

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



ITEM: 21.1
(ID # 13147)

MEETING DATE:

Tuesday, August 25, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 1900050 and ORDINANCE NO. 348.4938 - No Further California Environmental Quality Act (CEQA) Analysis Required - Applicant: County of Riverside - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Site A - Agriculture: Agriculture (AG: AG); Temecula Valley Wine Country Policy Area: Winery District - Location: North of Benton Road, east of Warren Road, south of Summitville Street, and west of Indian Knoll Road - 12.71 Gross Acres - Zoning: Wine Country - Winery (WC-W). Site B - Rural: Rural Residential (R: RR); Temecula Valley Wine Country Policy Area: Equestrian District - Location: South of De Portola Road, north of Los Caballos Road, and southwest of Avenida Felicita - 10.51 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Change of Zone No. 1900050 is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country - Winery (WC-W) to Wine Country - Winery Existing (WC-WE) for APNs 915-690-015, 915-690-016, 924-370-018, and 924-370-019 which are comprised of approximately 12.71 acres (Site A) and from Rural Residential (R-R) to Wine Country - Equestrian (WC-E) for APN 927-570-011, comprised of approximately 10.51 acres (Site B). The proposal includes a total of five lots on approximately 23.22 gross acres. District 3. [\$14,784 Total Cost, \$755 FY 20/21 Cost - 100% NCC]

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION: Policy

Charis Leach, Assistant TLMA Director

8/5/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 25, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;
2. **APPROVE CHANGE OF ZONE NO. 1900050**, based upon the findings and conclusions provided in this staff report; and
3. **ADOPT ORDINANCE NO. 348.4938** amending the zoning in the Rancho California Area shown on Map No. 2.2449 Change of Zone No. 1900050 attached hereto and incorporated herein by reference.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 755	\$ 0	\$ 14,784	\$ 0
NET COUNTY COST	\$ 755	\$ 0	\$ 14,784	\$ 0
SOURCE OF FUNDS: 100% Net County Cost			Budget Adjustment: No	
			For Fiscal Year: 19/20-20/21	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

All of the properties participating in the Winery Country Consistency Zoning Programs were within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 1900050 includes properties that are also within the boundary analyzed. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162.

Site A is located north of East Benton Road, east of Warren Road, south of Summitville Street, and west of Indian Knoll Road. Site B is located south of De Portola Road, north of Los Caballos Road, and southwest of Avenida Felicita.

The Planning Commission heard the project on July 1, 2020. No one spoke in favor, opposition or in a neutral position. The Planning Commission closed the public hearing and recommended approval with a 5 -0 vote.

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

Impact on Residents and Businesses


The impacts of this Project have been evaluated through the environmental review and public hearing process. Approval of the Project will not result in impacts to residents or businesses.

Additional Fiscal Information

Fees paid by the County of Riverside. The total cost to complete the Change of Zone No. 1900050 is approximately \$14,784. The planning process for this project started in June of fiscal year 2019/2020 and will complete in September of fiscal year 2020/2021.

ATTACHMENTS:

- A. ORDINANCE NO. 348.4938**
- B. PLANNING COMMISSION MINUTES**
- C. PLANNING COMMISSION STAFF REPORT**



Jason Farin, Principal Management Analyst 8/20/2020

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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 August 25, 2020, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: August 25, 2020

KECIA R. HARPER
Clerk of the Board

BY: *Auscilla Russo*
Deputy



ORDINANCE NO. 348.4938

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

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2449, Change of Zone Case No. 1900050" which map is made a part of this ordinance.

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

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

By: 
Chairman, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: 

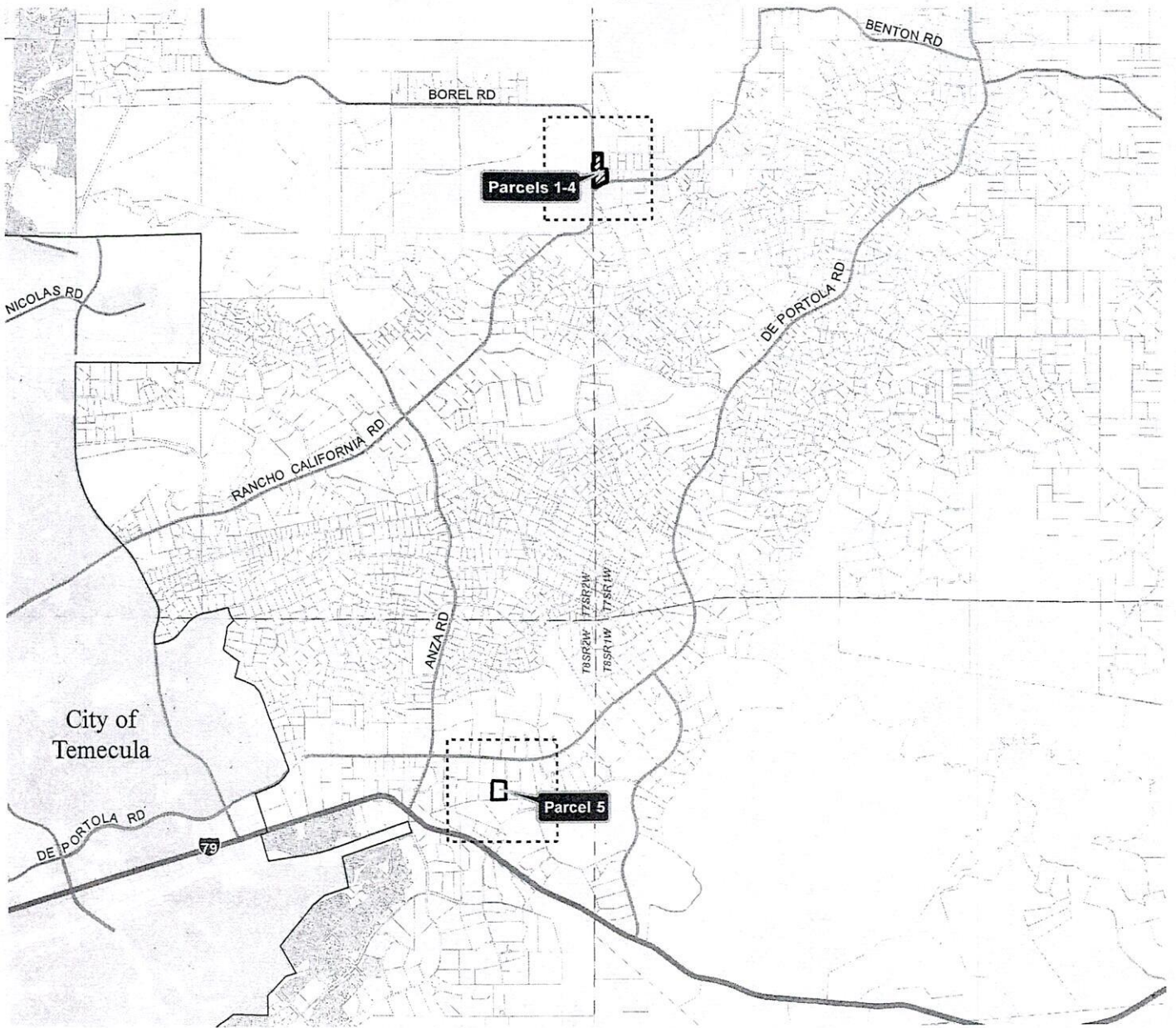
(SEAL)

APPROVED AS TO FORM
August 5, 2020

By: 
MICHELLE P. CLACK
Chief Deputy County Counsel

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RANCHO CALIFORNIA AREA
 T. 8 S., R. 2 W & T. 7 S., R. 1 W. S.B.M



SEE SHEETS 2 THRU 4 FOR PARCEL DETAILS AND LEGAL DESCRIPTIONS

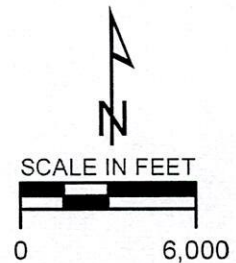
- WC-E WINE COUNTRY- EQUESTRIAN
- WCWE WINE COUNTRY- WINERY EXISTING

MAP NO. 2.2449
 CHANGE OF OFFICIAL ZONING PLAN

AMENDING
MAP NO. 2 ORDINANCE NO. 348

 CHANGE OF ZONE CASE NO.1900050
 ADOPTED BY ORDINANCE NO. 348.4938
 (DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

