

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



ITEM: 23.1
(ID # 28347)

MEETING DATE:

Tuesday, July 29, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2400016 – EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Robert Manno – Third Supervisorial District – French Valley Area Zoning Area/District – Southwest Area Plan – Highway 79 Policy Area – Rural Residential (RR) – Location: located north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee – 4.27 Acres – Zoning: Residential Agriculture (R-A-5) – REQUEST: Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2) in order to utilize the site for an existing farmer’s market use, which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016 - District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) based on the findings and conclusions set forth herein;
2. **APPROVE CHANGE OF ZONE NO. 2400016**, to amend the zoning classification of the Project site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2) based upon the findings and conclusions incorporated in the staff report and all exhibits and subject to final adoption of the Zoning Ordinance by the Board of Supervisors; and,

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director

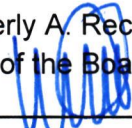

Rania Odenbaugh, TLMA Director

7/22/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5035 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, and Perez
Nays: None
Absent: Gutierrez
Date: July 29, 2025
xc: Planning, COB/MC/AB/DL/NS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. **ADOPT ORDINANCE NO. 348.5035** amending the zoning in the French Valley Area shown on Map No. 2.2507, Change of Zone No. 2400016, attached hereto and incorporated herein by reference.

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: Applicant Funded [100%]			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 3, 2024, the applicant, Robert Manno, submitted Change of Zone No. 2400016 (CZ2400016) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Residential Agriculture 5 Acre Minimum (R-A-5) to Heavy Agriculture (A-2) to utilize the site for a farmer's market, which is similar in character and intensity to the Public Fairgrounds Use allowed by-right in the A-2 zone.

Background

The subject site is 4.27 gross acres with a Single-Family Residence and accommodates a farmer's market on certain weekends. The operation is generally limited in scale and timeframe and primarily includes vendors selling locally grown produce for the public.

Since a "farmer's market" is not a permitted use under the current R-A-5 zone, a Change of Zone to A-2 was proposed as the A-2 zone allows a similar use of "Public fairgrounds including usual commercial uses appurtenant thereto" as a use allowed by-right. Based on the fact that a farmer's market typically includes the sale and showcasing of agricultural products, the County is able to determine that the farmer's market could be considered as a use "similar in character and intensity" to that of a public fairground, pursuant to Section 14.1.D of Ordinance No. 348. Moreover, the once-a-month farmer's market is also likely to be *less intense* than a public fairground since the farmer's market operations only involve the sale and showcasing of agricultural products and none of the other usual commercial uses of a public fairground. The Project would not intensify nor expand the uses of the site as it does not propose any further 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 evaluation against all applicable ordinances and other requirements.

Impact on Residents and Businesses

This proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 – State CEQA Guidelines sections 15061(b)(3) (the Common Sense Exemption) and 15305 (Minor Alterations in Land Use Limitations)

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

The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. The proposed zone of Heavy Agricultural, (A-2) is consistent with the Project site's existing Land Use Designation of Rural Residential. An A-2 zone would, therefore, remain in compliance with the standards and vision of the General Plan and its CEQA analysis. Furthermore, the proposed A-2 zone allows for similar agricultural uses to agricultural uses allowed in the current R-A zone. Therefore, the proposed Change of Zone would accommodate a similar range of uses that are typically consistent with surrounding uses. The farmer's market component of the intent of the Change of Zone is already occurring and is considered as part of the baseline of the existing conditions and would not represent additional impacts that would result from the Change of Zone.

In addition, the proposed Project would also be considered exempt under Section 15305 of the State CEQA Guidelines, which provides that minor alterations in land use limitations in areas with an average slope of less than 20% and does not result in changes in land use or density would be allowed. The current Project is a Change of Zone, for the purpose of utilizing the new agricultural zone for the permitted use in the A-2 Zone, which allows for a variety of by right agricultural uses, the proposed Change of Zone would not result in any substantial changes to allowable land uses or density as currently allowed. Based on these findings, the Project can be supported under Sections 15061(b)(3) and 15305 as it can be determined with certainty that it will not have a significant effect on the environment.

No further environmental review is required at this time. All documents that support this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

ATTACHMENTS:

Attachment A – Planning Commission Report of Action 5.21.2025

Attachment B – Planning Commission Form 11

Attachment C – Change of Zone Ordinance and Exhibit

Attachment D – GIS Exhibits

Attachment E – Mailing Labels and Radius Maps

Attachment F – PC Public Comments Memo

Attachment G – BOS Public Comments Memo



Jason Farin, Principal Policy Analyst

7/23/2025

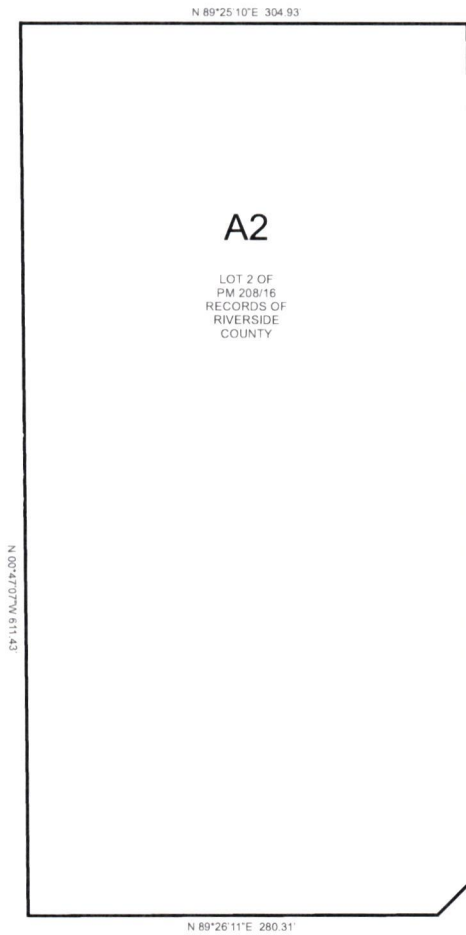


Aaron Gettis, Chief of Deputy County Counsel

7/16/2025

FRENCH VALLEY ZONING AREA

SEC. 20 SW, T. 6 S., R. 2 W.

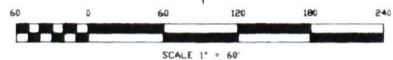


VICULIN LANE

KELLER RD

A2 HEAVY AGRICULTURE

MAP NO. 2.2507
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. CZ2400016
ADOPTED BY ORDINANCE NO. 348.5035
(DATE:) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 29, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, and Perez
NAYS: None
ABSENT: Gutierrez

DATE: July 29, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
 Deputy

SEAL



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – May 21, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 st District Mussa Khiar Vice- Chair	2 nd District Marissa Gruytch	3 rd District Shellie Clack	4 th District Bill Sanchez	5 th District Romelio Ruiz Chair
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CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE

ROLL CALL: Members Present: Sanchez, Gruytch, Clack, Khiar, Ruiz

1.0 CONSENT CALENDAR:

1.1 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33248 (TR33248)–
 Applicant: Rose Saghbini Naameh –
 Engineer/Representative: Chaudhry – Second
 Supervisorial District – East Corona District – Temescal
 Canyon Area Plan – Rural Community – Low Density
 Residential (RC-LDR), Open Space – Conservation
 (OS-C), and Rural – Rural Mountainous (R-RM) –
 Location: north of South Cliff Court, south of Indiana
 Avenue, east of Lincoln Street, and west of Sandy Creek
 Drive – 18 Gross Acres – Zoning: One-Family Dwelling
 10,000 Square Foot Minimum (R-1-10,000) and Open
 Area Combining Zone – Residential Developments (R-
 5) – **APPROVED PROJECT DESCRIPTION:** a
 Schedule ‘A’ subdivision of 18 acres into 16 single family
 residential lots with a minimum lot size of 7200 square
 feet and one (1) 6.73 acre lot for open space – APN:
 135-280-001, 135-204-006, 135-204-005, 135-204-007
 – Related Cases: CZ07270, GPA00778, PM17160,
 TR33248 and TR3324E01- Project Planner: Christian
 Lua at 951-955-0972 or email at clua@rivco.org

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by
Commissioner Clack

By a vote of 5-0, the planning Commission took
the following action:

APPROVED the second extension of time
request for tentative tract map no. 33248.

1.2 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37377 – Applicant: Standard Temecula, LLC c/o Vincent Tang – Engineer/Representative: EPD Solutions, Inc. c/o Andrea Arcilla – Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Agriculture (AG), Rural (RR) – Location: north of Buck Road, east of Anza Road, south of Borel Road, and west of Rancho California Road and Warren Road - Lot Size: 631 gross acres – Zoning: Wine Country - Winery (WCW). **APPROVED PROJECT DESCRIPTION:** Schedule ‘B’ subdivision proposing to subdivide 631 acres into 107 lots. **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377,** extending the expiration date to September 12, 2029. Project Planner: Hektor Soto at (951) 955-8702 or email at hsoto@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by
Commissioner Clack

By a vote of 5-0, the planning Commission took
the following action:

APPROVED the second extension of time
request for tentative tract map no. 37377.

PLANNING COMMISSION – REPORT OF ACTIONS – May 21, 2025

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 PROJECT NO. CC013169, GENERAL PLAN AMENDMENT (GPA) NO. 240093 (Entitlement/Policy Amendment), CHANGE OF ZONE (CZ) NO. 240060 (CONTINUED FROM MAY 7, 2025) – CEQA Exempt 15061(b)(3) (Commonsense Exemption) and 15320 (Change in Organization Local Agencies) - Applicant – County of Riverside - First and Second Supervisorial Districts – March Zoning Area - LOCATION: The project is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris, and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres). CC013169, GPA240093, and CZ240060 propose to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority (“March JPA”) to the County of Riverside by doing all of the following: (1) adopt a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County’s land use jurisdiction process; (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County’s land use jurisdiction process; and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County’s land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory. Project Planner: Planning@rivco.org or 951-955-3200

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Ruiz, 2nd by Commissioner Gruytch

By a vote of 5-0, the planning Commission took the following action:

ADOPTED Planning Commission Resolution No. 2025-002.

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 CHANGE OF ZONE NO. 2500003 – CHANGE OF ZONE NO. 2500009 – EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) – Applicant: Rose Law Group – Fourth Supervisorial District – South Palo Verde Zoning Area, & Blythe Zoning District – Palo Verde Valley Area Plan – Agriculture (AG), Rural Community Estate Density Residential (RC-EDR) – Location: located within the southeastern portion of the County of Riverside (County). The project area is surrounded by unincorporated County land and the city of Blythe to the north and east – 2,612.92 Acres – Zoning: Rural Residential (R-R), Heavy Agriculture (A-2), and Light Agriculture (A-1) – REQUEST: **Change of Zone No. 2500003 – Change of Zone No. 2500009 is a request** to Change the subject site’s various zoning classifications from Rural Residential (R-R), Light Agriculture (A-2), and Heavy Agriculture (A-2) to Heavy Agriculture (A-2) for all parcels in order to rezone the properties into Zones consistent with Ordinance No. 348 Section 21.3b’s definition of agricultural zone to establish the Agricultural Preserves. APNs: Various - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Ruiz

By a vote of 5-0, the planning Commission took the following action:

FOUND that the project is exempt from ceqa, and; **TENTATIVELY APPROVED** change of zone no. 2500003 through 2500009

PLANNING COMMISSION – REPORT OF ACTIONS – May 21, 2025

3.2 CHANGE OF ZONE NO. 2400016 – EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Robert Manno – Third Supervisorial District – Rancho California Zoning Area/District – French Valley Area Plan – Rural Residential (RR) – Location: located north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee – 20.04 Acres – Zoning: Residential Agriculture (R-A-5) – REQUEST: Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer's market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Gruytch

By a vote of 5-0, the planning Commission took the following action:

TENTATIVELY APPROVED CHANGE OF ZONE NO. 2400016.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240003 is initiated by the Board of Supervisors. Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant & Engineer: Armando Magana c/o Maestro Engineering – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R:RR) – Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

Planning Commission Action:

Public Hearing: Closed

District 1- Support
District 2- Support
District 3- Support
District 4- Support
District 5- Support

RECOMMEND That the General Plan Amendment No. 240003 move forward to the Board of Supervisors.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) –REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) & Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240009 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Alfredo Rangel c/o Rangel Steel – Engineer /

Planning Commission Action:

Public Hearing: Closed

District 1- Support
District 2- Support
District 3- Support
District 4- Support
District 5- Support

RECOMMEND That the General Plan Amendment No. 240009 move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – May 21, 2025

Representative: Daniel Patneau c/o DRP Enterprises LLC – Existing Zoning: M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum) – Existing Land Use: Rural Residential (R:RR) & Light Industrial (CD:LI) – Location: north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol – APN(s): APN: 648-110-013 & -016 and 648-120-001 – 30.72 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

4.3 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240057 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Applicant: Pandora Development c/o Peter Zhang – Representative: Heptagon Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.6 5 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

Planning Commission Action:

Public Hearing: Closed

- District 1- Support
- District 2- Support
- District 3- Support
- District 4- Support
- District 5- Support

RECOMMEND That the General Plan Amendment No. 240057 move forward to the Board of Supervisors.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:
ADJOURNMENT: 11:30am



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.2

(ID # 27768)

MEETING DATE:

Wednesday, May 21, 2025

SUBJECT: CHANGE OF ZONE NO. 2400016 – EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Robert Manno – Third Supervisorial District – Rancho California Zoning Area/District – French Valley Area Plan – Rural Residential (RR) – Location: located north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee – 20.04 Acres – Zoning: Residential Agriculture (R-A-5) – REQUEST: Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer’s market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2400016
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	French Valley Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	472-090-016
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 5/12/2025

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) based on the findings and conclusions set forth herein; and,

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2400016, to amend the zoning classification of the Project site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (RR)
East:	Estate Density Residential (EDR)
South:	Low Density Residential (LDR)
West:	Rural Residential (RR)
Existing Zoning Classification:	Residential Agriculture 5 Acre Minimum (R-A-5)
Proposed Zoning Classification:	Heavy Agriculture (A-2)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Residential Agriculture 5 Acre Minimum (R-A-5)
Existing Use:	Single Family Residence, farmer's market
Surrounding Uses	
North:	Single Family Residence
East:	Vacant Lot
South:	Vacant Lot
West:	Single Family Residence

Project Details:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.27 gross acres	N/A

Located Within:

City's Sphere of Influence:	Murrieta
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	Very High - LRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes, Cell 5174
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	No

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

On March 3, 2024, the applicant, Robert Manno, submitted Change of Zone No. 2400016 (CZ2400016) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Residential Agriculture 5 Acre Minimum (R-A-5) to Heavy Agriculture (A-2) to utilize the site for a Public Fairgrounds Use which is a permitted use in the A-2 zone.

Current Site Characteristics

The subject site is 4.27 gross acres and currently has a Single Family Residence on site. The Project would not intensify nor expand the uses of the site as it does not propose any further development at this time. The site has accommodated a farmer's market on certain weekends that primarily includes vendors selling locally grown produce for the public to attend. The operation is generally limited in scale and timeframes. As this is not a clearly permitted use under the current R-A-5 zone, the Change of Zone to A-2 was proposed as the A-2 zone allows

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

for “Public fairgrounds including usual commercial uses appurtenant thereto” as a use allowed by-right. The farmer’s market could be considered as a use similar in character and intensity to that use pursuant to Section 14.1.D of Ordinance No. 348 since a public fairground would typically include the sale and showcasing of agricultural products. The once a month farmer’s market is also likely to be less intense than a public fairgrounds use since it is only incorporating the sale and showcasing of agricultural products and none of the other usual commercial uses of a public fairground use. This farmer’s market use came to attention through oversight of the farmer’s market by Environmental Health and not through Code Enforcement complaints. 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.

General Plan Consistency

The Project’s existing General Plan Foundation Component is Rural and Land Use Designation is Rural Residential (RR). This designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed A-2 zone is considered “generally consistent” with the RR designation, and, therefore, the proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan. This is further detailed in the Land Use Findings below.

Zoning and Development Standards

The current zone classification for the property is Residential Agriculture 5-acre minimum (R-A-5). The Project is proposing CZ2400016 to change the subject site’s current zone classification to Heavy Agriculture (A-2). With approval of the change of zone, the property would be subject to the development standards outlined in Article XIV Section 14.2 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the A-2 zoning classification, which is further detailed in the Development Standards Findings below.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 – State CEQA Guidelines sections 15061(b)(3) (the Common Sense Exemption) and 15305 (Minor Alterations in Land Use Limitations)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. The proposed zone of Heavy Agricultural, (A-2) is consistent with the Project site's existing Land Use Designation of Rural Residential. An A-2 zone would, therefore, remain in compliance with the standards and vision of the General Plan and its CEQA analysis. Furthermore, the proposed A-2 zone allows for similar agricultural uses to agricultural uses allowed in the current R-A zone. Therefore, the proposed Change of Zone would accommodate a similar range of uses that are typically consistent with surrounding uses. The farmer's market component of the intent of the Change of Zone is already occurring and is considered as part of the baseline of the existing conditions and would not represent additional impacts that would result from the Change of Zone.

In addition, the proposed Project would also be considered exempt under Section 15305 of the State CEQA Guidelines, which provides that minor alterations in land use limitations in areas with an average slope of less than 20% and does not result in changes in land use or density would be allowed. The current Project is a Change of Zone, for the purpose of utilizing the new agricultural zoning for the permitted use in the A-2 Zone, which allows for a variety of by right agricultural uses, the proposed Change of Zone would not result in any substantial changes to allowable land uses or density as currently allowed. Based on these findings, the Project can be supported under Sections 15061(b)(3) and 15305 as it can be determined with certainty that it will not have a significant effect on the environment.

No further environmental review is required at this time. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The Project site has a General Plan Foundational Component of Rural and a Land Use Designation of Rural Residential (RR). The (RR) designation was established to help preserve rural communities within the County, the RR land use designation allows for one single family residence per five acres, as well as limited animal keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed project is consistent with the objectives, policies, general land uses and programs of the General Plan, as the proposed A-2 zone would continue to support the goals and policies of the land use designation by encouraging the small-scale commercial uses that serve rural neighborhoods through the applicant's proposed permitted use for a Farmer's Market Use. (LU 21.7).

2. Subject to the approval of Change of Zone No. 2300014, the Project site would have a zoning classification of Heavy Agriculture (A-2) which is generally consistent with the Riverside County General Plan Land Use Designation of RR. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 14.1 (A-2 Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project is located within the Highway 79 Policy Area – of the Southwest Area Plan (SWAP) of the General Plan. The primary purpose of the Highway 79 Policy area is to address transportation infrastructure capacity within the policy area. CZ2400016 would does not propose any development at this time, thus the project is consistent with both the Highway 79 Policy Area SWAP and the General Plan. All future development applications proposing development shall be subject to the Highway 79 Policy Area.
4. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed A-2 zone. The subject property is currently located within the Highway 79 Policy Area, and, as such, it is surrounded by other existing single residential dwellings and farmland along Keller Road and Viculin Lane. The uses permitted on these properties are either similar to and/or compatible uses with those permitted in the A-2 zone. The project is not a residential project and thus is not subject to the Highway 79 Policies. Therefore, the Project would be compatible with the surrounding area and with the General Plan Foundation Component, Land Use Designation, and Policy Area.

Change of Zone Findings

1. All Procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed. The California Environmental Quality Act (CEQA) review was conducted for CZ2400016 and it was determined that the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations).

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

2. As detailed above in the Land Use Findings, the proposed zoning applied to the parcel is consistent with the General Plan. The proposed Change of Zone would continue to be consistent with the General Plan for the subject parcel. The proposed zone would also accurately reflect the Project's respective location within the Highway 79 Policy Area and the Southwest Area Plan (SWAP) of the General Plan.

Other Findings

1. The Project site is located within Criteria Cell (Cell No. 5174) of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and requires a Habitat Evaluation and Acquisition Negotiation strategy (HANS) to be completed prior to a public hearing. HANS was conducted under HANS240014 and it was determined that CZ2400016 is consistent with the MSHCP and no conservation is described for this site.
2. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
3. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project and any future development project are required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

(2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The Project does not propose any new development at this time; therefore, no notification is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.

