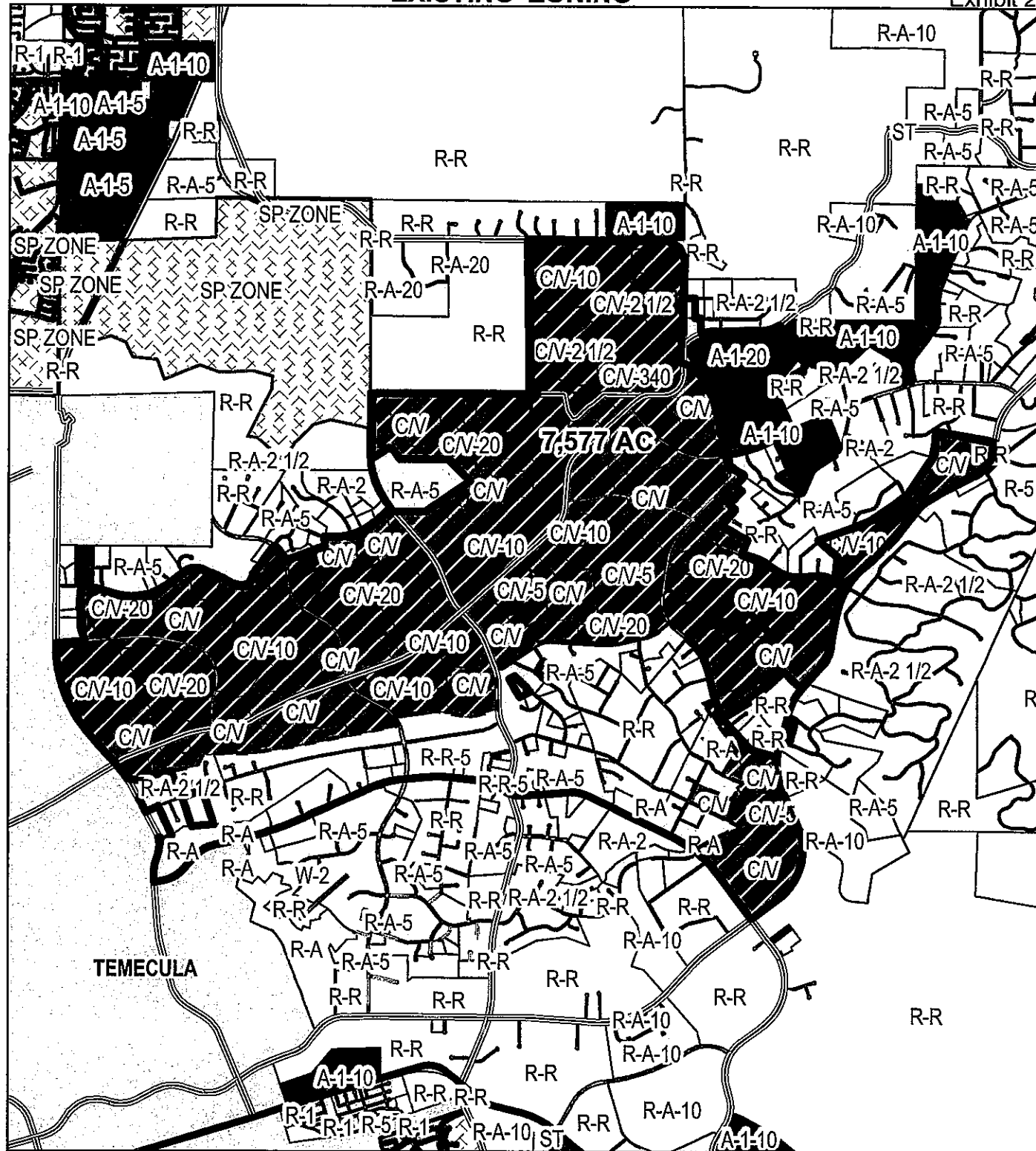


Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA01056
EXISTING ZONING

Planner: Mustafa Bahar
Date: 6/23/08
Exhibit 2



Zone
Area: Rancho California
Township/Range: T7SR1W & T8SR1W
Section: 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 941-943
Thomas
Bros. Pg. 409 E3