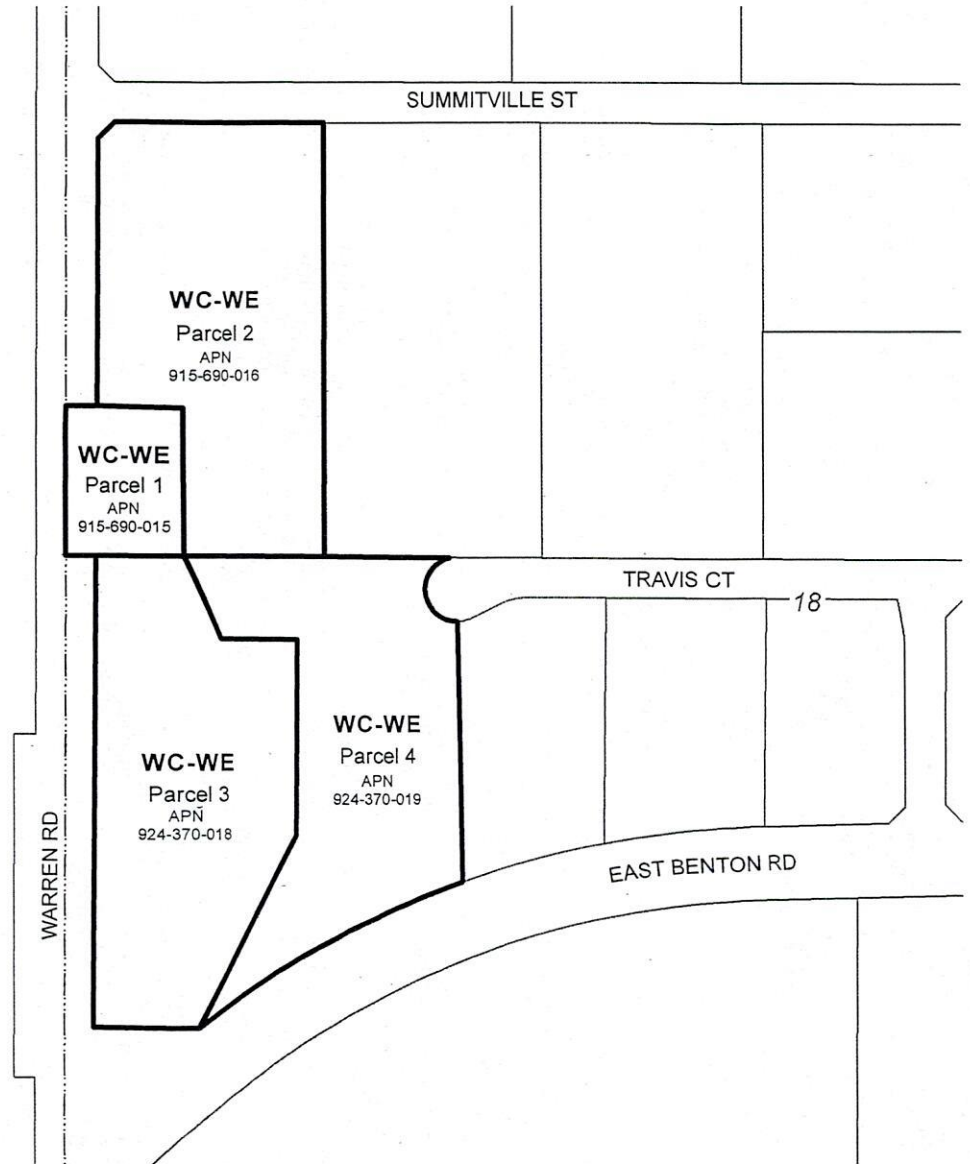


APNs: 915-690-015, 915-690-016,
 924-370-018, 924-370-019, 927-570-011

OVERALL BOUNDARIES AND INDEX
 SHEET 1 OF 4

RANCHO CALIFORNIA AREA

SEC 18, 7 S., R. 1 W., S.B.M



SEE SHEET 4 AND 5 FOR LEGAL DESCRIPTIONS OF PARCELS

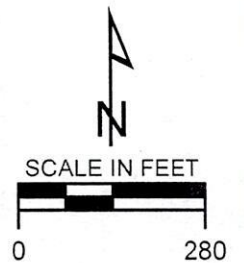
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA

SEC 12, T. 8 S., R. 2 W. S.B.M



SEE SHEET 5 FOR LEGAL DESCRIPTION OF PARCEL

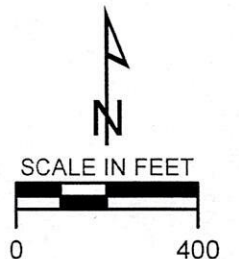
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(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA

PARCEL LEGAL DESCRIPTIONS (SEE SHEET 1, 2 & 3)

PARCEL 1
APN: 915-690-015

THAT PORTION OF GOVERNMENT LOT 3 IN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION AND THE EAST SIDE OF THE PUBLIC HIGHWAY WHICH EXTENDS ALONG THE WEST BOUNDARY OF SAID SECTION, SAID POINT BEING 25 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ON THE SOUTH LINE OF SAID SECTION, 165 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHERLY 220 FEET OF LOT 24 OF TRACT 12316 IN BOOK 137, PAGES 44 AND 45 OF MAPS;
THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION, 220 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 165 FEET, MORE OR LESS, TO A POINT ON THE EAST SIDE OF SAID PUBLIC HIGHWAY, DISTANCE 25 FEET EAST FROM THE WEST LINE OF SAID SECTION;
THENCE SOUTH ON THE EAST SIDE OF SAID PUBLIC HIGHWAY AND PARALLEL WITH AND 25 FEET DISTANT FROM THE WEST LINE OF SAID SECTION, 220 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN PUBLIC HIGHWAY.

PARCEL 2
APN: 915-690-016

BEING A PORTION OF LOT 24 AS SHOWN ON MAP OF TRACT 12316 ON FILE IN BOOK 137, PAGE 45 OF MAPS, LYING WITHIN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST; TOGETHER WITH A PORTION OF PARCEL 4 OF PARCEL MAP NO 27819, AS SHOWN BY MAP ON FILE IN BOOK 186, PAGE 5 OF PARCEL MAPS, LYING WITHIN A PORTION OF RANCHO PAUBA, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE ALONG THE NORTH LINE OF SAID OF SAID PARCEL 4 SOUTH 89° 38' 03" EAST, 200.71 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE ALONG THE EAST LINE OF SAID PARCEL 4 SOUTH 00° 21' 57" WEST, 48.00 FEET;

THENCE SOUTH 00° 52' 46" EAST, 440.87 FEET;

THENCE SOUTH 19° 19' 50" EAST 55.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 4 AND A POINT ON THE CENTERLINE OF OLD BENTON ROAD AS SHOWN ON SAID PARCEL MAP, ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1400.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19° 19' 50" WEST;

THENCE LEAVING SAID EAST LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 49' 36", A DISTANCE OF 435.59 FEET;

THENCE LEAVING SAID CURVE AND SAID CENTERLINE NORTH 37° 09' 26" WEST 55.00 FEET;

THENCE NORTH 26° 55' 49" EAST, 324.35 FEET;

THENCE NORTH 00° 13' 31" EAST, 289.90 FEET.

THENCE NORTH 88° 57' 55" WEST 117.62 FEET;

THENCE NORTH 23° 20' 07" WEST, 134.64 FEET TO THE MOST SOUTHWEST CORNER OF SAID LOT 24;

THENCE ALONG THE BOUNDARY OF SAID LOT 24 THE FOLLOWING COURSES, NORTH 00° 13' 06" EAST 220.00 FEET.

NORTH 89° 38' 03" WEST, 165.00 FEET TO THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID MAP NO. 12316;

THENCE ALONG SAID CENTERLINE NORTH 00° 13' 06" EAST, 451.83 FEET TO THE INTERSECTION OF THE CENTERLINE OF WARREN ROAD AND THE CENTERLINE OF SUMMITVILLE STREET, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24.

THENCE ALONG THE CENTERLINE OF SAID SUMMITVILLE STREET, SOUTH 89° 46' 54" EAST, 377.93 FEET.

THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST LINE OF SAID LOT 24, SOUTH 00° 13' 06" WEST, 672.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3
APN: 924-370-018

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO.27819, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 186, PAGES 4 AND 5, INCLUSIVE, OF PARCEL MAPS LYING WITHIN A PORTION OF THE RANCHO PAUBA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 4, ALSO BEING A POINT IN THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID PARCEL MAP;

PARCEL 3 (Continued)

THENCE ALONG THE NORTH LINE OF SAID PARCEL 4, SOUTH 89° 38' 03" EAST, 165.00 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 23° 20' 07" EAST, 134.64 FEET;

THENCE SOUTH 88° 57' 55" EAST, 117.62 FEET;

THENCE SOUTH 00° 13' 31" WEST, 289.90 FEET;

THENCE SOUTH 26° 55' 49" WEST, 324.35 FEET.

