

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



ITEM: 21.2
(ID # 24221)

MEETING DATE:
Tuesday, March 12, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON AGRICULTURAL PRESERVE CASE NO. 220001 AND RESOLUTION NO. 2024-056 and ADOPT a MITIGATED NEGATIVE DECLARATION - Applicant: Ron Gilliland (Lost Ranch Winery) - Engineer/Representative: 4M Engineering and Development, LLC - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: Agriculture (AG: AG) - Location: north of Glenoaks Road, east of Rancho California Road, southeast of Buck Road, west of Camino Del Vino - 12.48 acres - Zoning: Citrus/Vineyards (C/V) - REQUEST: To partially cancel a land conservation contract and diminish 1.54 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 - APN: 942-030-007. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a MITIGATED NEGATIVE DECLARATION for AGRICULTURAL PRESERVE CASE NO. 220001, based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment;

Continued on Page 2

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: March 12, 2024
xc: Planning, Recorder, State, Treasurer, ACR

Kimberly A. Rector
Clerk of the Board
By: Maomy Li
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 220001**, as depicted on Map No. 220001, to authorize the diminishment of Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) on October 5, 2023, based on the findings and conclusions provided in the CAPTAC Advisory Report and the findings and conclusions in the staff report and Resolution No. 2024-056; and to issue a Certificate of Tentative Cancellation to partially cancel the Land Conservation Contract subject to the conditions in Resolution No. 2024-056; and
3. **ADOPT RESOLUTION NO. 2024-056**, tentatively approving the diminishment of Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816, as shown on Map No. 220001 and issuing a Certificate of Tentative Cancellation to cancel the Land Conservation Contract, based upon the findings and conclusions incorporated in the resolution and staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Project

Agricultural Preserve Case No. 220001 (APD220001) is a request by Ron Gilliland ("Property Owner") to remove 1.54 acres from the Rancho California Agricultural Preserve on land described as Assessor Parcel No. 942-030-007. The boundaries of the area to be diminished from the agricultural preserve are shown on the map and described in the exhibits attached to Resolution No 2024-057. The Property Owner is also requesting the partial cancellation of the land conservation contract as it applies to a portion of the Property. The service of the Notice of Non-Renewal was authorized by the Board of Supervisors on October 31, 2024 (Attachment C).

Agricultural Preserve

Rancho California Agricultural Preserve No. 7 was established on January 18, 1972, by Map No. 174. The Property was added through a subsequent enlargement of the agricultural preserve on February 19, 1974, by Map No. 295. The agricultural preserve was subsequently diminished by Map No. 668 (July 23, 1991) and Map No. 816 (August 24, 1999). The current

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size of the agricultural preserve is 61.8 acres. The proposed diminishment would further amend Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 by removing 1.54 acres of the Property from the agricultural preserve. Approximately 10.94 acres of the 12.48 acres that constitute the Property will remain within the Rancho California Agricultural Preserve No. 7.

Land Conservation Contract

On January 1, 1974, a land conservation contract was entered into by Priscilla L. Wilson with the County of Riverside and was recorded on February 28, 1974, as Instrument No. 23567. Subsequently, Priscilla L. Wilson transferred the Property to the Richard C. and Priscilla L. Wilson Family Trust. On January 24, 2003, the Property was transferred to Tran Thanh Duong, Ly Tu Tran, Tuong Huu Nguyen, and An Ngoc Duong. On March 18, 2004, the Property was transferred to Jim Chin. On August 28, 2004, the Property was transferred to Hudson-Walnut Group, LLC. On September 24, 2020, the Property was transferred to Property Owner.

On September 30, 2021, the Property Owner served a Notice of Non-Renewal (APN210105) for a partial termination of the contract as it relates to 1.54-acre portion of the property. The notice was recorded on October 21, 2021, as Instrument No. 2021-0622717. The Project site is currently subject to a land conservation contract as the contract will terminate at the end of its term on December 31, 2030. The remaining 10.94-acre portion of the property is not subject to the notice and therefore does not have a contract termination date. The portion of the property that the notice applies to is described in terms of a "metes and bounds" legal description.

On October 31, 2023, the Board of Supervisors authorized the property owner to serve a notice of non-renewal on a portion of the property. The County's Rules and Regulations Governing Agricultural Preserves (Resolution No. 84-526) state that a property owner needs to request authorization from the Board for a Notice of Non-Renewal that will remove only a portion of land under contract while keeping the remainder of the property under contract (Section 402).

The Property Owner is requesting the cancellation of the Land Conservation Contract in conjunction with an application to develop and establish a new winery on a portion of the land, while maintaining the remainder of the land as planted vineyards. As such, the development of the future winery would support the long-term use of the remaining vineyards as an agricultural resource. The applications for the alternative land use are Change of Zone No. 220007 (CZ220007) and Plot Plan No. 210141 (PPT210141), which are being considered separately from the agricultural diminishment. If the cancellation is granted, the term of the contract on a portion of the property will be terminated before the end of contract term.

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Alternative Land Use

The proposed alternative land use, as depicted in Plot Plan No. 210141, is a Class II Winery and includes a tasting room with retail sales, an outside tasting patio, a wine production room with barrel storage, an outdoor crush pad and winery production area, and a parking area with 58 spaces. The agricultural preserve diminishment requires the approval of the associated alternative land use, and that application will be processed pursuant to Riverside County Ordinance No. 348, Article XIVd (Wine Country Zones).

Technical Advisory Committee

The Comprehensive Agriculture Preserve Technical Advisory Committee (CAPTAC) considered the proposed agricultural preserve diminishment and partial cancellation at its meeting on October 5, 2023, and found that it was consistent with the Williamson Act and made positive findings as required by Resolution No. 84-526 ("Amending the Rules and Regulations Governing Agricultural Preserves In Riverside County"). CAPTAC's recommendations are enclosed as Attachment B.

General Plan Consistency

The proposed diminishment is consistent with the Riverside County General Plan and the Southwest Area Plan, which is a part of the General Plan, because the Property is designated as Agriculture (AG:AG) and no change to the land use designation is proposed. The Property is also located within the Temecula Valley Wine Country Policy Area - Winery District created by the Wine Country Plan. Similarly, no change is proposed in the policy area. A change of zone has been filed to change the zoning of the Property from the C/V (Citrus/Vineyard) Zone to WC-W (Wine Country-Winery) Zone as part of the zoning consistency process with the implementation of the Wine Country Community Plan. A plot plan application has been filed to establish the proposed winery. The Project is consistent with the above policy area and zoning classification.