Conclusion

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

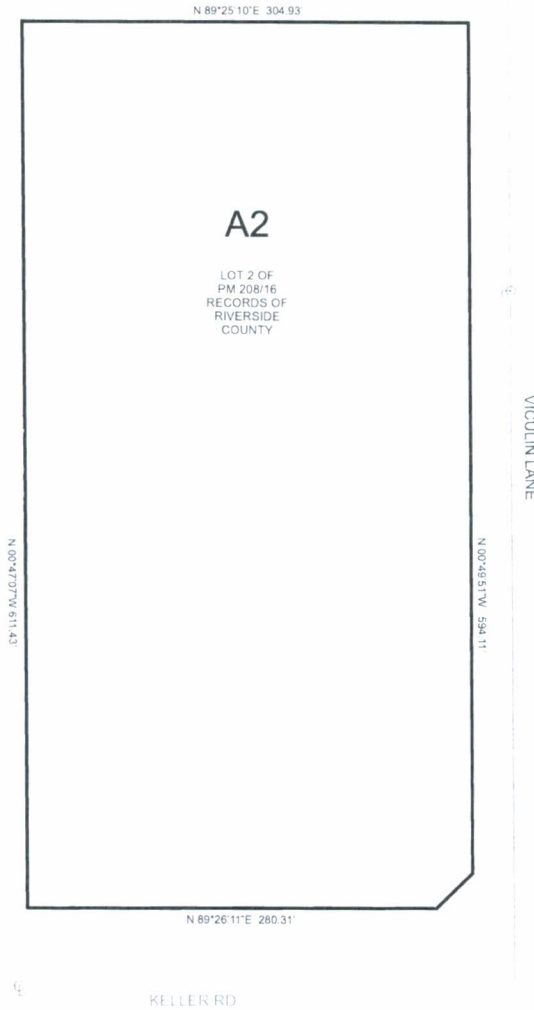
This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1200 feet of the Project site, and on-site noticing was present on the property for at least 14-days prior to the hearing date. As of the writing of this report, Planning Staff has received written communication or phone calls in support or opposition to the project.

No written communication or phone calls were received indicating either support or opposition to the proposed Project.

Attachments

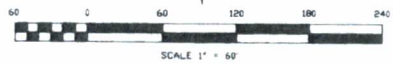
- Exhibit A – CZ2400016 - Change of Zone Exhibit
- Exhibit B – GIS Exhibits
- Exhibit C – Mailing Labels
- Exhibit D – Radius Map
- Exhibit E – Draft CZ Ordinance

FRENCH VALLEY ZONING AREA
SEC. 20 SW, T. 6 S., R. 2 W.



A2 HEAVY AGRICULTURE

MAP NO. 2.2507
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. CZ2400016
ADOPTED BY ORDINANCE NO. 348. 5035
(DATE:) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2400016

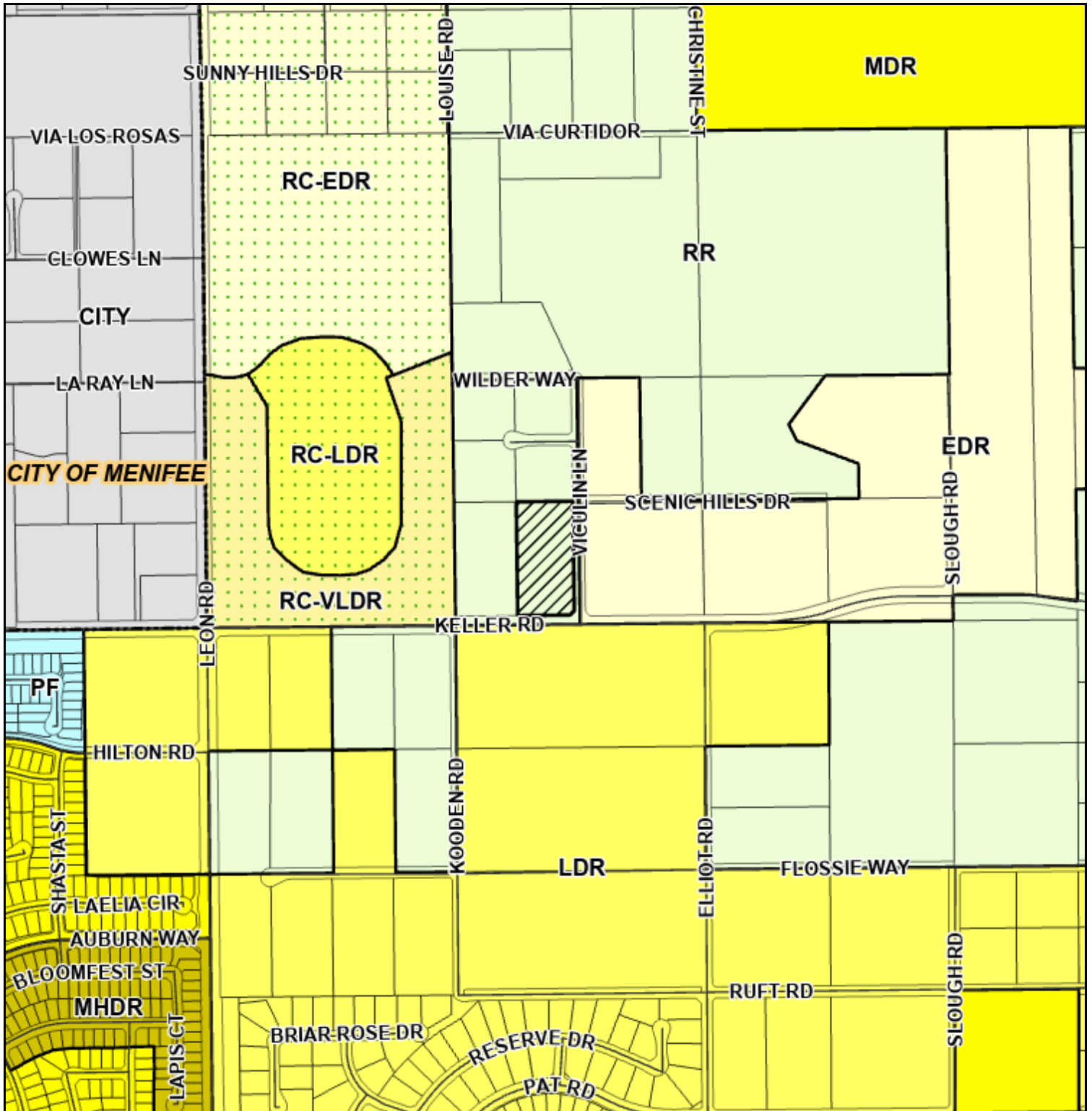
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

Date: 1-16-2025

District: 3

Exhibit: 5



Zoning Area/District: FRENCH VALLEY

Author:



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2400016

Supervisor:CHUCK WASHINGTON

Date: 1-16-2025

District: 3

LAND USE

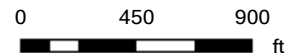
Exhibit: 1



Zoning District: FRENCH VALLEY



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2400016

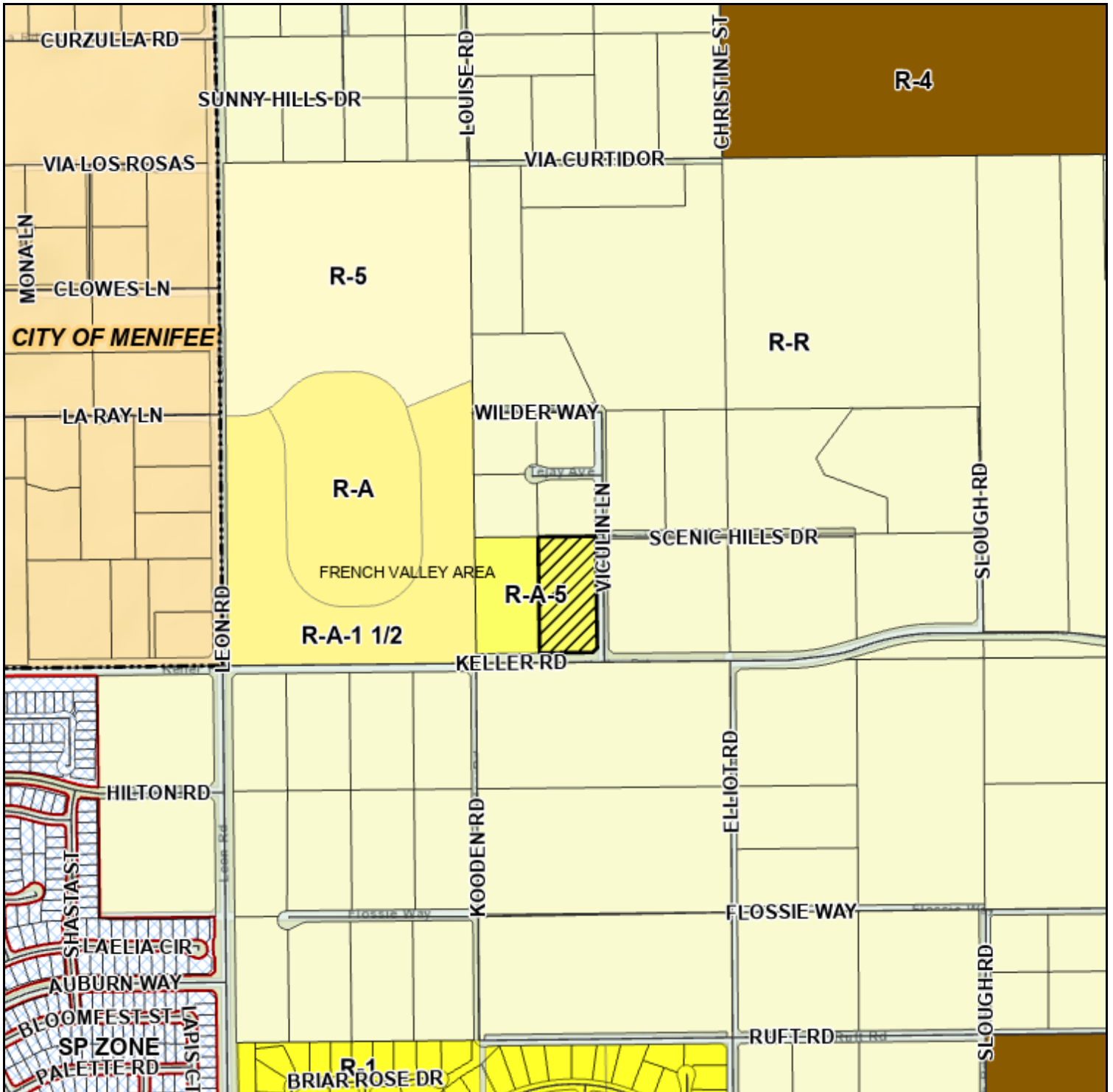
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

Date: 1-16-2025

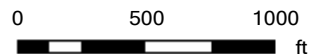
District: 3

Exhibit: 2



Zoning Area/District: FRENCH VALLEY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2400016

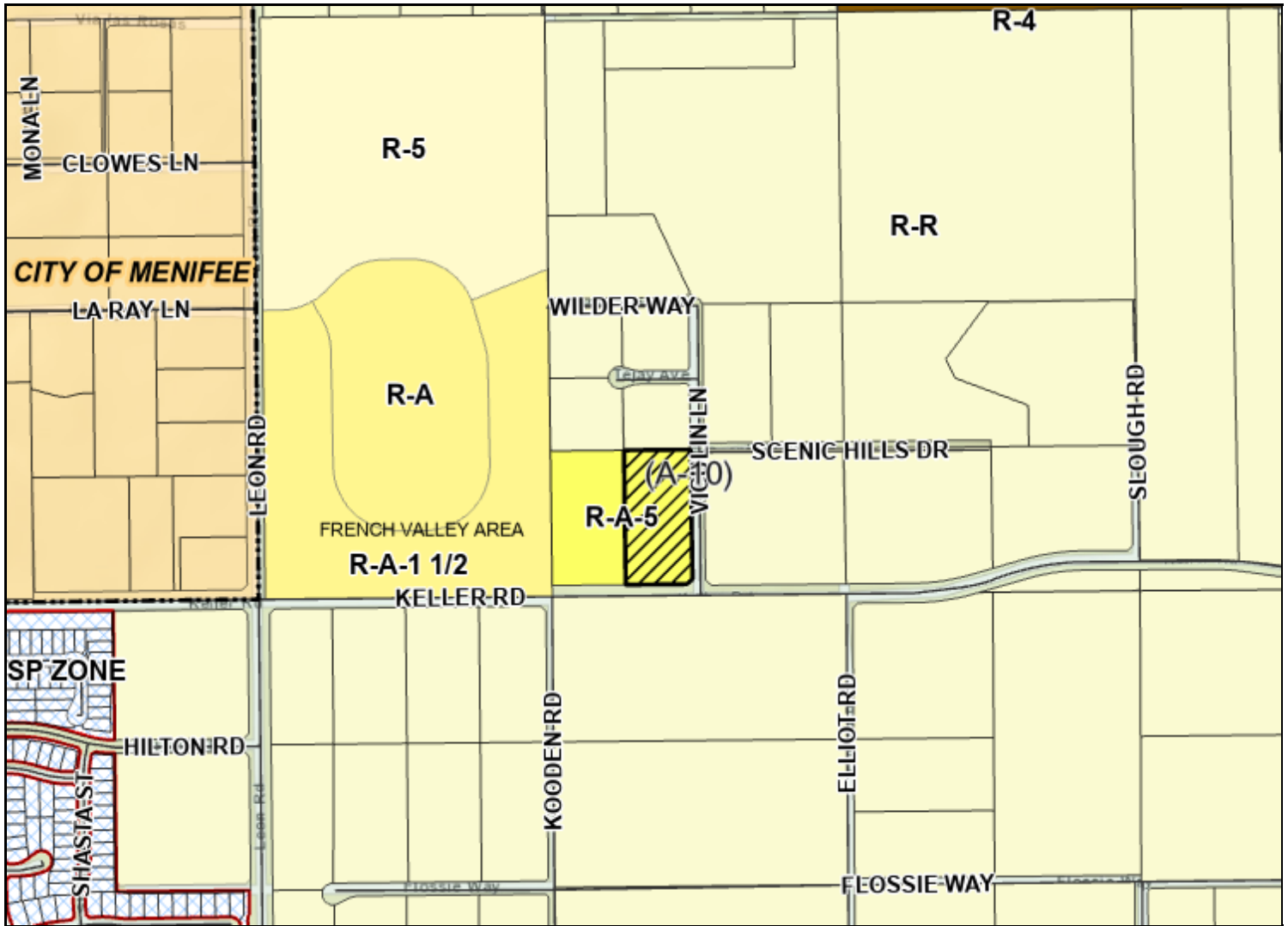
PROPOSED ZONING

Supervisor: CHUCK WASHINGTON

Date: 1-16-2025

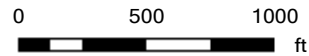
District: 3

Exhibit: 3



Zoning Area/District: FRENCH VALLEY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

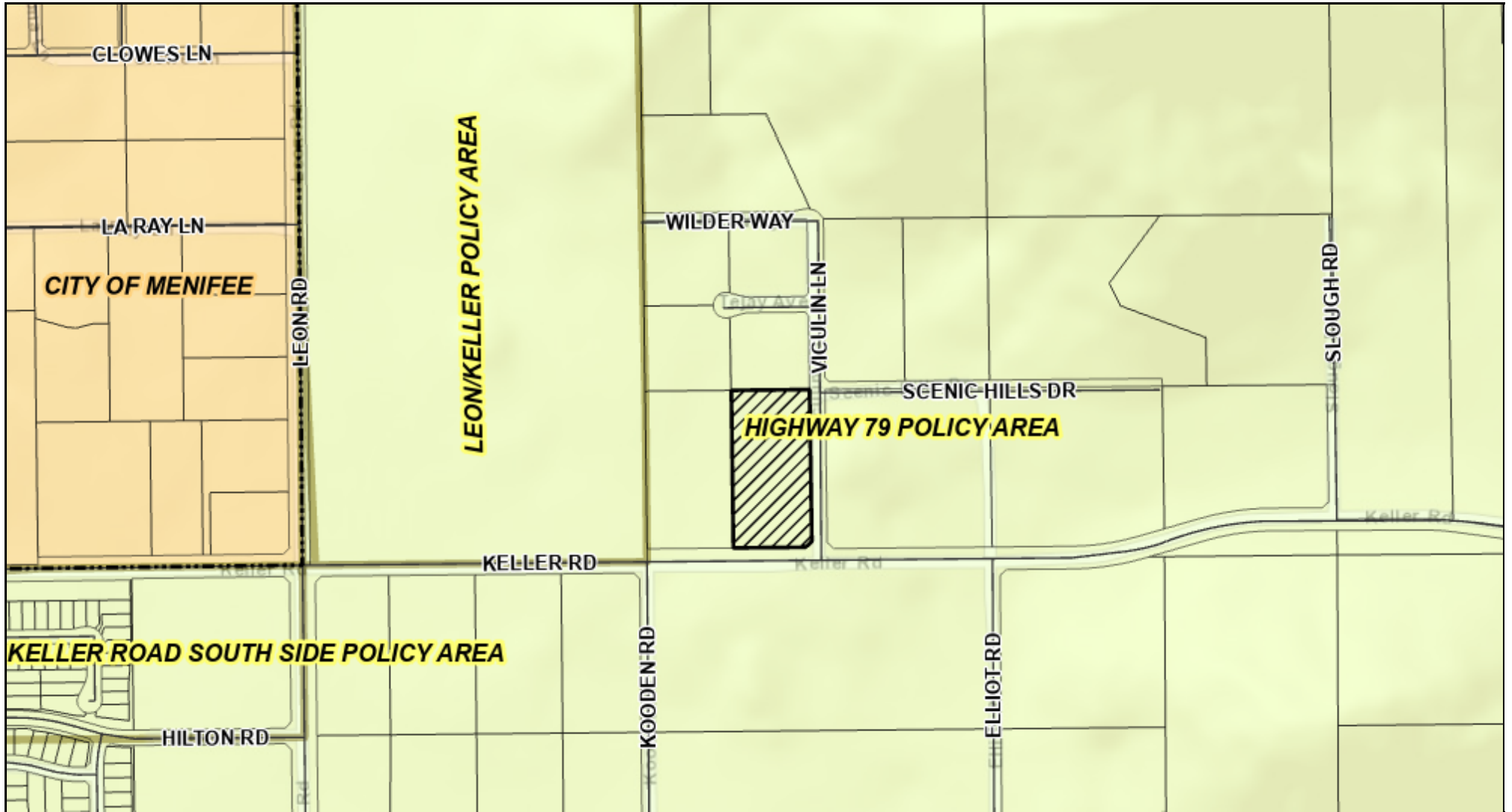
CZ2400016

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

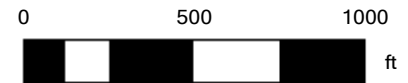
Date: 1-16-2025

District: 3

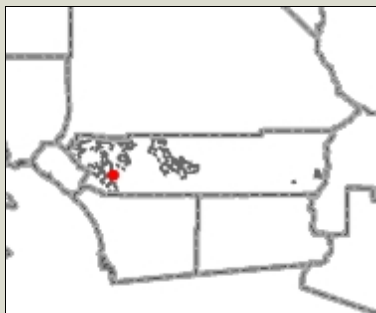
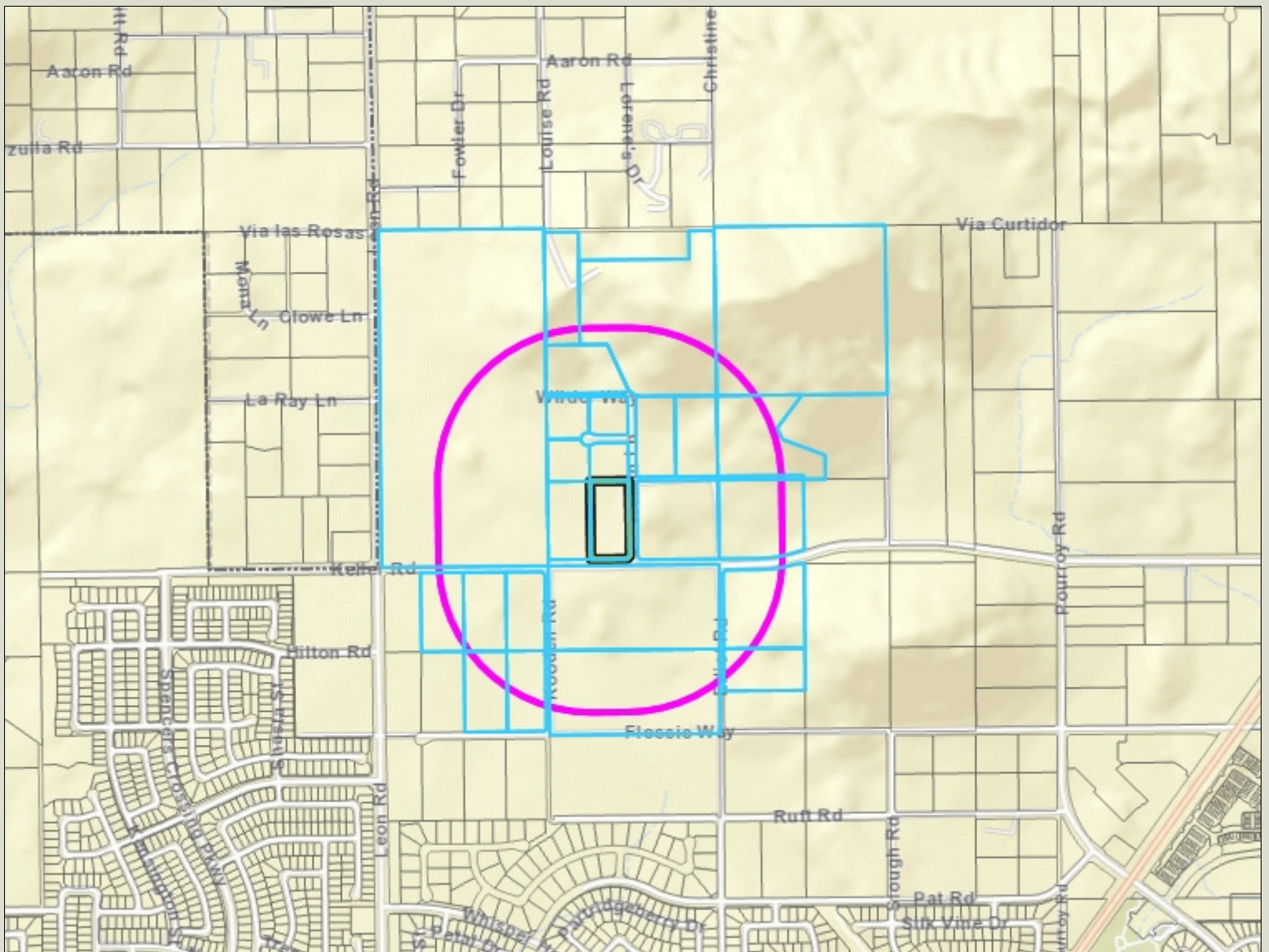


