE  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:

Gregory Koll  
28780 Old Town Front Street  
Suite C-5  
Temecula, CA 92890

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARY #659

APN: 966-380-014-7 and 966-380-015-  
B  
Escrow No: TEL14425-LT144-ER  
Title No: 616640872

UNINCORPORATED FROM  
TRA: 004-021

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$1,430.00, CITY TRANSFER TAX \$0.00  
x computed on full value of property conveyed  
x City of Temecula, AND Unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
All Pourdastan, a married man as his sole and separate property  
hereby GRANT(S) to

TEMECULA OX HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the following described real property in the City of Temecula, County of Riverside, State of CALIFORNIA:  
For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.  
Commonly known as: 3445 Monte Verde Road, Temecula, CA

Dated: 12-9-2016  
*A. Pourdastan*  
All Pourdastan

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

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

On December 9, 2016 before me, Justin Clancy, Notary Public, personally appeared - All Pourdastan - who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*





**ILLEGIBLE NOTARY SEAL DECLARATION**

**GOVERNMENT CODE 27361.7**

**I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:**

**Name of Notary** JUSTIN CLANCY

**Notary Identification Number** 2098583 **Vendor#** NNA1

**County Where Bond is Filed** ORANGE

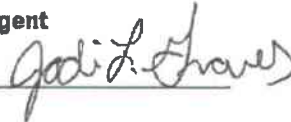
**Date Commission Exp** FEB 25, 2019

**Place of Execution:** Riverside, CA

**SPL, Inc. as agent**

**DATE:** 2, 1, 17

**Signature**  
**Jodi L. Groves**



---

**Exhibit A**

All that certain real property situated in the County of Riverside, State of California, described as follows:

**PARCEL "A":**

**Parcel 1:**

Parcel 13 of Parcel Map No. 5136, in the County of Riverside, State of California, as shown by map of file in Book 11, pages 489 and 49 of Parcel Maps, Records of said County.

Excepting therefrom 1/16 of all coal, oil, gas, and other mineral deposits in said land as reserved in Patent from the State of California recorded June 9, 1964 as Instrument No. 70705, of Official Records.

**Parcel 2:**

An easement of ingress, egress, and public utilities, over, under and across the Easterly 30.00 feet of Parcel 12 of Parcel Map No. 5136, as shown by map thereof on file in Book 11, Pages 48 and 49 of Parcel Maps, Riverside County Records.

Assessor's Parcel Number: 966-380-014-7

**PARCEL "B":**

**Parcel 1:**

Parcel 14 of Parcel Map No. 5136, in the County of Riverside, State of California, as shown by map on file in Book 11, pages 48 and 49 of Parcel Maps, Records of said County.

Excepting 1/16<sup>th</sup> of all coal, oil, gas, and other mineral deposits in said land as reserved by Patent from the State of California, recorded June 9, 1964 as Instrument No. 70705, of Official Records

**Parcel 2:**

An easement of ingress, egress and public utilities, over, under and across the Easterly 30.00 feet of Parcel 12 of Parcel Map No. 5136, as shown by map thereof on file in Book 11, Pages 48 and 49 of Parcel Maps, Riverside County Records.

The Westerly line of the above described 30.00 foot easement shall shortened and/or prolonged to terminate in the Southerly and Northerly line of said Parcel 12, as set out in Agreement recorded July 3, 1985 as Instrument No. 85-146254, of Official Records of said Riverside County.

Assessor's Parcel Number: 966-380-015-8

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider a proposed project in the vicinity of your property, as described below:

**CHANGE OF ZONE NO. 2000011 – No New Environmental Document Required – EIR524 – Applicant:** Koll Development c/o Greg Koll – Engineer/Representative: Ventura Engineering Inland c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Residential District – Location: Northerly and easterly of Santa Rita Road, southerly of Monte Verde Road, and westerly of Anza Road – 41.49 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – **REQUEST:** Change of Zone No. 2000011 (CZ2000011) is a proposal for consistency zoning to change the existing zone classification of Light Agriculture – 20 Acre Minimum (A-1-20) to Wine Country – Residential (WC-R) for two (2) parcels, APN's 966-380-014 and 966-380-015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. APN: 966-380-014 and 015.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **FEBRUARY 17, 2021**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on February 02, 2021

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

APN (s) or case numbers CZ2000011 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

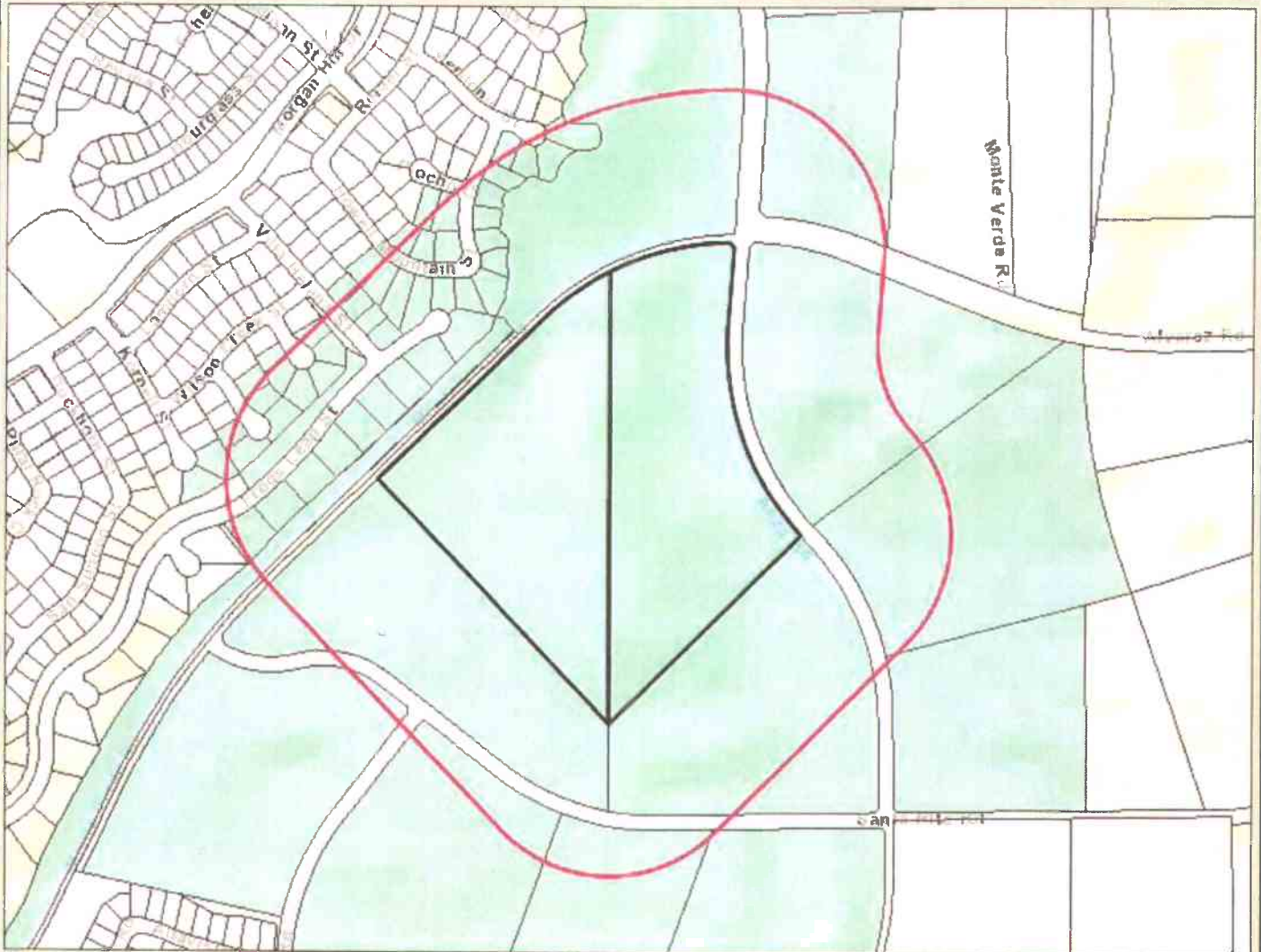
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ2000011 (600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 752 1,505 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.