Date Drawn: 6/11/08

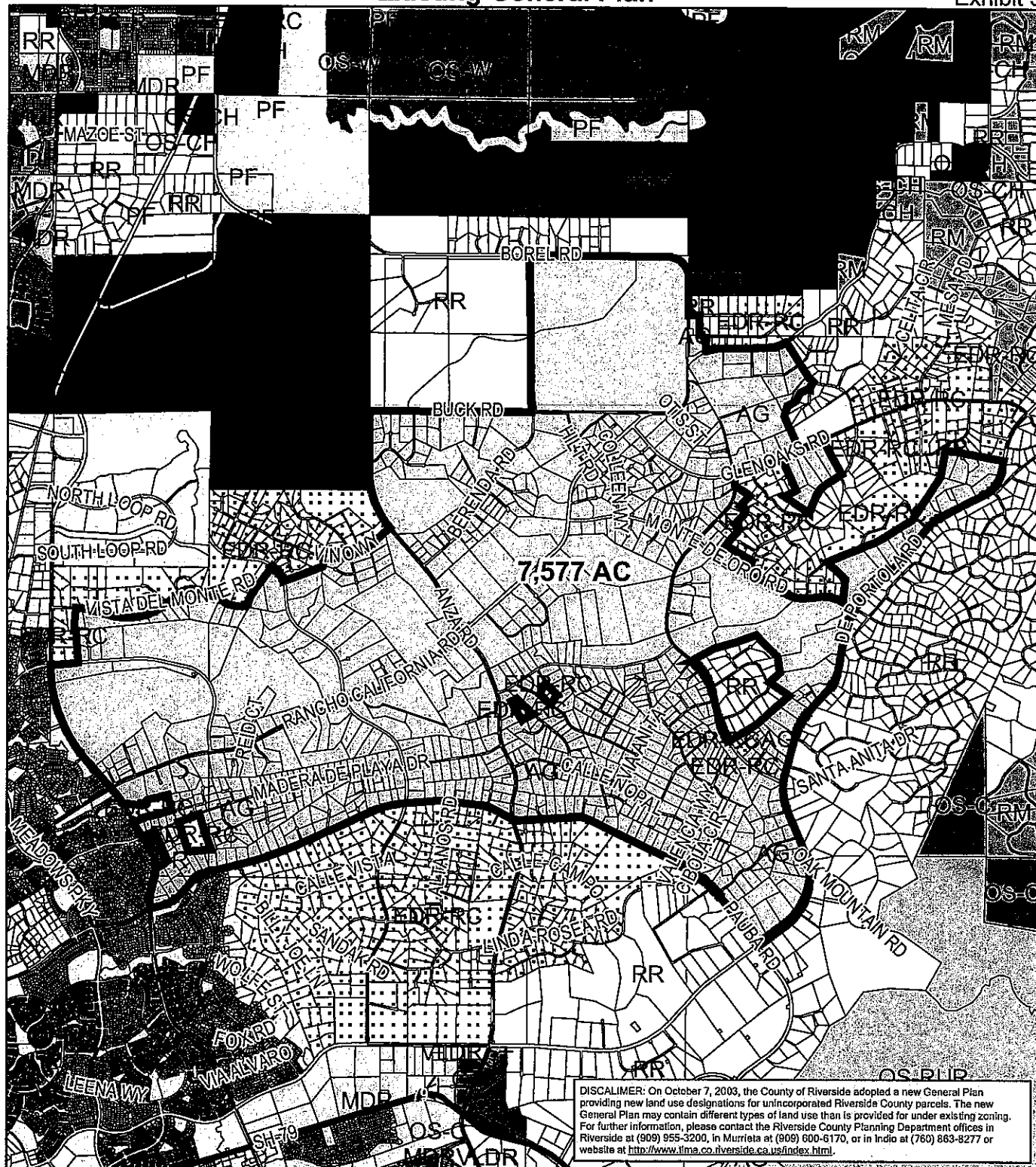
GPA01056

Planner: Mustafa Bahar

Date: 6/23/08

Exhibit 5

Existing General Plan



Zone

Area: Rancho California

Township/Range: T7SR1W & T8SR1W

Section : 4, 6, 13, 19, 20, 23 > 31, 33 > 36



RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk.Pg.