Environmental Analysis

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared, and it was determined that the Project qualified for a Mitigated Negative Declaration. The environmental assessment analyzed the Project, which consists of the agricultural preserve diminishment and partial contract cancellation (APD220001). The Mitigated Negative Declaration represents the independent judgment of Riverside County. The documents were circulated for public review per State CEQA Guidelines Section 15105. All documents supporting the CEQA determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Impact on Residents and Businesses

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

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ATTACHMENTS:

- A. Resolution No. 2024-056
- B. CAPTAC Report and Minutes, October 5, 2023
- C. Board of Supervisors Meeting on October 31, 2023, Agenda Item No. 3.37 ("Notice of Non-Renewal on a portion of land (APN 942-030-007) subject to a Land Conservation Contract within the Rancho California Agricultural Preserve No. 7, Map No. 816")
- D. Initial Study and Mitigated Negative Declaration for APD220001



Jason Farin, Principal Management Analyst

3/6/2024



Aaron Gettis, Chief Deputy County Counsel

3/5/2024

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY R. RECTOR, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

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

2024-0080001

03/19/2024 11:50 AM Fee: \$ 0.00

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



THIS SPACE FOR RECORDERS USE ONLY

6080

RESOLUTION NO. 2024-056

APPROVING AGRICULTURAL PRESERVE CASE NO. 220001
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND
DIMINISHMENT OF RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 7
(Government Code Section 51283.4)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING ~ Item 21.2 of 03/12/2024)

RESOLUTION NO. 2024-056

**APPROVING AGRICULTURAL PRESERVE CASE NO. 220001
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND
DIMINISHMENT OF RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 7
(Government Code Section 51283.4)**

WHEREAS, the Rancho California Agricultural Preserve No. 7 was established on January 18, 1972, pursuant to Map No. 174 and originally consisted of 702.67 acres; and,

WHEREAS, Rancho California Agricultural Preserve No. 7, located generally north of Glenoaks Road, south of Buck Road, southwest of Dos Valles Road, and east of Rancho California Road, originally included lands that are currently identified as 964-160-003, 964-160-004, and 964-070-010 and were previously (as of January 18, 1972) identified as Assessor's Parcel Numbers 943-260-003 and 943-100-013; and,


WHEREAS, on February 19, 1974, Rancho California Agricultural Preserve No. 7 was enlarged through Amendment No. 1 pursuant to Map No. 295, which added approximately 41.49 acres of lands that are currently identified as Assessor's Parcel Numbers 942-030-007, 942-030-008, 942-030-009, 942-030-010; and,

WHEREAS, on December 23, 1975, Rancho California Agricultural Preserve No. 7 was enlarged through Amendment No. 2 pursuant to Map No. 350, which added approximately 19.84 acres of lands that are currently identified as Assessor's Parcel Numbers 942-040-008 and 942-040-009; and,

WHEREAS, proposed Amendment No. 3 and Amendment No. 4 for the Rancho California Agricultural Preserve No. 7 were subsequently denied or withdrawn; and,

WHEREAS, on May 21, 1985, Rancho California Agricultural Preserve No. 7 was diminished through Amendment No. 5 pursuant to Map No. 549, which removed approximately 702.67 acres of lands that are currently identified as Assessor's Parcel Numbers 964-160-003, 964-160-004, and 964-070-010; and,

WHEREAS, previous owner Priscilla L. Wilson entered into a Land Conservation Contract

FORM APPROVED COUNTY COUNSEL
BY:  AARON C. GETTIS
DATE: 3-4-24

1 pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) with the County
2 of Riverside for land within Rancho California Agricultural Preserve No. 7, Map No. 174, amended by Map
3 No. 295 which was recorded on February 28, 1974 as Instrument No. 23567 in the Office of the County
4 Recorder of Riverside County, California, and took effect on January 1, 1974; and,

5 **WHEREAS**, currently, Rancho California Agricultural Preserve No. 7 consists of lands that
6 are identified with Assessor's Parcel Numbers 942-030-007, 942-030-010, 942-030-011, 942-040-008,
7 942-040-009, a total area that is approximately 62.47 acres; and,

8 **WHEREAS**, on August 28, 2020, Ron Gilliland ("Property Owner") was granted ownership
9 of 10.11 acres of land identified as Assessor's Parcel Number 942-030-007 ("Property"), within the
10 unincorporated area of the Riverside County, California, that is subject to the Land Conservation Contract,
11 and which is within Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No.
12 295, 350, 489, 531, 549, 668 and 816; and,

13 **WHEREAS**, the ownership of Property by Property Owner is shown on Instrument No.
14 2020-0455636, recorded in the Office of the County Recorder of Riverside County, California; and,

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

17 **WHEREAS**, the area of the Property is 10.11 acres (per Assessor's records); and,

18 **WHEREAS**, on September 30, 2021, Property Owner served a Notice of Nonrenewal on a
19 portion of Property, which was recorded on October 21, 2021, as Instrument No. 2021-0622717 in the
20 Office of the County Recorder of Riverside County, California; and,

21 **WHEREAS**, on October 31, 2023, the Board of Supervisors authorized the property owner
22 to serve a notice of non-renewal on a portion of the property in compliance with the Section 402 of the
23 County's Rules and Regulations Governing Agricultural Preserves (Resolution No. 84-526), which state
24 that a property owner must request authorization for the removal of a portion of land under a Land
25 Conservation Contract; and,

26 **WHEREAS**, the Property Owner also petitioned to cancel the Land Conservation Contract
27 as it relates to a 1.54-acre portion of Property and to diminish that portion of the Property from Rancho
28 California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668

1 and 816, by removing it from the boundaries of the agricultural preserve, which will reduce the Agricultural
2 Preserve to approximately 59.00 acres; and,