THENCE SOUTH 37° 09' 26" EAST, 55.00 FEET TO THE CENTERLINE OF OLD BENTON ROAD AS SHOWN ON SAID PARCEL MAP NO.27819 ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 37° 09' 26" WEST;

THENCE WESTERLY ALONG THE CENTERLINE OF OLD BENTON ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 37' 09", A DISTANCE OF 196.97 FEET;

THENCE NORTH 89° 32' 17" WEST 44.06 FEET TO THE INTERSECTION OF THE CENTERLINE OF OLD BENTON ROAD AND THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID PARCEL MAP;

THENCE LEAVING THE CENTERLINE OF OLD BENTON ROAD AND ALONG THE CENTERLINE OF WARREN ROAD NORTH 00° 27' 52" EAST, 810.28 FEET TO THE POINT OF BEGINNING.

PARCEL 4
APN: 924-370-019

BEING A PORTION OF LOT 24 AS SHOWN ON MAP OF TRACT 12316 ON FILE IN BOOK 137, PAGE 45 OF MAPS, LYING WITHIN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST; TOGETHER WITH A PORTION OF PARCEL 4 OF PARCEL MAP NO 27819, AS SHOWN BY MAP ON FILE IN BOOK 186, PAGE 5 OF PARCEL MAPS, LYING WITHIN A PORTION OF RANCHO PAUBA, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

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THENCE ALONG THE EAST LINE OF SAID PARCEL 4 SOUTH 00° 21' 57" WEST, 48.00 FEET;

THENCE SOUTH 00° 52' 46" EAST, 440.87 FEET;

THENCE SOUTH 19° 19' 50" EAST 55.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 4 AND A POINT ON THE CENTERLINE OF OLD BENTON ROAD AS SHOWN ON SAID PARCEL MAP, ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1400.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19° 19' 50" WEST;

THENCE LEAVING SAID EAST LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 49' 36", A DISTANCE OF 435.59 FEET;

THENCE LEAVING SAID CURVE AND SAID CENTERLINE NORTH 37° 09' 26" WEST 55.00 FEET;

THENCE NORTH 26° 55' 49" EAST, 324.35 FEET;

THENCE NORTH 00° 13' 31" EAST, 289.90 FEET.

THENCE NORTH 88° 57' 55" WEST 117.62 FEET;

THENCE NORTH 23° 20' 07" WEST, 134.64 FEET TO THE MOST SOUTHWEST CORNER OF SAID LOT 24;

THENCE ALONG THE BOUNDARY OF SAID LOT 24 THE FOLLOWING COURSES, NORTH 00° 13' 06" EAST 220.00 FEET.

NORTH 89° 38' 03" WEST, 165.00 FEET TO THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID MAP NO. 12316;

THENCE ALONG SAID CENTERLINE NORTH 00° 13' 06" EAST, 451.83 FEET TO THE INTERSECTION OF THE CENTERLINE OF WARREN ROAD AND THE CENTERLINE OF SUMMITVILLE STREET, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24.

THENCE ALONG THE CENTERLINE OF SAID SUMMITVILLE STREET, SOUTH 89° 46' 54" EAST, 377.93 FEET.

THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST LINE OF SAID LOT 24, SOUTH 00° 13' 06" WEST, 672.80 FEET TO THE POINT OF BEGINNING.

PARCEL 5
APN 927-570-011 43453 AVENIDA FELICITA

PARCEL 3 OF PARCEL MAP 16578, AS SHOWN BY MAP ON FILE IN BOOK 95 PAGE(S) 68 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

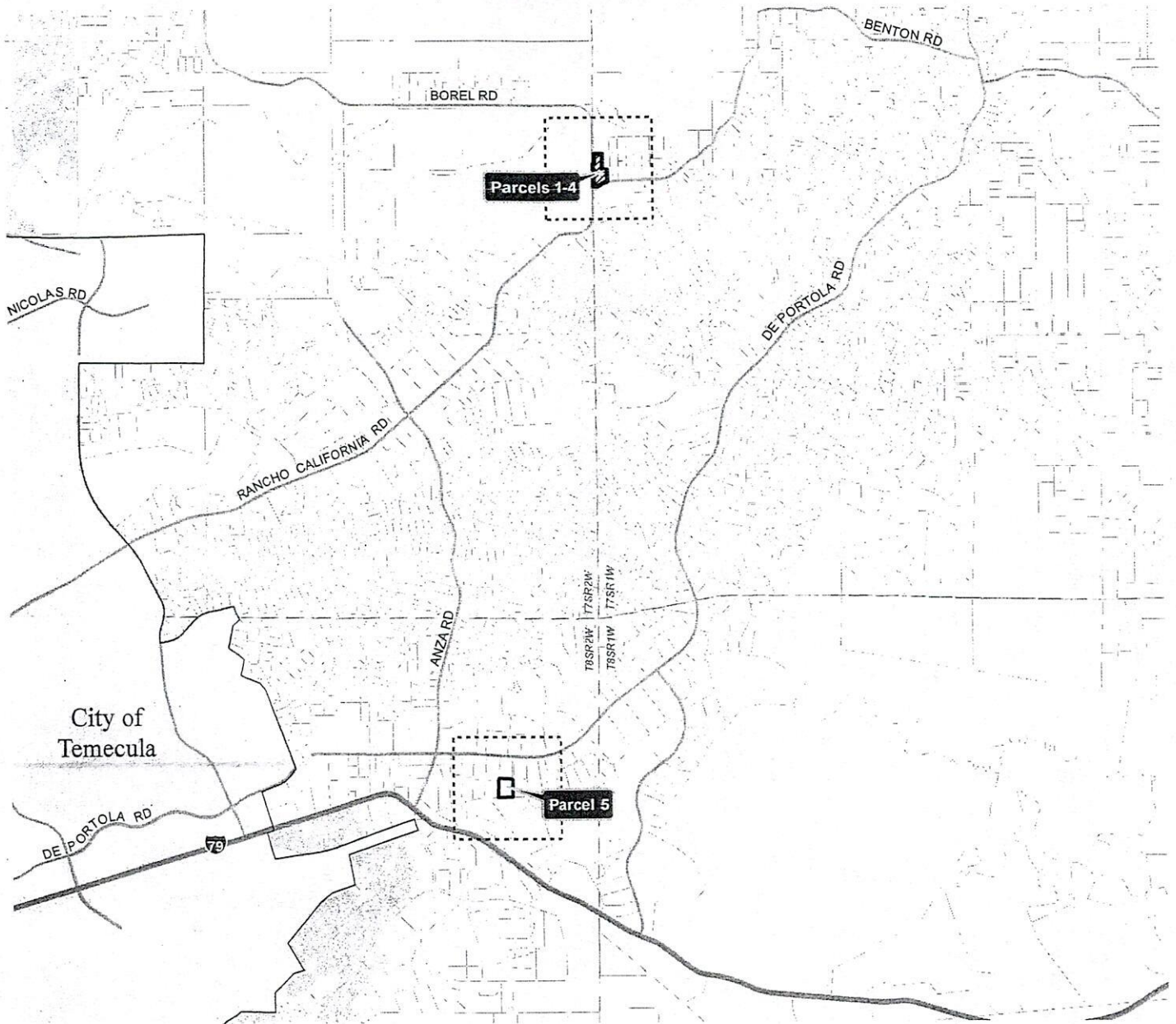
MAP NO. 2.2449 CHANGE OF OFFICIAL ZONING PLAN