Thomas

Bros. Pg. 409 E3

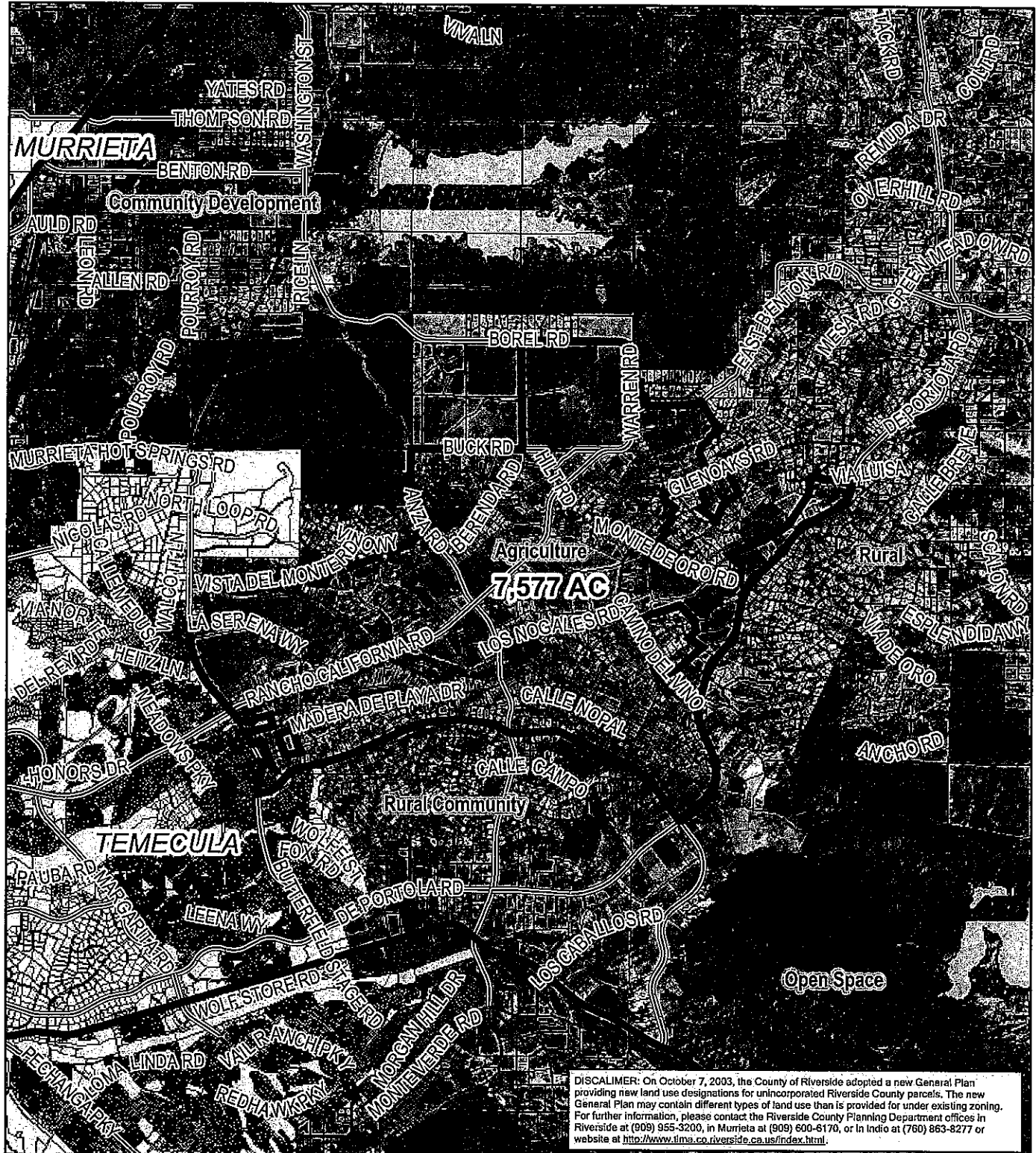


Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA1056

DEVELOPMENT OPPORTUNITY

Planner: Mustafa Bahar
Date: 6/23/08
Exhibit Overview



Area
Plan: Rancho California
Township/Range: T7SR1W & T8SR1W
Section: 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT



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Feet

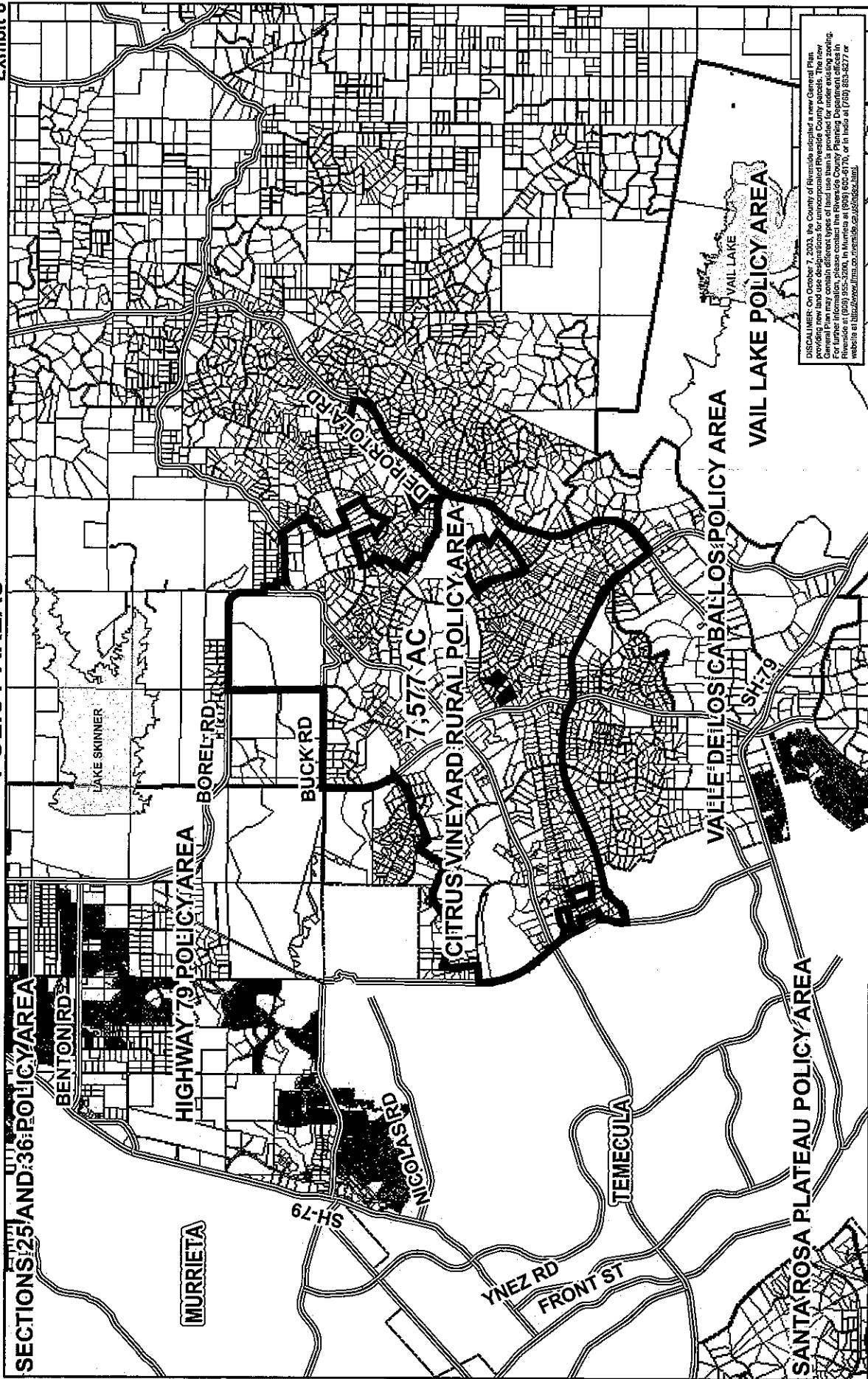
Assessors
Bk. Pg.
Thomas
Bros. Pg. 409 E3

Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA01056

POLICY AREAS

Planner: Mustafa Bahar
Date: 6/23/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types 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) 355-2264, in Murrieta at (951) 865-0170, or in Indio at (760) 853-8277 or visit us at <http://planning.riverside.ca.gov/planning.htm>.

Zone
Area: Rancho California
Township/Range: T7SR1W & T8SR1W
Section : 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg.
Thomas Bros. Pg. 409 E3

0 8,000 16,000 32,000 48,000 Feet

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County Planning Commission** to consider the project shown below:

GENERAL PLAN AMENMENT NO. 1056 / CHANGE OF ZONE NO. 7666 – No New Environmental Documentation Required (EA40322) – Applicant: County of Riverside — Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) – Location: Easterly of the City of Temecula, and northerly and southerly of Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning: Citrus/Vineyard (C/V) - **REQUEST:** The general plan amendment proposes to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan. The amendment will revise Policy 1.5 to include special occasion facilities as incidental uses and require that such facilities be located on ten (10) or more acres with associated onsite vineyards. The change of zone proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections are included in this change of zone request. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 23, 2008
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Derek Hull, at 951-955-9076 or e-mail drhull@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

GENERAL PLAN AMENMENT NO. 1056 – No Further Environmental Documentation is Required– Applicant: County of Riverside — Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG), Rural Residential (RR), and Estate Density Residential (EDR) – Location: Easterly of the City of Temecula, and northerly and southerly of Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning: Citrus/Vineyard (C/V), Commercial –Citrus Vineyard (C-C/V), Residential Agricultural (R-A), Rural Residential (R-R), and Light Agricultural (A-1) - REQUEST: The general plan amendment proposes to amend Policy 1.5 of the Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan. The amendment will revise Policy 1.5 to include special occasion facilities as incidental uses and require that such facilities be located on ten (10) or more acres with associated onsite vineyards. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter. or as
DATE OF HEARING: November 5, 2008
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Derek Hull, Principal Planner at 951-955-9076 or e-mail drhull@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

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Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Derek Hull
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0806026

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COUNTY OF RIVERSIDE

\$64.00

paid by: JV 0001224817

paid towards: CFG05317 CALIF FISH & GAME: DOC FEE
FISH & GAME POSTING FEE CZ07666

at parcel #:

appl type: CFG3

By _____ Jun 10, 2008 16:51

MBRASWEL posting date Jun 10, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org