3 **WHEREAS**, Agricultural Preserve Case No. 220001 (“APD220001”) is Amendment No. 8
4 to Rancho California Agricultural Preserve No. 7, and is a diminishment of 1.54 acres, in accordance with
5 the map titled “Map No. 174 Rancho California Agricultural Preserve No. 7, as amended by Map No. 350,
6 489, 531, 549, 668, 816, 22001” as shown on Exhibit B, attached hereto and incorporated herein; and,

7 **WHEREAS**, the remainder of the Property (APN 942-030-007), which is an area of 8.57
8 acres, will remain within Rancho California Agricultural Preserve No. 7; and,

9 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules
10 and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been
11 satisfied, including the preparation of an Initial Study and Mitigated Negative Declaration; and,

12 **WHEREAS**, the Property Owner has indicated, if the cancellation is approved, that the land
13 will be developed with a Class II Winery, which would include a tasting room with retail sales, an outside
14 tasting patio, a wine production room with barrel storage, an outdoor crush pad and winery production area,
15 and a parking area with 58 spaces, as depicted on the proposed Plot Plan No. 210141 (PPT210141)
16 (“Alternative Land Use”); and,

17 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section
18 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be
19 \$35,625; and,

20 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
21 Supervisors on March 12, 2024; and,

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
23 Supervisors of the County of Riverside, State of California, in regular session assembled on March 12,
24 2024, that:

- 25 1. The above recitals are incorporated herein by this reference.
26 2. The subject parcel affected by the proposed diminishment is included under the Land
27 Conservation Contract.
28

3. Pursuant to the Notice of Nonrenewal submitted on September 30, 2021, the Land Conservation Contract on the 1.54 acres will expire on December 31, 2032 (Government Code section 51245 and Revenue and Taxation Code section 426(c)).
4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of \$35,625.
5. According to the Natural Resource Conservation Service, the soils capability classification listed for the site in the USDA Soil Survey for Riverside County is sixty-eight (68) percent Class IIIe and thirty-two (32) percent Class VIe.
6. Plot Plan No. 210141 (PPT210141), which depicts a Class II Winery that would include a tasting room with retail sales, an outside tasting patio, a wine production room with barrel storage, an outdoor crush pad and winery production area, and a parking area with 58 spaces, constitutes the proposed alternative land use for the area that is the subject of this diminishment and cancellation ("Alternative Land Use"). The Alternative Land Use is being processed with this Agricultural Preserve case, as required with the agricultural diminishment process; however, the plot plan will go through the discretionary review process separately for that entitlement. The Alternative Land Use is consistent with the Riverside County General Plan because a proposed winery, wine tasting and retail facilities, are allowed within the Temecula Valley Wine Country Policy Area which aims to promote the preservation of vineyards, establishment of wineries with wine production and viniculture tourism, and for the other reasons described in more detail below.

BE IT FURTHER RESOLVED by the Board of Supervisors that:

1. The cancellation is for land on which a Notice of Nonrenewal has been served.
2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as the Project will not affect the ability to use adjacent lands for agriculture. The properties to the north, east, west, and south are either uncultivated or are under agricultural production that primarily supports the vinicultural activities that are used for this region's wine production. The proposed Alternative Land Use will establish a winery and wine tasting facilities in compliance with the General Plan Temecula Valley Wine Country Policy Area and implemented through

1 the WC-W Zone. The policy area was established to protect the region's vinicultural activities,
2 wineries and its incidental commercial uses, large residential estates, and equestrian uses. The
3 Project site is within the Winery District of the Temecula Valley Wine Country Policy Area,
4 which encourages incidental commercial uses that promote tourist related activities for the wine
5 industry. The WC-W Zone development standards requires at least seventy-five (75) percent of
6 a winery site to be planted with vineyards. The Alternative Land Use, if approved through the
7 discretionary review process, indicates that approximately eighty-three (83) percent of the site
8 (entire property) will be planted with vineyards, in compliance with this development standard.
9 The site is surrounded by a mixture of residential and agricultural (predominantly vineyards)
10 uses. Based on the similarity of the existing and proposed uses (and that a winery will support
11 vineyards in the area) there is little possibility that the partial cancelation of the Land
12 Conservation Contract will result in the removal of agricultural uses. Therefore, this
13 cancellation is not likely to result in the removal of adjacent lands from agricultural uses and
14 will likely support the ongoing use of the site and surrounding properties as vineyards.

- 15 3. The cancellation is for an alternative use that is consistent with the applicable provisions of the
16 Riverside County General Plan. The site is located within the Temecula Valley Wine Country
17 Policy Area - Winery District of the Southwest Area Plan (SWAP). The Alternative Land Use
18 for the 1.54 acres that is proposed to be diminished from the Agricultural Preserve is a winery,
19 tasting facilities, and outdoor event center. Based upon the above, the cancellation for an
20 alternative use is consistent with the applicable provisions of the Riverside County General Plan.
- 21 4. The cancellation will not result in discontinuous patterns of urban development because the
22 Alternative Land Use would is consistent with the Temecula Valley Wine Country Policy Area.
23 The Policy Area encourages wineries and wine-based tourism, vineyards, and other agricultural
24 uses. The area is surrounded by a mixture of agricultural uses, wineries, and residences similar
25 to the proposed winery use; therefore, the existing pattern of development will be maintained
26 and will be contiguous.
- 27 5. The proposed future development of the subject site will result in more contiguous pattern of
28 residential, wineries, and agricultural uses that are encouraged in the Temecula Valley Wine

1 Country Policy Area. The properties directly north, south, and west of the property are
2 noncontracted lands and are used for agricultural uses, residences, and wineries.

- 3 6. There is no proximate noncontracted land which is both available and suitable for the proposed
4 use.
- 5 7. Therefore, based on the above, the proposed cancellation is consistent with the purposes of the
6 Land Conservation Act of 1965 (Government Code section 51282 (a) (1)), and as a result, the
7 Board of Supervisors may grant the proposed diminishment.
- 8 8. The Board of Supervisors has considered the Mitigated Negative Declaration and based thereon,
9 determined that the proposed Diminishment of Rancho California Agricultural Preserve No. 7
10 will not have a significant adverse impact upon the environment.

