

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



ITEM: 3.41
(ID # 25420)

MEETING DATE:
Tuesday, July 09, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the Transfer of Coachella Valley Multiple Species Habitat Conservation Plan Conservation Objectives/Take – REQUEST: Find the transfer of 75 acres of Coachella Valley Multiple Species Habitat Conservation Plan Conservation Objectives (take) for Peninsular Bighorn Sheep within the Santa Rosa and San Jacinto Mountains Conservation Area to the Coachella Valley Conservation Commission (CVCC) and approve the signing of a Memorandum of Understanding between the CVCC, the City Of La Quinta, and the County Of Riverside to facilitate the transfer of the Conservation Objectives. District 4. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

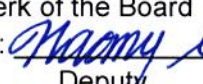
1. **FIND** that transferring 75 acres of Peninsular Bighorn Sheep Conservation Objectives (take) will have no significant effect to the County or potential future development because the area has very little development potential and the County would have sufficient take remaining after the transfer to support any future development; and
2. **AUTHORIZE** the Chair of the Board of Supervisors to sign the Memorandum of Understanding between the CVCC and the City of La Quinta.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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: July 9, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Coachella Valley Conservation Commission (CVCC) is asking the County of Riverside to transfer Conservation Objectives (take), for the Peninsular Bighorn Sheep (PBHS) to mitigate the loss of habitat. Under the CVMSHCP, Permittees, including participating cities and Riverside County, have an allocation of habitat “take” or authorized disturbance for covered species. This authorized disturbance of habitat can be used for any development occurring in Conservation Areas, at the discretion of the Board of Supervisors, through a process of transfer of Conservation Objectives. With this transfer of Conservation Objectives, the total amount of habitat for the PBHS would remain the same.

A PBHS exclusion fence was built as a management action covered by the Coachella Valley Multiple Species Habitat Conservation Plan to comply with a request from the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service, in order to further protect PBHS. The fence was required to address the urban-related impacts of PBHS using artificial sources of food and water in urbanized lands, including golf courses, parks, artificial water sources, and resort residential lands, in the La Quinta area of the Coachella Valley. The fence project completed by the CVCC helped reduce the premature harm and death of the bighorn sheep by eliminating their ability to enter the golf courses, residential homes (and roads), and the Coachella Canal. There is no essential Peninsular Bighorn Sheep habitat outside the CVMSHCP conservation areas that can be acquired to mitigate habitat loss. The CVCC requires a total of 194 acres of take to mitigate the losses of bighorn sheep habitat that was caused by the CVCC fence project. The City of La Quinta will provide 119 acres from their total allotment of 159 acres, while the County of Riverside is being asked to transfer 75 acres of Conservation Objectives from the County’s total allotment of 683 acres. As such, the County will continue to have over 600 acres of PBHS habitat “take” available for future projects (to date, the County has only used roughly nine acres of this available additional habitat since the plan’s inception in 2008).

The County of Riverside approved the Coachella Valley Multiple Species Habitat Conservation Plan (Plan) on October 2, 2007. To ensure fair, consistent, and effective implementation of the Plan, Board Policy A-61 was adopted on February 26, 2008. Board Policy A-61 provides the Board of Supervisors the authority to grant take for private and public development projects.

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

Impact on Residents and Businesses

The proposed transfer of conservation objectives/take should have no impact on residents and businesses within the Santa Rosa and San Jacinto Mountains Conservation Area or within other portions of Coachella Valley Multiple Species Habitat Conservation Plan under the jurisdiction of the County of Riverside. The land is incredibly steep, lacks infrastructure, and has already been called out for conservation.

Additional Fiscal Information

The proposed transfer does not have associated fees; there is no General Fund obligation.

ATTACHMENTS:

- A. CVCC staff report and MOU



Jason Farin, Principal Management Analyst 7/4/2024



Aaron Gettis, Chief of Deputy County Counsel 7/2/2024

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE COUNTY OF RIVERSIDE, THE CITY OF LA QUINTA, AND THE COACHELLA
VALLEY CONSERVATION COMMISSION
CONCERNING THE TRANSFER OF CONSERVATION OBJECTIVES FOR
COACHELLA VALLEY MULTIPLE SPECIES HABITAT CONSERVATION PLAN
REGARDING THE LA QUINTA BIGHORN SHEEP BARRIER PROJECT**

This Memorandum of Understanding (“MOU”) is made as of March 25, 2024, by and between the County of Riverside (“County”), the City of La Quinta (“City”), and the Coachella Valley Conservation Commission (“CVCC”) (collectively the “Parties”) to set forth an agreement concerning the transfer of conservation objectives as described under the Coachella Valley Multiple Species Habitat Conservation Plan (the “CVMSHCP”) for the La Quinta Peninsular Bighorn Sheep Barrier Project (“Project”).