Zoning Area/District: FRENCH VALLEY

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Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 4/24/2025 10:21:27 AM

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472090001
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

472090002
CHINGHUA LAFKO
1532 PACIFIC AVE
SAN FRANCISCO CA 94109

472090004
PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER CA 92596

472090005
PIERRE KROPF
MOTEL BEAUREGARD
VILLARS LE TERROIR SWITZERLA ND

472090006
WESTERN RIVERSIDE COUNTY REG CON
AUTHORITY
P O BOX 1667
RIVERSIDE CA 92502

472090008
ANDRE T. GONZALEZ
31650 SCENIC HILLS DR
WINCHESTER CA 92596

472090009
RANDALL WILLIAMS
28039 SCOTT RD STE D425
MURRIETA CA 92563

472090010
IGNACIO CORDERO
28265 RAWLINGS RD
HEMET CA 92543

472090011
MARVIN KELLY MABBITT
31450 TEJAY AVE
WINCHESTER CA 92596

472090012
STEPHEN A. MANIFESTA
31400 TEJAY AVE
WINCHESTER CA 92596

472090013
JERRY D. JOHNSON
31365 TEJAY AVE
WINCHESTER CA 92596

472090014
TIMOTHY C. MOYER
33785 VICULIN LN
WINCHESTER CA 92596

472090015
LUTZ MARVIN & IDA FAMILY TRUST DTD
10/17/2019
7710 PARKDALE PL
SAN DIEGO CA 92126

472090016
ROBERT G. MANNO
30724 BENTON RD
WINCHESTER CA 92596

472090017
TRO NGUYEN
15822 LAS FLORES ST
WESTMINSTER CA 92683

472090018
CLARA M. ASIMAKOPOULOS
32429 CLEAR SPRINGS DR
WINCHESTER CA 92596

472320002
POLIQUIN RICHARD D & LORRAINE E FAMILY
TRUST
18951 NEWTON
SANTA ANA CA 92707

472320003
JOSEPH SWALL
32488 PERIGORD RD
WINCHESTER CA 92596

472320004
JAMES RICHARDSON
34033 KOODEN RD
WINCHESTER CA 92596

472320005
CHRISTINA H. HAWTHORNE
34215 KOODEN RD
WINCHESTER CA 92596

472320006
JONNIE LEE GOURD
4964 W 190TH ST
TORRANCE CA 90503

472320013
KAA LUBEC PROP
P O BOX 492403
LOS ANGELES CA 90049

472320014
CARLOS A. CELLA
18266 SANTA CARLOTTA ST
FOUNTAIN VALLEY CA 92708

472320015
JULIANN CONNOLLY
42077 SANTA FE TR
MURRIETA CA 92562

472320016
SCOTT DETRAY
P O BOX 400
WINCHESTER CA 92596



John Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: May 21, 2025

TO: Planning Commission

FROM: Joseluis Aparicio, Project Planner

RE: CZ2400016 - Item 3.2 – Letters in Opposition

Since completion of the staff report package, the following comments in opposition to the project have been received by staff and are attached along with staff's responses.

Re: Regarding zoning change no. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Tue 5/20/2025 3:52 PM

To Ida Lutz <idamarsdo@aol.com>

Hello Mr. Lutz,

Thank you for the public comment. This response and comment will be attached to the Memo for Item No. 3.2. The Memo will be shared with the Planning Commissioners during the public hearing for their consideration.

Regarding the comments provided the site of the change of zone and most of the surrounding parcels are Zoned for Residential Agriculture (R-A) which already allow for agricultural activity that would consume water by right.

The purpose of this change of zone to Heavy Agriculture (A-2) is to facilitate a farmers market use for the property.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Ida Lutz <idamarsdo@aol.com>

Sent: Friday, May 16, 2025 5:29 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Regarding zoning change no. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

My intent in notifying you regarding subject noted above. I notified Mr. Aparicio, project planner by telephone as to some of my concerns.

First of all, we are all supplying our property using a well using the same aquafer. Therefore changing the zoning from lite agriculture A-5 to heavy agriculture A-2 will require a considerable more amount of water to supply both properties. When and if there is a severe drought in the area, which is a distinct possibility in the future, this will I am sure lower the water table below the well pump level. If this happens our property will be unlivable.

Changing the zoning to heavy agriculture as Mr. Manno,s requests will allow him too increase his land use to more than what it is today. Considering this possibility i am not in favor of the zoning change at this time.

(NOTE) there is nothing in this request that would not allow this scenario noted above to happen (word of mouth does not alleviate my concerns).

In addition, I have concerns regarding traffic, parking, noise and pollution. I am in my senior years as well as my wife. We purchased this property as some what of a refuge from the city and looked forward to coming to the country for the peace and quite it would afford us. I believe the zoning change would drastically affect that.

Regards,
Marvin Lutz
(858) 566-1385

Hai Davis
10661 Sherrill St.
Anaheim, CA 92804
714-757-1780

May 11, 2025

Riverside County Planning Department
PO Box 1409
Riverside, CA 92502

Attn: Joseluis Aparicio

Re: Opposing to Rezoning no. 2400016

Dear Planning Commission;

I am strongly opposed to the rezoning of the 5-acre parcel from R-A-5 to A-2. Changing the zoning and expanding to a fairground use could have an impact in the area such as increase in crime, infrastructure, traffic and noise.

Protecting the integrity of this land and the lifestyle of those who live nearby should be the priority.

I urge you to vote against the zoning change.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hai Davis', written over a circular stamp or seal.

Hai Davis
APN# 472-090-017

Nga Tran and Tom Le
1904 California St.
Huntington Beach, CA 92648
714-309-4274

May 11, 2025

Riverside County Planning Department
PO Box 1409
Riverside, CA 92502

Attn: Joseluis Aparicio

Re: Opposing to Rezoning no. 2400016

Dear Members of the Riverside County Planning Commission;

I am writing to voice my opposition to Change of Zone No. 2400016, the proposed zoning change from Residential Agriculture (RA-5) to Heavy Agriculture (A-2) for the property currently operating as a farmer's market with a private residence.

The applicant, Mr. Manno is the owner of 5 acres and is currently operating as a small farmer's market. He is proposing to include the surrounding adjacent neighbors to make 20 acres. His parcel is already active and productive under its current zoning. Expanding to A-2 would allow for uses far beyond what's appropriate for this residential-agriculture community, resembling a fairgrounds or other high-impact operations. That development scale would change the area's nature and set a dangerous precedent for future zoning expansions.

Please preserve the R-A-5 zoning to protect the rural character, infrastructure, and quality of life in our neighborhood.

Sincerely,



Nga Tran
APN# 472-090-017



Tom Le

Lisa Lee
1890 Plaza Delamo
Torrance, CA 90501
310-351-0040

May 10, 2025

Riverside County Planning Department
PO Box 1409
Riverside, CA 92502

Attn: Joseluis Aparicio

Re: VOTE NO on Rezoning no. 2400016

Dear Planning Commission Members;

I'm writing in opposition to the proposed zoning change from R-A-5 to A-2 that the applicant, Mr. Manno is requesting for his existing 5-acre property currently serving as a farmer's market and residence and other property owners that total 20 acres.

Such change would significantly increase traffic, noise, and infrastructure stress in an area not designed for heavy agricultural use or large-scale events. Our roads and services are still suited to small farms and residential properties---not to the traffic and wear that comes with commercial-scale operations. The area consists of water wells and septic tanks. There are tract homes on the southwest corner of Leon Rd. and Keller Rd. And Dr. Horton is in the process of approval of building hundreds of homes on Winchester Rd. / Keller Rd. / Pouroy Rd. The area is not conducive to fairgrounds.

I ask that you keep the current zoning in place to avoid compromising safety and livability in our community.

Sincerely,



Lisa Lee
APN# 472-090-017

Tro and Anh Nguyen
15822 Las Flores St.
Westminster, CA 92683
714-315-0199

May 12, 2025

Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409
Attn: Joseluis Aparicio

Re: NO on Rezoning no. 2400016

To Riverside County Planning Commission;

I was notified that Mr. Robert Manno, my neighbor, has filed for a change in zoning. Mr. Manno owns 5 acres, and the Notice of Public Hearing states 20.04 acres is the acreage Mr. Manno is requesting for a zone change. Am I to understand that the adjacent property owners, which include 5 acres to the west of Mr. Manno's property and 4 parcels, each 2.5 acres to the north, are included? Mr. Manno is currently operating a farmer's market on this property. This consistent with the area. I fear that the property owners of the 20 acres intend to expand to a fairground or even a swap meet.

So, I respectfully urge you to reject the request to rezone the 5 -acre R-A-5 parcel to A-Doing so would undermine the purpose of zoning policy. The property in question functions well under its current use. A shift to HEAVY Agriculture is not only unnecessary, but it introduces incompatible uses with neighboring residential properties and sets a precedent that may be difficult to control down the road.

Please uphold the integrity of current zoning and maintain the R-A-5 designation.

Thank You,



Tro Nguyen
APN# 472-090-017



Anh Nguyen

Fernando DeGadillo
31120 Flossie Way
Winchester, CA 92596

May 13, 2025

Riverside County Planning Department
Attn: Joseluis Aparicio
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Opposition to Change of Zone No. 240016

Dear Riverside County Planning Commission,

I am writing to express my opposition to the Change of Zone No. 240016. Mr. Manno is the applicant requesting a reclassification from R-A-5 (Residential Agricultural 5-acre minimum) to A-2 (Heavy Agriculture).

I have owned my property for many years. My property is located on the south side of Keller Rd and very near Mr. Manno's property. Although I have no objection to Mr. Manno having his farmer's market on his 5-acre residence, I oppose a 20-acre farmer's market. Heavy agriculture could lead to a large business that would have an impact on the neighborhood. There would be an increase in traffic, noise, and a decrease in property values.

Thank you for your time and consideration.

Sincerely


Fernando DeGadillo

Jon Faulk
Flossie Way
Winchester, CA 92596
Cell: 310-849-1210

May 12, 2025

Riverside County Planning Department
Attn: Joseluis Aparicio
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Opposition to Change of Zone No. 240016-Mr. Manno's Request to Rezone R-A-5 to A-2

Dear Riverside County Planning Commission,

I am writing to formally express my opposition to Change of Zone No. 240016, submitted by Mr. Manno, requesting a reclassification from R-A-5 (Residential Agricultural 5-acre minimum) to A-2 (Heavy Agriculture).

The current zoning serves an important function in maintaining the balance between residential and agricultural land use in our community. A shift to A-2 raises concerns regarding increased industrial agricultural activities, higher traffic volumes, potential environmental impacts, and changes in the quality of life for surrounding residents.

I urge the Commission to consider the long-term consequences of this decision and uphold the current zoning designation to preserve the integrity of our neighborhood.

Thank you for your time and consideration. I appreciate your commitment to responsible land use planning and look forward to your decision on this matter.

Sincerely,



Jon Faulk



John Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: July 21, 2025

TO: Board of Supervisors

FROM: Joseluis Aparicio, Project Planner

RE: CZ2400016 – Public Comments

Since Planning Commission on May 21st 2025, the following public comments regarding the project have been received by staff and are attached along with staff's responses.

Re: Change of Zone No: 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Fri 6/27/2025 2:27 PM

To CLARA ASIMAKOPOULOS <casimak@msn.com>

Cc Jonnie Gourd & George Hanna <metropcall@gmail.com>; Jon Faulk & Everett <philphor13@yahoo.com>; Jesus Reyes <reyesec@yahoo.com>; Fernando Delgadillo <fernandodelgadillo422@yahoo.com>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

 1 attachment (520 KB)

Basic Market Site Plan.pdf;

Good Afternoon Clara,

Here are the responses to the questions/comments in blue.

The next step for the Change of Zone is to go forward to the Board of Supervisors as a hearing item.

We have not yet scheduled the Board of Supervisors Hearing date. But we are anticipating scheduling it for the July 29th Board of Supervisors meeting

Prior to that my understanding is that Mr. Manno is open to discussing the Farmer's Market with anyone interested.

Q1. Windy afternoons would blow trash such as wrappers, cups, plates etc., smell and noise to the adjacent properties.

Propose: A solid fence to be installed along Viculin Lane and Keller Road. The fence would also provide aesthetics, cut down on noise, and unpleasant smells from the portable toilets.

Installation of a fence would be a personal choice for Mr. Manno but cannot be required by Planning as part of the Change of Zone. The farmer's market is planned to provide adequate locations for trash collection so such debris does not create a nuisance to Mr. Manno's property or adjacent properties.

Q2. In today's increase of violence, crime, and shootings, the community needs protection. It can take hours for a county sheriff to come out when called.

Propose: A bonded security person to be present during the time of operation of the Farmer's Market.

The use itself does not include components that present any immediate concern for crime or public safety that the County would require that as part of the operation. Bonded security would be a personal choice for Mr. Manno but cannot be required by Planning as part of the Change of Zone.

Q3. Parking and increase traffic along Keller Road that is a slurry and particle road, not a paved road, will cause more potholes and maintenance costs to the county since it is a county-maintained road. I see large areas filled in on the road now. Propose: Pave Keller Rd and slurry and particle Viculin Lane. Viculin Lane traffic will cause dust.

Parking is proposed on site for the Farmer's Market and not off site no traffic is proposed along Viculin Lane. See attached site plan from Robert Manno. Additionally a Change of Zone does not allow for the Planning Department or other Departments to request road improvements since conditions of approval cannot be added to a Change of Zone.

One thing to note is that there is a plan to pave Keller Road through nearby proposed development projects that would have more impact to Keller Road compared to this farmer's market. You can obtain further details on that from the transportation department.

Q4. Viculin Lane is a narrow dirt road that 2 cars can barely side by side pass through.

Propose: Someone directing traffic to assist in parking on Mr. Manno's property during the time of operation and to avoid parking on the adjacent vacant parcel of Ahn Nguyen and Group.

Traffic is not proposed along Viculin Lane per the attached site plan.

Q5. Propose: Market to be open on weekends only within the hours of 10-2 and only twice a month.

Planning cannot limit the operations of the Farmer's market since the Change of Zone cannot have conditions of approval. Robert Manno will need to adhere to all applicable ordinances as part of the proposed Farmer's Market Operation. At this time the current proposed operating hours and days for the farmer's market are included on the site plan.

Q6. Propose: Mr. Manno to carry liability insurance

That would be a personal choice for Mr. Manno to carry liability insurance but cannot be required by Planning as part of the Change of Zone.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: CLARA ASIMAKOPOULOS <casimak@msn.com>

Sent: Tuesday, June 17, 2025 3:18 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Re: Change of Zone No: 2400016

Thank you. Please keep me updated

Get [Outlook for iOS](#)

From: Aparicio, Joseluis <JLAparicio@Rivco.org>

Sent: Tuesday, June 17, 2025 3:11:25 PM

To: CLARA ASIMAKOPOULOS <casimak@msn.com>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: Change of Zone No: 2400016

Hi Clara,

I'm still collecting the facts to respond to the questions in detail.

My understanding is that Mr. Manno is open to discussing the Farmer's Market with any interested parties.

The next step in the Planning Process for the Change of Zone is to go forward to the Board of Supervisors as a hearing item.

We have not yet scheduled the Board of Supervisors Hearing date.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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[How are we doing? \(Click the link and tell us\)](#)

From: CLARA ASIMAKOPOULOS <casimak@msn.com>

Sent: Thursday, June 12, 2025 11:34 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: Change of Zone No: 2400016

Hello Joseluis,

Haven't heard from since I sent you the email addresses and names of property owners opposing the zone change.. Can you please update me on what is the status and next steps Mr. Mannos needs to take, like meeting with the surrounding neighbors to discuss options, and when is the meeting scheduled to go before the Supervisors.

Respectfully,

Clara Asimakopoulos

From: Aparicio, Joseluis <JLAparicio@Rivco.org>

Sent: Wednesday, May 28, 2025 11:35 AM

To: CLARA ASIMAKOPOULOS <casimak@msn.com>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: Change of Zone No: 2400016

Hi Clara,

Can you ask them if they would like to be included on the email responses? This will help if they have any follow up questions.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>

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[How are we doing? \(Click the link and tell us\)](#)

From: CLARA ASIMAKOPOULOS <casimak@msn.com>

Sent: Wednesday, May 28, 2025 11:33 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: Change of Zone No: 2400016

I don't have their email addresses. I call them.

Clara Asimakopoulos

From: Aparicio, Joseluis <JLAparicio@Rivco.org>

Sent: Wednesday, May 28, 2025 11:31 AM

To: CLARA ASIMAKOPOULOS <casimak@msn.com>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: Change of Zone No: 2400016

Hi Clara,

Thank you, Can you copy them on this email so staff can send them the response as well?

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>

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[How are we doing? \(Click the link and tell us\)](#)

From: CLARA ASIMAKOPOULOS <casimak@msn.com>

Sent: Wednesday, May 28, 2025 11:15 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: Change of Zone No: 2400016

Here is the information.

Mr. & Mrs. Jon Faulk

Mr. Jesus Reyes

Mr. Fernando DelGadillo

Mr. Jonnie Gourd (owns separate parcel from brother Everett)

Mr. Everett Gourd (owns his own parcel from Jonnie)

Mr. George Hanna

Regards,

Clara Asimakopoulos

From: Aparicio, Joseluis <JLAparicio@Rivco.org>

Sent: Wednesday, May 28, 2025 10:05 AM

To: CLARA ASIMAKOPOULOS <casimak@msn.com>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: Change of Zone No: 2400016

Hi Clara, this is received and we will respond to the concerns.

Can you please indicate who you had spoke to so we can relay the responses to them as well?

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>

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How are we doing? (Click the link and tell us)

From: CLARA ASIMAKOPOULOS <casimak@msn.com>

Sent: Wednesday, May 28, 2025 9:01 AM

To: Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone No: 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Planners,

Since the hearing of May 21, 2025, regarding the change of zone of Mr. Robert Manno's property from R-A-5 to A-2, I returned and spoke to the surrounding properties. Here is the list of their concerns and proposals:

1. Windy afternoons would blow trash such as wrappers, cups, plates etc., smell and noise to the adjacent properties.

Propose: A solid fence to be installed along Viculin Lane and Keller Road. The fence would also provide aesthetics, cut down on noise, and unpleasant smells from the portable toilets.

2. In today's increase of violence, crime, and shootings, the community needs protection. It can take hours for a county sheriff to come out when called.