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

- 14 1. The cancellation fee of \$35,625 shall be paid; and,
- 15 2. All conditions necessary for the County to issue grading permits for the proposed
16 Plot Plan No. 210141 shall have been met; and,
- 17 3. The landowner shall notify the Board of Supervisors when all conditions and
18 contingencies enumerated in this Certificate of Tentative Cancellation have been
19 satisfied with respect to the Land Conservation Contract. Within 30 days of receipt
20 of such notice, and upon determination that the conditions and contingencies have
21 been satisfied, the Board of Supervisors shall cause to be executed and recorded a
22 Certificate of Final Cancellation with respect to the Land Conservation Contract.

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

- 25 1. Rancho California Agricultural Preserve No. 7, Map No. 108, as adopted on August
26 24, 1970, and as amended by Map No. 295, 350, 489, 531, 549, 668 and 816, is
27 further amended by Map No. 220001, deleting therefrom the area shown and
28

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

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

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
8 cancellation fee of \$35,625 is not paid within one year following the recordation of this Certificate of
9 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section
10 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the recomputed
11 fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

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

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board
17 shall file and record copies of this resolution, Property description as shown in Exhibit A and the map titled
18 Map No. 108 Rancho California Agricultural Preserve No. 7 amended by Map No. 295, 350, 489, 531, 549,
19 668 and 816 and 220001 as shown on Exhibit B, in the Office of the County Recorder of Riverside County,
20 California, and transmit copies thereof to the Director of Conservation of the State of California, the
21 Treasurer of Riverside County, and the Assessor of Riverside County.

2
3 RESOLUTION NO. 2024-056

4 APPROVING AGRICULTURAL PRESERVE CASE NO. 220001

5 ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND

6 DIMINISHMENT OF RANCHI CALIFORNIA

7 AGRICULTURAL PRESERVE NO. 7

8 (Government Code Section 51283.4)

9
10 ROLL CALL:

11
12 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

13 Nays: None

14 Absent: None

15
16
17 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
18 Supervisors on the date therein set forth.

19
20 KIMBERLY A. RECTOR, Clerk of said Board

21
22 By: Naomy Li

23 Deputy

**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

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

www.riversideacr.com

CERTIFICATION

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

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

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSED ON DOCUMENT)



Date: 03/12/2024

Signature: Naomy Sicra

Print Name: Naomy Sicra, Clerk of the Board Assistant

**RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 7 DIMINISHMENT
LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL 1 PARCEL MAP 27134 AS SHOWN IN BOOK 182, PAGES 95 AND 96 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF RANCHO CALIFORNIA ROAD AND GLENOAKS ROAD, THENCE NORTH 47°41'16" EAST ALONG THE CENTERLINE OF RANCHO CALIFORNIA ROAD, AS SHOWN ON SAID MAP, A DISTANCE OF 368.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE EASTERLY, ALONG SAID CENTERLINE CURVE OF RANCHO CALIFORNIA ROAD, THROUGH A CENTRAL ANGLE OF 02°59'11" AN DISTANCE OF 36.49 FEET; THENCE SOUTH 39°19'33" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RANCHO CALIFORNIA ROAD, BEING THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 64°00'30" EAST, 34.75 FEET;
THENCE SOUTH 42°20'19" EAST, 138.99 FEET;
THENCE SOUTH 02°48'37" WEST, 24.00 FEET;
THENCE SOUTH 47°56'37" WEST, 135.00 FEET;
THENCE NORTH 72°13'55" WEST, 28.75 FEET;
THENCE SOUTH 47°15'00" WEST, 32.75 FEET;
THENCE SOUTH 17°44'03" WEST, 32.00 FEET;
THENCE SOUTH 47°47'24" WEST, 71.00 FEET;
THENCE SOUTH 16°36'55" EAST, 27.75 FEET;
THENCE SOUTH 42°14'14" EAST, 112.00 FEET;
THENCE SOUTH 48°14'15" WEST, 28.50 FEET;
THENCE SOUTH 69°34'54" WEST, 35.84 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF GLENOAKS ROAD, AS SHOWN ON SAID MAP;
THENCE SOUTH 42°13'40" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 56.50 FEET;
THENCE NORTH 47°07'11" EAST, DEPARTING SAID RIGHT OF WAY LINE, 383.50 FEET;
THENCE NORTH 42°01'05" WEST, 106.69 FEET;
THENCE NORTH 4°12'55" EAST, 29.00 FEET;
THENCE NORTH 42°20'19" WEST, 188.25 FEET;
THENCE NORTH 21°14'37" WEST, 36.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 645.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 34°02'25" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'08" AN ARC DISTANCE OF 59.50 FEET TO THE **TRUE POINT OF BEGINNING**;

SAID PORTION OF LAND CONTAINS 1.54 ACRES MORE OR LESS.

TOTAL AREA TO BE DIMINISHED IS 1.54 ACRES. AS SHOWN ON EXHIBIT "B",
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART OF.

PREPARED UNDER THE SUPERVISIONS OF:



MATTHEW W. SPIRO, PLS 8461
EXPIRES: DECEMBER 31, 2022

12/14/2021

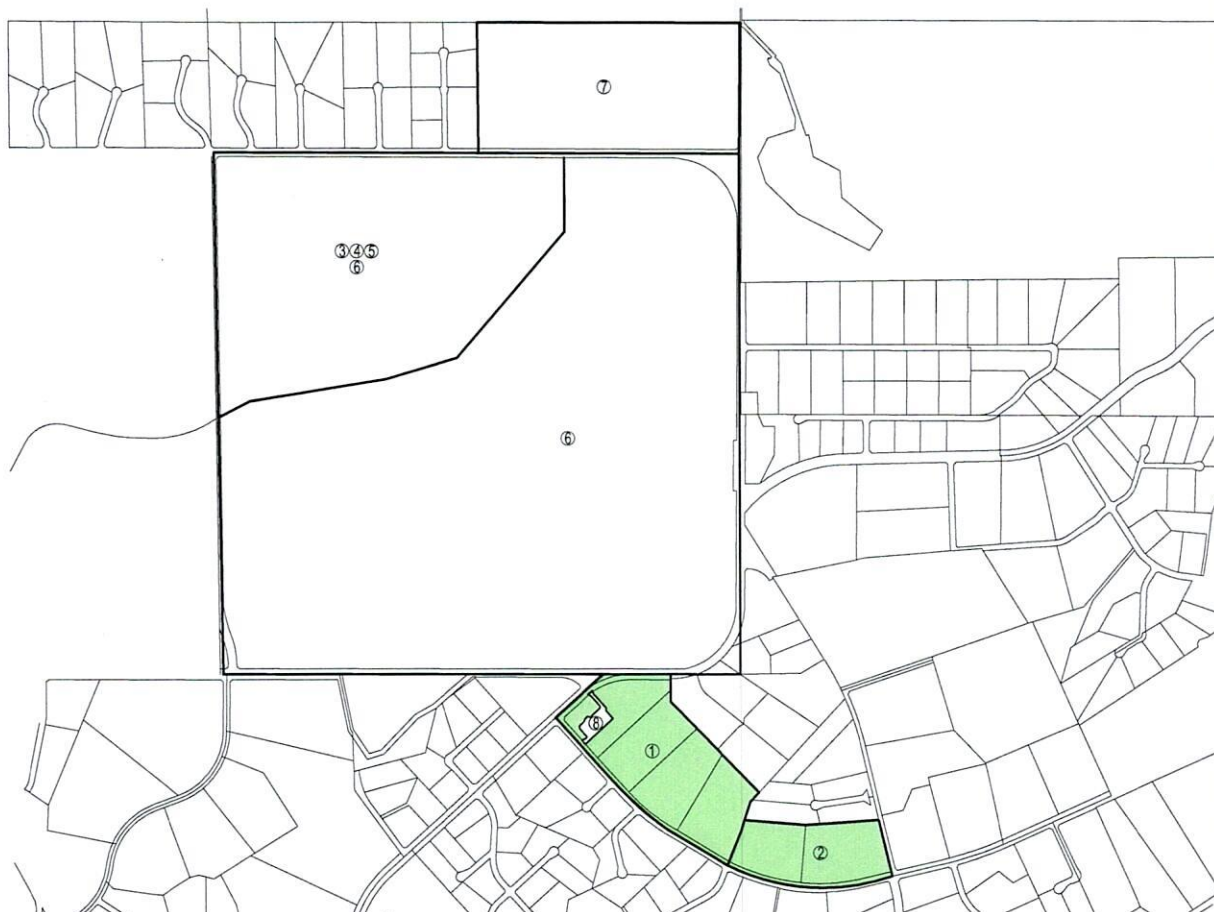
DATE



MAP NO. 174 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 7.

AMENDED BY MAP NO. 295,350,489,531,549,668,818, XXXXXX

SEC 24, T.7S.- R.2W



AMENDMENTS:

NO. 1. (ENLARGEMENT), FEBRUARY 19, 1974,	MAP NO. 295
NO. 2. (ENLARGEMENT), DECEMBER 23, 1975,	MAP NO. 350
NO. 3. (DIMINISHMENT), WITHDRAWN	MAP NO. 489
NO. 4. (DIMINISHMENT), WITHDRAWN	MAP NO. 531
NO. 5. (DIMINISHMENT), WITHDRAWN	MAP NO. 549
NO. 6. (DIMINISHMENT), JULY 23, 1991	MAP NO. 668
NO. 7. (DIMINISHMENT), AUGUST 24, 1999	MAP NO. 816
NO. 8. (DIMINISHMENT),	MAP NO. XXX

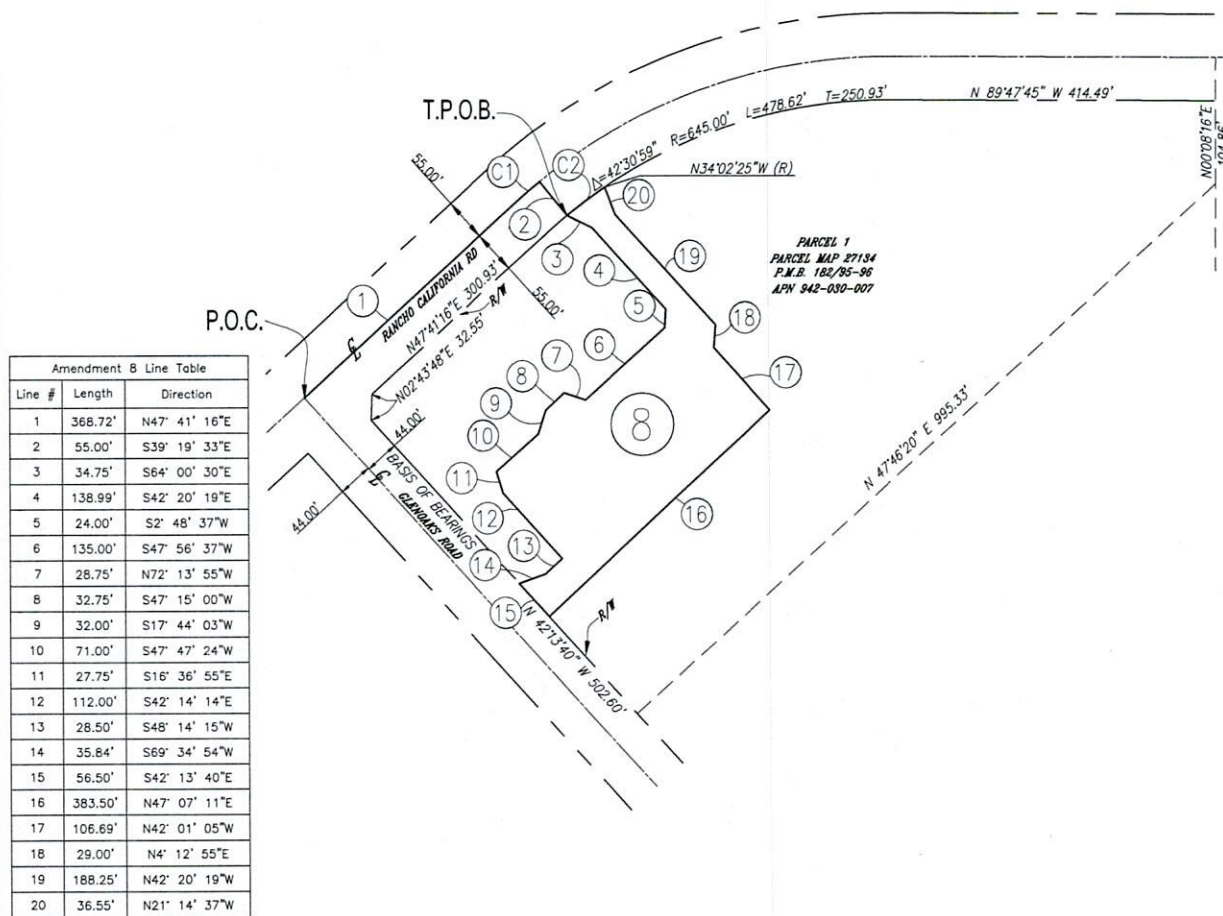
ADOPTED ON JANUARY 18, 1972
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



MAP NO. 174 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 7.