RECITALS

WHEREAS, the Coachella Valley Conservation Commission (“Commission”) is a public agency of the State of California formed by a Joint Exercise of Powers Agreement; and

WHEREAS, the Commission implements the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan (CVMSHCP or “Plan”) on behalf of the City of La Quinta (“the City”), the County of Riverside (“County”), and other “Permittees” covered under the CVMSHCP; and

WHEREAS, the County and the City desire to cooperate to meet the conservation and development objectives provided within the framework of the CVMSHCP; and

WHEREAS, the primary means of conservation under the Plan is the acquisition and management of Plan conservation lands; and

WHEREAS, the La Quinta Peninsular Bighorn Sheep Barrier Project (“Project”) is located within the corporate limits of the City of La Quinta, Riverside County, and is within or contiguous to the Santa Rosa and San Jacinto Mountains Conservation Area of the Plan; and

WHEREAS, due to completion of Environmental Impact Report SCH #2016021102 (Resolution 19-006), pursuant to the California Environmental Quality Act (“CEQA”) (Public Res. Code, § 21000 et seq.), the State CEQA Guidelines (14 CCR § 15000 et seq.), and the Commission’s Local CEQA Guidelines; the Commission finds that no further CEQA review is necessary for this action; and

WHEREAS, the Project is preventing Peninsular Bighorn Sheep from harm and death by providing a barrier to golf courses, residential areas, and the Coachella Canal; and

WHEREAS, the Transfer of Conservation Objectives is a mechanism in the Coachella Valley Multiple Species Habitat Conservation Plan to compensate for the loss of habitat for covered species; and

WHEREAS, the La Quinta Peninsular Bighorn Sheep Barrier Project (“Project”) requires that the CVCC shall mitigate the loss of access to designated Peninsular bighorn sheep habitat resulting from the implementation of the Project through a Transfer of Conservation Objectives consistent with the requirements of the CVMSHCP and in accordance with Section 20.4.3.D of the CVMSHCP Implementing Agreement; and

WHEREAS, the Coachella Valley Conservation Commission is acting as the Lead Agency for CEQA responsible for portions of the Project adjacent to PGA WEST and the Lake Cahuilla County Regional Park, as well as portions of the fence adjacent to the Tradition Golf Course; and

WHEREAS, the Project is depicted on Exhibit “A,” attached hereto and incorporated herein by reference. The Project is currently located within the City’s jurisdiction. The City needs up to 194 acres and only has 119 acres that can be dedicated for the installation of the fence; and

WHEREAS, the Project is located within the “Santa Rosa and San Jacinto Mountains Conservation Area” as defined under the CVMSHCP. Section 4.3.21 of the CVMSHCP establishes Conservation Objectives for the Santa Rosa and San Jacinto Mountains Conservation Area and “Required Measures” to avoid, minimize, and mitigate Take in the Area. Since the CVMSHCP was approved by all permittees, development within the Santa Rosa and San Jacinto Mountains Conservation Area must be consistent with the identified Conservation Objectives and Required Measures; and

WHEREAS, the Plan requires that roughly 90% of certain habitats within each Conservation Area that are not already conserved must be preserved through acquisition, deed restriction, or conservation easement. The roughly 10% of habitat that is available for development within each Conservation Area as a whole and within each jurisdiction is referred to herein as the area’s “Take Allocation;” and

WHEREAS, Section 6.12.3 of the CVMSHCP provides for a Transfer of Conservation Objectives “for conserved natural communities and/or identified Covered Species between Conservation Areas or between Recovery Zones in the Santa Rosa and San Jacinto Mountains Conservation Area.” Such a transfer is a Minor Amendment Requiring Wildlife Agencies’ Concurrence and must meet criteria outlined in Section 6.12.3; and

WHEREAS, pursuant to the CVMSHCP, 75 acres of the County’s Take Allocation is requested by CVCC to be transferred to the City within the Santa Rosa and San Jacinto Mountains Conservation Area, Recovery Zone 3, as depicted on Exhibit “B.” Approximately 512 acres of Take Allocation is currently available and allocated to the County within Recovery Zone 3 of that Conservation Area. The City wishes to ensure that adequate Take Allocation is available for the Project and that such Take Allocation will be transferred to it to keep the City and the County in compliance with the CVMSHCP permit; and

WHEREAS, the United States Fish and Wildlife Service and the California Department of Fish and Game (collectively the “Wildlife Agencies”) have requested completion of the Transfer before the completion of the Project, to keep in compliance with the Mitigation, Monitoring, and Reporting Program under the Final Environmental Impact Report, and adopted by Resolution 19-006 by CVCC in April 2019.