REPORT PRINTED ON...2/2/2021 8:12:17 AM

© Riverside County RCIT

966380017  
DIANE M YOUNT PINTER  
34970 SANTA RITA RD  
TEMECULA CA 92592

966380027  
ROBERT M. KIRBY  
34555 SANTA RITA RD  
TEMECULA CA 92592

966380012  
STANFORD HOLDING  
21665 WATERFORD DR  
YORBA LINDA CA 92887

966380016  
MICHAEL A. SPANO  
34670 SANTA RITA RD  
TEMECULA CA 92592

966380019  
SOONTAREE NEMEC  
41 ROCKY KNOLL  
IRVINE CA 92715

966310005  
FOREST SCOTT  
44626 MATANZAS CREEK CT  
TEMECULA CA 92592

966310014  
HAYAT HADDAD  
45580 ANZA RD  
TEMECULA CA 92592

966380020  
NISAR AHMED  
36035 CORTE LISBOA  
MURRIETA CA 92562

966470013  
PERALTA FAMILY TRUST DATED 12/17/19  
44543 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966480002  
BERNARDO ROWELL R & JENNIFER REV TRUST  
34593 SERDONIS ST  
TEMECULA CA 92592

966470025  
BRIAN L. JORDAN  
44602 VILLA HELENA ST  
TEMECULA CA 92592

966470026  
HAZEM FAROUK TAHA ABDALLA  
44612 VILLA HELENA ST  
TEMECULA CA 92592

966471007  
LONDON FAMILY TRUST DTD 4/3/18  
34519 PIOCHO CT  
TEMECULA CA 92592

966470021  
MICHAEL RE  
44855 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470028  
JUDITH MUCHOWSKI  
46084 GALAXY CT  
TEMECULA CA 92592

966470029  
BRENT I. OHLEY  
44599 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966471010  
GREGORY MICHAEL GILL  
44524 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966480001  
PAUL R. DZURINDA  
34579 SERDONIS ST  
TEMECULA CA 92592

966310003  
CARLOS MUNOZ  
44623 MATANZAS CREEK CT  
TEMECULA CA 92592

966310004  
SESSLER REVOCABLE LIVING TRUST DATED  
44633 MATANZAS CREEK CT  
TEMECULA CA 92592

966310015  
ZON JASON R  
44594 RISTOW CT  
TEMECULA CA 92592

966311005  
LIJUAN YE  
44642 FROGS LEAP ST  
TEMECULA CA 92592

966380013  
CHUXIANG WANG  
PO BOX 94227  
SEATTLE WA 98124

966170040  
FOUR FUTURE  
1125 E 32ND ST  
YUMA AZ 85365

966311002  
WENDELL DEAN RUPPE  
44708 FROGS LEAP ST  
TEMECULA CA 92592

966311007  
ALLEN KIRK  
44598 FROGS LEAP ST  
TEMECULA CA 92592

966310007  
ALFREDO ORTIZ  
44606 MATANZAS CREEK CT  
TEMECULA CA 92592

966311006  
DOUGLAS E. MEYER  
44620 FROGS LEAP ST  
TEMECULA CA 92592

966310013  
AYRES JAMES R  
44814 RISTOW CT  
TEMECULA CA 92592

966311003  
WALTZ MARK RICHARD  
44686 FROGS LEAP ST  
TEMECULA CA 92592

966322019  
ADAM ROE FARMER  
44628 KORNELL ST  
TEMECULA CA 92592

966470011  
ALBERTO SALAZAR  
44515 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470012  
DONALD ROBERT MASTERS  
44529 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470019  
VAN LUU  
44627 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966380011  
ROBERT MICHAEL HUMPHREYS  
PO BOX 3241  
ONTARIO CA 91761

927600006  
ALL CREATURES PLAZA  
36035 CORTE LISBOA  
MURRIETA CA 92562

966322018  
FLINT DENISE SUSAN REVOCABLE TRUST  
44635 KORNELL ST  
TEMECULA CA 92592

966380014  
TEMECULA QK HOLDINGS  
17800 CASTLETON STE 300  
CITY INDUSTRY CA 91748

966323004  
VAEZAZIZI REZA & LAURA E  
44752 FROGS LEAP ST  
TEMECULA CA 92592

966380015  
TEMECULA QK HOLDINGS  
17800 CASTELTON ST STE 300  
CITY INDUSTRY CA 91748

966380024  
JOHN DEAN HARRISON  
34725 SANTA RITA RD  
TEMECULA CA 92592

966310006  
RICHARD R. KELLER  
44616 MATANZAS CREEK CT  
TEMECULA CA 92592



966310010  
KEVIN ALBERTSEN  
44591 RISTOW CT  
TEMECULA CA 92592

966310018  
MORGAN HILL HOMEOWNERS ASSN  
27349 JEFFERSON NO 208  
TEMECULA CA 92590

966311008  
BUSS JANIE LIVING TRUST DATED 09/20/2018  
44576 FROGS LEAP ST  
TEMECULA CA 92592

966470010  
DAVID R. BARRETT  
44501 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470014  
ROBERT T. MCIVER  
44557 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470015  
JASON ROBERTS  
44571 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966471008  
ERVIN CASLLI  
34533 PIOCHO CT  
TEMECULA CA 92592