Propose: A bonded security person to be present during the time of operation of the Farmer's Market.

3. Parking and increase traffic along Keller Road that is a slurry and particle road, not a paved road, will cause more potholes and maintenance costs to the county since it is a county-maintained road. I see large areas filled in on the road now.

Propose: Pave Keller Rd and slurry and particle Viculin Lane. Viculin Lane traffic will cause dust.

4. Viculin Lane is a narrow dirt road that 2 cars can barely side by side pass through.

Propose: Someone directing traffic to assist in parking on Mr. Manno's property during the time of operation and to avoid parking on the adjacent vacant parcel of Ahn Nguyen and Group.

5. Propose: Market to be open on weekends only within the hours of 10-2 and only twice a month.

6. Propose: Mr. Manno to carry liability insurance

Thank you for your time and consideration of this matter.

I look forward to hearing back from you. I can be reached at 951-294-0026.

Kindly,

Clara Asimakopoulos

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[County of Riverside California](#)

Re: Mr. Manno rezoning 2400016 - Questions and concerns

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Fri 7/11/2025 4:17 PM

To Anh Nguyen <missbolsa@yahoo.com>

Cc Marigold Velasco <12mgstarck@gmail.com>; Marcopolo Velasco <mpsvconsulting@gmail.com>; TRO NGUYEN <troynguyen88@yahoo.com>; Gina Tran <gina_tran@yahoo.com>; Lisa Lee <buffysafe@yahoo.com>; Hai Davis <haidavis@hotmail.com>; Covarrubias, Eva <ECovarrubias@RIVCO.ORG>; Tsang, Kevin <KTSANG@RIVCO.ORG>; Brady, Russell <rbrady@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Good Evening,

The letter received was the 10 day notice that was sent out for the Board of Supervisors Public Hearing on July 29th at 10am.

We can collect this email and include it within the Memo that will be provided to the Board of Supervisors as part of the hearing package. The prior letters from Planning Commission and staff's responses to them are already included in the Board package for their consideration, it is up to you if you would like to submit another letter with comments.

Regarding the follow up questions. Answers are below in blue.

1. There are 12 vendors parking spot and Mr. Mano will have 36 vendors spot? Where are the other 14 vendors going to park?

The site plan is proposing 36 vendor spots but that does not necessarily mean that 36 vendors will be on the site. Additionally there appears to be ample parking space on the site to accommodate the vendors.

2. The entrance to Mr. Mano property is currently through Viculin which is an unpaved road, but you have indicated that the entrance will be of Keller Rd.?

As shown on the site plan the entrance to Mr Manno's property is shown from Keller Road and not Viculin.

3. It's stated in the Notice of Public Hearing stating that the Board of Supervisors find that the project is EXEMPT from the California Environmental Quality Act (CEQA)?

The recommendation from staff is to find the Change of Zone Exempt from CEQA.

4. What agency can we call if Mr. Mano is in violation of the land use if this change is approved?

Code Enforcement

5. What agency can we call if Mr. Mano is in violation of parking ?

Code Enforcement

6. There are 5 other Farmers Market within the 5 miles radius of Mr. Mano property, is it necessary to drastically change the zoning to public fairground? this will open all kinds of public nuisance.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Anh Nguyen <missbolsa@yahoo.com>

Sent: Thursday, July 10, 2025 2:05 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Brady, Russell <rbrady@RIVCO.ORG>; Aparicio, Joseluis <JLAparicio@Rivco.org>

Cc: Marigold Velasco <12mgstarck@gmail.com>; Marcopolo Velasco <mpsvconsulting@gmail.com>; TRO NGUYEN <troynguyen88@yahoo.com>; Gina Tran <gina_tran@yahoo.com>; Lisa Lee <buffyscafe@yahoo.com>; Hai Davis <haidavis@hotmail.com>; Covarrubias, Eva <ECovarrubias@RIVCO.ORG>; Tsang, Kevin <KTSANG@RIVCO.ORG>

Subject: Re: Mr. Manno rezoning 2400016 - Questions and concerns

Thank you Mr. Aparicio for your answers.

We just received a letter from the Riverside County regarding this change of Zone 2400016 voting for July 29 at 10am. We are still in contention with the proposed changes. Do we send you another letter to oppose to the change?

Below are questions to your answers

1. There are 12 vendors parking spot and Mr. Mano will have 36 vendors spot? Where are the other 14 vendors going to park?
2. The entrance to Mr. Mano property is currently through Viculin which is an unpaved road, but you have indicated that the entrance will be of Keller Rd.?
3. It's stated in the Notice of Public Hearing stating that the Board of Supervisors find that the project is EXEMPT from the California Environmental Quality Act (CEQA)?
4. What agency can we call if Mr. Mano is in violation of the land use if this change is approved?
5. What agency can we call if Mr. Mano is in violation of parking ?
6. There are 5 other Farmers Market within the 5 miles radius of Mr. Mano property, is it necessary to drastically change the zoning to public fairground? this will open all kinds of public nuisance.

We are putting this in writing that we are opposing the change of zoning to fairground.. As next door neighbors, we would like to have more housing development not a fairground.

Regards,
Anh Nguyen
Real Estate Agent
Long Coast Realty

DRE# 01014785
714-315-0199

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Regards,
Anh Nguyen
Real Estate Agent
Long Coast Realty
DRE# 01014785
714-315-0199

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On Monday, June 30, 2025 at 04:41:42 PM PDT, Aparicio, Joseluis <jlaparicio@rivco.org> wrote:

Good Evening,

Thank you for emailing your questions and concerns here are the responses in [Blue](#).

1. Vendor Parking - [Per the site plan provided by Mr. Manno there are 12 parking spaces for vendors.](#)
2. Vendors - [Per the site plan provided by Mr. Manno there are 32 spaces for vendors](#)
3. Customer Parking - [Per the site plan provided by Mr. Manno there are 56 customer parking spaces.](#)
4. Portable Toilets - [Per the site plan there are two portable toilets depicted.](#)
5. Locations of Portable Toilets - [Locations of portable toilets are depicted on the site plan.](#)
6. People per square feet allowed - [There is no specific measurement or requirement for the amount of people per square feet for the site from. Based on the parking it is possible to anticipate 2-3 people per car.](#)
7. Pop up Tents - [Yes Temporary stands for the vendors](#)
8. Permanent Fixtures instead of Pop-up Tents? - [There are no permanent fixtures depicted on the site plan except for the produce stand which is allowed by right in the R-A zone and A-2 zone.](#)
9. Allow Signs regarding Private Property No Parking? + \$\$\$ - [Keller Road is a General Plan designated road. Parking on General Plan Designated Highways is generally discouraged \(Policy C 3.25\) however to designate](#)

a street as a no parking zone it is advised that you contact the Traffic Division of Transportation and describe the reasons why you believe there should be no parking along the street. You can contact the Traffic Division through this link. <https://trans.rctlma.org/traffic-control-device-request-0>

10. Allow Signs regarding Towing at Owner's Car Expense? - Viculin is not a County maintained road.
11. Who will apply and pay for the signs + possible permit fees? - Individual property owners would need to pay for signage and encroachment permit fees. unless the applicant is willing to pay for the encroachment permit fees. This only applies to Keller Road as it is County maintained. Viculin would not require any encroachment permit.
12. Do we need a permit for these two signs? - If the signs are within the right of way the property owner will require an encroachment permit. This only applies to Keller Road as it is County maintained. Viculin would not require any encroachment permit.
13. Amount of Water Usage - Not applicable to the proposed Farmer's Market use.
14. Lighting + Expenses - The farmers market is proposed during the hours of 10am to 2pm no lighting fixtures are proposed to serve the farmers market use.
15. Increased Noise - No amplified sound is proposed with the Farmers market. Noise generated would be from vehicles and people talking which is not expected to be substantial or that different than what would normally occur on the site or noise from the road that currently exists. Any noise generated from the farmers market would need to comply with Ordinance No. 847 and the applicable noise thresholds.
16. # of open market days per week, month, year? - As stated by Mr. Manno during the Planning Commission the Farmers Market would be once a month or potentially weekly depending on vendor availability and crops for sale.
17. Open market hours? - As stated by Mr. Manno the hours are 10am to 2pm.
18. Increased trash blown over -Mr. Manno has indicated that trashcans are utilized as part of the Farmer's Market operation as required by their Environmental Health permits.
19. What type of liability insurance does the Riverside County require? - Planning does not require liability insurance. It is a personal choice for Mr. Manno to utilize liability insurance for the Farmer's Market.
20. Traffic that conflict w/neighbors - access is proposed from Keller Road so this would not necessarily impact the residences along Viculin.
21. Where and how many signs will be posted regarding No Parking + Towing – If signs are permitted through the traffic division of transportation, the number and location of the signs is determined through the permitting process.
22. Mr. Manno and other vendors can not control where or how each shopper will park their cars - The site plan provided by Mr. Manno indicates the designated parking for farmers market attendees. The Farmers market would be monitored primarily through Environmental Health Permitting and potentially Code Enforcement if the parking provided does not adequately serve the farmers market. Mr. Manno will need to work with Environmental Health and Code enforcement if parking becomes an issue. This may potentially mean revising the parking for the site, potentially limiting the farmer's market or other solutions.
23. Space must be readily available for the Fire Truck in case on an emergency -See site plan that is attached showing on the project site.

24. Will Split Zoning open up for us later? - No Split Zoning will occur as part of the Change of Zone.
25. Mrs. Shelly Clack (sp) suggested June 25, 2025 for continuance? - The change of zone was not continued to June 25th, it was decided that the change of zone would move forward to the Board of Supervisors Hearing. At this time the change of zone has not been scheduled for board but we are anticipating scheduling it for July 29th.
26. Define "Your Farmer's Market" - See attached site plan
27. You have currently reported 20 outsiders/ vendors on your property selling organic vegetables/ vegetables with your own home grown vegetables during the past 15 months. How many more vendors are allowed on your property now? - See site plan for capacity.
28. How many more vendors and what type of vendors will be allowed with the A-2 Permit in the future? - See site plan for capacity.
29. Notes of existing farmer's market near our property:
- a. Winchester Farms Country Market, 27400 Winchester Rd., Winchester, CA 92596 (approx. 8.1 miles)
 - b. KS Strawberries Stand, 35024 Simpson Rd. (approx. 8.8 miles)
 - c. Winchester Swapmeet, 33280 Newport Rd, Winchester, CA 92596 (approx. 5.4 miles)
 - d. Fresh Vegetable Market, 34568 Simpson Rd., Winchester, CA 92596 (approx. 5.4 miles)

Each of these uses are not specifically farmer's market and have their own circumstances for allowance potentially. The circumstances of these are not related to the proposed Change of Zone and related farmer's market on Keller Road. If desired we can follow up subsequently to clarify the status on each of these uses.

30. Presently, what types of current permits do each of these various types of farmer's market already have been approved for? - See response for Question 29.
31. Changing my next door Neighbor to zone A2 would fundamentally alter the quiet residential characteristic street into an access point for vendors and buyers.- While the A-2 zone does allow for some commercial scale agricultural uses the Existing R-A zone also allows for commercial scale agricultural uses by right. The A-2 uses that are more intense commercial uses such as truck transfer stations, agricultural equipment yards, feed store, dairy farms, commercial poultry operations, cattle operations and hog ranches require plot plans/conditional use permits and public hearings. Even with a change in the uses permitted through the Change of Zone, uses still have to comply with the noise thresholds of Ordinance No. 847.

By right uses for both zones are summarized below.

The uses allowed in R-A by right are:

One family dwellings

Field crops

Vegetable gardening, tree crops, greenhouses for propagation and culture

One unlit 2 square foot sign for product sales

Home occupations

Planned residential development

Noncommercial horse, cattle, sheep or goat keeping.

Poultry, crowing fowl and rabbits within an enclosed area,

Wholesale nurseries, greenhouses, orchards, aviaries, apiaries

Raising of field crops, tree crops, berry and bush crops vegetable, flower, and herb gardening on a commercial scale.

Drying, packing, and processing operations.

Raising, breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals, provided that they are kept in an enclosed area.

Future Farmers of America or 4H projects

Temporary Stand not exceeding 200 square feet in area, used exclusively for the sale of products grown on the premises not to exceed six square feet, advertising the sale of said product. Off-street parking shall be as required in Section 18.12. of this ordinance, except than no paving shall be required

One mobilehome, as a principal residence only.

Sheep grazing

An additional mobile home allowed for each 10 acres that is being farmed

Noncommercial miniature pig raising

Outdoor Storage

The uses allowed in the proposed A-2 Zone by right are:

One-family dwellings.

Water Works Facilities for irrigation purposes (Public and Private)

Raising of field crops, tree crops, berry and bush crops vegetable, flower, and herb gardening on a commercial scale.

Drying, packing, and processing operations.

The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs

Farm for rabbits, fish, frogs, chinchilla, or other small animals (excluding crowing fowl)

Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses

The noncommercial raising of hogs, not to exceed five animals

Future Farmers of America or 4H projects

A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of

the premises. Offstreet parking shall be as required in Section 18.12. of this ordinance, except that no paving shall be required.

A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises.

Home Occupations

The keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 100 mature female crowing fowl and 20 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Both large and small animal hospitals.

Commercial stables and riding academies.

Mink farms.

Public fairgrounds including usual commercial uses appurtenant thereto.

Outdoor Storage

32. Can fire truck get into his property if there are cars parked on unpaved street (Viculin). - Viculin is not proposed as a parking location as part of the Farmer's Market Operation per the attached site plan.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Anh Nguyen <missbolsa@yahoo.com>

Sent: Wednesday, May 28, 2025 8:40 AM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Brady, Russell <rbrady@RIVCO.ORG>; Aparicio, Joseluis <JLAparicio@Rivco.org>

Cc: Marigold Velasco <12mgstarck@gmail.com>; Marcopolo Velasco <mpsvconsulting@gmail.com>; TRO NGUYEN <troynguyen88@yahoo.com>; Gina Tran <gina_tran@yahoo.com>; Lisa Lee <buffyscafe@yahoo.com>; Hai Davis <haidavis@hotmail.com>

Subject: Mr. Manno rezoning 2400016 - Questions and concerns

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Good Morning Gentlemen,

We would like to introduce ourselves, we all are owners of the APN472-090-017, corner of Viculin and Keller right next to propose rezoning #2400016. There are 7 of us that own the 10 acre, each of us will build a home there in the future. I have cc them on this email. Please response to all of us, as we all are concerned neighbors. We have put together a list of questions for this rezoning per our conversation after the May 21, 2025 meeting. Also please acknowledge you receive this email.

Thank you for giving us your email to voice our concern and questions.

1. If the "A2 Fairground zoning" is approved, this could set a dangerous precedent, opening the door for further incompatible commercial developments in our residential area.

2. **Environmental Impact:** Depending on the scale and management of the farmer's market, there could be potential environmental concerns. These may include increased waste generation, potential pollution from vehicles, or impacts on local wildlife habitats

3. Currently Viculin is an unpaved street, to get into Mr. Mano property, the vendors and shoppers will turn into Viculin Rd. to get into his property, with the extra vendors and shoppers cars turn into Viculin [Rd.to](#) get to his property, this definitely effect the unpaved road. Our property is next door to Mr. Manno, I'm on Viculin and Keller, we are separated by Viculin Rd.. If the County allow the zone change, Viculin Rd. must be pave to accomodate the extra traffic that we will have with vendors and customers

4. Below are some of our concern;

1. # Vendor Parking

1. # Vendors

2. # Customer Parking

3. # Portable Toilets

4. Locations of Portable Toilets

5. # People per square feet allowed

6. # Pop-up Tents - Temporary

7. # Permanent Fixtures instead of Pop-up Tents?

8. Allow Signs regarding Private Property No Parking? + \$\$\$

9. Allow Signs regarding Towing at Owner's Car Expense?

10. Who will apply and pay for the signs + possible permit fees?
11. Do we need a permit for these two signs?
12. Amount of Water Usage?
13. Lighting + Expenses
14. Increased Noise
15. # of open market days per week, month, year?
16. Open market hours?
17. Increased trash blown over
18. What type of liability insurance does the Riverside County require?
19. Traffic that conflict w/neighbors
20. Where and how many signs will be posted regarding No Parking + Towing
21. Mr. Manno and other vendors can not control where or how each shopper will park their cars
22. Space must be readily available for the Fire Truck in case on an emergency
23. Will Split Zoning open up for us later?
24. Mrs. Shelly Clack (sp) suggested June 25, 2025 for continuance?
25. Define "Your Farmer's Market"
26. You have currently reported 20 outsiders/ vendors on your property selling organic vegetables/ vegetables with your own home grown vegetables during the past 15 months. How many more vendors are allowed on your property now?
27. How many more vendors and what type of vendors will be allowed with the A-2 Permit in the future?
28. Notes of existing farmer's market near our property:
 - a. Winchester Farms Country Market, 27400 Winchester Rd., Winchester, CA 92596 (approx. 8.1 miles)
 - b. KS Strawberries Stand, 35024 Simpson Rd. (approx. 8.8 miles)
 - c. Winchester Swapmeet, 33280 Newport Rd, Winchester, CA 92596 (approx. 5.4 miles)
 - d. Fresh Vegetable Market, 34568 Simpson Rd., Winchester, CA 92596 (approx. 5.4 miles)
30. Presently, what types of current permits do each of these various types of farmer's market already have been approved for?
31. Changing my next door Neighbor to zone A2 would fundamentally alter the quiet residential characteristic street into an access point for vendors and buyers.
32. Can fire truck get into his property if there are cars parked on unpaved street (Viculin).

Confidentiality Disclaimer

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[County of Riverside California](#)

July 17, 2025

Joseluis Aparicio
Riverside County Planning Department
4080 Lemon Street 1st Floor
Riverside, CA 92502-1409

Subject: CHANGE OF ZONE NO. 2400016

Dear Mr. Aparicio and Riverside County Board of Supervisors,

I hope this letter finds you well.

We strongly support the zone classification change from (R-A-5) to (A-2) for the subject property.

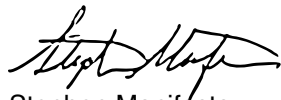
My family and I have physically resided at 31400 Tejay Avenue for the last 10 years and we are excited about the benefits that a farmer's market will bring to our immediate and surrounding community. For example, farmer's markets foster the entrepreneurial spirit and provide a space for creative ideas to potentially grow into successful small businesses. Farmer's markets also provide convenient access to healthy and locally sourced food.

Many of our properties in the local area are surrounded by vacant and unimproved land, purchased by speculators years ago. The owners of the vacant land have no connections to our community other than they hold the title to the properties. Sadly, many of them may not have the community's best interests in mind, though they are landowners in the community we call home. We ask that you keep these facts in mind when considering the public comments pertaining to this change of zone request.

Please refer to the map on page 2 for our property location relative to the subject property.

Thank you for your attention to this matter and please don't hesitate to reach out for further information or clarification if needed.