NOW, THEREFORE, all Parties do hereby set forth their mutual representations, commitments, and understandings regarding the following:

1. The County, the City, and CVCC concur that up to 194 acres of bighorn sheep habitat Take will be needed to complete the Project.
2. The City has 159 acres of Take available in Recovery Zone 3. 40 acres need to be held as 25 % Reserve, leaving only 119 acres available for the Project.
3. The County has 683 acres of Take available in Recovery Zone 3. 171 acres will be held as 25% Reserve, leaving 512 acres available for Take. The County agrees to transfer up to 75 acres of Take in the Santa Rosa and San Jacinto Mountains Conservation Area to the City as needed for the development of the Project. Such transfer shall occur within one (1) year of the effective date of this MOU.
4. The Parties agree to cooperate with each other in the implementation of this Agreement and perform any and all acts necessary to carry out the intent of the Agreement. Without limiting the foregoing, Parties agree to provide necessary approvals, and execute, acknowledge, and deliver any and all additional papers, documents and other assurances as may be necessary to carry out the intent of the Agreement.
5. This MOU constitutes the entirety of the agreement between the County and the City as for the matters contained herein and it supersedes any other agreement, oral, written or otherwise.
6. This MOU shall be governed by the laws of the State of California.
7. This MOU shall be binding on all parties, their heirs, successors in interest, and assigns.
8. If any provision of this MOU is determined to be unenforceable in any respect by a court of competent jurisdiction, such unenforceability shall not affect any other provision herein, and this MOU shall be construed as if such unenforceable provision had not been contained herein.
9. This MOU may be executed in counterparts, each of which will be deemed an original, but all such counterparts together shall constitute one document.
10. If any action is brought for the purpose of enforcing or interpreting any of the terms of this MOU, the prevailing party shall be entitled to recover reasonable attorney fees and costs in that action, in addition to any other relief which may be granted.

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed as of the date first written above.

COUNTY OF RIVERSIDE

CITY OF LA QUINTA

By: _____
Chair **CHUCK WASHINGTON**
Riverside County Board of Supervisors

By: 
Mayor, City of La Quinta

Date: _____, 2024

Date: 4/9, 2024

COACHELLA VALLEY CONSERVATION
COMMISSION

By: 
Chair
Coachella Valley Conservation Commission

Date: March 25, 2024

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed as of the date first written above.

COUNTY OF RIVERSIDE

CITY OF LA QUINTA

By: Chuck Washington
Chair **CHUCK WASHINGTON**
Riverside County Board of Supervisors

By: Linda Evans
Mayor, City of La Quinta

Date: July 09, 2024

Date: 4/9, 2024

COACHELLA VALLEY CONSERVATION COMMISSION

By: [Signature]
Chair
Coachella Valley Conservation Commission

Date: March 25, 2024

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 7-9-24
AARON C. GETTIS DATE