966471009  
JEFFERY B. YANCEY  
44538 HOWELL MOUNTAIN CT  
TEMECULA CA 92592

966471011  
MOSELEY LIVING TRUST DTD 11/03/2005  
5086 LUPINE ST  
TEMECULA CA 92592

966310012  
MICHAEL A. SOLSO  
44611 RISTOW CT  
TEMECULA CA 92592

966480028  
JERRY L. HARRISON  
P O BOX 1701  
SAN MARCOS CA 92079

966480027  
JOSE RIVERA  
34607 SERDONIS ST  
TEMECULA CA 92592

966470023  
KEES Q. DESWART  
44582 VILLA HELENA ST  
TEMECULA CA 92592

966470024  
XUE WANG  
848 MONTE VERDE DR  
ARCADIA CA 91007

966470020  
RYAN PRATT  
44641 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470030  
NICHOLAS SCRIVENER  
44613 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966170006  
MORGAN HILL HOMEOWNERS ASSN  
25109 JEFFERSON AVE NO 300  
MURRIETA CA 92562

966310011  
MARK ANTHONY SCOTT  
44601 RISTOW CT  
TEMECULA CA 92592

966311001  
GREENLEE FAMILY TRUST 9/17/20  
44730 FROGS LEAP ST  
TEMECULA CA 92592

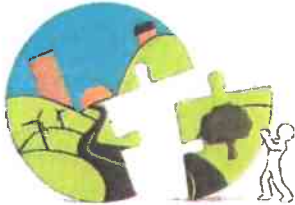
966311004  
STEVEN C. CLARKE  
44664 FROGS LEAP ST  
TEMECULA CA 92592

Koll Development  
P O Box 1658  
Temecula, CA 92593  
Attn: Greg Koll

Ventura Engineering Inland, Inc.  
27393 Ynez Road, Suite 159  
Temecula, CA 92591  
Attn: Willy Ventura

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
 P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
 Sacramento, CA 95812-3044  County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201  
 Riverside, CA 92502-1409

Project Title/Case No.: CZ2000011

Project Location: In the unincorporated area of Riverside County, more specifically located

**Project Description:** Change of Zone No. 2000011 (CZ2000011) changes the existing zone classification of Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R) for two parcels, APNs 966-380-014 and 015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. The Project parcels are located north and east of Santa Rita Road, south of Monte Verde Road, and west of Anza Road. The parcel address for APN 966-380-014 is 34455 Monte Verde Road.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Koll Development c/o Greg Koll P.O. Box 1658 Temecula, CA 92593

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (No Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** All of the properties participating in the Wine Country Consistency Zoning Programs were within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 2000011 includes properties that are also within the boundary analyzed. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162.

Tim Wheeler 951-955-6060  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date  
Project Planner February 17, 2021

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZCFG No.

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ORDINANCE NO. 348.4954  
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. 2.2458, Change of Zone Case No. 2000011" 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: \_\_\_\_\_  
Chair, Board of Supervisors

ATTEST:  
KECIA R. HARPER  
Clerk of the Board

By: \_\_\_\_\_

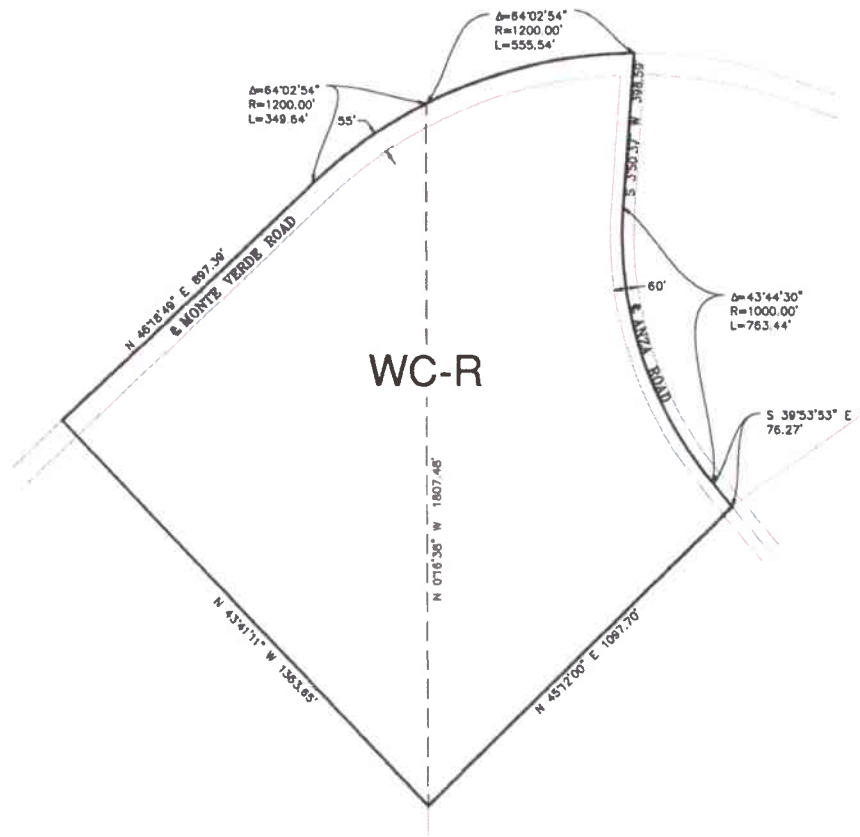
(SEAL)

APPROVED AS TO FORM

March 16, 2021

By:   
\_\_\_\_\_  
AARON C. GETTIS  
Supervising Deputy County Counsel

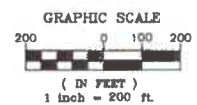
RANCHO CALIFORNIA AREA  
 SEC. 14, T. 8 S., R. 2 W. S.B.M.