Sincerely,



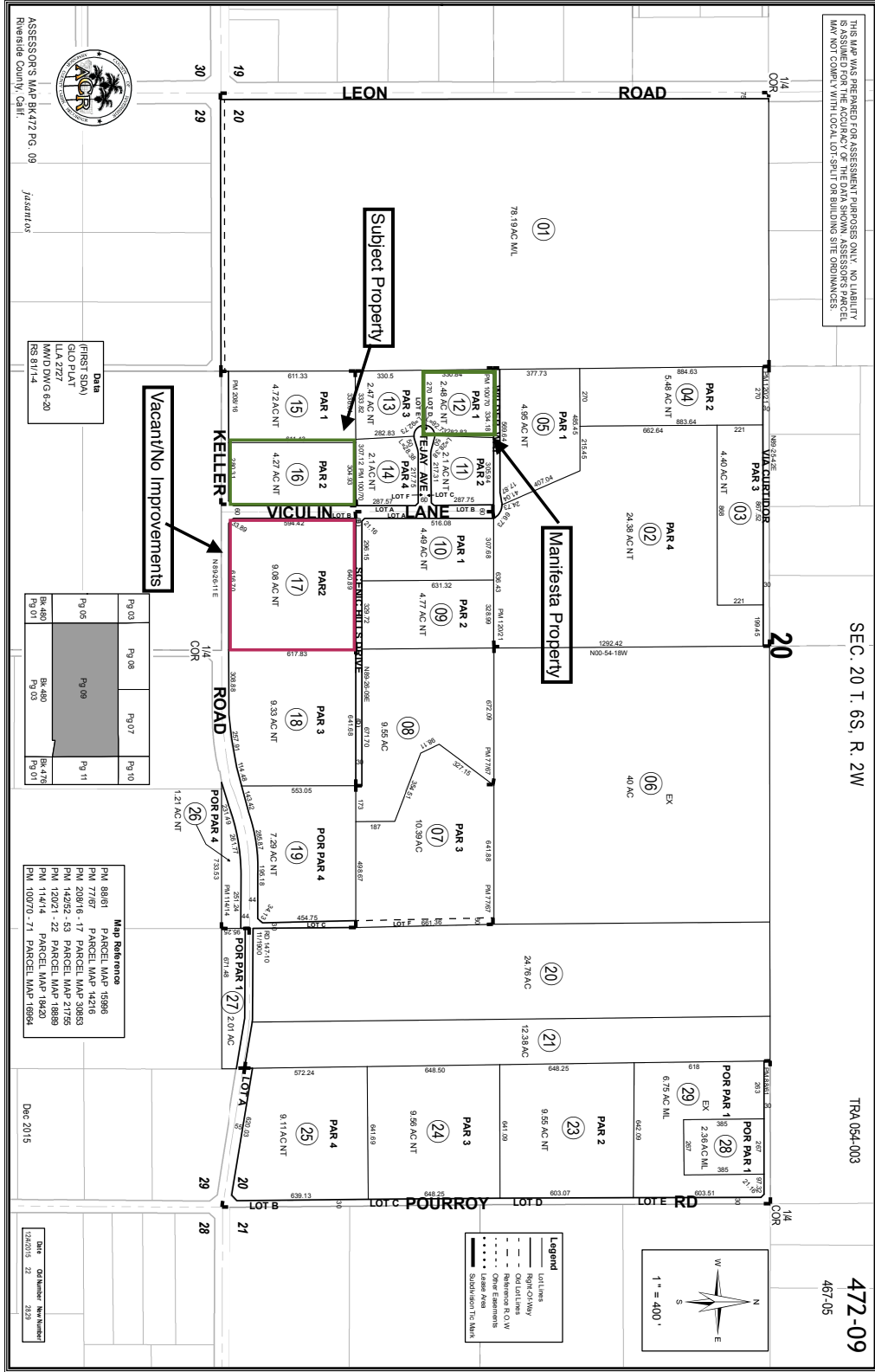
Stephen Manifesta
31400 Tejay Avenue
Winchester CA, 92596
c. +1.760.271.2176
stephen@manifestafarms.com

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 20 T. 6S, R. 2W

TRA 054-003

472-09
467-05



Re: Change of Zone NO. 2400016.

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Thu 7/17/2025 11:29 AM

To LORI HENTCY <lgoldelox@aol.com>

Good Morning,

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: LORI HENTCY <lgoldelox@aol.com>

Sent: Thursday, July 17, 2025 11:20 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016.

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good morning

I am writing in support of the Change of Zone listed above. Please support this change to allow the monthly small business farmers market in this property.

It is so important that we residents do our part to support the small business owners in our community. This is a wonderful event. There are no noise, traffic, litter or other negative issues associated with this event. It's just local community members coming out to support their friends and neighbors.

Thank you for your attention to this matter.

Respectfully,
Lori-Ann Hentcy

32611 Richardson Street
Menifee, CA 92584-5638
(562) 619-4134
Sent from my iPad

Re: Change of Zone No. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Thu 7/17/2025 11:29 AM

To Katie Robbins <robbinskatie@ymail.com>

Good Morning,

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Katie Robbins <robbinskatie@ymail.com>

Sent: Thursday, July 17, 2025 11:22 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone No. 2400016

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Joseluis,

My name is Katie, a local resident near Fathers Farmhouse. Please consider the change of zone number 2400016 for Fathers Farmhouse, we rely a lot of local produce and it would be greatly appreciated. Thank you!

Re: Zone change

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Thu 7/17/2025 1:08 PM

To RD DESIGNS <designsbyrdrn@aol.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: RD DESIGNS <designsbyrdrn@aol.com>

Sent: Thursday, July 17, 2025 12:41 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Zone change

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

This is in reference to change of zone No 2400016

The Farmhouse Farmers Market has been a big help in helping us small vendors in offering our goods to the local community. I have been a part of this event for the last year when they were able to open up for us. We vendors are looking forward to attending more events to support us local community.

Henry Valenzuela

323-695-6214 .

Re: Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Thu 7/17/2025 1:08 PM
To Mindy Clements <simplyjoybread@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Mindy Clements <simplyjoybread@gmail.com>
Sent: Thursday, July 17, 2025 12:02 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for taking the time to read this email. I wanted to reach out to you about Fathers Farmhouse. This Farmers market has been an incredible place for our town. When joining as a vendor I have finally found a place I absolutely love. The love, support, and kindness they bring to ALL can change your whole day! If they have the opportunity to continue I highly suggest coming and seeing for yourself how amazing everyone is especially Rob and Shay!

Change of Zone NO. 2400016.

Thanks
Mindy Clements

Re: Please Support the Rezoning of Father's Farmhouse Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Thu 7/17/2025 1:08 PM

To Jessi Taylor <jcatlee87@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Jessi Taylor <jcatlee87@gmail.com>

Sent: Thursday, July 17, 2025 11:52 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Please Support the Rezoning of Father's Farmhouse Market

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside County Planning Department,

I'm writing as a community member and frequent visitor of **Father's Farmhouse Market**, to express my full support for the rezoning of their property.

This market has become one of my favorite places to buy fresh, local produce and handmade goods. It's not just a place to shop—it's where I bring my family to connect with local farmers, support small businesses, and enjoy the simple, wholesome charm of our agricultural community.

Father's Farmhouse Market has quickly grown into a gathering place that brings real value to our area—socially, economically, and culturally. It supports local agriculture, provides access to clean, healthy food, and creates a space where neighbors come together. I truly believe it embodies everything Riverside County stands for.

Father's Farmhouse has worked tirelessly to make this market a success, and now they're in the final stages of securing the zoning approval they need to keep it going. I kindly ask that you help them take this final step and allow the rezoning to move forward.

This is more than just a property change—it's an investment in the heart of our community.

Thank you for your time and consideration.

Warm regards,

Jessi Taylor

Re: Change of Zone No.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Thu 7/17/2025 1:08 PM

To David Pagliei <david.pagliei@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: David Pagliei <david.pagliei@gmail.com>

Sent: Thursday, July 17, 2025 11:48 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone No.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Joseluis,

I am writing to you today to express my support of Father's Farm House new zoning. I enjoy going to their farmers market and having fresh locally grown produce available close to my home.

Thank you,

David Pagliei

General Manager

John Griffin Construction Inc.

909-322-6792 cell

Re: Ref: Change of zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Thu 7/17/2025 1:08 PM

To Lisa Behave <Istaneart81@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

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[How are we doing? \(Click the link and tell us\)](#)

From: Lisa Behave <Istaneart81@gmail.com>

Sent: Thursday, July 17, 2025 11:49 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Ref: Change of zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Support for Zone Change – Father’s Farmhouse NO. 2400016

To Whom It May Concern,

I am writing to express my strong support for the proposed zone change for Father’s Farmhouse. As a valued and vital part of our community, Father’s Farmhouse provides access to fresh local produce and all-natural, healthy products that promote wellness and sustainability.

Beyond the high quality of their offerings, they foster a wholesome, family-oriented environment that enriches our community and aligns with the growing need for healthier lifestyle options. Supporting this zone change would allow them to continue and expand their positive impact.

Thank you for your time and consideration.

Sincerely,

Bryce Bubion & Lisa Bubion

26170 Vista Place Hemet, CA. 92545

(951) 834-7822

Re: Change of Zone No. 2400016 Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/21/2025 9:45 AM

To Bryan Grissom <zzzbruhh@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Bryan Grissom <zzzbruhh@gmail.com>

Sent: Thursday, July 17, 2025 5:42 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone No. 2400016 Father's Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jose,

I'd like to be a significant part of helping Father's Farmhouse. I believe they have been helping the community in an amazing way! Not only my neighbors, but my family and friends are impressed and very fortunate with the product we receive all while be consistent. Please be on their side!

Best regards,

Bryan Grissom
909.732.3623

Re: Support for Change of Zone No. 2400016 – Father’s Farmhouse Farmers Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/21/2025 9:45 AM

To Tony Ho <tony@banoisocal.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Tony Ho <tony@banoisocal.com>

Sent: Friday, July 18, 2025 12:24 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Support for Change of Zone No. 2400016 – Father’s Farmhouse Farmers Market

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Joseluis Aparicio,

My name is Tony (Vinh) Ho I’m writing to express my strong support for **Change of Zone No. 2400016** for Father’s Farmhouse Farmers Market.

We’ve had the pleasure of working with Rob, Shay and the Manno family for over a year. They are a genuinely sweet, kind, and hardworking family and their commitment to serving the community is truly inspiring. Their market created a genuine sense of community—not just a place to buy goods, but a space where neighbors came together, friendships were formed, and local businesses were supported.

Father’s Farmhouse Farmers Market has been a bright spot in our week and has brought life and connection to the surrounding neighborhoods. I sincerely hope you will vote to approve their zone change so they can continue to serve and uplift our community.

Thank you for your time and consideration.

Warmly,

--

Tony Ho



Owner and Chef
Banoi SoCal
Asian Fusion Cuisine
(951) 404-9957
tony@banoisocal.com
www.banoisocal.com

Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/21/2025 9:46 AM

To L Equihua <lili.equihua@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: L Equihua <lili.equihua@gmail.com>

Sent: Friday, July 18, 2025 8:49 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Aparicio,

As a local resident, homeschooling mom, business owner, and a regular participant in their community offerings, I have personally experienced the immense positive impact Father's Farmhouse has on our Winchester community.

The Manno's are providing a God centered hub for this community. I need as many of these as possible to raise my family.

Father's Farmhouse provides a connection to nature, God's bounty. My son has the opportunity to witness and experience having directly participated with the food that he's eating. That's priceless, and we need that.

Beyond simply being a business, Father's Farmhouse serves as a vital hub, fostering community connection through their exceptional food and the wonderful homeschooling family events they host. Their presence enriches our local fabric by hosting valuable community resources for the homeschooling community. My family needs that.

Granting a favorable zoning outcome for Father's Farmhouse would not only support a valued local business but also ensure the continued provision of these invaluable community resources. Their operations genuinely enhance the quality of life in our area.

Thank you for your time and consideration of this important matter. I urge you to support Father's Farmhouse petition, for the benefit of our entire community.

Sincerely,

Liliana Equihua,
A concerned resident of Winchester
lili.equihua@gmail.com

If you can't tell what you desperately need, it's probably sleep."
— Kevin Kelly.

Re: Change of Zone No. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/21/2025 9:47 AM
To dan6@wikiwikicartoons.com <dan6@wikiwikicartoons.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: dan6@wikiwikicartoons.com <dan6@wikiwikicartoons.com>
Sent: Friday, July 18, 2025 9:22 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 Fathers Farmhouse

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Joseluis Aparicio:

I am writing a letter of support for Rob and Shay Manno in their efforts in their change of zoning petition No. 2400016 and their excellent community service they provide as Father's Farmhouse. Our family lives but a mile away and we rely on the organic fresh produce they continually provide to our community. Our young daughter is a cancer survivor and we rely on a farm-to-table approach for her diet. Without Father's Farmhouse and the selfless work of Rob and Shay, we would be very limited in our choices locally here in Murrieta. Not only do they provide a steady supply of eggs, greens, and other staples but they insure they are organically, sustainably and humanely produced. They offer their produce and eggs at a much more affordable price than at the stores, and much fresher too. We find the produce we buy there lasts much longer as it has not been shipped long distances. We still support our local supermarkets but having this vital resource to improve our daughters diet and keep her in recovery is a Godsend. We appreciate the work Supervisor Washington has done to support our community and we look forward to continuing to support him in his

position. Denial of this zone change would mean a vital resource to our local community would be lost, not to mention the community building and camaraderie that come from meeting new people in the area when coming to their market. I look forward to the approval of their zoning petition. I thank you for your efforts in aggregating and forwarding all these materials for their hearing. I would be there in person but I will be working the morning of July 29. Please feel free to reach me at this email address or by phone (808) 277-3444 if you have any questions. I look forward to enjoying their produce and community building in our region for years to come.

Sincerely,

Daniel and Gina Boulos

35939 Wolverine Ln.

Murrieta, CA, 92563

Re: Supporting Father's Farmhouse – A Valuable Part of Our Community

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/21/2025 9:47 AM

To AJ Machado <aj@tikiz.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: AJ Machado <aj@tikiz.com>

Sent: Friday, July 18, 2025 10:36 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Supporting Father's Farmhouse – A Valuable Part of Our Community

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

As a Temecula resident and small business owner, I see firsthand the value that Father's Farmhouse brings to our community. It's more than just a place—it's a hub that fosters connection, supports local families and businesses, and makes our area a more vibrant and welcoming place to live.

I'm writing in strong support of Father's Farmhouse and their request for Change of Zone No. 2400016. Allowing them to continue hosting the Farmers Market would be an incredible benefit to the people of Riverside County. Places like this strengthen the fabric of our community and create opportunities for small businesses like mine to thrive.

Thank you for your time and consideration in supporting this important effort.

Sincerely,

AJ Machado

Temecula Resident & Owner, Tikiz Temecula Valley



AJ Machado
Owner/Operator
Tikiz Temecula Valley
Direct: (833) 951-9510
Tikiz.com/TikizTemeculaValley



Re: Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/21/2025 9:47 AM
To Kristen Shahani <kristen.shahani@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Kristen Shahani <kristen.shahani@yahoo.com>
Sent: Friday, July 18, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Fathers Farmhouse

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon J. L.,

I just wanted to reach out with my support for this local produce stand & farmers market. They are a local staple and so convenient being so close to our home. We like to support small businesses especially when it comes to our food. It's important for our diet as well! We hope you'll grant them the zone change necessary to continue to operate as needed. Thank you!

Warm Regards,

Kristen Shahani
Sent from my iPhone

Re: Change of zone No. 2400016, the Father's Farmhouse.

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/21/2025 9:48 AM

To Michael <bartellmb@aol.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Michael <bartellmb@aol.com>

Sent: Saturday, July 19, 2025 1:09 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of zone No. 2400016, the Father's Farmhouse.

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

This is Michael & Nancy Bartell, residents of Riverside County, 32423 Saint Martin street., Winchester CA. 92596.

We are writing in support of the requested zone change.

We are 100% in favor of this action.

Thank you,

Michael & Nancy

Re: Change of zone 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/21/2025 9:48 AM
To BEVERLY JOHNSON <beverlyaj1@msn.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: BEVERLY JOHNSON <beverlyaj1@msn.com>
Sent: Thursday, July 17, 2025 2:32 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone 2400016 Fathers Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

**Please approve this zone change:
Change of Zone NO. 2400016**

Father's Farmhouse is a positive and thriving establishment. The variety of services and goods is necessary to a growing community

Beverly

Jesus' Mercy, Grace & Love....

Mercy-found me. Grace-saved me. Love-empowers me.

Re: Change of Zone No. 2400016 request re: Father's Farm

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/21/2025 9:48 AM

To Scott Goff <scoutin626@yahoo.com>

Cc bshaleem@152793270.mailchimpapp.com <bshaleem@152793270.mailchimpapp.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Scott Goff <scoutin626@yahoo.com>

Sent: Thursday, July 17, 2025 2:44 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Cc: bshaleem@152793270.mailchimpapp.com <bshaleem@152793270.mailchimpapp.com>

Subject: Change of Zone No. 2400016 request re: Father's Farm

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon, I am writing today to respectfully request that the Change of Zoning request No. 2400016 be granted for Father's Farm. They have been providing quality produce and products to the community for several years. Farming is a competitive business and anything the county can do to assist the good people at Father's Farm is in the best interest of the Riverside County Community.

Sincerely,
Scott Goff
34786 Heritage Oaks Ct
Winchester, CA 92596
951-365-1316

Re: Father's Farmhouse Zone No. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/21/2025 9:48 AM

To M V <marianaxvega@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: M V <marianaxvega@gmail.com>

Sent: Thursday, July 17, 2025 1:46 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse Zone No. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jose Luis Aparicio,

I'd like to express support for my local farmer's market: Father's Farmhouse, located in Winchester, CA, Riverside County.

It is important for a community to have local, healthy foods, produce and other options not related to the large conglomerate food industries. The valuable goods and products offered at local farmer's markets enhance the well-being and self sufficiency of the families they employ and support. Small farmer's markets, like Father's Farmhouse, not only offer fresh farmed produce, baked goods and other artisanal products indispensable to our local community, it is in the communal sharing and looking out for one another, that makes us stronger and healthier neighbors and friends.

Thank you kindly,

Mariana V.
951.203.0612

Re: Fathers Farmhouse Market Ref#2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/21/2025 9:49 AM
To JASMINNE BECERRA <jbcloud15@icloud.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: JASMINNE BECERRA <jbcloud15@icloud.com>
Sent: Thursday, July 17, 2025 4:52 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Fathers Farmhouse Market Ref#2400016

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Mr. Aparicio,
My name is Jasminne Becerra and I live in French Valley, Winchester, California. I wanted to let you know how special it would be to have the Fathers Farmhouse available in our community. We do not have too many places around our area that provide fresh, organic produce. The Fathers Farmhouse would really mean a lot to the surrounding area because we would be able to purchase fresh organic foods, like tomato's, egg plant, lettuce, green onions, olive oils, breads freshly made, fresh herbs, and tons of fresh fruit. Nothing like pesticide free produce.
I really hope you will consider allowing Fathers Farmhouse to have their zone change approved so that, we as a community can enjoy all the health benefits they offer.
Thank you for your time,

Jasminne Becerra
Sent from my iPhone

THE PRESS-ENTERPRISE

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pe.com

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

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

Account Number: 5209148
Ad Order Number: 0011745239
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 07/17/2025
Total Amount: \$793.75
Payment Amount: \$0.00
Amount Due: \$793.75
Notice ID: xgWvbU6seerONXDpnOV7
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE 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 29, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2400016. Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer's market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016. This proposed project is located: north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee in the Third Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is EXEMPT from the California Environmental Quality Act (CEQA), Approve Change of Zone 2400016. On May 21, 2025, 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

Planning
7/29/2025
23.1

THE PRESS-ENTERPRISE

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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: 0011745239

FILE NO. 0011745239

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:

07/17/2025

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

Date: July 17, 2025.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE 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 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400016**. Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer's market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016. This proposed project is located: north of Keller Road, South of Telay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is

EXEMPT from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400016**.