AMENDING MAP NO. 2 ORDINANCE NO. 348



CHANGE OF ZONE CASE NO.1900050
ADOPTED BY ORDINANCE NO. 348.4938
(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

RANCHO CALIFORNIA AREA
T. 8 S., R. 2 W & T. 7 S., R. 1 W. S.B.M



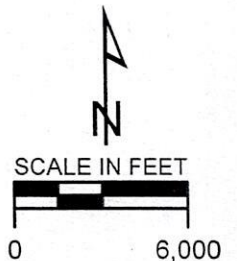
SEE SHEETS 2 THRU 4 FOR PARCEL DETAILS AND LEGAL DESCRIPTIONS

-  WINE COUNTRY- EQUESTRIAN
-  WINE COUNTRY- WINERY EXISTING

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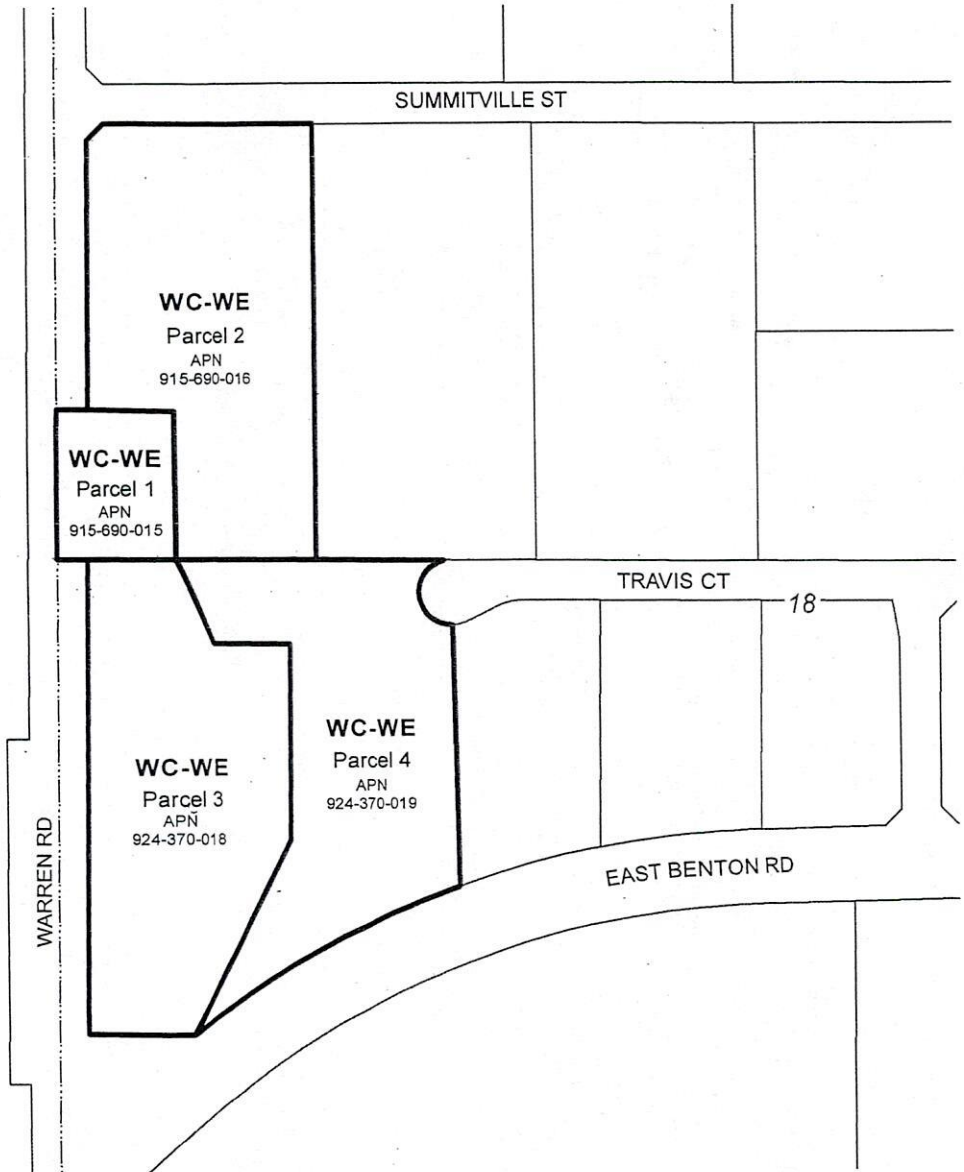
RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA

SEC 18, 7 S., R. 1 W., S.B.M

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SEE SHEET 4 AND 5 FOR LEGAL DESCRIPTIONS OF PARCELS

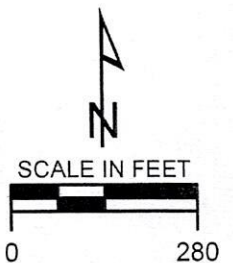
WC-WE WINE COUNTRY- WINERY EXISTING

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RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA

SEC 12, T. 8 S., R. 2 W. S.B.M



SEE SHEET 5 FOR LEGAL DESCRIPTION OF PARCEL

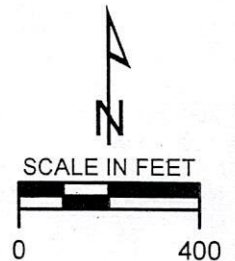
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA

PARCEL LEGAL DESCRIPTIONS (SEE SHEET 1, 2 & 3)

PARCEL 1
APN: 915-690-015

THAT PORTION OF GOVERNMENT LOT 3 IN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION AND THE EAST SIDE OF THE PUBLIC HIGHWAY WHICH EXTENDS ALONG THE WEST BOUNDARY OF SAID SECTION, SAID POINT BEING 25 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ON THE SOUTH LINE OF SAID SECTION, 165 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHERLY 220 FEET OF LOT 24 OF TRACT 12316 IN BOOK 137, PAGES 44 AND 45 OF MAPS;
THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION, 220 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 165 FEET, MORE OR LESS, TO A POINT ON THE EAST SIDE OF SAID PUBLIC HIGHWAY, DISTANCE 25 FEET EAST FROM THE WEST LINE OF SAID SECTION;
THENCE SOUTH ON THE EAST SIDE OF SAID PUBLIC HIGHWAY AND PARALLEL WITH AND 25 FEET DISTANT FROM THE WEST LINE OF SAID SECTION, 220 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN PUBLIC HIGHWAY.

PARCEL 2
APN: 915-690-016

BEING A PORTION OF LOT 24 AS SHOWN ON MAP OF TRACT 12316 ON FILE IN BOOK 137, PAGE 45 OF MAPS, LYING WITHIN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST; TOGETHER WITH A PORTION OF PARCEL 4 OF PARCEL MAP NO 27819, AS SHOWN BY MAP ON FILE IN BOOK 186, PAGE 5 OF PARCEL MAPS, LYING WITHIN A PORTION OF RANCHO PAUBA, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE ALONG THE NORTH LINE OF SAID OF SAID PARCEL 4 SOUTH 89° 38' 03" EAST, 200.71 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE ALONG THE EAST LINE OF SAID PARCEL 4 SOUTH 00° 21' 57" WEST, 48.00 FEET;

THENCE SOUTH 00° 52' 46" EAST, 440.87 FEET;

THENCE SOUTH 19° 19' 50" EAST 55.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 4 AND A POINT ON THE CENTERLINE OF OLD BENTON ROAD AS SHOWN ON SAID PARCEL MAP, ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1400.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19° 19' 50" WEST;

THENCE LEAVING SAID EAST LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 49' 36", A DISTANCE OF 435.59 FEET;

THENCE LEAVING SAID CURVE AND SAID CENTERLINE NORTH 37° 09' 26" WEST 55.00 FEET;

THENCE NORTH 26° 55' 49" EAST, 324.35 FEET;

THENCE NORTH 00° 13' 31"EAST, 289.90 FEET.

THENCE NORTH 88° 57' 55" WEST 117.62 FEET;

THENCE NORTH 23° 20' 07" WEST, 134.64 FEET TO THE MOST SOUTHWEST CORNER OF SAID LOT 24;

THENCE ALONG THE BOUNDARY OF SAID LOT 24 THE FOLLOWING COURSES, NORTH 00° 13' 06" EAST 220.00 FEET.

NORTH 89° 38' 03" WEST, 165.00 FEET TO THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID MAP NO. 12316;

THENCE ALONG SAID CENTERLINE NORTH 00° 13' 06" EAST, 451.83 FEET TO THE INTERSECTION OF THE CENTERLINE OF WARREN ROAD AND THE CENTERLINE OF SUMMITVILLE STREET, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24.

THENCE ALONG THE CENTERLINE OF SAID SUMMITVILLE STREET, SOUTH 89° 46' 54" EAST, 377.93 FEET.

THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST LINE OF SAID LOT 24, SOUTH 00° 13' 06" WEST, 672.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3
APN: 924-370-018

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO.27819, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 186, PAGES 4 AND 5, INCLUSIVE, OF PARCEL MAPS LYING WITHIN A PORTION OF THE RANCHO PAUBA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 4, ALSO BEING A POINT IN THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID PARCEL MAP;

PARCEL 3 (Continued)

THENCE ALONG THE NORTH LINE OF SAID PARCEL 4, SOUTH 89° 38' 03" EAST, 165.00 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 23° 20' 07"EAST, 134.64 FEET;

THENCE SOUTH 88° 57' 55" EAST, 117.62 FEET;

THENCE SOUTH 00° 13' 31"WEST, 289.90 FEET;

THENCE SOUTH 26° 55' 49" WEST, 324.35 FEET.

THENCE SOUTH 37° 09' 26" EAST, 55.00 FEET TO THE CENTERLINE OF OLD BENTON ROAD AS SHOWN ON SAID PARCEL MAP NO.27819 ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 37° 09' 26" WEST;

THENCE WESTERLY ALONG THE CENTERLINE OF OLD BENTON ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 37' 09", A DISTANCE OF 196.97 FEET;

THENCE NORTH 89° 32' 17" WEST 44.06 FEET TO THE INTERSECTION OF THE CENTERLINE OF OLD BENTON ROAD AND THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID PARCEL MAP;

THENCE LEAVING THE CENTERLINE OF OLD BENTON ROAD AND ALONG THE CENTERLINE OF WARREN ROAD NORTH 00° 27' 52" EAST, 810.28 FEET TO THE POINT OF BEGINNING.