AMENDED BY MAP NO. 295,350,489,531,549,668,818, XXXXXX

SEC 24, T.7S.- R.2W



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NO. 7, (DIMINISHMENT), AUGUST 24, 1999	MAP NO. 816
NO. 8, (DIMINISHMENT),	MAP NO. XXX

ADOPTED ON JANUARY 18, 1972
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.





RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: February 13, 2024

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Andrew Svitek, Project Planner 951-955-8514 (BOS date 3/12/24)**

SUBJECT: APD220001

(Charge your time to these case numbers)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON AGRICULTURAL PRESERVE CASE NO. 220001 AND RESOLUTION NO. 2024-056 and CONSIDER a MITIGATED NEGATIVE DECLARATION - Applicant: Ron Gilliland (Lost Ranch Winery) - Engineer/Representative: 4M Engineering and Development, LLC - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: Agriculture (AG: AG) - Location: north of Glenoaks Road, east of Rancho California Road, southeast of Buck Road, west of Camino Del Vino - 12.48 acres - Zoning: Citrus/Vineyards (C/V) - REQUEST: To partially cancel a land conservation contract and diminish 1.54 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 - APN: 942-030-007. District 3. [Applicant Fees 100%]

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

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing
<input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <input checked="" type="checkbox"/> Publish in Newspaper: 3 rd District
(4th Dist) Desert Sun and Press Enterprise |
| | <input checked="" type="checkbox"/> Mitigated Negative Declaration
<input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:

The project is located in the 3rd district.

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"

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2024 FEB 13 PM 3:53

21.2

PROPERTY OWNERS CERTIFICATION FORM
APN 942-030-007

I, Andrew Svitek, certify that on
(Print Name)

February 13, 2024 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 1,000'

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 1,000 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME:



TITLE/REGISTRATION Urban/Regional Planner IV

ADDRESS: 4080 Lemon St., 12th Floor, Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-8514



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

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

February 13, 2024

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

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

**RE: NOTICE OF PUBLIC HEARING: AGRICULTURAL PRESERVE CASE NO. 220001 AND
RESOLUTION NO. 2024-056 AND CONSIDER A MITIGATED NEGATIVE DECLARATION.**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Tuesday, February 20, 2024.**

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,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AGRICULTURAL PRESERVE CASE, RESOLUTION AND CONSIDER A MITIGATED NEGATIVE DECLARATION. 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 12, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Agricultural Preserve Case No. 220001 and Resolution No. 2024-056 and Consider a Mitigated Negative Declaration**, which proposes To partially cancel a land conservation contract and diminish 1.54 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 - APN: 942-030-007. The project is located north of Glenoaks Road, east of Rancho California Road, southeast of Buck Road, west of Camino Del Vino in the Third Supervisorial District.

The Planning Commission Recommends that, the Board of Supervisors **CONSIDER a Mitigated Negative Declaration for Agricultural Preserve Case No. 220001 (APD220001), Change of Zone (CZ2200007) and Plot Plan No. 210141 (PPT210141), TENTATIVELY APPROVE Agricultural Preserve Case No. 220001 and ADOPT Resolution No. 2024-056.**

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, AT (951) 955-8514 OR EMAIL ASVITEK@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

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

Dated: February 13, 2024

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 February 13, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

APC NO. 220001, RESO. NO. 2024-056 and CONSIDER a MITIGATED NEGATIVE DECLARATION.

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 12, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: February 13, 2024
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 February 13, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

APC NO. 220001, RESO. NO. 2024-056 and CONSIDER a MITIGATED NEGATIVE DECLARATION.

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 12, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: February 13, 2024
Cindy Fernandez



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-40504

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202400158
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-40504
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 02/14/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400158	

PROJECT TITLE

APC220001, RESO. NO. 2024-056, CZ220007, PPT210141, APC220001

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET 8TH FLOOR,	CITY RIVERSIDE	STATE CALI
	ZIP CODE 92501	

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input type="checkbox"/> County documentary handling fee		\$	\$0.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$0.00

SIGNATURE

X *J Rodriguez*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

Irma Rodriguez

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AGRICULTURAL PRESERVE CASE, RESOLUTION AND CONSIDER A MITIGATED NEGATIVE DECLARATION. 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 12, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Agricultural Preserve Case No. 220001 and Resolution No. 2024-056 and Consider a Mitigated Negative Declaration**, which proposes To partially cancel a land conservation contract and diminish 1.54 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 - APN: 942-030-007. The project is located north of Glenoaks Road, east of Rancho California Road, southeast of Buck Road, west of Camino Del Vino in the Third Supervisorial District.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, AT (951) 955-8514 OR EMAIL ASVITEK@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

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

Dated: February 13, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400158
02/14/2024 10:02 AM Fee: \$ 0.00
Page 1 of 1