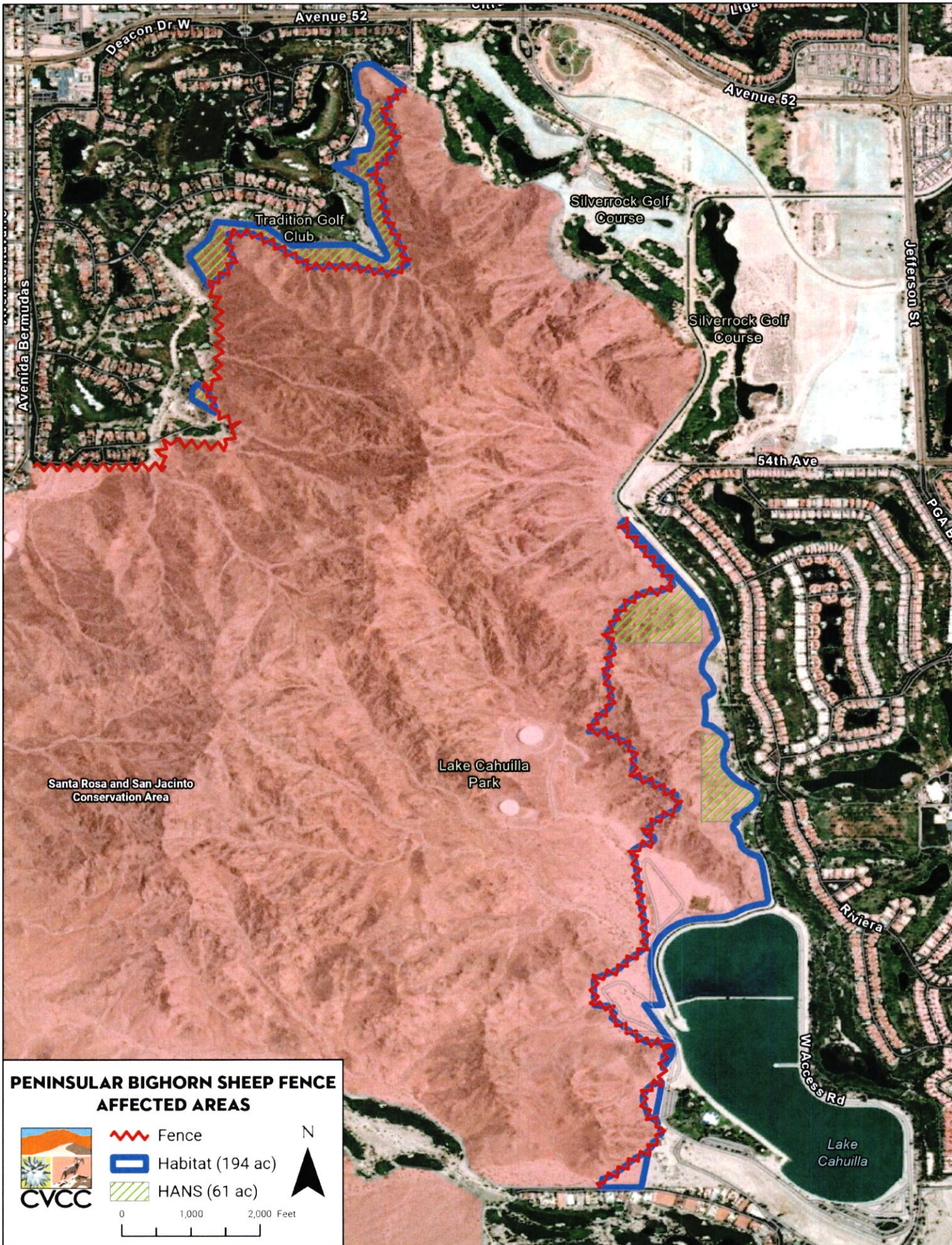
ATTEST:
KIMBERLY A. RECTOR, Clerk

By: [Signature]
DEPUTY

EXHIBIT "A"

Figure A – PBS Fence Affected Areas

See following page.



PENINSULAR BIGHORN SHEEP FENCE AFFECTED AREAS



-  Fence
-  Habitat (194 ac)
-  HANS (61 ac)