PARCEL 4
APN: 924-370-019

BEING A PORTION OF LOT 24 AS SHOWN ON MAP OF TRACT 12316 ON FILE IN BOOK 137, PAGE 45 OF MAPS, LYING WITHIN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST; TOGETHER WITH A PORTION OF PARCEL 4 OF PARCEL MAP NO 27819, AS SHOWN BY MAP ON FILE IN BOOK 186, PAGE 5 OF PARCEL MAPS, LYING WITHIN A PORTION OF RANCHO PAUBA, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE ALONG THE NORTH LINE OF SAID OF SAID PARCEL 4 SOUTH 89° 38' 03" EAST, 200.71 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE ALONG THE EAST LINE OF SAID PARCEL 4 SOUTH 00° 21' 57" WEST, 48.00 FEET;

THENCE SOUTH 00° 52' 46" EAST, 440.87 FEET;

THENCE SOUTH 19° 19' 50" EAST 55.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 4 AND A POINT ON THE CENTERLINE OF OLD BENTON ROAD AS SHOWN ON SAID PARCEL MAP, ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1400.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19° 19' 50" WEST;

THENCE LEAVING SAID EAST LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 49' 36", A DISTANCE OF 435.59 FEET;

THENCE LEAVING SAID CURVE AND SAID CENTERLINE NORTH 37° 09' 26" WEST 55.00 FEET;

THENCE NORTH 26° 55' 49" EAST, 324.35 FEET;

THENCE NORTH 00° 13' 31"EAST, 289.90 FEET.

THENCE NORTH 88° 57' 55" WEST 117.62 FEET;

THENCE NORTH 23° 20' 07" WEST, 134.64 FEET TO THE MOST SOUTHWEST CORNER OF SAID LOT 24;

THENCE ALONG THE BOUNDARY OF SAID LOT 24 THE FOLLOWING COURSES, NORTH 00° 13' 06" EAST 220.00 FEET.

NORTH 89° 38' 03" WEST, 165.00 FEET TO THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID MAP NO. 12316;

THENCE ALONG SAID CENTERLINE NORTH 00° 13' 06" EAST, 451.83 FEET TO THE INTERSECTION OF THE CENTERLINE OF WARREN ROAD AND THE CENTERLINE OF SUMMITVILLE STREET, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24.

THENCE ALONG THE CENTERLINE OF SAID SUMMITVILLE STREET, SOUTH 89° 46' 54" EAST, 377.93 FEET.

THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST LINE OF SAID LOT 24, SOUTH 00° 13' 06" WEST, 672.80 FEET TO THE POINT OF BEGINNING.

PARCEL 5
APN 927-570-011 43453 AVENIDA FELICITA

PARCEL 3 OF PARCEL MAP 16578, AS SHOWN BY MAP ON FILE IN BOOK 95 PAGE(S) 68 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

MAP NO. 2.2449
CHANGE OF OFFICIAL ZONING PLAN

AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO.1900050
ADOPTED BY ORDINANCE NO. 348.4938

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**PLANNING COMMISSION
MINUTE ORDER
JULY 1, 2020**

I. AGENDA ITEM 4.2

CHANGE OF ZONE NO. 1900050 – No New Environmental Document Required – EIR524 – Applicant: County of Riverside –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Site A – Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Benton Road, easterly of Warren Road, southerly of Summitville Street, and westerly of Indian Knoll Road – 12.71 Gross Acres – Zoning: Wine Country – Winery (WC-W) – Site B – Rural: Rural Residential (R-RR) – Temecula Valley Wine Country Policy Area: Equestrian District – Location: Southerly of De Portola Road, northerly of Los Caballos Road, and southwesterly of Avenida Felicita – 10.51 Gross Acres – Zoning: Rural Residential (R-R).

II. PROJECT DESCRIPTION:

Change of Zone No. 1900050 is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APN's 915-690-015, 915-690-016, 924-370-018, and 924-370-019 (Site A) which are comprised of approximately 12.71 acres and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011 (Site B), comprised of approximately 10.51 acres. The proposal includes a total of five (5) lots on approximately 23.22 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

No one spoke in favor, opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND that No New Environmental Document is Required; and,

TENTATIVELY Approve Change of Zone No. 1900050.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: July 1, 2020

PROPOSED PROJECT

Case Number(s):	CZ1900050	Applicant(s): County of Riverside
CEQA Exempt	No Further Env. Doc. Required	
Area Plan:	Southwest	Representative(s): N/A
Zoning Area/District:	Rancho California Area	
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	915-690-015, 915-690-016, 924-370-018, 924-370-019, and 927-570-011	

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1900050 (CZ1900050) is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APNs 915-690-015, 915-690-016, 924-370-018, and 924-370-019 which are comprised of approximately 12.71 acres and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011, comprised of approximately 10.51 acres. The proposal includes a total of five lots on approximately 23.22 gross acres.

The above as described is hereafter referred to as the “Project” in this staff report. APNs 915-690-015, 915-690-016, 924-370-018 and 924-370-019 will herein be referred to as “Site A” and 927-570-011 will herein be referred to as “Site B”.

Site A is located north of East Benton Road, east of Warren Road, south of Summitville Street, and west of Indian Knoll Road. Site B is located south of De Portola Road, north of Los Caballos Road, and southwest of Avenida Felicita.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

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

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900050, amending the zoning classification for Site A from WC-W to WC-WE and Site B from R-R to WC-E, in accordance with Exhibit 3, 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:	Site A: Agriculture Site B: Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Site A: Agriculture (AG) Site B: Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Site A: Temecula Valley Wine Country Policy Area – Winery District Site B: Temecula Valley Wine Country Policy Area – Equestrian District
Surrounding General Plan Land Uses	
North:	Site A: Rural Community: Estate Density Residential (RC: EDR) Site B: Rural Residential (RR)
East:	Site A: Rural Community: Estate Density Residential (RC: EDR) Site B: Rural Residential (RR)
South:	Site A: Agriculture (AG) Site B: Rural Residential (RR)
West:	Site A: Agriculture (AG) Site B: Rural Residential (RR)
Existing Zoning Classification:	Site A: Wine Country – Winery (WC-W) Site B: Rural Residential (R-R)
Proposed Zoning Classification:	Site A: Wine Country – Winery Existing (WC-WE) Site B: Wine Country – Equestrian (WC-E)
Surrounding Zoning Classifications	
North:	Site A: Wine Country – Winery Existing (WC-WE) Site B: Wine Country – Equestrian (WC-E)
East:	Site A: Residential Agricultural, 2 ½ acre minimum (R-A-2 ½) Site B: Rural Residential (R-R)

South:	Site A: Wine Country – Winery (WC-W) Site B: Rural Residential (R-R)
West:	Site A: Wine Country – Winery (WC-W) Site B: Wine Country – Equestrian (WC-E)
Existing Use:	Site A: Winery Site B: Single-family residential
Surrounding Uses	
North:	Site A: Winery and Residential Development Site B: Residential and Equestrian Uses
East:	Site A: Residential Developments and Wineries Site B: Residential
South:	Site A: Scattered Residential Development Site B: Residential and Equestrian Uses
West:	Site A: Vacant Land Site B: Residential and Equestrian Uses

Located Within:

City's Sphere of Influence:	Site A: No Site B: No
Community Service Area ("CSA"):	Site A: No Site B: No
Special Flood Hazard Zone:	Site A: No Site B: Yes
Agricultural Preserve:	Site A: No Site B: No
Liquefaction Area:	Site A: No Site B: Very High
Subsidence Area:	Site A: No Site B: Susceptible
Fault Zone:	Site A: No Site B: No
Fire Zone:	Site A: Yes – Very High Fire Hazard, SRA Site B: Moderate and High Fire Hazard, SRA
Mount Palomar Observatory Lighting Zone:	Site A: Yes – Zone B Site B: Yes – Zone A
WRCMSHCP Criteria Cell:	Site A: No Site B: Yes – 7184
CVMSHCP Conservation Boundary:	Site A: No Site B: No

Stephens Kangaroo Rat ("SKR") Fee Area:	Site A: Yes Site B: Yes
Airport Influence Area ("AIA"):	Site A: No Site B: No

Project Details: Site A

Item	Value	Min./Max. Development Standard
Project Site (Acres):	12.71 gross acres	N/A

Project Details: Site B

Item	Value	Min./Max. Development Standard
Project Site (Acres):	10.51 gross acres	N/A

PROJECT LOCATION MAP



Figure 1: Aerial – Site A.



Figure 2: Aerial – Site B.