Removed: By: Deputy


942020001
MICHAEL J. BLAKE
1104 5TH ST
REDDING CA 96002

942020004
LYNDA R. HERREID
P O BOX 890243
TEMECULA CA 92589

942030001
FERNANDO J. CHAVIRA
1100 VERA CRUZ ST
MONTEBELLO CA 90640

942030004
ALICE H. KAMEYA
9352 OASIS AVE
WESTMINSTER CA 92683

942030007
RON GILLILAND
8787 MACE BLVD
DAVIS CA 95618

942030010
FALIN SHIEH
35888 GLENOAKS RD
TEMECULA CA 92592

942030011
AUSTIN VINEYARDS
3060 UPHAM ST
WHEAT RIDGE CO 80033

942040001
PATRICK J. STJOHN
39155 CAMINO DEL VINO
TEMECULA CA 92592

942060001
SUEMNICK FAMILY TRUST DATED 04/08/2014
36441 RANCHO CALIFORNIA RD
TEMECULA CA 92592

942060002
JAMES E. BAILEY
35601 GLEN OAKS RD
TEMECULA CA 92592

942060007
CHRISTOPHER M. VITOLO
35675 GLENOAKS RD
TEMECULA CA 92592

942060008
JOHN K. WILDMAN
39300 CAMINO DE MAGNOLIA
TEMECULA CA 92592

942060009
DENNIS F. BARRETT
39301 CAMINO DE MAGNOLIA
TEMECULA CA 92592

942060015
DENISE N. LAWRENCE
7756 HORIZON ST
CHINO CA 91708

942060016
DAVID SCHUTTE
35615 GLEN OAKS RD
TEMECULA CA 92592

942060017
SCOTT D. WIGGINS
35635 GLEN OAKS RD
TEMECULA CA 92592

942060018
JEFFREY A. BRICKER
35595 GLEN OAKS RD
TEMECULA CA 92592

942080009
JEFFREY S. DORFNER
35632 BALSAMINA CT
TEMECULA CA 92591

942080016
GUNTHER A. STRANSKY
39330 COLLEEN WAY
TEMECULA CA 92592

942080017
DRAKE FAMILY EXEMPTION TR DTD
03/25/2003
PO BOX 890006
TEMECULA CA 92589

942080019
SHANE BLATTENBERGER
35621 BALSAMINA CT
TEMECULA CA 92592

942100025
ANTHONY K. VOORHIES
39150 AVENIDA ANTONOVICH
TEMECULA CA 92591

942100028
TODD H. EGGERS
39015 AVENIDA ANTONOVICH
TEMECULA CA 92591

942100029
ROBERT JOSEPH PETRISIN
32290 CORTE SAN VINCENTE
TEMECULA CA 92592

942100030
NEGRETE ANGUIANO FAMILIA TRUST DTD
03/02/22
39060 AVENIDA ANTONOVICH
TEMECULA CA 92592

942100039
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

942100040
DAVID SAKATA
43043 TERAMO ST
TEMECULA CA 92592

942100042
DANIEL E. GREENE
37100 AVENIDA ANTONOVICH
TEMECULA CA 92591

964160004
STANDARD TEMECULA
1250 MOUNTAIN VIEW CIR
AZUSA CA 91702

Joe Wiens
Los Ranch Wines, LLC
24250 JUANITA DR
MENIFEE, CA 92587

Kirk Meideros
4M Engineering and Design
41635 Enterprise CIR N Unit B
Temecula, CA 92590

Krista@temecula.wines.drg
Luke.watson@temecula.ca.gov

Santa Ana Regional Water Quality
Control Board
3737 Main Street Suite 500
Riverside, CA 92501

City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543

City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543

City of Menifee
Planning Division
29714 Haun Road
Menifee, CA 92586

CITY OF MURRIETA
PLANNING DEPARTMENT
1 TOWN SQUARE
MURRIETA, CA 92562

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

CITY OF TEMECULA
PLANNING DEPARTMENT
41000 MAIN STREET
TEMECULA, CA 92590

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE, ADOPTION OF ORDINANCE AND CONDITIONAL USE PERMIT. FOURTH 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 5, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **General Plan Amendment No. 210006, Change of Zone No. 2100014, Adoption of Ordinance No. 348.5011, and Conditional Use Permit No. 210121.** General Plan Amendment No. 210006, proposal to amend the land use designation of the subject site from Open Space – Rural to Open Space – Recreation to allow for the development of a guest ranch. Change of Zone No. 2100014, proposal to change the zoning classification of the subject site from Light Agriculture 20 acre minimum to Natural Assets to align the subject site's zoning classification more closely with both the proposed land use designation and the development. Conditional Use Permit No. 210121, proposal to develop an eco-conscious private guest wellness ranch on a portion of a 36.11-acre lot. Approximately 29,035 sq.ft. of building improvements are to be constructed to facilitate the site activities, 35 employees overseeing the operations that are to occur 24 hours a day/seven days a week. These structures include the following: an administrative building, activity hub with an outdoor lap swimming pool, common dining area, four guest cabin buildings with 30 rooms, six glamping tents, a sound bath building, wellness base camp, wellness sanctuary center, and a greenhouse. Recreational activities include both active and passive uses, such as swimming, kayaking, paddle boarding, hiking, mountain biking, horseback riding, and rock climbing. Sixty parking spaces are proposed, including three ADA spaces, three EV spaces, and 18 spaces for staff. Minimal other improvements proposed. This proposed project is located: North-east of Highway 74 and south of Apple Canyon Road. – Zoning in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 210210, Tentatively APPROVE General Plan Amendment No. 210006, APPROVE Change of Zone No. 2100014, ADOPT Ordinance No. 348.5011 and APPROVE Conditional Use Permit No. 210121.**

On January 17, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@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.

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

Dated: February 15, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011648882
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 02/20/2024
Total Amount: \$469.84
Payment Amount: \$0.00
Amount Due: \$469.84
Notice ID: BOiDzRSwAKUcOOSjA5tB
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AGRICULTURAL PRESERVE CASE, RESOLUTION AND CONSIDER A MITIGATED NEGATIVE DECLARATION. 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 12, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommended approval of Agricultural Preserve Case No. 220001 and Resolution No. 2024-056 and Consider a Mitigated Negative Declaration, which proposes To partially cancel a land conservation contract and diminish 1.54 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 - APN: 942-030-007. The project is located north of Glenoaks Road, east of Rancho California Road, southeast of Buck Road, west of Camino Del Vino in the Third Supervisorial District. The Planning Commission Recommends that, the Board of Supervisors CONSIDER a Mitigated Negative Declaration for Agricultural Preserve Case No. 220001 (APD220001), Change of Zone (CZ2200007) and Plot Plan No. 210141 (PPT210141), TENTATIVELY APPROVE Agricultural Preserve Case No. 220001 and ADOPT Resolution No. 2024-056. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, AT (951) 955-8514 OR EMAIL ASVITEK@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