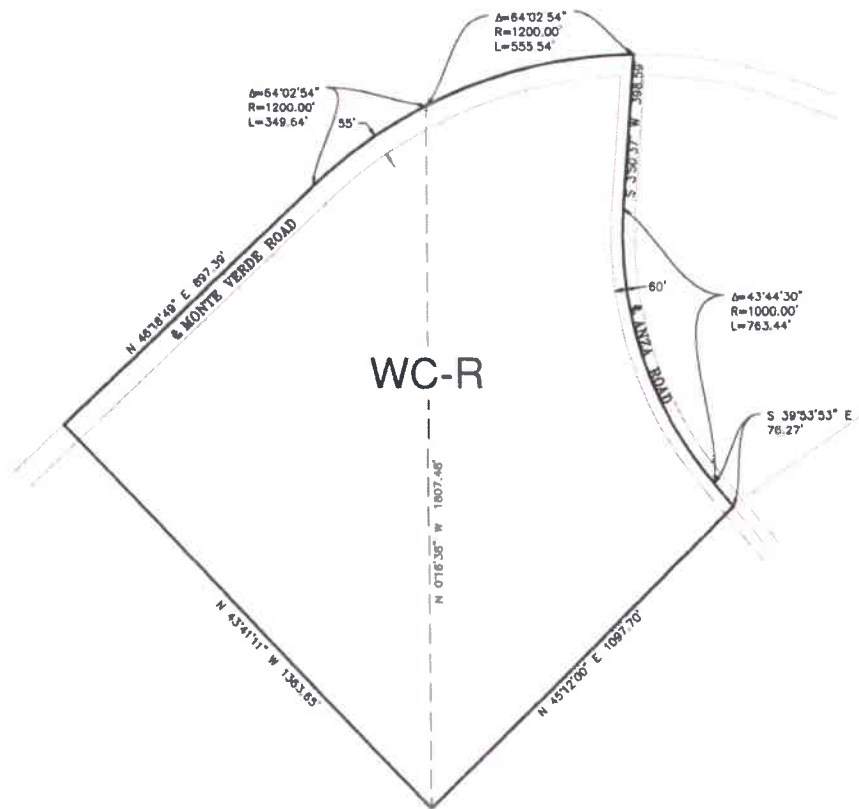
**WC-R**

WINE COUNTRY-RESIDENTIAL

MAP NO. 2.2458  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2000011  
 ADOPTED BY ORDINANCE NO. 348.4954  
 (DATE: ) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

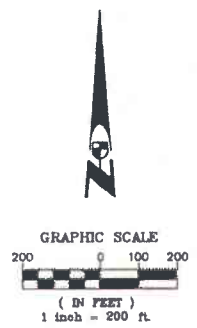


RANCHO CALIFORNIA AREA  
 SEC. 14, T. 8 S., R. 2 W. S.B.M.



**WC-R** WINE COUNTRY-RESIDENTIAL

MAP NO. 2 2458  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2000011  
 ADOPTED BY ORDINANCE NO. 348.4954  
 (DATE: ) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



1 ORDINANCE NO. 348.4954

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
8 2.2458, Change of Zone Case No. 2000011" which map is made a part of this ordinance.

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

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

13 By: \_\_\_\_\_  
14 Chair, Board of Supervisors

14 ATTEST:  
15 KECIA R. HARPER  
16 Clerk of the Board

17 By: \_\_\_\_\_

18 (SEAL)

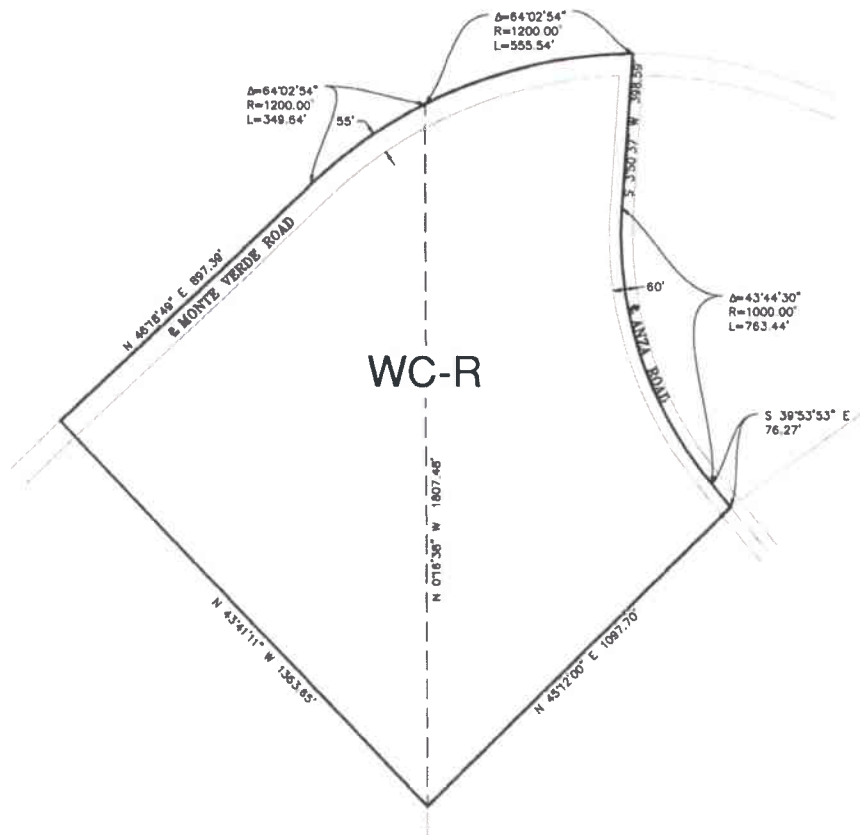
19  
20 APPROVED AS TO FORM

21 March 16, 2021

22  
23 By:   
24 AARON C. GETTIS  
25 Supervising Deputy County Counsel



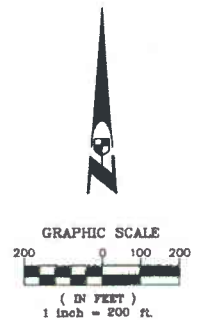
RANCHO CALIFORNIA AREA  
 SEC. 14, T. 8 S., R. 2 W. S.B.M.



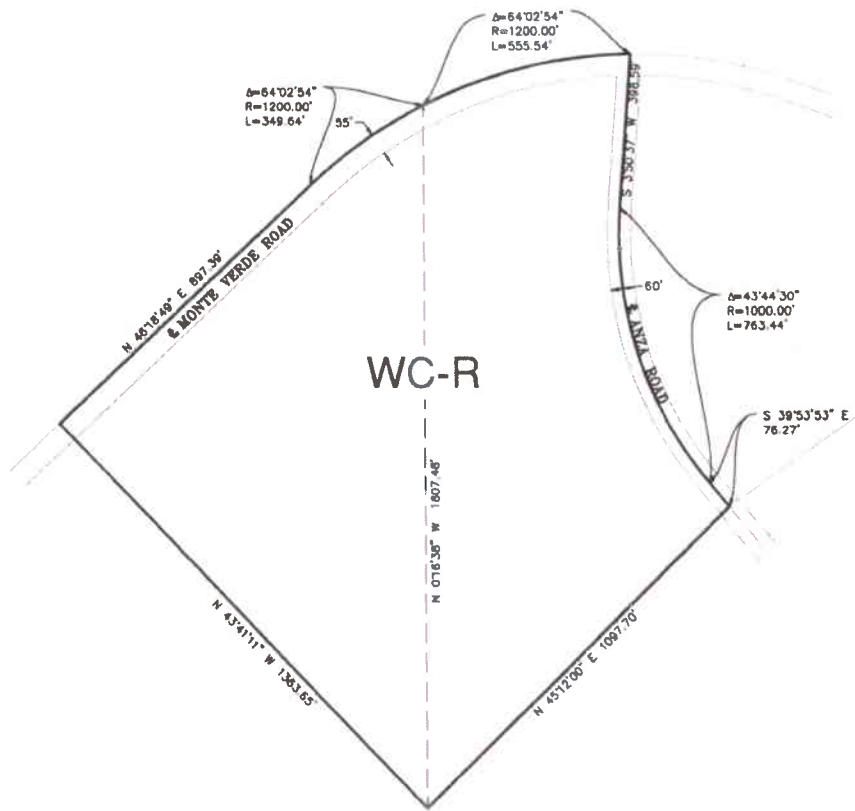
WC-R

WINE COUNTRY-RESIDENTIAL

MAP NO. 2 2458  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2000011  
 ADOPTED BY ORDINANCE NO. 348.4954  
 (DATE: ) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