PROJECT BACKGROUND AND ANALYSIS

Background:

On March 11, 2014, the Board of Supervisors adopted the Temecula Valley Wine Country Community Plan which consisted of revisions to the General Plan, updated design guidelines and a new set of zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Temecula Valley Wine Country Policy Area was not changed; therefore,

zoning consistency would have to occur as part of the development approval process on specific parcels. In order to streamline development within the Equestrian District and Winery District of the Policy Area, the County embarked on two separate zoning consistency efforts to apply the newly adopted Wine Country (WC) zones to parcels in these districts. Both zoning consistency programs allowed property owners within the districts to volunteer inclusion into the programs by submitting a Letter of Intent to Planning Staff.

On December 5, 2017, the Board of Supervisors adopted Ordinance No. 348.4870 pursuant to Change of Zone No. 7929 (CZ07929) to amend various zoning classifications within the Winery District to either the Wine Country-Winery (WC-W) or Wine Country-Winery Existing (WC-WE) Zone. The assignment of WC-W or WC-WE on a property is dependent on the existing use and the size of the parcel. CZ07929 included 156 parcels totaling approximately 2,104 acres. CZ07929 changed the zoning classification of Site A to WC-W. However, WC-W is not an appropriate zone for Site A. WC-WE is an appropriate zoning classification for this site because the existing winery is located on less than 20 gross acres. The WC-WE Zone allows existing wineries that are on less than 20 gross acres to expand its operations that otherwise cannot occur under the WC-W Zone. Therefore, Site A is included in CZ1900050 to correct the zoning classification to WC-WE.

On September 1, 2015, the Board adopted Ordinance No. 348.4813 pursuant to Change of Zone No. 7860 (CZ07860) to amend various zoning classifications within the Equestrian District to the Wine Country-Equestrian (WC-E) Zone. CZ07860 included 90 parcels totaling approximately 1,335 acres. Site B is included in CZ1900050 because the property owner provided proof that a Letter of Intent was submitted in 2015 and therefore should have been included in CZ07860.

CZ1900050 is a County initiated Change of Zone to correct these inaccuracies and to ensure that the properties of Sites A and B are appropriately zoned for overall consistency with the General Plan Policy Area.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

All of the properties participating in the Winery Country Consistency Zoning Programs were within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 1900050 includes properties that are also within the boundary analyzed. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

Site A:

1. The project site has a General Plan Land Use Designation of Agriculture (AG).
2. The project site is located within the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan (SWAP). The primary purpose of the Winery District is to promote the establishment of commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize and allow the expansions of existing wineries. SWAP Policy 1.10 is intended to allow the existing wineries that are located on less than 20 gross acres that were approved prior to March 11, 2014 to expand through the WC-WE Zone. This winery is identified on SWAP Figure 4B and Ordinance No. 348.4729 Figure 4A as one of the 31 wineries that is eligible to expand under the WC-WE Zone.
3. The project site currently has a zoning classification of Wine Country-Winery (WC-W), which is generally consistent with the Temecula Valley Wine Country Policy Area – Winery District of the Riverside County General Plan. At the time when the County adopted the Winery District Consistency Zoning Program in 2017, the Project site was changed to WC-W. However, WC-WE is a more appropriate zoning classification for this Site. WC-WE allows the existing winery that is located at this site to expand its operations that it otherwise could not under the WC-W Zone. The proposed Change of Zone will provide greater consistency with the General Plan and allow the existing winery to expand pursuant to Southwest Area Plan policy SWAP 1.10.

Site B:

1. The project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR).
2. The project site is located within the Temecula Valley Wine Country Policy Area – Equestrian District of the SWAP. The purpose of the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area. Pursuant to policies SWAP 1.3, 1.4, 1.17, and 1.18, the proposed change of zone to WC-E will enable uses such as Class I and Class II Equestrian Establishments and Class I and Class II wineries that are not allowed in the current R-R zoning classification. The proposed change of zone provides overall consistency with the Policy Area.
3. The project site currently has a zoning classification of Rural Residential (R-R), which is not consistent with the Temecula Valley Wine Country Policy Area – Equestrian District. However, when CZ07860 was adopted in 2015 the property was inadvertently left out of that Change of Zone when the Letter of Intent provided by the property owner was not included as one of the parcels 'opting-in' to this change of zone. The County has initiated CZ1900050 to modify the site's zoning classification from R-R to WC-E. The proposed change of zone will make the zoning of the site consistent with the General Plan, specifically the Temecula Valley Wine Country Policy Area – Equestrian District.

Entitlement Findings:

Change of Zone:

As detailed above in the Land Use Findings, the current zoning applied to the sites is not fully consistent with the General Plan. The proposed Change of Zone will correct prior inaccuracies that will provide for zoning consistency on the subject sites with the General Plan. The proposed zones

will accurately reflect the site's respective locations within the Winery and Equestrian Districts of the Temecula Valley Wine Country Policy Area of the General Plan.

Other Findings:

1. Site B is located within Western Riverside County Multiple Species Habitat Conservation Plan Cell Number 7184. This project is a County initiated action and is not required to complete the Habitat Acquisition and Negotiation Strategy (HANS) process.
2. Site A is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Site B is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Should the property owners of these APNs propose any type of new development compliance with all lighting standards specified within Ordinance No. 655, pursuant to Zones A and B.
3. The project sites are 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:

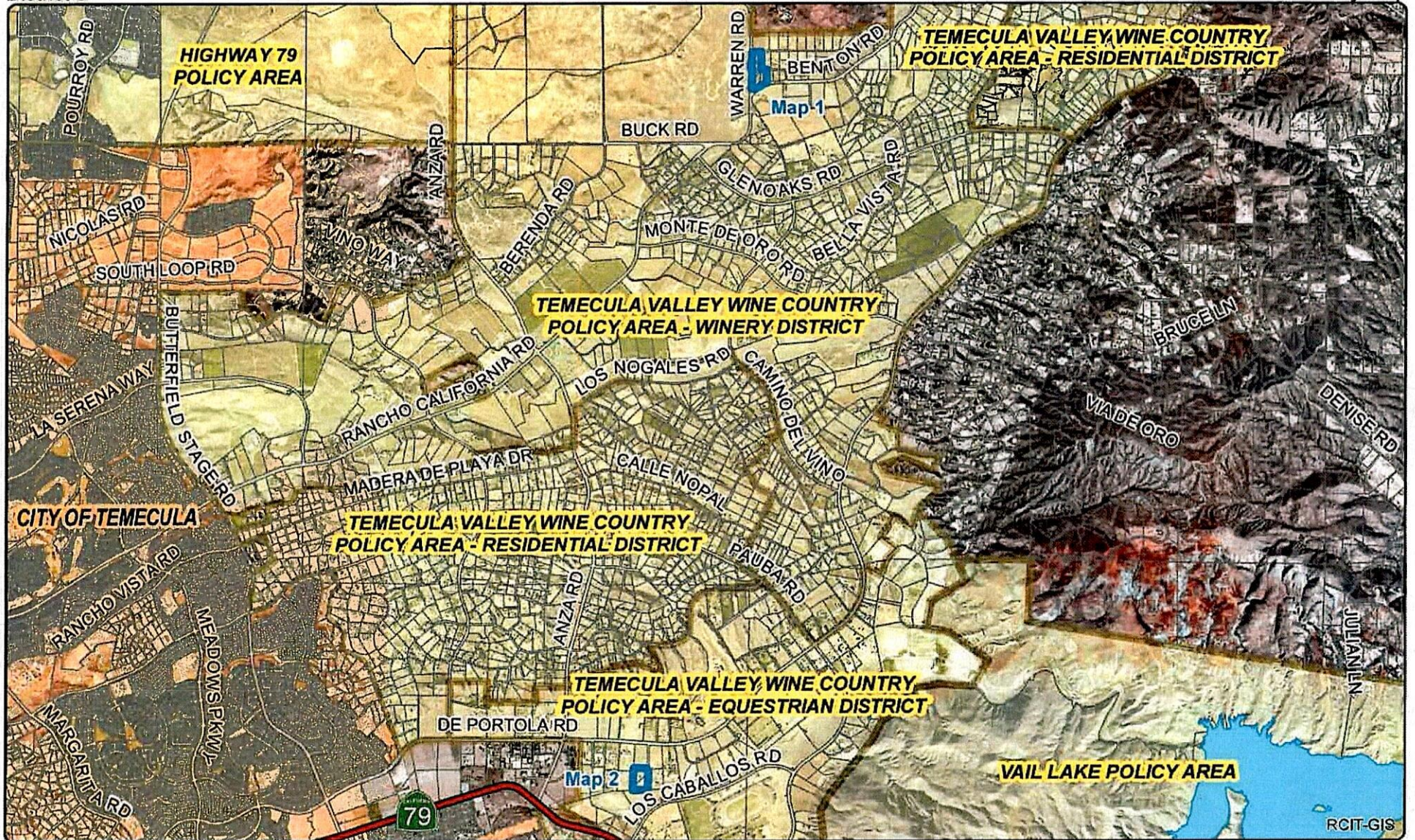
1. Site A, an already developed site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. Site B, also a single-family residential developed site is located within a Cal Fire State Responsibility Area ("SRA") and is within a high and moderate 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. Since this project is a County initiated change of zone and no development projects such as tentative maps, use permits or building permits are a part of this Project no notification is required. Should a development project, or building permits be required at a later time the Director of the Department of Forestry and Fire Protection or their designee would be notified.
 - a. Fire protection and suppression services will be available for the project sites through Riverside County Fire Department.
 - b. Sites A and B are developed sites, the proposed change of zone is not attached to a development project. Currently each site has available access for emergency vehicles. Should an expansion of the uses from what is currently existing on these sites be proposed the project would be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

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.