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE
pe.com

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011648882

FILE NO. 0011648882


PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

02/20/2024

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

Date: February 20, 2024.
At: Riverside, California


Signature

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Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related

environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

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

Dated: February 14, 2024

Kimberly A. Rector,
Clerk of the Board

By: Cindy
Fernandez, Clerk of
the Board Assistant

The Press-Enterprise
Published: 2/20/24

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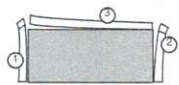
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Dated: February 13, 2024

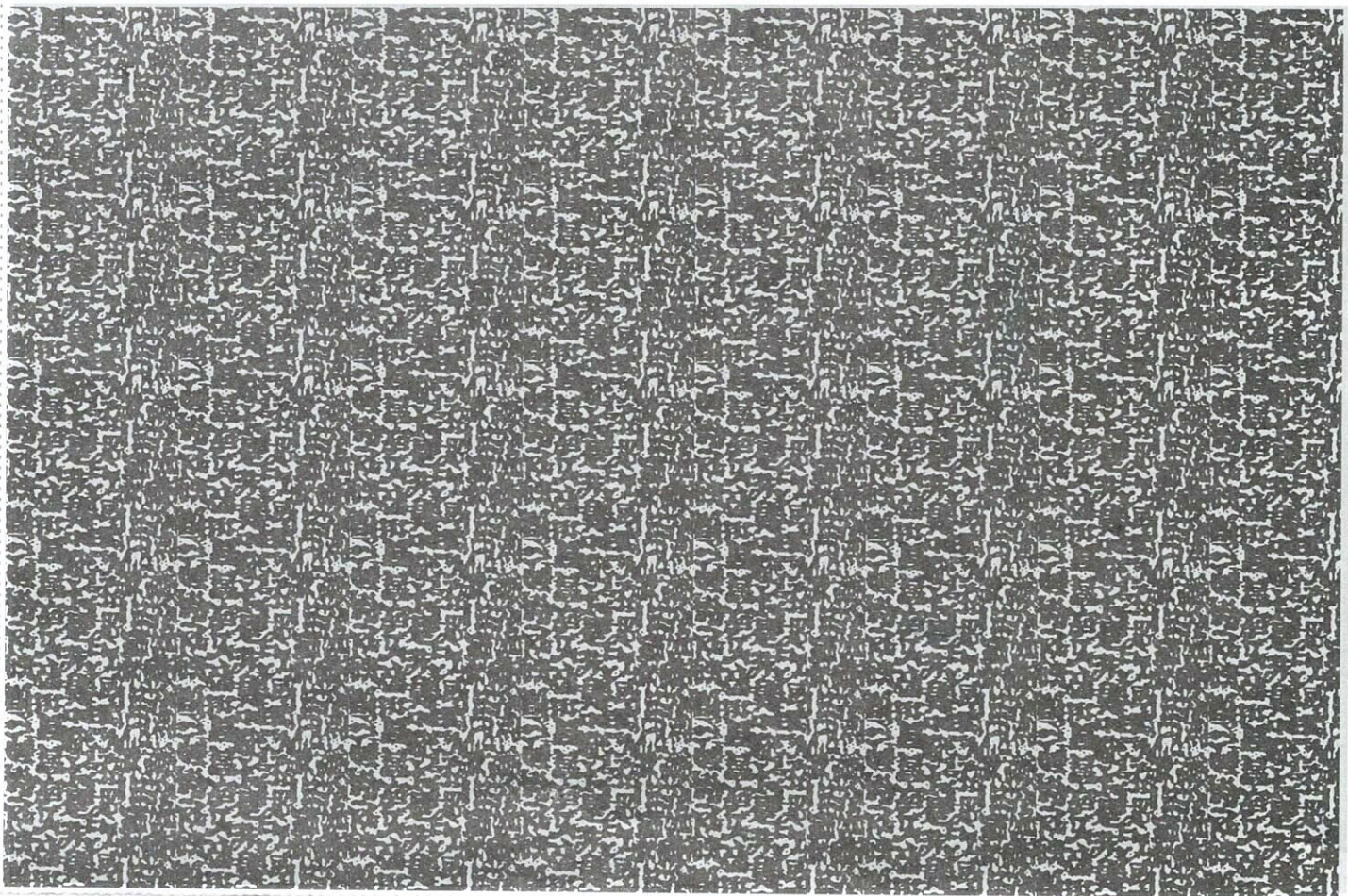
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
FIRST CLASS



US POSTAGE[®] PITNEY BOWES

ZIP 92504 \$ 000.57¹
02 4W
0000348270 FEB 15 2024

2024 FEB 21 AM 10:51

RECEIVED RIVERSIDE COUNTY
LEMON STREET 1ST FLOOR ANNEX

SEE OTHER
FOR
OPENING INSTRUCTIONS

942100039
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

910 NFE 1260123C0002/17/24
FORWARD TIME EXP RTN TO SEND
RANCHO CA WATER DISTRICT
42135 WINCHESTER RD
TEMECULA CA 92590-4800

1: 94009210520481

FWD
RGKQSM 92589

RETURN TO SENDER

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Dated: February 13, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

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

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400158
02/14/2024 10:02 AM Fee: \$ 0.00
Page 1 of 1

Removed: 3/18/2024 By: *VRodriguez* Deputy



3/12/24
21-2



State of California - Department of Fish and Wildlife
**2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2024 MAR 20 AM 10:05

RECEIPT NUMBER:

24-40504

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 02/14/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400158	
PROJECT TITLE APC220001, RESO. NO. 2024-056, CZ220007, PPT210141, APC220001		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET 8TH FLOOR,	CITY RIVERSIDE	STATE CALI
	ZIP CODE 92501	

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ _____

☐ Exempt from fee
 ☐ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <u>Irma Rodriguez</u>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
--------------------------------------	---

228
Engineer



Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Kirk Medeiros

Address: 41635 Enterprise Cir N Ste B

City: Temecula Zip: 92590

Phone #: 951-296-3466

Date: 3/12/24 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

☒ Support ☐ Oppose ☐ Neutral

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

☐ Support ☐ Oppose ☐ Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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