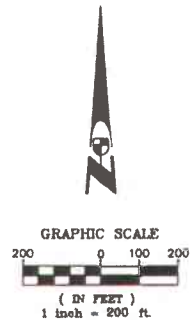


RANCHO CALIFORNIA AREA  
 SEC. 14, T. 8 S., R. 2 W. S.B.M.



**WC-R** WINE COUNTRY-RESIDENTIAL

MAP NO. 2 2458  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2000011  
 ADOPTED BY ORDINANCE NO. 348.4954  
 (DATE: ) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



## Maxwell, Sue

---

**From:** cob@rivco.org  
**Sent:** Tuesday, March 30, 2021 9:00 AM  
**To:** COB  
**Subject:** Board comments web submission



First Name: Greg  
Last Name: Koll  
Phone: 9518305880  
Agenda Date: 03/30/2021  
Agenda Item # or Public Comment: 21.2  
State your position below: Support

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210330. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.**

## Boydd, April

---

**From:** David Barrett <drbarrett111@msn.com>  
**Sent:** Sunday, March 28, 2021 11:20 AM  
**To:** Wheeler, Timothy  
**Cc:** COB  
**Subject:** Ordinance Change

Dear Mr. Wheeler,

I recently received a "Notice of Public Hearing" regarding "Change of Zone No. 2000011. I live near this location and don't have any issues with the zone change itself but I very concerned with how any future development at the location would be accessed.

I live in the Morgan Hill Development and currently Morgan Hill Drive dead ends not too far from the project location.

If any future development would connect Morgan Hill drive to the project site and Temecula Parkway (79) I believe it would destroy our currently peaceful residential community.

It would certainly turn Morgan Hill Drive into a highly trafficked shortcut through the community and endanger those that live in the area. We had one resident killed and one severely injured near Madigan Park a couple years ago and I certainly don't want to see that happen again. Morgan Hill drive has two beautiful parks that are frequented by many residents young and old that cross the streets every day to and from the parks. I believe their safety should be a top priority.

I have spoken to many of my neighbors and they also have concerns regarding opening Morgan Hill Drive.

I really hope You, the Planning Department, and Board of Supervisors will seriously consider my concerns regarding Morgan Hill Drive access to any future projects in our community.

Thank you so much,  
David Barrett  
44501 Howell Mountain St  
Temecula

3-30-2021  
21.2

# THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - CZ2000011 /

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:

**03/20/2021**

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

Date: March 20, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011449729-01

P.O. Number:

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 30, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000011**, which changes the existing zone classification of Light Agriculture - 20 acre minimum (A-1-20) to Wine Country - Residential (WC-R) for two parcels, APNs 966-380-014 and 015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. This project is north and east of Santa Rita Road, south of Monte Verde Road, and west of Anza Road of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000011**, and consider **Adopting Ordinance No. 348.4954**.

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 TIM WHEELER, URBAN REGIONAL PLANNER IV, AT (951) 955-6060 OR EMAIL TWHEELER@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) 955-1069, 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: March 16, 2021  
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 3/20

TLMA / Planning  
Item 21.2 of  
03/30/2021

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER IV, AT (951) 955-6060 OR EMAIL [TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG).

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, 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](mailto:cob@rivco.org)

Dated: March 16, 2021

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 HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

March 17, 2021

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

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

RE: NOTICE OF PUBLIC HEARING: CZ2000011

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 20, 2021.**

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 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 March 19, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

CZ2000011

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:** March 30, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: March 19, 2021  
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 March 19, 2021 I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

CZ2000011

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:** March 30, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: March 19, 2021  
Hannah Lumanauw



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

**DATE:** March 15, 2021

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department – Riverside – **Tim Wheeler, Project Planner 5-6060 (BOS date 3.30.21)**

**SUBJECT:** CZ2000011

(Charge your time to these case numbers)

**TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000011 – No New Environmental Document Required** – Applicant: Koll Development c/o Greg Koll – Engineer/Representative: Ventura Engineering Inland c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Residential District – Location: North and east of Santa Rita Road, south of Monte Verde Road, and west of Anza Road – 41.49 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – **REQUEST:** Change of Zone No. 2000011 (CZ2000011) changes the existing zone classification of Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R) for two parcels, APNs 966-380-014 and 015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. [Applicant Fees 100%]

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

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Publish in Newspaper:
  - (3rd Dist) Press Enterprise
  - No New Environmental Documentation Required
    - 10 Day  20 Day  30 day
  - Notify Property Owners (app/agencies/property owner labels provided)

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

2021 MAR 15 AM 10:47  
CLERK OF BOARD OF SUPERVISORS

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**



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
Click here to enter text.

**TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000011 – No New Environmental Document Required** – Applicant: Koll Development c/o Greg Koll – Engineer/Representative: Ventura Engineering Inland c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Residential District – Location: North and east of Santa Rita Road, south of Monte Verde Road, and west of Anza Road – 41.49 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – **REQUEST:** Change of Zone No. 2000011 (CZ2000011) changes the existing zone classification of Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R) for two parcels, APNs 966-380-014 and 015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. [Applicant Fees 100%]

Departmental Concurrence

Charissa Leach (Continued on next page)  
Assistant CEO / TLMA Director

Juan C. Perez  
COO

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 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:** Click here to enter text.

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**Prev. Agn. Ref.:**

**District:**

**Agenda Number:**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11:**

**DATE:** Click here to enter text.

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION:** That the Board of Supervisors:

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**APPROVE CHANGE OF ZONE NO. 2000011**, amending the zoning classifications for the Project parcels from Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report; and,

**ADOPT ORDINANCE NO. 348.xxxx** amending the zoning in the Rancho California Area shown on Map No. x.xxxx Change of Zone No. 2000011 attached hereto and incorporated herein by reference.

**BACKGROUND:**

On March 11, 2014, the Board of Supervisors adopted the Temecula Valley Wine Country Community Plan, which consisted of revisions to the General Plan, updated design guidelines, and new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; therefore, zoning consistency would have to occur as part of the development approval process on specific parcels.