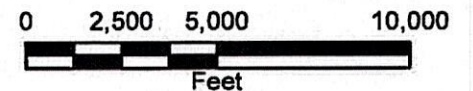
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from any person who indicated support or opposition to the proposed project.

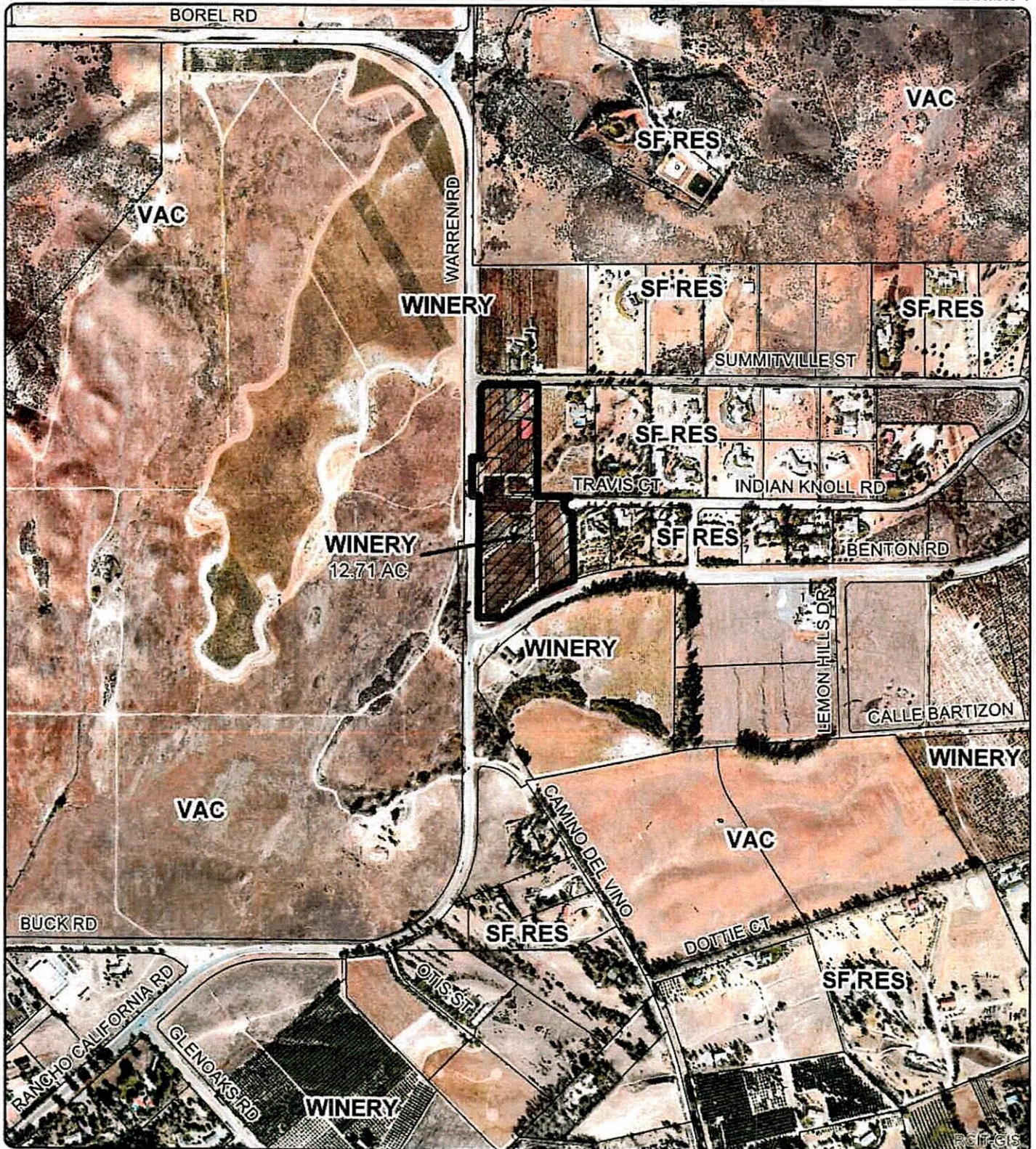


Zoning Area: Rancho California

Author: Vinnie Nguyen

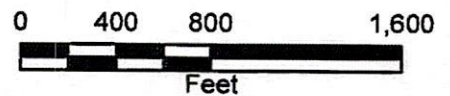


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3260 (Western County) or in Palm Desert at (760)965-4277 (Eastern County) or Website: <http://planning.rcti.ca.gov>



Zoning Area: Rancho California

Author: Vinnie Nguyen



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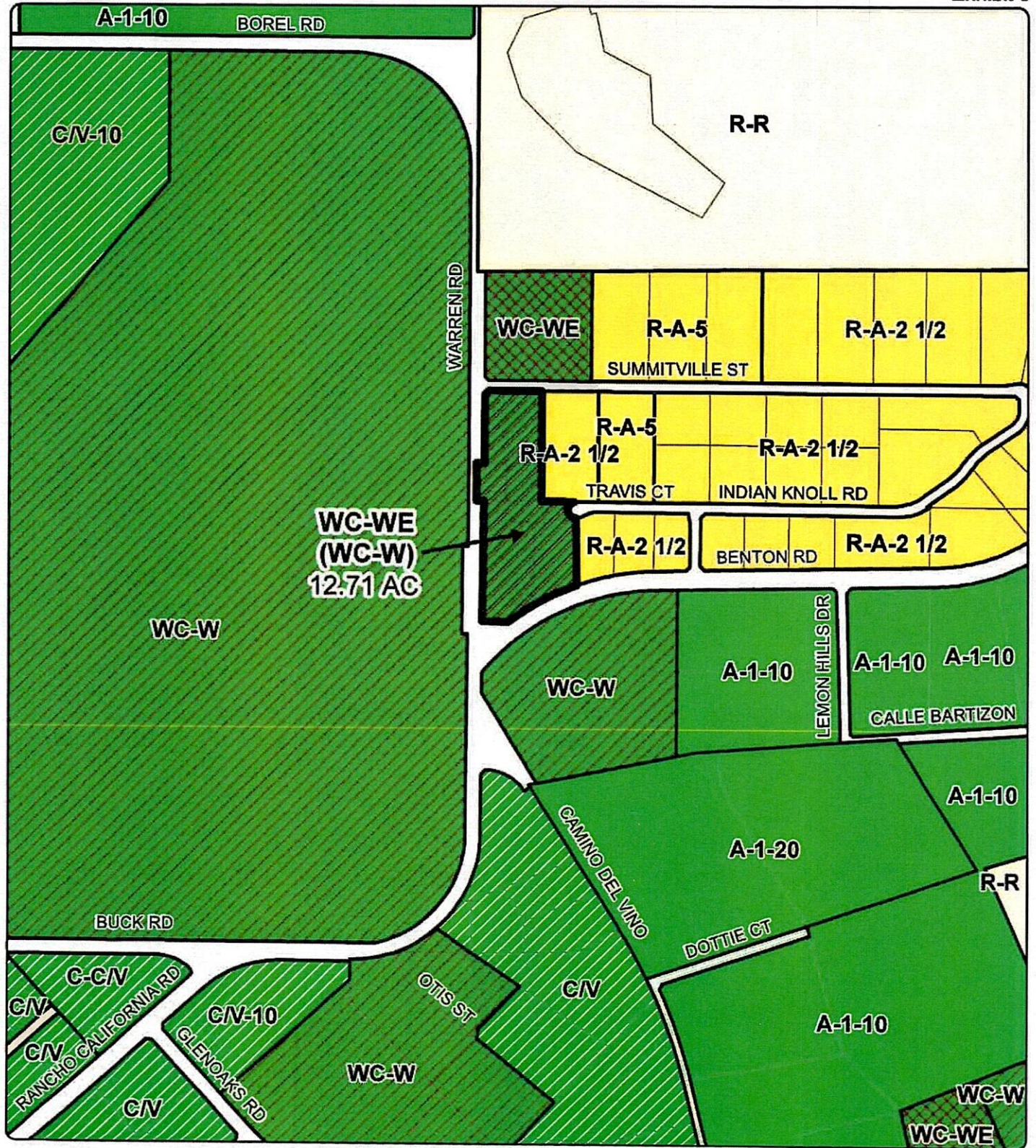
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900050