On May 21, 2025, 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.rctima.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of

this notice and the public hearing or may appear and be heard at the time and place noted above. All written

comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of

Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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

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

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: July 7, 2025
Kimberly A. Rector,
Clerk of the Board

By:

Naomy Sicra,
Clerk of the Board Assistant
The Press-Enterprise
Published: 7/17/25



RIVERSIDE COUNTY
PLANNING DEPARTMENT

25

Rania Odenbaugh
TLMA Director

DATE: (7/7/2025)

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Joseluis Aparicio, Project Planner**
July 29, 2025

SUBJECT: (MT#28347) TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2400016 – EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (The Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Robert Manno – Third Supervisorial District – Rancho California Zoning Area/District – French Valley Area Plan – Rural Residential (RR) – **Location:** located north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee – 4.27 Acres – Zoning: Residential Agriculture (R-A-5) – **REQUEST:** Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer’s market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org

Planning Commission Date: 5.21.2025 / **Commissioner Vote:** 5 – 0

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

- Place on Administrative Action
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (Press Enterprise)
- CEQA Exempt
 - 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:
(Press Enterprise)

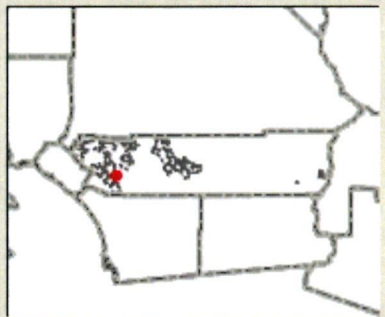
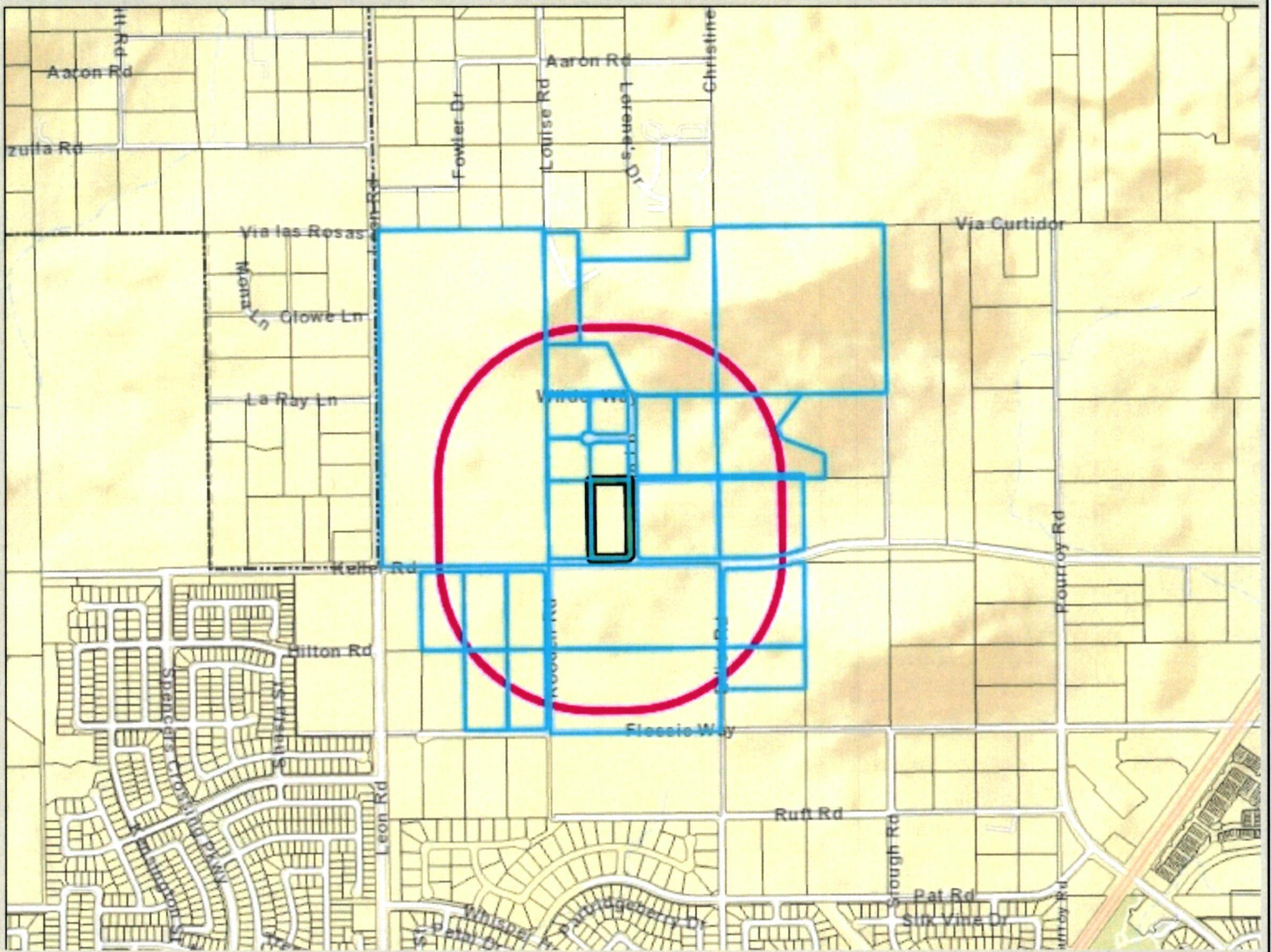
2025 JUL - 7 AM 9:39

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

23.1

Riverside County GIS Mailing Labels



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 4/24/2025 10:21:27 AM

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE 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 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400016**. Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer's market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016. This proposed project is located: north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400016**.

On May 21, 2025, 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 JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@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: July 7, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE 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 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400016**. Change of Zone No. 2400016 (CZ2400016) is a proposal to change the zoning classification of the subject site from Residential Agriculture 5 acre minimum (R-A-5) to Heavy Agriculture (A-2). The applicant is requesting a Change of Zone to utilize the site for an existing farmer's market use which is a permitted use in the A-2 zone as it is similar to a Public Fairgrounds Use. APN: 472-090-016. This proposed project is located: north of Keller Road, South of Tejay Avenue, West of Viculin Lane and East of Leon Road and the City of Menifee in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400016**.

On May 21, 2025, 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 JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG.

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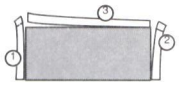
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 7, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

7877981 7878014

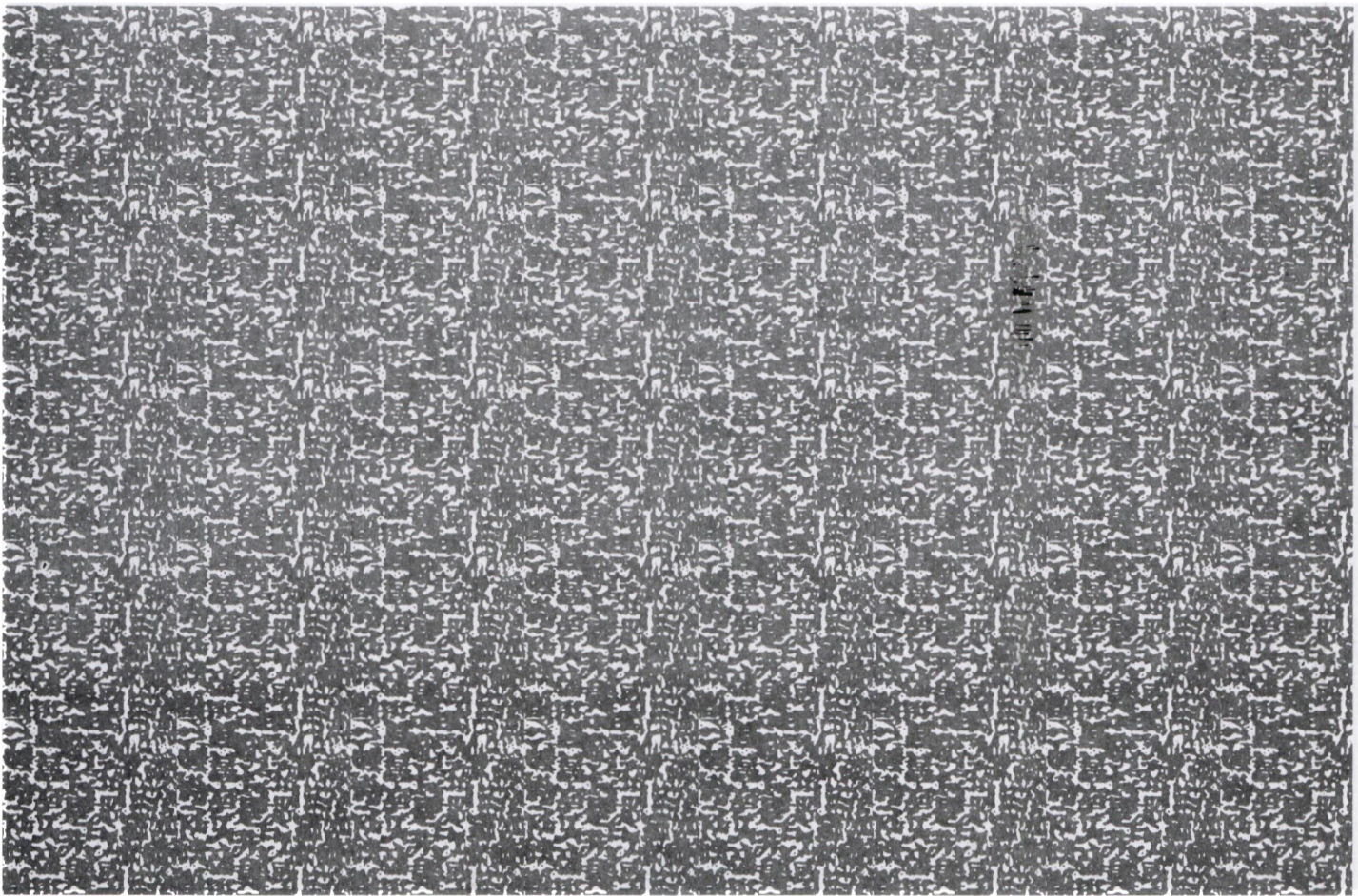
PSEMPV



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

FIRST-CLASS
NON-AUTO
PRSR TLR



US POSTAGE SM PITNEY BOWES

ZIP 92504 \$ 000.63⁶
02 7W
0008041315 JUL 08 2025

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

2025 JUN 21 10:10:00

472090016
ROBERT G. MANNO

R.S.P

RTS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

-R-T-S- 911094211-1N 07/16/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RETURN TO SENDER



932-688-0000 FAX 951-953-1115
FYI - GMM 1255

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE IN THE 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 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2500016**. Change of Zone No. 2500016 proposes to change a portion of the subject site's zoning classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC). Since the current zone on that portion site is inconsistent with the current general plan land use designation of Light Industrial (LI), a zoning consistency change is necessary so that the parcel will be consistent with the general plan. APN: 461-030-004. This proposed project is located: North of Grand Avenue, West of Leon Road, and East Briggs Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2500016**.

On June 4, 2025, 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 BLANCA BERNARDINO, PROJECT PLANNER, AT (951) 955-6503 OR EMAIL BBERNARDINO@RIVCO.ORG.

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

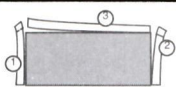
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

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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: July 8, 2025

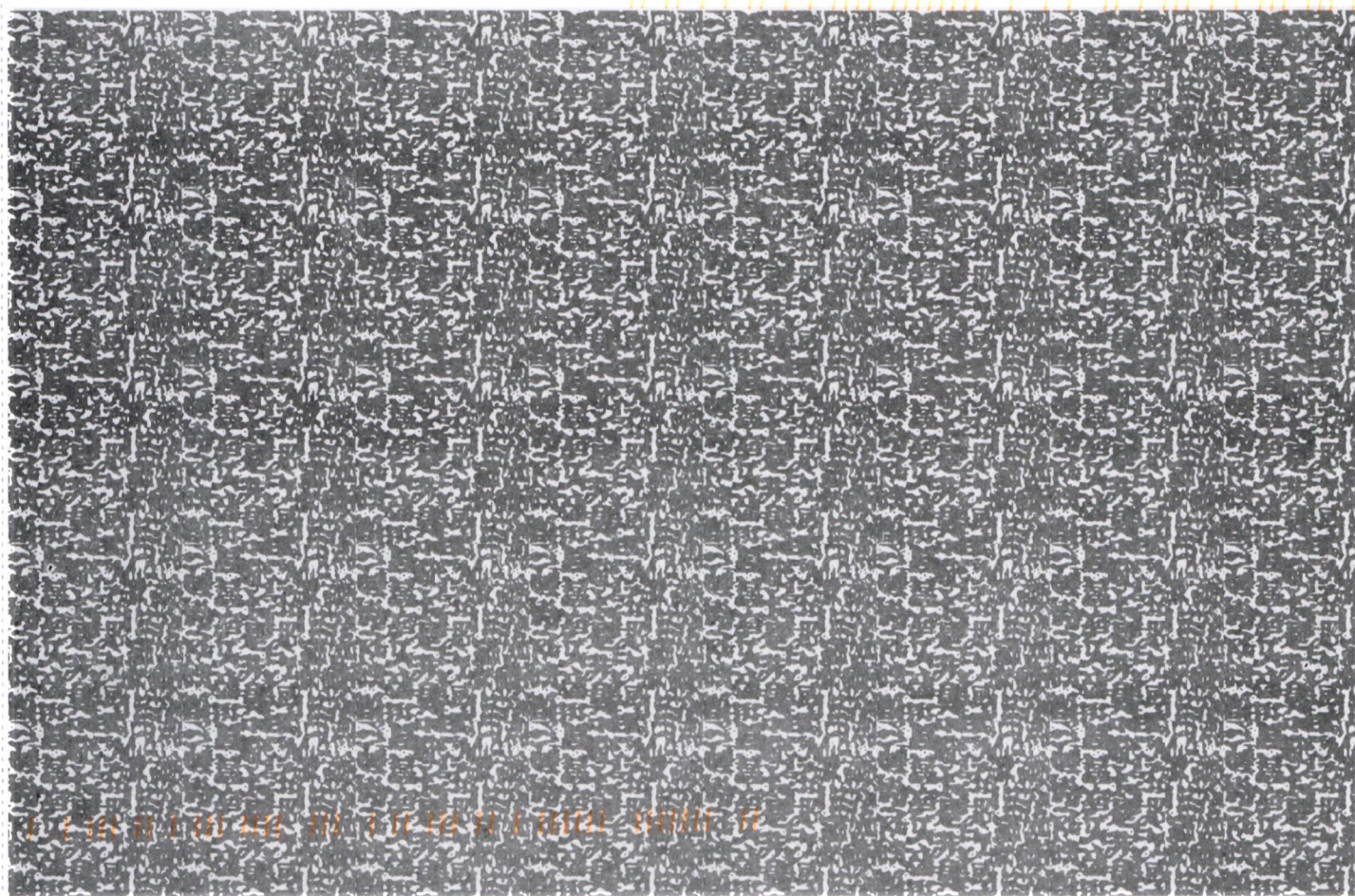
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant



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 pro...

92502 > 1147
ANK



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15 JUL 09 2025

92502114747
* 2152-04103-11-28
RETURN TO SENDER
UNABLE TO FORWARD
ATTEMPTED - NOT KNOWN
NIXIE
911 EE 1260
7207/15/25

461050011
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

2025 JUL 21 03:10:30

NIXIE 911 6E 1260 7207/15/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
MANUAL PROC REQ *0852-00559-15-30

9400920832196230

ANK
56998 > 9999
FYJ-SMM 9250

Flores, Kate

From: Ida Lutz <lutzida2@gmail.com>
Sent: Monday, July 21, 2025 10:53 AM
To: Clerk of the Board
Subject: Zoning Change

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We(Marvin and Ida Lutz) oppose the Change of Zone No. 2400016.



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

Since the originally prepared memo of public comments attached to the form 11 was dated July 21st 2025, the following additional public comments in support of the project have been received by staff and are attached along with staff's responses.

Additionally 220 letters of support with signatures identical to the first attachment were received.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

2025 JUL 29 PM 9:01

Patricia Wood

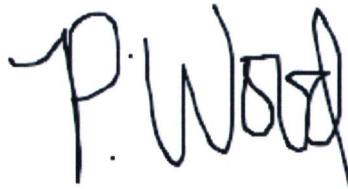
ppaattyy1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaattyy1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

Signed PDF Document



sign_document_4634b5c0416f3112_with....pdf

Signed PDF Document with Audit Trail



sign_document_4634b5c0416f3112_d28... .pdf

Re: Change of Zone # 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:42 AM
To Debbie <wings4deb@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Debbie <wings4deb@gmail.com>
Sent: Wednesday, July 23, 2025 11:02 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone # 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone #2400016

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Mr. Aparicio,
I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



 Outlook

Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Marcy Roehl <marcyroehl@gmail.com>

Sent: Saturday, July 26, 2025 1:46 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,

Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

What a serendipitous bit of luck it was to stumble upon Father's Farmhouse over a year ago! We learned about them from one of their vendors and are now hooked! We have lived in Murrieta for 25 years and find ourselves quite grateful for the opportunity to purchase the fresh produce, eggs, olives, honey products and eggs they sell at their Saturday markets along with all the other items from other small business vendors.

Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌸
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 - Father's Farm House

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

It is with great pleasure that I have the opportunity to share how delighted my family and I have been with the easy access to fresh veggies, herbs, eggs, olive oil and local honey from Father's Farmhouse. There are days I do not have the time to run 25 min or more in one direction to attend a local farmers market. With the Father's Farmhouse I can drive 5 minutes, pick what I need and get home in a blink-of-an-eye.

My family and I have lived in Winchester for 9 years now and what a need for this easy access, fresh food, and friendly service. Our family is all about giving back to the community and helping the small local business thrive.

I encourage you and those that will be making the final decision to approve the rezoning of the land so the community has a place to come together, gather and thrive financially.

Kindly,

*Blanche Potter
Majestic 4 Missions*

*"You can make many plans,
but the Lord's purpose will prevail."
Proverbs 19:21*

Re: Change of zone no. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Tue 7/29/2025 8:06 AM
To pammike.braun@gmail.com <pammike.braun@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: pammike.braun@gmail.com <pammike.braun@gmail.com>
Sent: Monday, July 28, 2025 5:56 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone no. 2400016 Fathers Farmhouse

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Dear Mr Aparicio

I am emailing you on regards to the Fathers Farmhouse. I love going to this small home grown market place. We meet new people of the community.

Residence from different communities come to buy there vegetables, sit a while and visit people.

Please help and pass the zoning so we can enjoy going to the Fathers farmhouse.

Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

Since the originally prepared memo of public comments attached to the form 11 was dated July 21st 2025, the following additional public comments in support of the project have been received by staff and are attached along with staff's responses.

Additionally 220 letters of support with signatures identical to the first attachment were received.

Patricia Wood

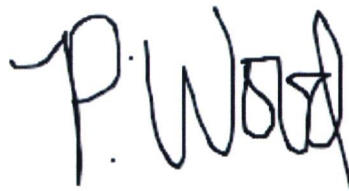
ppaattyy1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaattyy1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

Signed PDF Document



sign_document_4634b5c0416f3112_with....pdf

Signed PDF Document with Audit Trail



sign_document_4634b5c0416f3112_d28... .pdf

Re: Change of Zone # 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:42 AM

To Debbie <wings4deb@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Debbie <wings4deb@gmail.com>

Sent: Wednesday, July 23, 2025 11:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone # 2400016

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Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone #2400016

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Mr. Aparicio,
I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Marcy Roehl <marcyroehl@gmail.com>
Sent: Saturday, July 26, 2025 1:46 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,
Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

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Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
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[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

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Dear Mr. Aparicio,

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Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌺
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 - Father's Farm House

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

It is with great pleasure that I have the opportunity to share how delighted my family and I have been with the easy access to fresh veggies, herbs, eggs, olive oil and local honey from Father's Farmhouse. There are days I do not have the time to run 25 min or more in one direction to attend a local farmers market. With the Father's Farmhouse I can drive 5 minutes, pick what I need and get home in a blink-of-an-eye.

My family and I have lived in Winchester for 9 years now and what a need for this easy access, fresh food, and friendly service. Our family is all about giving back to the community and helping the small local business thrive.

I encourage you and those that will be making the final decision to approve the rezoning of the land so the community has a place to come together, gather and thrive financially.

Kindly,

Blanche Potter
Majestic 4 Missions

*"You can make many plans,
but the Lord's purpose will prevail."
Proverbs 19:21*

Re: Change of zone no. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Tue 7/29/2025 8:06 AM
To pammike.braun@gmail.com <pammike.braun@gmail.com>

Received. I will include this in the memo to BOS.

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[How are we doing?](#) (Click the link and tell us)

From: pammike.braun@gmail.com <pammike.braun@gmail.com>
Sent: Monday, July 28, 2025 5:56 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone no. 2400016 Fathers Farmhouse

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Sent from my iPhone

Dear Mr Aparicio

I am emailing you on regards to the Fathers Farmhouse. I love going to this small home grown market place. We meet new people of the community.

Residence from different communities come to buy there vegetables, sit a while and visit people.

Please help and pass the zoning so we can enjoy going to the Fathers farmhouse.

Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

Since the originally prepared memo of public comments attached to the form 11 was dated July 21st 2025, the following additional public comments in support of the project have been received by staff and are attached along with staff's responses.

Additionally 220 letters of support with signatures identical to the first attachment were received.

Patricia Wood

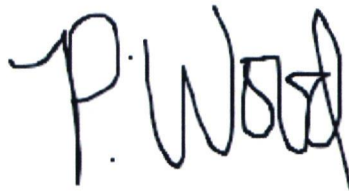
ppaatty1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaatty1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

Signed PDF Document



sign_document_4634b5c0416f3112_with....pdf

Signed PDF Document with Audit Trail



sign_document_4634b5c0416f3112_d28... .pdf

Re: Change of Zone # 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:42 AM

To Debbie <wings4deb@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Debbie <wings4deb@gmail.com>

Sent: Wednesday, July 23, 2025 11:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone # 2400016

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Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

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[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone #2400016

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Mr. Aparicio,
I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

Received. I will include this in the memo to BOS.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

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[How are we doing? \(Click the link and tell us\)](#)

From: Marcy Roehl <marcyroehl@gmail.com>

Sent: Saturday, July 26, 2025 1:46 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,

Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

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[How are we doing? \(Click the link and tell us\)](#)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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[How are we doing? \(Click the link and tell us\)](#)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

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Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

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[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

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Dear Mr. Aparicio,

What a serendipitous bit of luck it was to stumble upon Father's Farmhouse over a year ago! We learned about them from one of their vendors and are now hooked! We have lived in Murrieta for 25 years and find ourselves quite grateful for the opportunity to purchase the fresh produce, eggs, olives, honey products and eggs they sell at their Saturday markets along with all the other items from other small business vendors.

Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌸
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
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To Blanche Potter <theeblanche@yahoo.com>

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Kindly,

Blanche Potter
Majestic 4 Missions

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Residence from different communities come to buy there vegetables, sit a while and visit people.

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Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

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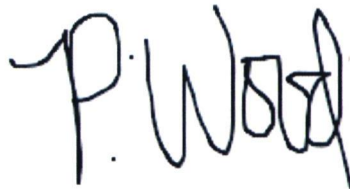
ppaatty1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaatty1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

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Signed PDF Document with Audit Trail



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From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:42 AM

To Debbie <wings4deb@gmail.com>

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Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Debbie <wings4deb@gmail.com>

Sent: Wednesday, July 23, 2025 11:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone # 2400016

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Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

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Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
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Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

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[How are we doing? \(Click the link and tell us\)](#)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

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Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Marcy Roehl <marcyroehl@gmail.com>
Sent: Saturday, July 26, 2025 1:46 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016

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We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,
Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

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[How are we doing?](#) (Click the link and tell us)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

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Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

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To R L <xsapphire21x@yahoo.com>

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From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

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Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

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Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
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Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

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Dear Mr. Aparicio,

What a serendipitous bit of luck it was to stumble upon Father's Farmhouse over a year ago! We learned about them from one of their vendors and are now hooked! We have lived in Murrieta for 25 years and find ourselves quite grateful for the opportunity to purchase the fresh produce, eggs, olives, honey products and eggs they sell at their Saturday markets along with all the other items from other small business vendors.

Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌺
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 - Father's Farm House

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

It is with great pleasure that I have the opportunity to share how delighted my family and I have been with the easy access to fresh veggies, herbs, eggs, olive oil and local honey from Father's Farmhouse. There are days I do not have the time to run 25 min or more in one direction to attend a local farmers market. With the Father's Farmhouse I can drive 5 minutes, pick what I need and get home in a blink-of-an-eye.

My family and I have lived in Winchester for 9 years now and what a need for this easy access, fresh food, and friendly service. Our family is all about giving back to the community and helping the small local business thrive.

I encourage you and those that will be making the final decision to approve the rezoning of the land so the community has a place to come together, gather and thrive financially.

Kindly,

Blanche Potter
Majestic 4 Missions

*"You can make many plans,
but the Lord's purpose will prevail."
Proverbs 19:21*

Re: Change of zone no. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Tue 7/29/2025 8:06 AM
To pammike.braun@gmail.com <pammike.braun@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: pammike.braun@gmail.com <pammike.braun@gmail.com>
Sent: Monday, July 28, 2025 5:56 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone no. 2400016 Fathers Farmhouse

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Sent from my iPhone

Dear Mr Aparicio

I am emailing you on regards to the Fathers Farmhouse. I love going to this small home grown market place. We meet new people of the community.

Residence from different communities come to buy there vegetables, sit a while and visit people.

Please help and pass the zoning so we can enjoy going to the Fathers farmhouse.

Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

Since the originally prepared memo of public comments attached to the form 11 was dated July 21st 2025, the following additional public comments in support of the project have been received by staff and are attached along with staff's responses.

Additionally 220 letters of support with signatures identical to the first attachment were received.

Patricia Wood

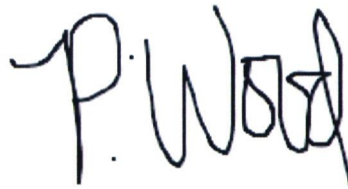
ppaattyy1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaattyy1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

Signed PDF Document



sign_document_4634b5c0416f3112_with....pdf

Signed PDF Document with Audit Trail



sign_document_4634b5c0416f3112_d28... .pdf

Re: Change of Zone # 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:42 AM

To Debbie <wings4deb@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Debbie <wings4deb@gmail.com>

Sent: Wednesday, July 23, 2025 11:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone # 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone #2400016

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Mr. Aparicio,
I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

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Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Marcy Roehl <marcyroehl@gmail.com>

Sent: Saturday, July 26, 2025 1:46 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,
Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
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[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

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Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌺
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

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[How are we doing? \(Click the link and tell us\)](#)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
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Kindly,

Blanche Potter
Majestic 4 Missions

*"You can make many plans,
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Re: Change of zone no. 2400016 Fathers Farmhouse

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Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

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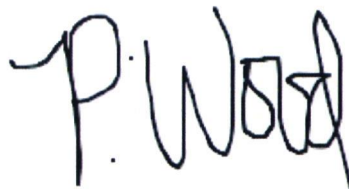
ppaattyy1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaattyy1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

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From Aparicio, Joseluis <JLAparicio@Rivco.org>

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To Debbie <wings4deb@gmail.com>

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Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Debbie <wings4deb@gmail.com>

Sent: Wednesday, July 23, 2025 11:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone # 2400016

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Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
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Subject: Change of zone #2400016

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Mr. Aparicio,
I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

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Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Marcy Roehl <marcyroehl@gmail.com>
Sent: Saturday, July 26, 2025 1:46 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,
Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

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Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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[How are we doing? \(Click the link and tell us\)](#)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

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Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

What a serendipitous bit of luck it was to stumble upon Father's Farmhouse over a year ago! We learned about them from one of their vendors and are now hooked! We have lived in Murrieta for 25 years and find ourselves quite grateful for the opportunity to purchase the fresh produce, eggs, olives, honey products and eggs they sell at their Saturday markets along with all the other items from other small business vendors.

Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌸
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

Received. I will include this in the memo to BOS.

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[How are we doing?](#) (Click the link and tell us)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 - Father's Farm House

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

It is with great pleasure that I have the opportunity to share how delighted my family and I have been with the easy access to fresh veggies, herbs, eggs, olive oil and local honey from Father's Farmhouse. There are days I do not have the time to run 25 min or more in one direction to attend a local farmers market. With the Father's Farmhouse I can drive 5 minutes, pick what I need and get home in a blink-of-an-eye.

My family and I have lived in Winchester for 9 years now and what a need for this easy access, fresh food, and friendly service. Our family is all about giving back to the community and helping the small local business thrive.

I encourage you and those that will be making the final decision to approve the rezoning of the land so the community has a place to come together, gather and thrive financially.

Kindly,

Blanche Potter
Majestic 4 Missions

*"You can make many plans,
but the Lord's purpose will prevail."
Proverbs 19:21*

Re: Change of zone no. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Tue 7/29/2025 8:06 AM
To pammike.braun@gmail.com <pammike.braun@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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[How are we doing?](#) (Click the link and tell us)

From: pammike.braun@gmail.com <pammike.braun@gmail.com>
Sent: Monday, July 28, 2025 5:56 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone no. 2400016 Fathers Farmhouse

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Dear Mr Aparicio

I am emailing you on regards to the Fathers Farmhouse. I love going to this small home grown market place. We meet new people of the community.

Residence from different communities come to buy there vegetables, sit a while and visit people.

Please help and pass the zoning so we can enjoy going to the Fathers farmhouse.

Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

Since the originally prepared memo of public comments attached to the form 11 was dated July 21st 2025, the following additional public comments in support of the project have been received by staff and are attached along with staff's responses.

Additionally 220 letters of support with signatures identical to the first attachment were received.

Patricia Wood

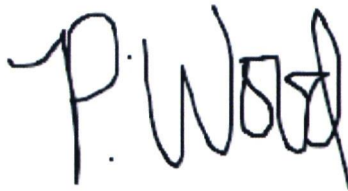
ppaattyy1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaattyy1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

Signed PDF Document



sign_document_4634b5c0416f3112_with....pdf

Signed PDF Document with Audit Trail



sign_document_4634b5c0416f3112_d28... .pdf

Re: Change of Zone # 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:42 AM
To Debbie <wings4deb@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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[How are we doing? \(Click the link and tell us\)](#)

From: Debbie <wings4deb@gmail.com>
Sent: Wednesday, July 23, 2025 11:02 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone # 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone #2400016

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Mr. Aparicio,
I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

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[How are we doing? \(Click the link and tell us\)](#)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Marcy Roehl <marcyroehl@gmail.com>

Sent: Saturday, July 26, 2025 1:46 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,
Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

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[How are we doing? \(Click the link and tell us\)](#)

From: Anna Manno <admanno67@yahoo.com>


Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

 Outlook

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
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[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

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Dear Mr. Aparicio,

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Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌸
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

Received. I will include this in the memo to BOS.

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jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 - Father's Farm House

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Dear Mr. Aparicio,

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My family and I have lived in Winchester for 9 years now and what a need for this easy access, fresh food, and friendly service. Our family is all about giving back to the community and helping the small local business thrive.

I encourage you and those that will be making the final decision to approve the rezoning of the land so the community has a place to come together, gather and thrive financially.

Kindly,

Blanche Potter
Majestic 4 Missions

*"You can make many plans,
but the Lord's purpose will prevail."
Proverbs 19:21*

Re: Change of zone no. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Tue 7/29/2025 8:06 AM
To pammike.braun@gmail.com <pammike.braun@gmail.com>

Received. I will include this in the memo to BOS.

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From: pammike.braun@gmail.com <pammike.braun@gmail.com>
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Dear Mr Aparicio

I am emailing you on regards to the Fathers Farmhouse. I love going to this small home grown market place. We meet new people of the community.

Residence from different communities come to buy there vegetables, sit a while and visit people.

Please help and pass the zoning so we can enjoy going to the Fathers farmhouse.

Thank you for your consideration.

Pam Braun



*John Hildebrand
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

Since the originally prepared memo of public comments attached to the form 11 was dated July 21st 2025, the following additional public comments in support of the project have been received by staff and are attached along with staff's responses.

Additionally 220 letters of support with signatures identical to the first attachment were received.

Patricia Wood

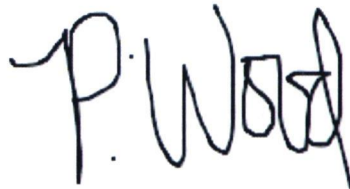
ppaatty1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaatty1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

Signed PDF Document



sign_document_4634b5c0416f3112_with....pdf

Signed PDF Document with Audit Trail



sign_document_4634b5c0416f3112_d28... .pdf

Re: Change of Zone # 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:42 AM

To Debbie <wings4deb@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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[How are we doing? \(Click the link and tell us\)](#)

From: Debbie <wings4deb@gmail.com>

Sent: Wednesday, July 23, 2025 11:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone # 2400016

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Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone #2400016

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Mr. Aparicio,
I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

Received. I will include this in the memo to BOS.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Marcy Roehl <marcyroehl@gmail.com>

Sent: Saturday, July 26, 2025 1:46 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,
Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

What a serendipitous bit of luck it was to stumble upon Father's Farmhouse over a year ago! We learned about them from one of their vendors and are now hooked! We have lived in Murrieta for 25 years and find ourselves quite grateful for the opportunity to purchase the fresh produce, eggs, olives, honey products and eggs they sell at their Saturday markets along with all the other items from other small business vendors.

Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌸
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 - Father's Farm House

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

It is with great pleasure that I have the opportunity to share how delighted my family and I have been with the easy access to fresh veggies, herbs, eggs, olive oil and local honey from Father's Farmhouse. There are days I do not have the time to run 25 min or more in one direction to attend a local farmers market. With the Father's Farmhouse I can drive 5 minutes, pick what I need and get home in a blink-of-an-eye.

My family and I have lived in Winchester for 9 years now and what a need for this easy access, fresh food, and friendly service. Our family is all about giving back to the community and helping the small local business thrive.

I encourage you and those that will be making the final decision to approve the rezoning of the land so the community has a place to come together, gather and thrive financially.

Kindly,

Blanche Potter
Majestic 4 Missions

*"You can make many plans,
but the Lord's purpose will prevail."
Proverbs 19:21*

Re: Change of zone no. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Tue 7/29/2025 8:06 AM
To pammike.braun@gmail.com <pammike.braun@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: pammike.braun@gmail.com <pammike.braun@gmail.com>
Sent: Monday, July 28, 2025 5:56 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone no. 2400016 Fathers Farmhouse

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Dear Mr Aparicio

I am emailing you on regards to the Fathers Farmhouse. I love going to this small home grown market place. We meet new people of the community.

Residence from different communities come to buy there vegetables, sit a while and visit people.

Please help and pass the zoning so we can enjoy going to the Fathers farmhouse.

Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

Since the originally prepared memo of public comments attached to the form 11 was dated July 21st 2025, the following additional public comments in support of the project have been received by staff and are attached along with staff's responses.

Additionally 220 letters of support with signatures identical to the first attachment were received.

Patricia Wood

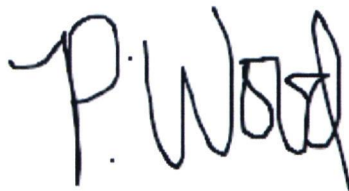
ppaatty1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaatty1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

Signed PDF Document



sign_document_4634b5c0416f3112_with....pdf

Signed PDF Document with Audit Trail



sign_document_4634b5c0416f3112_d28... .pdf

Re: Change of Zone # 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:42 AM

To Debbie <wings4deb@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Debbie <wings4deb@gmail.com>

Sent: Wednesday, July 23, 2025 11:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone # 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone #2400016

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Aparicio,
I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Marcy Roehl <marcyroehl@gmail.com>

Sent: Saturday, July 26, 2025 1:46 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,
Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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[How are we doing? \(Click the link and tell us\)](#)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

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Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

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Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

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Sincerely,

William and Lorianne Gebhardt 🌿 🌸
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 - Father's Farm House

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Kindly,

Blanche Potter
Majestic 4 Missions

*"You can make many plans,
but the Lord's purpose will prevail."
Proverbs 19:21*

Re: Change of zone no. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Tue 7/29/2025 8:06 AM

To pammike.braun@gmail.com <pammike.braun@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



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From: pammike.braun@gmail.com <pammike.braun@gmail.com>

Sent: Monday, July 28, 2025 5:56 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

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Residence from different communities come to buy there vegetables, sit a while and visit people.

Please help and pass the zoning so we can enjoy going to the Fathers farmhouse.

Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Support

Since the originally prepared memo of public comments attached to the form 11 was dated July 21st 2025, the following additional public comments in support of the project have been received by staff and are attached along with staff's responses.

Additionally 220 letters of support with signatures identical to the first attachment were received.

Patricia Wood

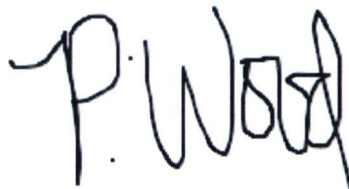
ppaattyy1234@gmail.com

Submission Date Feb 15, 2024 9:37 PM

Name Patricia Wood

E-mail ppaattyy1234@gmail.com

Signature



Comments

Fathers farmhouse markets are so wonderful & such a huge blessing to so many in our community! We love having the opportunity to meet our neighbors & gather together each week to see & share all of the amazing creations the vendors have to offer. It is such a great family oriented event! It would be a huge blessing for our community if a special ordinance could be made so that our markets could continue.

Signed PDF Document



sign_document_4634b5c0416f3112_with....pdf

Signed PDF Document with Audit Trail



sign_document_4634b5c0416f3112_d28... .pdf

Re: Change of Zone # 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:42 AM

To Debbie <wings4deb@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Debbie <wings4deb@gmail.com>

Sent: Wednesday, July 23, 2025 11:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone # 2400016

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Mr. Aparicio,

I would like to lend my voice of support of The Father's Farm House Market in French Valley. I am in favor of the pending zone change. (#2400016)

As this market has been a valuable addition to the people of French Valley, I would respectfully ask you to consider the support of this zone change.

Thank you,

Debra Taylor

Re: Change of zone #2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:44 AM
To Richard Taylor <taylorvolksman@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Richard Taylor <taylorvolksman@gmail.com>
Sent: Wednesday, July 23, 2025 11:15 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone #2400016

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Mr. Aparicio,

I am in favor of a zone change (2400016) for The Father's Farmhouse market in French Valley.
Thank you for your attention in this matter.

Richard Taylor
Sent from my iPhone

Re: Subject: Support for Zoning Change for no.2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Rachel Hill <rachel@americutgems.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Rachel Hill <rachel@americutgems.com>

Sent: Thursday, July 24, 2025 8:02 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Subject: Support for Zoning Change for no.2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alapricio,

We would like to express our support for the proposed change in zoning for the Father's Farm Farmers Market no.2400016. Having been involved with the initiative with Rob and Shaleem since its inception 18 months ago, we have witnessed a remarkable response from the community. We believe that this change represents an excellent opportunity for fostering connections and encouraging positive growth within our community.

Thank you for considering your consideration.

Warm regards,

Kevin and Rachel Hill

Americut Gems Inc.

Owner: Rachel Hill

phone: 951-704-9351

email: rachel@americutgems.com

website: www.americutgems.com

Mailing Address:

25060 Hancock Ave STE 103 PMB 439

Murrieta, CA 92562



Re: Change of Zone NO. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Marcy Roehl <marcyroehl@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: Marcy Roehl <marcyroehl@gmail.com>

Sent: Saturday, July 26, 2025 1:46 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We love Father's Farmhouse! It's the only place we've found with local honey and bee pollen!

Regards,

Marcia A Nobriga

Re: Father's Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 11:44 AM

To Anna Manno <admanno67@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner

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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Anna Manno <admanno67@yahoo.com>

Sent: Monday, July 28, 2025 7:21 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Father's Farmhouse

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Farmers work real hard, please be nice to them, especially to the people of Father's Farmhouse. Thank you

Re: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

From Aparicio, Joseluis <JLAparicio@Rivco.org>

Date Mon 7/28/2025 3:20 PM

To R L <xsapphire21x@yahoo.com>

Received, this will be included into the Memo to the BOS for tomorrow's meeting.

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: R L <xsapphire21x@yahoo.com>

Sent: Monday, July 28, 2025 3:16 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone NO. 2400016 (Father's Farmhouse Farmers Market)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

Please approve the zone change so that the Farmer's Farmhouse Farmers Market can continue to provide the community with much needed healthy and organic products. They are an important part of the community and are loved by all.

Thank you,
Rosanna Lutz

Re: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 11:45 AM
To Lorianne Gebhardt <teachableone@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Lorianne Gebhardt <teachableone@gmail.com>
Sent: Monday, July 28, 2025 11:34 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone NO. 2400016, Father's Farmhouse Farmer's Market

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Dear Mr. Aparicio,

What a serendipitous bit of luck it was to stumble upon Father's Farmhouse over a year ago! We learned about them from one of their vendors and are now hooked! We have lived in Murrieta for 25 years and find ourselves quite grateful for the opportunity to purchase the fresh produce, eggs, olives, honey products and eggs they sell at their Saturday markets along with all the other items from other small business vendors.

Getting to know Rob and Shay Manno has been a warm and wonderful experience for me and my husband and we physically benefit healthwise from the produce and foods they offer for sale.

I truly hope that the county will see fit to allow that their zone change will be approved so that their farmer's markets can continue. It has been wonderful to see local children at the markets getting to experience the original way to get healthy foods, so close to the source! We thank you for your consideration.

Sincerely,

William and Lorianne Gebhardt 🌿 🌺
Murrieta Residents

*Sincerity*Faith*Devotion*Aspiration*Surrender*

Re: Change of Zone No. 2400016 - Father's Farm House

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 12:55 PM
To Blanche Potter <theeblanche@yahoo.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
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jlaparicio@rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Blanche Potter <theeblanche@yahoo.com>
Sent: Monday, July 28, 2025 11:57 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zone No. 2400016 - Father's Farm House

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Aparicio,

It is with great pleasure that I have the opportunity to share how delighted my family and I have been with the easy access to fresh veggies, herbs, eggs, olive oil and local honey from Father's Farmhouse. There are days I do not have the time to run 25 min or more in one direction to attend a local farmers market. With the Father's Farmhouse I can drive 5 minutes, pick what I need and get home in a blink-of-an-eye.

My family and I have lived in Winchester for 9 years now and what a need for this easy access, fresh food, and friendly service. Our family is all about giving back to the community and helping the small local business thrive.

I encourage you and those that will be making the final decision to approve the rezoning of the land so the community has a place to come together, gather and thrive financially.