Change of Zone No. 2000011 was submitted to the Riverside County Planning Department on May 12, 2020. The Project parcels have a General Plan Foundation Component Land Use Designation of Agriculture. The subject parcels are located in the Wine Country-Residential District, which is a district located in the central and northeastern portions of the Policy Area. Parcels with this designation are allowed to develop one-family dwellings, agricultural uses, and Class I or II Wineries or Cottage Inns with an approved plot plan entitlement. The Project proposes a change of zone for parcels APN 966-390-014 and 015 from Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R); bringing the parcels into consistency with the Temecula Valley Wine Country Policy Area.

**Impact on Citizens and Businesses**

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA; as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. ORDINANCE NO. 348.xxxx for Change of Zone No. 2000011

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 02, 2021

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

APN (s) or case numbers CZ2000011 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

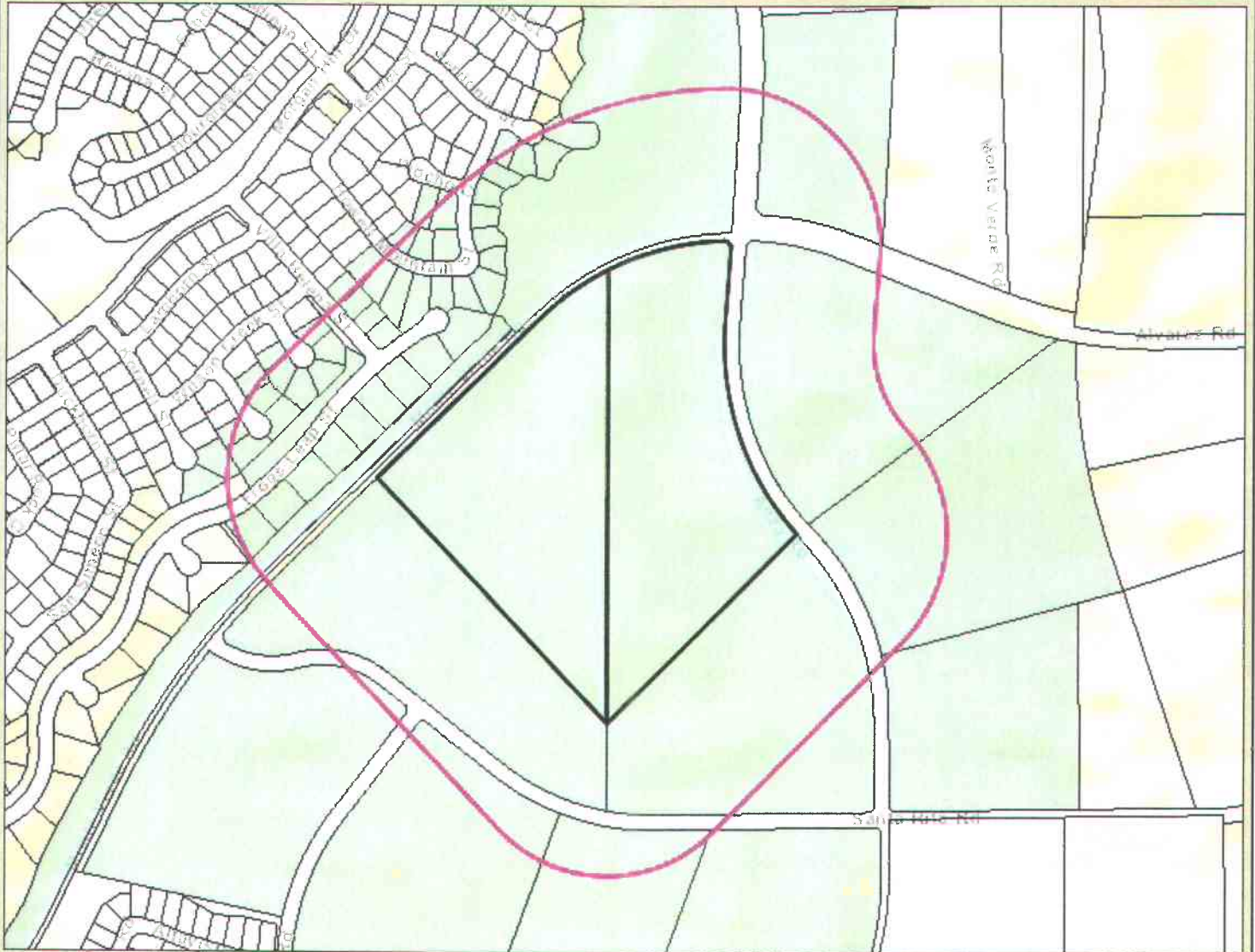
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ2000011 (600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 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.

REPORT PRINTED ON... 2/2/2021 8:12:17 AM

© Riverside County RCIT

Koll Development  
P O Box 1658  
Temecula, CA 92593  
Attn: Greg Koll

Ventura Engineering Inland, Inc.  
27393 Ynez Road, Suite 159  
Temecula, CA 92591  
Attn: Willy Ventura

Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
Attn: Richard Drury & Komalpreet Toor

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, CA 92607-7821

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34970 SANTA RITA RD  
TEMECULA CA 92592

966380027  
ROBERT M. KIRBY  
34555 SANTA RITA RD  
TEMECULA CA 92592

966380012  
STANFORD HOLDING  
21665 WATERFORD DR  
YORBA LINDA CA 92887

966380016  
MICHAEL A. SPANO  
34670 SANTA RITA RD  
TEMECULA CA 92592

966380019  
SOONTAREE NEMEC  
41 ROCKY KNOLL  
IRVINE CA 92715

966310005  
FOREST SCOTT  
44626 MATANZAS CREEK CT  
TEMECULA CA 92592

966310014  
HAYAT HADDAD  
45580 ANZA RD  
TEMECULA CA 92592

966380020  
NISAR AHMED  
36035 CORTE LISBOA  
MURRIETA CA 92562

966470013  
PERALTA FAMILY TRUST DATED 12/17/19  
44543 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966480002  
BERNARDO ROWELL R & JENNIFER REV TRUST  
34593 SERDONIS ST  
TEMECULA CA 92592

966470025  
BRIAN L. JORDAN  
44602 VILLA HELENA ST  
TEMECULA CA 92592

966470026  
HAZEM FAROUK TAHA ABDALLA  
44612 VILLA HELENA ST  
TEMECULA CA 92592

966471007  
LONDON FAMILY TRUST DTD 4/3/18  
34519 PIOCHO CT  
TEMECULA CA 92592

966470021  
MICHAEL RE  
44655 HOWELL MOUNTAIN ST  
TEMECULA CA 92592





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966470028  
JUDITH MUCHOWSKI  
46084 GALAXY CT  
TEMECULA CA 92592