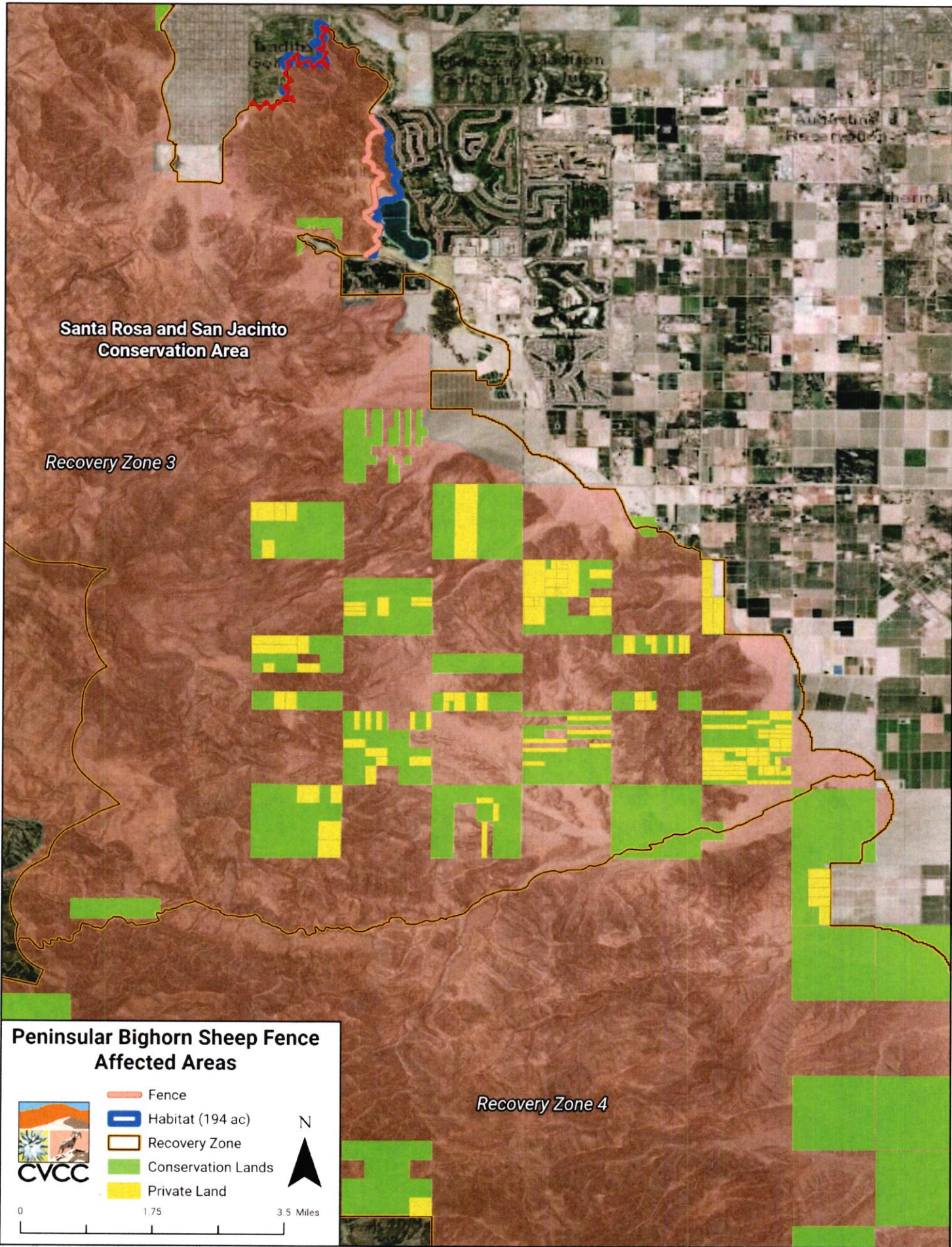
0 1,000 2,000 Feet



EXHIBIT "B"

Figure B – Recovery Zone 3 & 4 Affected Areas

See following page.





RIVERSIDE COUNTY PLANNING DEPARTMENT

25

John Hildebrand
Planning Director

2024 JUN 20 AM 10:31

Hearing Date: July 9, 2024

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 25392

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2200053/Ordinance No. 348.5019 – No New Environmental Documentation Required under CEQA (Previous Environmental Impact Report No. 524) – Applicant: Julie’s Dream Winery, c/o Julie Damewood – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North-east of Calle Contento, south of Vista del Monte, and west of Anza Road – 25 Gross Acres – Current Zoning: Citrus Vineyard (C/V) 10 acre minimum (C/V-10) – Proposed Zoning: Wine Country – Winery (WC-W) – REQUEST: Change of Zone No. 2200053 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard, 10 acre minimum (C/V-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within – APN: 943-210-013 & - 014 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

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

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

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

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

“Planning Our Future... Preserving Our Past”

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



ITEM:
(ID # 25392)

MEETING DATE:
Tuesday, July 09, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2200053/Ordinance No. 348.5019 – No New Environmental Documentation Required under CEQA (Previous Environmental Impact Report No. 524) – Applicant: Julie’s Dream Winery, c/o Julie Damewood – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North-east of Calle Contento, south of Vista del Monte, and west of Anza Road – 25 Gross Acres – Current Zoning: Citrus Vineyard (C/V) 10 acre minimum (C/V-10) – Proposed Zoning: Wine Country – Winery (WC-W) – REQUEST: Change of Zone No. 2200053 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard, 10 acre minimum (C/V-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within – APN: 943-210-013 & - 014 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

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;
2. **APPROVE CHANGE OF ZONE NO. 2200053**, to amend the zoning classification of the Project site from Citrus Vineyard, 10 acre minimum (C/V-10) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and
3. **ADOPT ORDINANCE NO. 348.5019** amending the zoning in the Rancho California Area shown on Map No. 2.2500, Change of Zone No. 2200053 attached hereto and incorporated herein by reference.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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

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

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

BACKGROUND:

Summary

On January 2, 2023, the applicant, Julie Damewood, submitted Change of Zone No. 2200053 (CZ2200053) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Citrus/Vineyard, 10 acre minimum (C/V-10) to Wine Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District. The subject site is currently improved with an existing winery that was approved under Plot Plan No. 20549 on December 12, 2005. The entitlement permitted the conversion of an existing barn into a 2,000 square foot commercial winery with retail wine sales, a tasting room, and a barrel storage room. Four parking spaces were created to accommodate the 180 square foot tasting room open to the public. The proposed Change of Zone would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluated against all applicable ordinances and other requirements.

The Project is located within the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Wine District. The Project site is located north-east of Calle Contento, south of Vista del Monte, and west of Anza Road.

On June 5, 2024, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2200053 by a vote of 5-0.