Kindly,

Blanche Potter
Majestic 4 Missions

*"You can make many plans,
but the Lord's purpose will prevail."
Proverbs 19:21*

Re: Change of zone no. 2400016 Fathers Farmhouse

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Tue 7/29/2025 8:06 AM
To pammike.braun@gmail.com <pammike.braun@gmail.com>

Received. I will include this in the memo to BOS.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing?](#) (Click the link and tell us)

From: pammike.braun@gmail.com <pammike.braun@gmail.com>
Sent: Monday, July 28, 2025 5:56 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of zone no. 2400016 Fathers Farmhouse

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Dear Mr Aparicio

I am emailing you on regards to the Fathers Farmhouse. I love going to this small home grown market place. We meet new people of the community.

Residence from different communities come to buy there vegetables, sit a while and visit people.

Please help and pass the zoning so we can enjoy going to the Fathers farmhouse.

Thank you for your consideration.

Pam Braun



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Opposition

Since the originally prepared memo of public comments (Attachment G) attached to the form 11 was dated July 21st 2025, the following additional public comments in opposition of the project have been received by staff and are attached.

The concerns in opposition enclosed within this memo are similar to previous concerns that were responded to within Attachment G.

2025 JUL 29 AM 9:01
RECEIVED
CLERK/REG

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

**Community Petition Against Change of Zone No. 2400016
From R-A-5 Residential Agriculture to A-2 Heavy Agriculture**

We, the undersigned residents, property owners, and concerned citizens, hereby express our strong opposition to **Change of Zone No.2400016**, which proposes to rezone the area from **R-A-5 Residential Agriculture to A-2 Heavy Agriculture**.

Reasons for Opposition:

- **Increased Traffic:** The proposed zoning change will significantly raise traffic volumes, creating safety concerns and reducing the quality of life in our community.
- **Excessive Noise:** Heavy agricultural operations bring with them prolonged machinery use, trucking, and other industrial activities that will disrupt the quiet rural atmosphere.
- **Rising Crime Risk:** With increased industrial activity, there is a potential for an uptick in trespassing, theft, and other related issues.
- **Decline in Property Values:** The presence of heavy agricultural operations will negatively impact nearby residential and agricultural property values.

This change does not align with our neighborhood's current character and sets a concerning precedent for future land use decisions. We respectfully urge the governing authorities to deny **Change of Zone No. 2400016** and preserve the integrity of our community.

Name	Address	Signature	Date
Manigold Velasco	32400 San Marco Dr. Temecula, CA 92592	Manigold Velasco	06.16.2025
Anh Nguyen	15822 LAS FLORES ST, Westminster, CA 92683	Anh Nguyen	06/16/2025
Marco Velasco	12 th Street #D, H. B., CA. 92648	Marco Velasco	06/18/2025
NGA TRAN	1904 CALIFORNIA ST HUNTINGTON BEACH, CA 92648	Nga Tran	6-22-25
TOM LE	1904 California St. Huntington Beach CA 92648	Tom Le	6/22/25
Zoto Nguyen	15822 LAS FLORES ST. Westminster, CA 92683	Zoto Nguyen	6/22/25

**Community Petition Against Change of Zone No. 2400016
From R-A-5 Residential Agriculture to A-2 Heavy Agriculture**

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Name	Address	Signature	Date
<u>Ignacio Cordero</u>	<u>28265 RAWLINGS Rd</u>	<u>[Signature]</u>	<u>6/24/25</u>
	<u>HERNET CA 92544</u>		
<u>MARIA CORDERO</u>	<u>Mt de la Paz Cordero</u>	<u>[Signature]</u>	<u>6/24/25</u>
	<u>28265 RAWLINGS Rd</u>		
	<u>HERNET CA 92544</u>		

**Community Petition Against Change of Zone No. 2400016
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Name	Address	Signature	Date
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<i>Clara Asimakopoulos</i>	<i>37422 Creek Springs, Winch.</i>	<i>Clara Asimakopoulos</i>	<i>6-11-25</i>
<i>ARISTOTELIS ASIMAKOPOULOS</i>	<i>39908 VIA CASTANA MURRIETA, CA</i>		<i>6-12</i>
<i>Janet Hamm</i>	<i>31130 Flossie Way Winchester</i>		<i>6-19-25</i>
<i>[Signature]</i>	<i>51120 Flossie way Winchester CA</i>		<i>92596</i>
<i>[Signature]</i>	<i>31492 Flossie Way Winchester, CA</i>		<i>92596</i>
<i>Elizabeth Jank</i>	<i>31492 FLOSSIE WAY WINCHESTER, CA</i>		<i>92596</i>
<i>Jeanne Gould</i>	<i>31130 Flossie Way Winchester, 92596</i>		<i>6-20-25</i>

Re: Change of Zone No. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 9:58 AM
To Clara Asimakopoulos <casimak53@gmail.com>

Received. I will include this in the memo for tomorrow.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Clara Asimakopoulos <casimak53@gmail.com>
Sent: Monday, July 28, 2025 9:33 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Re: Change of Zone No. 2400016

Thank you for the update. I have attached the petition to be included in tomorrow's hearing.

Thank you,

Clara Asimakopoulos

On Mon, Jul 28, 2025 at 9:28 AM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Hi Clara,

I created a memo with the comments received up to the July 21st.

I am creating a second memo with responses from the 22nd to Today that I will be providing to the Board tomorrow.

If you have something you would like me to include please send it over to me by noon today since I need to finalize the second memo.

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How are we doing? (Click the link and tell us)

From: Clara Asimakopoulos <casimak53@gmail.com>
Sent: Monday, July 28, 2025 9:25 AM
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Subject: Change of Zone No. 2400016

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Good morning Jose,

I will be asking to speak at tomorrow's hearing on Change of Zone No. 2400016.

There was a signed petition from local residents and landowners submitted to Supervisor Chuck Washington's office. Do I need to bring it with me to present it to the clerk for reference so that ALL the supervisors will get a copy? or, has that already been done?

Please advise.

Respectfully,
Clara Asimakopoulos

--

Clara Asimakopoulos
Broker of Record for Residential Real Estate and Land
Military Relocation Specialist - CAR Certified MRP
NAHREP Director 2019-2023
NAHREP Alumni 2024-Present
NAHREP 10 Certified Trainer
SRCAR - Legislative Committee Vice Chair 2024
SRCAR - Local Government Relations Chair Woman 2025
Pro Standards/ Arbitrator - SRCAR
iBroker Core Member
iBroker Forum - SRCAR
Short Sales and Foreclosure Resource Specialist
SiG Graduate
Member of NAR and CAR since 2002
CalDRE:01158898
Cell: 951-294-0026
Hablo Espanol!



Watch this short film on Hispanic Homeownership!

<https://www.youtube.com/watch?v=-sh0Fy2Bnuw>

Confidentiality Disclaimer

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[County of Riverside California](#)



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Opposition

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**Community Petition Against Change of Zone No. 2400016
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Broker of Record for Residential Real Estate and Land
Military Relocation Specialist - CAR Certified MRP
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NAHREP Alumni 2024-Present
NAHREP 10 Certified Trainer
SRCAR - Legislative Committee Vice Chair 2024
SRCAR - Local Government Relations Chair Woman 2025
Pro Standards/ Arbitrator - SRCAR
iBroker Core Member
iBroker Forum - SRCAR
Short Sales and Foreclosure Resource Specialist
SiG Graduate
Member of NAR and CAR since 2002
CalDRE:01158898
Cell: 951-294-0026
Hablo Espanol!



Watch this short film on Hispanic Homeownership!

<https://www.youtube.com/watch?v=-sh0Fy2Bnuw>

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[County of Riverside California](#)



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Opposition

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**Community Petition Against Change of Zone No. 2400016
From R-A-5 Residential Agriculture to A-2 Heavy Agriculture**

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<i>Clara Asimakopoulos</i>	<i>32422 Clear Springs, Winch.</i>	<i>Clara Asimakopoulos</i>	<i>6-11-25</i>
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<i>ARISTOTELIS ASIMAKOPOULOS</i>	<i>39908 VIA CASTANA MURRIETA, CA</i>		<i>6-12</i>
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<i>Janet Hamm</i>	<i>31130 Flossie Wy Winchester</i>		<i>6-19-25</i>
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<u>TIGNACCO CORDERO</u>	<u>28265 RAWLINGS RD</u>	<u>[Signature]</u>	<u>6/24/25</u>
	<u>HERNET CA 92544</u>		
<u>MARIA CORDERO</u>	<u>Mrs de la Paz Cordero</u>	<u>[Signature]</u>	<u>6/24/25</u>
	<u>28265 RAWLINGS RD</u>		
	<u>HERNET CA 92544</u>		

Main (951) 955-6035 | Fax (951) 955-1811

jlaparicio@Rivco.org | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Clara Asimakopoulos <casimak53@gmail.com>

Sent: Monday, July 28, 2025 9:25 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone No. 2400016

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Date Mon 7/28/2025 9:58 AM
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

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[County of Riverside California](#)



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Opposition

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From R-A-5 Residential Agriculture to A-2 Heavy Agriculture**

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	<u>HEMER CA 92544</u>		
<u>MARIA CORDERO</u>	<u>Mrs de la Paz Cordero</u>	<u>[Signature]</u>	<u>6/24/25</u>
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From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 9:58 AM
To Clara Asimakopoulos <casimak53@gmail.com>

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Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



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[County of Riverside California](#)



John Hildebrand
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: CZ2400016 – Public Comments In Opposition

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Clara Asimakopoulos	37422 Creek Springs, Winch.	Clara Asimakopoulos	6-11-25
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ARISTOTELIS ASIMAKOPOULOS	39908 VIA CASTANA MURRIETA, CA		6-12
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James Hamm	31130 Flossie Wy Winchester		6-19-25
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51120	CLASSIE WAY WINCHESTER CA		92596
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31492	FLOSSIE WY WINCHESTER, CA		92596
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Elizabeth Julek	31492 FLOSSIE WAY WINCHESTER, CA		92596
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Janice Gould	31130 Flossie Wy Winchester, 92596		6-20-25
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	<u>HEMER CA 92544</u>		
<u>MARIA CORDERO</u>	<u>Mrs de la Paz Cordero</u>	<u>[Signature]</u>	<u>6/24/25</u>
	<u>28265 RAWLINGS RD</u>	<u>HEMER CA 92544</u>	

Re: Change of Zone No. 2400016

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Mon 7/28/2025 9:58 AM
To Clara Asimakopoulos <casimak53@gmail.com>

Recieved. I will include this in the memo for tomorrow.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
jlaparicio@Rivco.org | <http://planning.rctlma.org/>



[How are we doing? \(Click the link and tell us\)](#)

From: Clara Asimakopoulos <casimak53@gmail.com>
Sent: Monday, July 28, 2025 9:33 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Re: Change of Zone No. 2400016

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[County of Riverside California](#)



John Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: July 29, 2025

TO: Board of Supervisors

FROM: Joseluis Aparicio, Project Planner

RE: CZ2400016 – Public Comments In Opposition

Since the originally prepared memo of public comments (Attachment G) attached to the form 11 was dated July 21st 2025, the following additional public comments in opposition of the project have been received by staff and are attached.

The concerns in opposition enclosed within this memo are similar to previous concerns that were responded to within Attachment G.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

**Community Petition Against Change of Zone No. 2400016
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Riverside County Board of Supervisors
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SPEAKER'S NAME: Marigdd Velasco

Address: 32400 San Marco Drive

City: Temecula Zip: 92592

Phone #: 858-525-2529

Date: 07/29/2025 Agenda # 2400016 ^{23.1}

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: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: Michael Braun

Address: 2500 S Via San Jee

City: Minnetonka Zip: 92563

Phone #: 951-237-1947

Date: July 29, 2025 Agenda # 23.1

PLEASE STATE YOUR POSITION BELOW:

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

X 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:

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(Revised: 04/23/2025)

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Junta de Supervisores del Condado de Riverside
Solicitud de uso de la palabra

Presentar la solicitud al Secretario de la Junta (a la derecha del podio), Los oradores tienen derecho a tres (3) minutos, sujeto a de las Reglas de la Junta enumeradas en el reverso de este formulario. La Junta Directiva puede limitar la opinión del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta.

NOMBRE DEL ORADOR: Roberta Kluthe

Dirección: _____
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: _____

Teléfono #: _____

Fecha: _____ Agenda # 23.1 Farmers Market Winchester

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

_____ Apoyo _____ Oposición _____ Neutral

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

_____ Apoyo _____ Oposición _____ Neutral

Le doy mis 3 minutos a: _____

¿Necesitas traductor de español? Sí _____ No _____

Si desea escuchar la reunión en español, los auriculares están disponibles en el área del Secretario de la Junta.

Las validaciones de estacionamiento están disponibles solo para oradores: consulte al Secretario de la Junta.

REGLAS DE LA JUNTA

Solicitudes para dirigirse a la Junta sobre temas de la "Agenda":

Puede solicitar ser escuchado sobre un tema publicado en la agenda. Las solicitudes de audiencia deben presentarse al Secretario de la Junta antes de la hora programada para la reunión.

Solicitudes para dirigirse a la Junta sobre temas que "NO" están en la Agenda:

Sin perjuicio de cualquier otra disposición de estas reglas, el miembro del público tendrá derecho a dirigirse a la Junta durante el segmento de media mañana "Comunicación verbal" de la agenda publicada. Dicho propósito de dirección deberá corresponder a temas que estén bajo la jurisdicción directa de la Junta de Supervisores. SU TIEMPO SERÁ LIMITADO A TRES (3) MINUTOS. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten hablar y los asuntos de la junta.

Presentaciones de Power Point/Material Impreso:

Los oradores que tengan la intención de realizar una presentación formal de PowerPoint o proporcionar material impreso deben notificar a la Oficina del Secretario de la Junta antes de las 12 del mediodía del lunes previo a la reunión de la Junta del martes, asegurándose de que la Oficina del Secretario tenga suficientes copias de todos los materiales impresos y al menos una (1) copia del CD de PowerPoint. Se proporcionará a cada supervisor copias del material impreso entregado al secretario (antes de la fecha límite del lunes al mediodía). Si necesita utilizar el proyector "Elmo" en la reunión de la Junta, asegúrese de que su material sea claro y tenga el contraste adecuado, notificando al Secretario con suficiente antelación a la reunión su intención de utilizarlo. **Se prohíbe a los oradores traer carteles a la sala de audiencias.**

Límites de oradores individuales:

Los oradores individuales están limitados a un máximo de tres (3) minutos. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten hablar y los asuntos de la junta. Suba al podio cuando el Presidente diga su nombre y comience a hablar de inmediato. Lleve el micrófono a su boca para que la junta directiva, la audiencia y el sistema de grabación de audio lo escuchen claramente. Una vez que comiences a hablar, se encenderá la luz "verde" del podio. La luz "amarilla" se encenderá cuando le quede un (1) minuto. Cuando le queden 30 segundos, la luz "amarilla" comenzará a parpadear, lo que indica que debe terminar rápidamente sus comentarios. Se acaba el tiempo cuando la luz "roja" parpadea. El Presidente respeta estrictamente un límite de tres (3) minutos por orador. ***Nota: Si tiene la intención de dedicar su tiempo a una "Presentación grupal /organizada", indíquelo claramente en la parte inferior del reverso de este formulario.***

Presentaciones Grupales/Organizadas:

Las presentaciones grupales/organizadas con más de un (1) orador se limitarán a nueve (9) minutos a discreción del Presidente. El organizador de la presentación recibirá automáticamente los primeros tres (3) minutos, y los seis (6) minutos restantes cedidos por otros oradores, según lo solicitaron en un formulario de "Solicitud para hablar" completado y claramente indicado en la parte inferior delantera de la forma.

Dirigiéndose a la Consejo y Reconocimiento por parte del Presidente:

El Presidente determinará el orden en que los oradores se dirigirán al Consejo, y convocará a todos los oradores en pares. El primer orador debe subir inmediatamente al podio y comenzar a dirigirse a la Junta. El segundo orador deberá ubicarse en uno de los pasillos de la cámara para poder subir rápidamente al podio después del orador anterior. Esto es para permitir una reunión de la Junta eficiente y oportuna, brindando a todos los asistentes la oportunidad de exponer sus argumentos. Los oradores tienen prohibido realizar ataques personales y/o utilizar lenguaje vulgar, grosero, o profano mientras hablan con los miembros de la Junta, el personal, el público en general y/o los participantes de la reunión. Tal comportamiento, a discreción del Presidente de la Junta, puede resultar en la expulsión de las Cámaras de la Junta por parte de los Agentes del Alguacil.

Applicant

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Rob Manno

Address: 31362 Keller Rd

City: Winchester CA Zip: 92596

Phone #: 951-526-6728

Date: 7/29/25 Agenda # 23.1

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: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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(951) 368-9229
cgonzales@scng.com

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

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011749734
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	08/08/2025
<i>Total Amount:</i>	\$1246.29
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$1246.29
<i>Notice ID:</i>	1zqx42j1iv8YegwyJJaS
<i>Invoice Text:</i>	BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ORDINANCE NO. 348.5035 an ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING The Board of Supervisors of the County of Riverside ordains as follows: Section 1.Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the French Valley Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2507, Change of Zone Case No. 2400016" which map is made a part of this ordinance. Section 2.This ordinance shall take effect 30 days after its adoption. [https://res.cloudinary.com/dgqq2xsf/image/upload/q_auto:best,f_png/enotice-production/documentcloud/notices/1754422578666/cdsca.pdf] V. Manuel Perez, Chair of the Board I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 29, 2025, the foregoing Ordinance was adopted by said Board by the following vote: AYES: Medina, Spiegel, Washington, and Perez NAYS: None ABSENT: Gutierrez Kimberly A. Rector, Clerk of the Board By: Naomi Sicra, Clerk of the Board Assistant

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(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: 0011749734

FILE NO. 0011749734

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:

08/08/2025

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

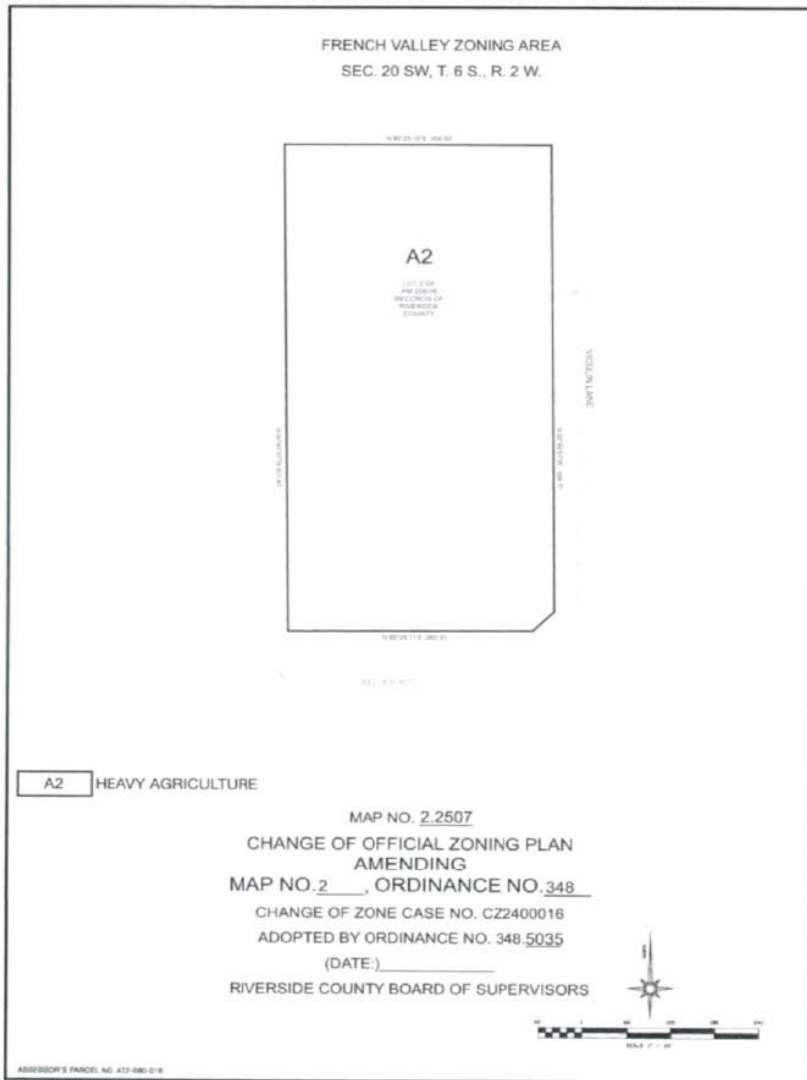
Date: August 8, 2025.
At: Riverside, California



Signature

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an ORDINANCE OF THE COUNTY OF RIVERSIDE
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V. Manuel Perez, Chair of the Board

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AYES: Medina, Spiegel, Washington, and Perez
NAYS: None
ABSENT: Gutierrez

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 8/8/25