966470029  
BRENT I. OHLEY  
44599 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966471010  
GREGORY MICHAEL GILL  
44524 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966480001  
PAUL R. DZURINDA  
34579 SERDONIS ST  
TEMECULA CA 92592

966310003  
CARLOS MUNOZ  
44623 MATANZAS CREEK CT  
TEMECULA CA 92592

966310004  
SESSLER REVOCABLE LIVING TRUST DATED  
44633 MATANZAS CREEK CT  
TEMECULA CA 92592

966310015  
ZON JASON R  
44594 RISTOW CT  
TEMECULA CA 92592

966311005  
LIJUAN YE  
44642 FROGS LEAP ST  
TEMECULA CA 92592

966380013  
CHUXIANG WANG  
PO BOX 94227  
SEATTLE WA 98124

966170040  
FOUR FUTURE  
1125 E 32ND ST  
YUMA AZ 85365

966311002  
WENDELL DEAN RUPPE  
44708 FROGS LEAP ST  
TEMECULA CA 92592

966311007  
ALLEN KIRK  
44598 FROGS LEAP ST  
TEMECULA CA 92592

966310007  
ALFREDO ORTIZ  
44606 MATANZAS CREEK CT  
TEMECULA CA 92592

966311006  
DOUGLAS E. MEYER  
44620 FROGS LEAP ST  
TEMECULA CA 92592

966310013  
AYRES JAMES R  
44614 RISTOW CT  
TEMECULA CA 92592

966311003  
WALTZ MARK RICHARD  
44686 FROGS LEAP ST  
TEMECULA CA 92592

966322019  
ADAM ROE FARMER  
44628 KORNELL ST  
TEMECULA CA 92592

966470011  
ALBERTO SALAZAR  
44515 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470012  
DONALD ROBERT MASTERS  
44529 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470019  
VAN LUU  
44627 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966380011  
ROBERT MICHAEL HUMPHREYS  
PO BOX 3241  
ONTARIO CA 91761

927600006  
ALL CREATURES PLAZA  
36035 CORTE LISBOA  
MURRIETA CA 92562

966322018  
FLINT DENISE SUSAN REVOCABLE TRUST  
44635 KORNELL ST  
TEMECULA CA 92592

966380014  
TEMECULA QK HOLDINGS  
17800 CASTLETON STE 300  
CITY INDUSTRY CA 91748

966323004  
VAEZAZIZI REZA & LAURA E  
44752 FROGS LEAP ST  
TEMECULA CA 92592

966380015  
TEMECULA QK HOLDINGS  
17800 CASTELTON ST STE 300  
CITY INDUSTRY CA 91748

966380024  
JOHN DEAN HARRISON  
34725 SANTA RITA RD  
TEMECULA CA 92592

966310006  
RICHARD R. KELLER  
44616 MATANZAS CREEK CT  
TEMECULA CA 92592

966310010  
KEVIN ALBERTSEN  
44591 RISTOW CT  
TEMECULA CA 92592

966310018  
MORGAN HILL HOMEOWNERS ASSN  
27349 JEFFERSON NO 208  
TEMECULA CA 92590

966311008  
BUSS JANIE LIVING TRUST DATED 09/20/2018  
44576 FROGS LEAP ST  
TEMECULA CA 92592

966470010  
DAVID R. BARRETT  
44501 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470014  
ROBERT T. MCIVER  
44557 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470015  
JASON ROBERTS  
44571 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966471008  
ERVIN CASLLI  
34533 PIOCHO CT  
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966471009  
JEFFERY B. YANCEY  
44538 HOWELL MOUNTAIN CT  
TEMECULA CA 92592

966471011  
MOSELEY LIVING TRUST DTD 11/03/2005  
5086 LUPINE ST  
TEMECULA CA 92592

966310012  
MICHAEL A. SOLSO  
44611 RISTOW CT  
TEMECULA CA 92592

966480028  
JERRY L. HARRISON  
P O BOX 1701  
SAN MARCOS CA 92079

966480027  
JOSE RIVERA  
34607 SERDONIS ST  
TEMECULA CA 92592

966470023  
KEES Q. DESWART  
44582 VILLA HELENA ST  
TEMECULA CA 92592

966470024  
XUE WANG  
848 MONTE VERDE DR  
ARCADIA CA 91007



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44641 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966470030  
NICHOLAS SCRIVENER  
44613 HOWELL MOUNTAIN ST  
TEMECULA CA 92592

966170006  
MORGAN HILL HOMEOWNERS ASSN  
25109 JEFFERSON AVE NO 300  
MURRIETA CA 92562

966310011  
MARK ANTHONY SCOTT  
44601 RISTOW CT  
TEMECULA CA 92592

966311001  
GREENLEE FAMILY TRUST 9/17/20  
44730 FROGS LEAP ST  
TEMECULA CA 92592

966311004  
STEVEN C. CLARKE  
44664 FROGS LEAP ST  
TEMECULA CA 92592

C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 30, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000011**, which changes the existing zone classification of Light Agriculture – 20 acre minimum (A-1-20) to Wine Country – Residential (WC-R) for two parcels, APNs 966-380-014 and 015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. This project is north and east of Santa Rita Road, south of Monte Verde Road, and west of Anza Road of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000011**, and consider **Adopting Ordinance No. 348.4954**.

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 TIM WHEELER, URBAN REGIONAL PLANNER IV, AT (951) 955-6060 OR EMAIL [TWHEELER@RIVCO.ORG](mailto:TWHEELER@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) 955-1069, 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](mailto:cob@rivco.org)

Dated: March 16, 2021

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

★ 57179

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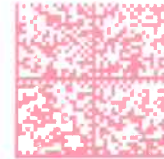
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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951-684-1200  
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 348.4954 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**04/07/2021**

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

Date: April 07, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011453472-01

P.O. Number:

Ad Copy:

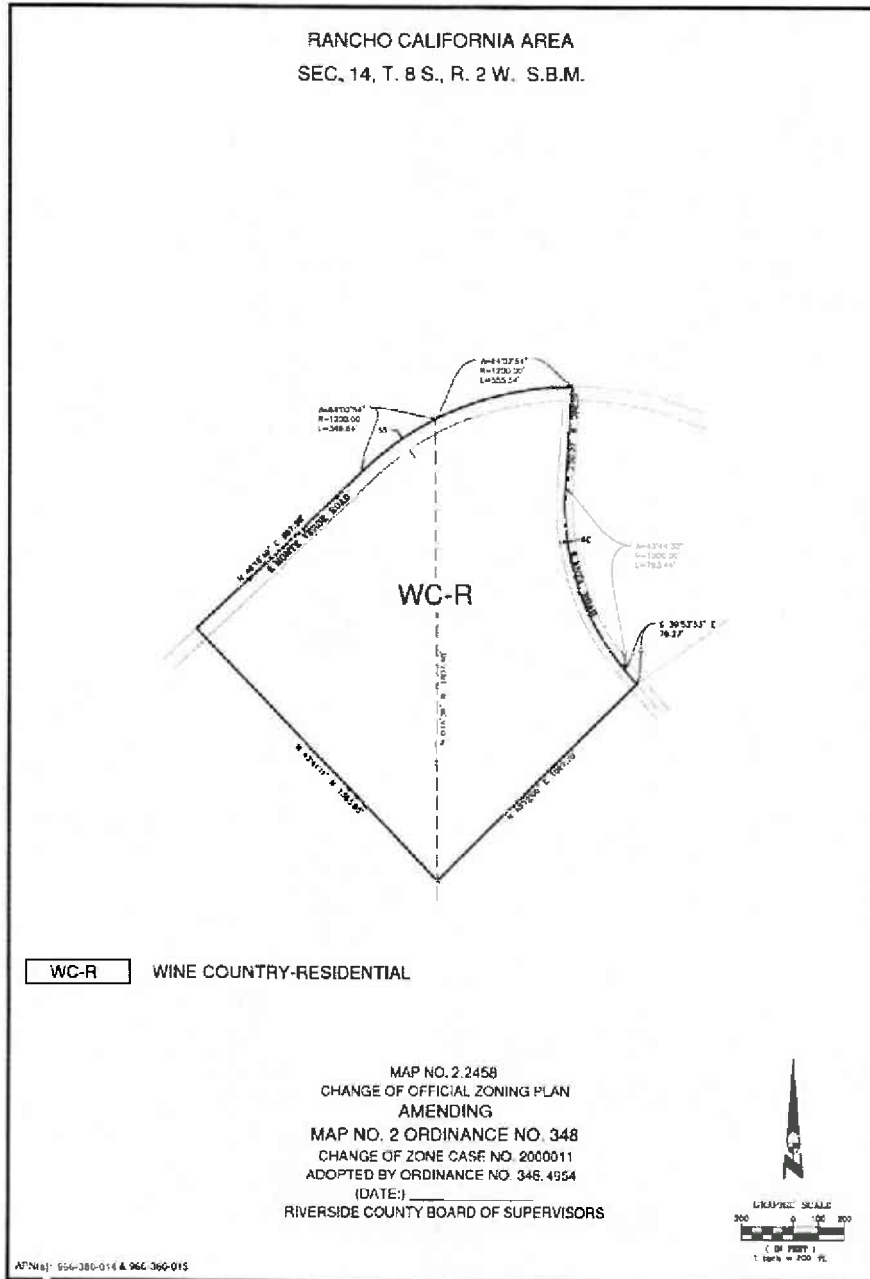
*TRMA Planning*  
*Item 21.2 of*  
*03/30/21*

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

**ORDINANCE NO. 348.4954  
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. 2.2458, Change of Zone Case No. 2000011" which map is made a part of this ordinance.

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



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 30, 2021 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: 4/07





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

March 31, 2021

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

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: 951-368-9018

RE: ADOPTION OF ORDINANCE NO. 348.4954

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, April 07, 2021**.

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 Exhibit)

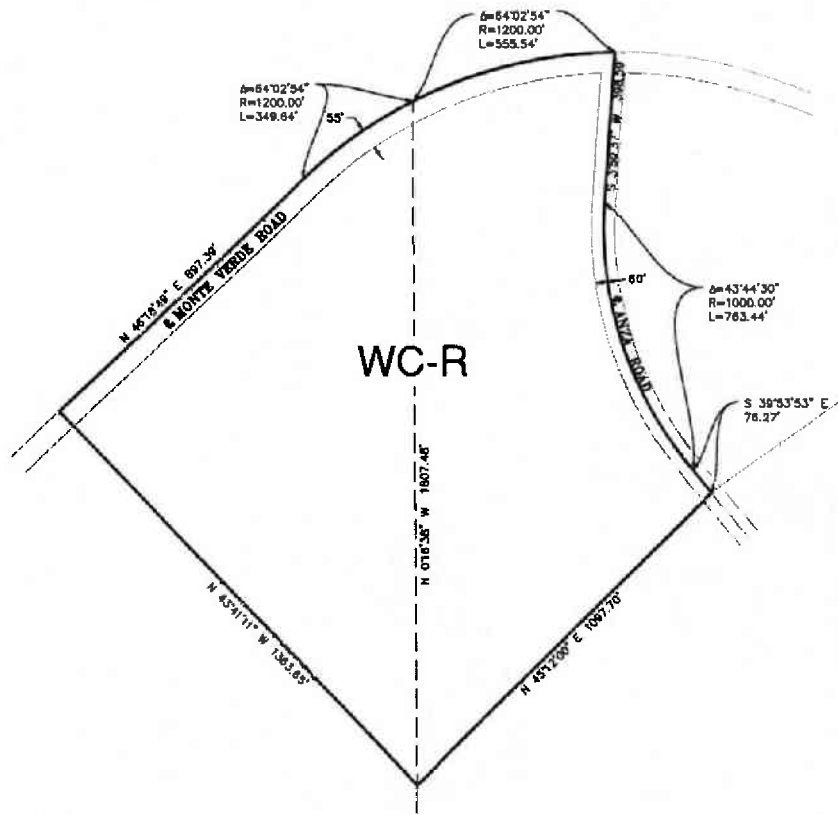
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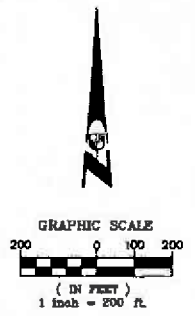
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

RANCHO CALIFORNIA AREA  
 SEC. 14, T. 8 S., R. 2 W. S.B.M.



**WC-R** WINE COUNTRY-RESIDENTIAL

MAP NO. 2 2458  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 2000011  
 ADOPTED BY ORDINANCE NO. 348.4954  
 (DATE: ) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



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

CLERK OF THE BOARD OF SUPERVISORS  
2021 APR 30 AM 9:59

Receipt #: 21-131906

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 03/19/2021

County Agency of Filing: RIVERSIDE Document No: E-202100265

Project Title: NOTICE OF PUBLIC HEARING CZ2000011, ORD NO. 348.4954

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS Phone Number: (951) 955-1069

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92502

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:

James D. Zimmerman Deputy

Notes:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

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Dated: March 16, 2021

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

**F I L E D / P O S T E D**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202100265  
03/19/2021 10:57 AM Fee: \$ 0.00  
Page 1 of 1

Removed: *04-27-21* By: *JCA* Deputy