Impact on Residents and Businesses

The Project is located in the Temecula Valley Wine Country Policy Area and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524 for the Policy Area. 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 State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines section

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Additional Fiscal Information

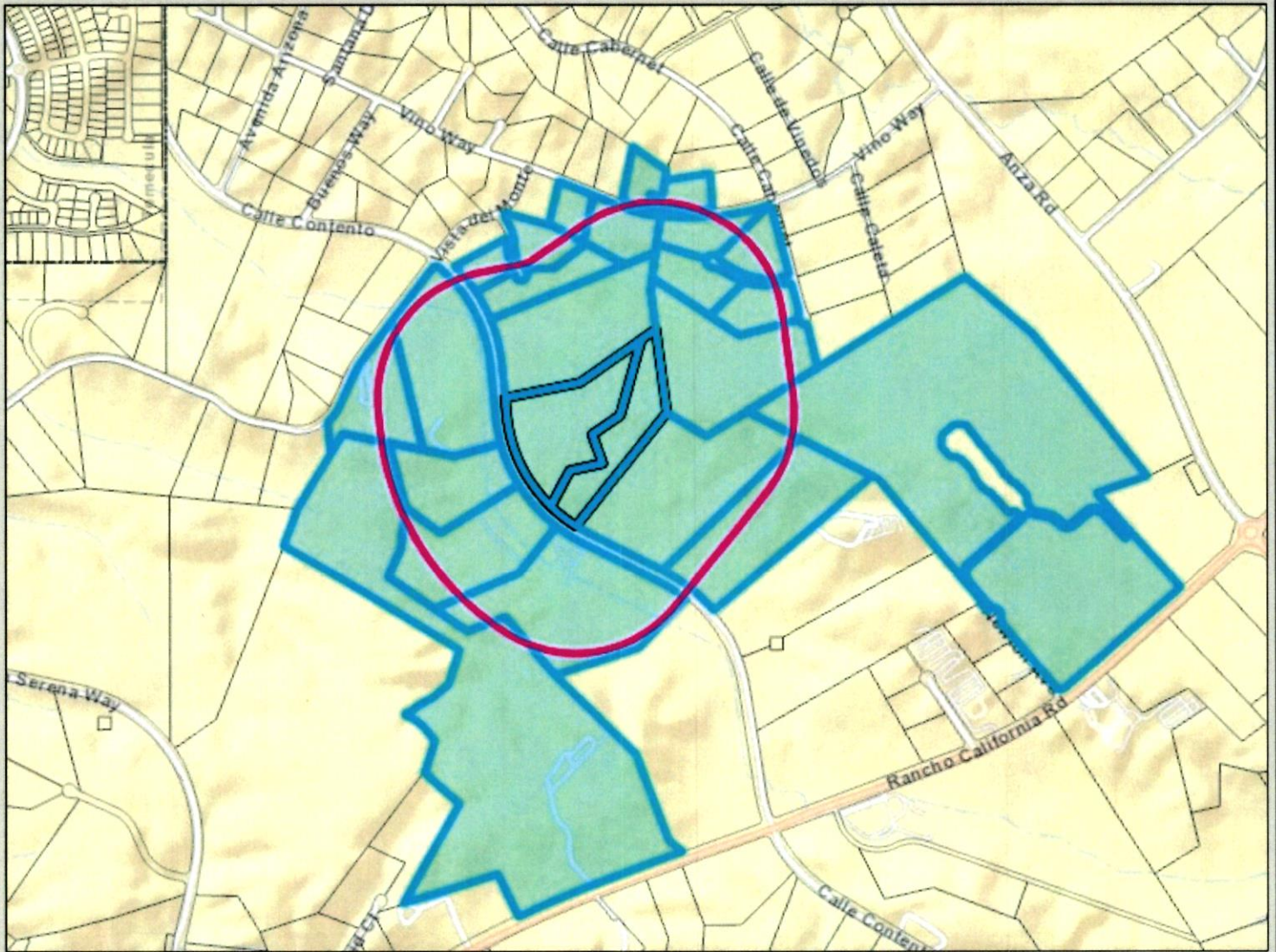
All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.5019**

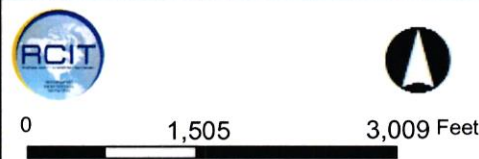
Riverside County GIS Mailing Labels

CZ2200053



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes
1,000 Foot Radius



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... 4/11/2024 2:45:30 PM

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943120018
WILLIAM L. OWEN
39701 CALLE CONTENTO
TEMECULA CA 92591

943120019
JOHN C. BRODERSEN
39847 CALLE CONTENTO
TEMECULA CA 92591

943120046
KPC MT PALOMAR REALTY
9 KPC PARKWAY STE 301
CORONA CA 92879

943120047
PELTZER FAMILY TRUST OF 2001
2551 N SANTIAGO ST
SANTA ANA CA 92706

943130009
DAVID LEE BRADLEY
33133 VISTA DEL MONTE RD
TEMECULA CA 92591

943130010
KLEINER FAMILY TRUST DTD 10/31/1983
216 N GLENROY AVE
LOS ANGELES CA 90047

943190002
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

943190021
VIET DUC BE
869 DOROTHEA RD
LA HABRA HEIGHTS CA 90631

943190026
VIET DUC BE
869 DOROTHEA RD
LA HABRA HEIGHTS CA 90631

943190029
PETER J. BUCK
33625 VINO WAY
TEMECULA CA 92591

943190030
YODER FAMILY TRUST DATED 03/22/2006
33667 VINO WAY
TEMECULA CA 92591

943190031
OWEN JERRI F IRREVOCABLE TRUST DATED
12/20/2021
39701 CALLE CONTENTO
TEMECULA CA 92591

943190033
DONATI MARK C FAMILY TRUST DATED
3/2/2007 AS AMENDED & RESTATED
39581 SPERRY CT
TEMECULA CA 92591

943190034
ANTONY CHANDLER
40124 SPERRY CT
TEMECULA CA 92591

943210005
EDAM
40205 CALLE CABERNET
TEMECULA CA 92591

943210007
33805 VINO WAY
TEMECULA CA 92591

943210008
EDAM
40205 CALLE CABERNET
TEMECULA CA 92591

943210009
EDAM
40205 CALLE CABERNET
TEMECULA CA 92591

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DUBOTS FAMILY TRUST DTD 04/03/1999
RESTATED 3/18/2020
33775 CORTE PRIVADA
TEMECULA CA 92591

943210012
HARSHADRAY D. PATEL
39730 CALLE CONTENTO
TEMECULA CA 92591

943210013
JULIES DREAM VINEYARD WINERY &
DISTILLERY
PO BOX 891707
TEMECULA CA 92589

943210014
JULIES DREAM VINEYARD WINERY &
DISTILLERY
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TEMECULA CA 92589

943230008
CARTER ESTATE WINERY & RESORT
3719 S PLAZA DR
SANTA ANA CA 92704

943240005
RAUL E. RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

943240006
RAMIREZ RAUL ESTRELLA TRUST DTD
07/14/16
32950 MARIUS WAY
WINCHESTER CA 92596



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

June 24, 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: CHANGE OF ZONE NO. 2200053 AND ADOPTION OF
ORDINANCE NO. 348.5019

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, June 28, 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 A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **Approve Change of Zone No. 2200053 and Adoption of Ordinance No. 348.5019** Change of Zone No. 2200053 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard, 10 acre minimum (C/V-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within – APN: 943-210-013 & - 014. This proposed project is located North-east of Calle Contento, south of Vista del Monte, and west of Anza Road in the 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. 2200053 and ADOPT ORDINANCE NO. 348.5019.**

On June 5, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. 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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@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.

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: June 24, 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 June 24, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200053, ORDINANCE NO. 348.5019

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 9, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: June 24, 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 June 24, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200053, ORDINANCE NO. 348.5019

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: July 9, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: June 24, 2024
Cindy Fernandez



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

Receipt: 24-175164

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202400679
	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:
 24-175164
 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 06/24/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202400679
PROJECT TITLE CZ2200053, ORD. NO. 348.5019		

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 FIRST 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:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
- 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)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$0.00
- 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 A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **Approve Change of Zone No. 2200053 and Adoption of Ordinance No. 348.5019** Change of Zone No. 2200053 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard, 10 acre minimum (C/V-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within – APN: 943-210-013 & - 014. This proposed project is located North-east of Calle Contento, south of Vista del Monte, and west of Anza Road in the 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. 2200053 and ADOPT ORDINANCE NO. 348.5019.**

On June 5, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. 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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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Dated: June 24, 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-202400679
06/24/2024 09:19 AM Fee: \$ 0.00
Page 1 of 1

Removed: By: Deputy


THE PRESS-ENTERPRISE

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

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011677169
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	06/28/2024
<i>Total Amount:</i>	\$508.33
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$508.33
<i>Notice ID:</i>	UttSCHjsqUeXxLzcU7BA
<i>Invoice Text:</i>	<p>NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 9, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to Approve Change of Zone No. 2200053 and Adoption of Ordinance No. 348.5019 Change of Zone No. 2200053 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard, 10 acre minimum (C/V-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within – APN: 943-210-013 & - 014. This proposed project is located North-east of Calle Contento, south of Vista del Monte, and west of Anza Road in the 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. 2200053 and ADOPT ORDINANCE NO. 348.5019. On June 5, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. 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</p>

THE PRESS-ENTERPRISE

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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: 0011677169

FILE NO. 0011677169

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:

06/28/2024

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

Date: June 28, 2024.
At: Riverside, California

Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICT

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Dated: June 24, 2024
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

The Press-Enterprise
Published: 6/28/24

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICT

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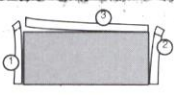
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 24, 2024

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

71770

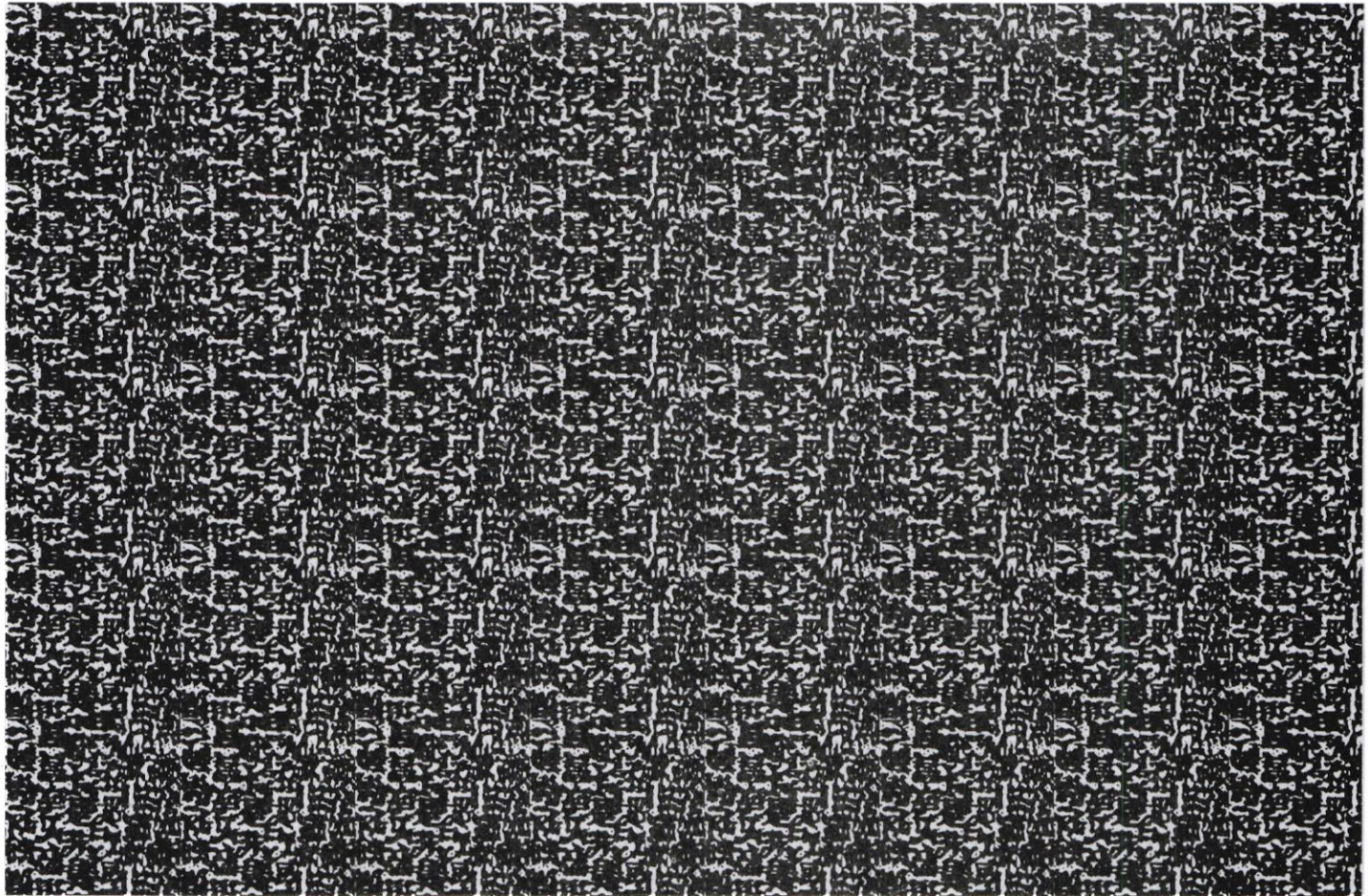
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County Administrative Center
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