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 06/10/2020
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen

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RIVERSIDE COUNTY PLANNING DEPARTMENT

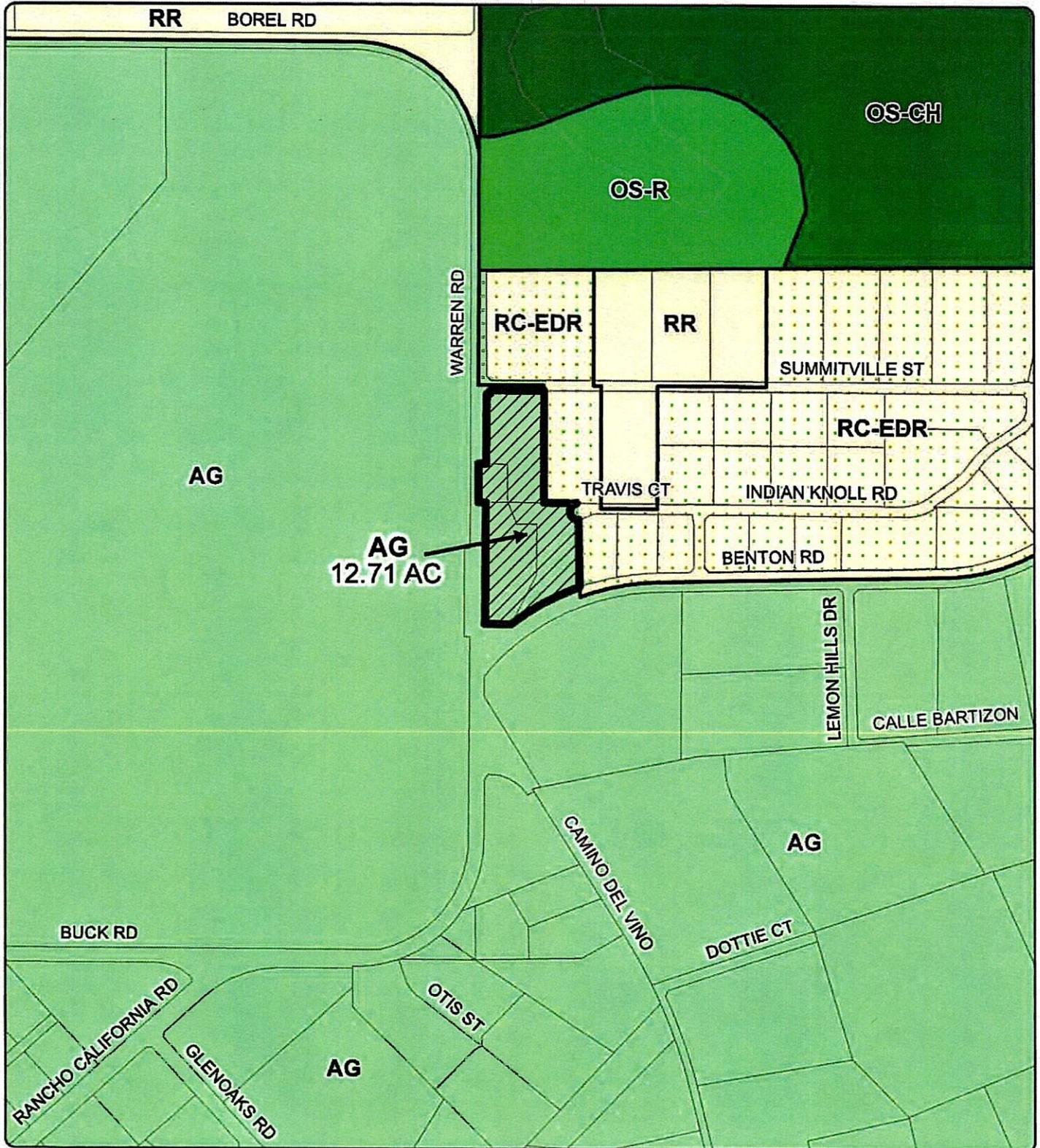
CZ1900050

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

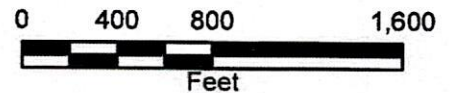
Date Drawn: 06/10/2020

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

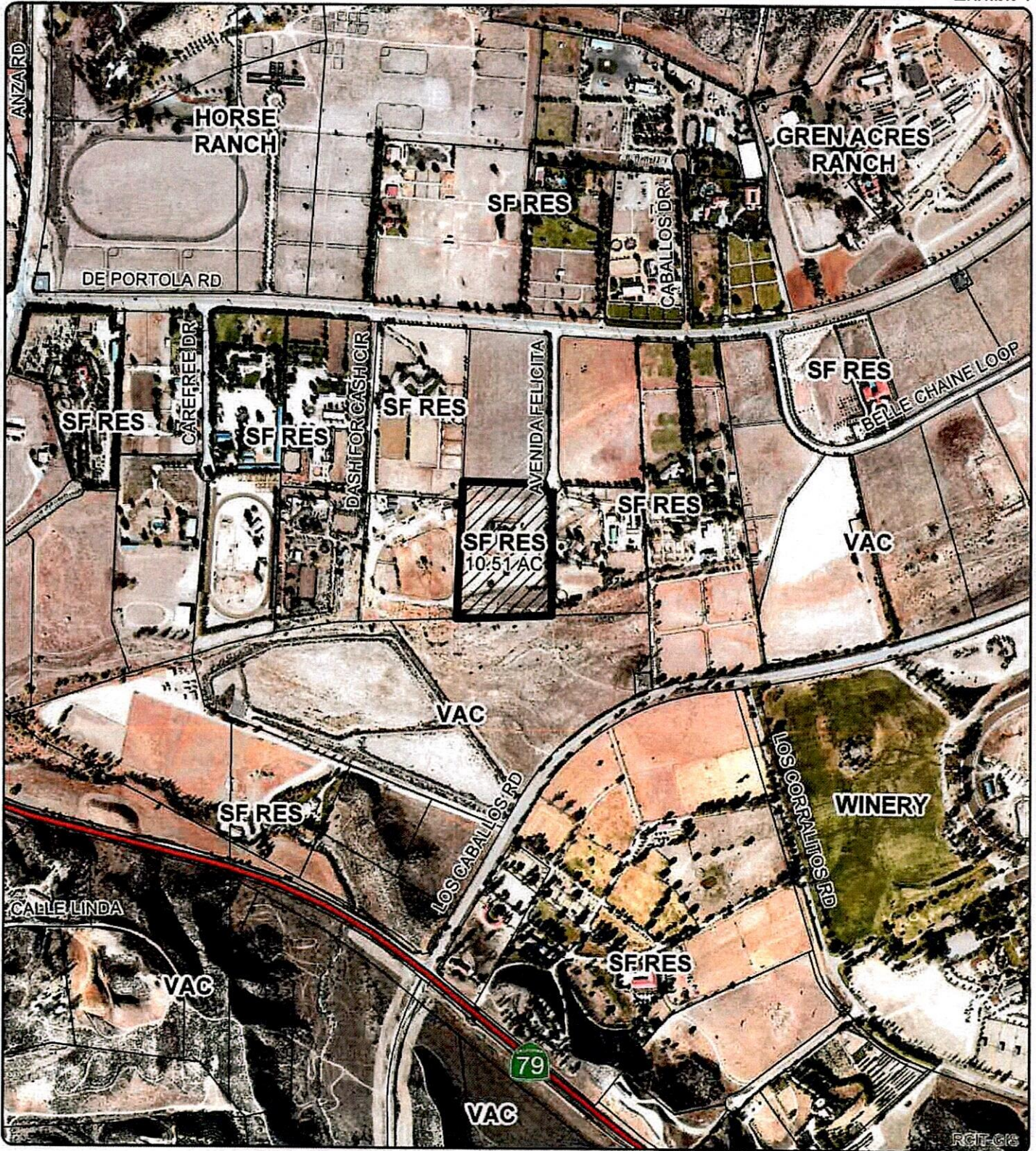
CZ1900050

LAND USE

Supervisor: Washington
District 3

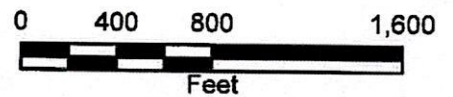
Date Drawn: 06/10/2020

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

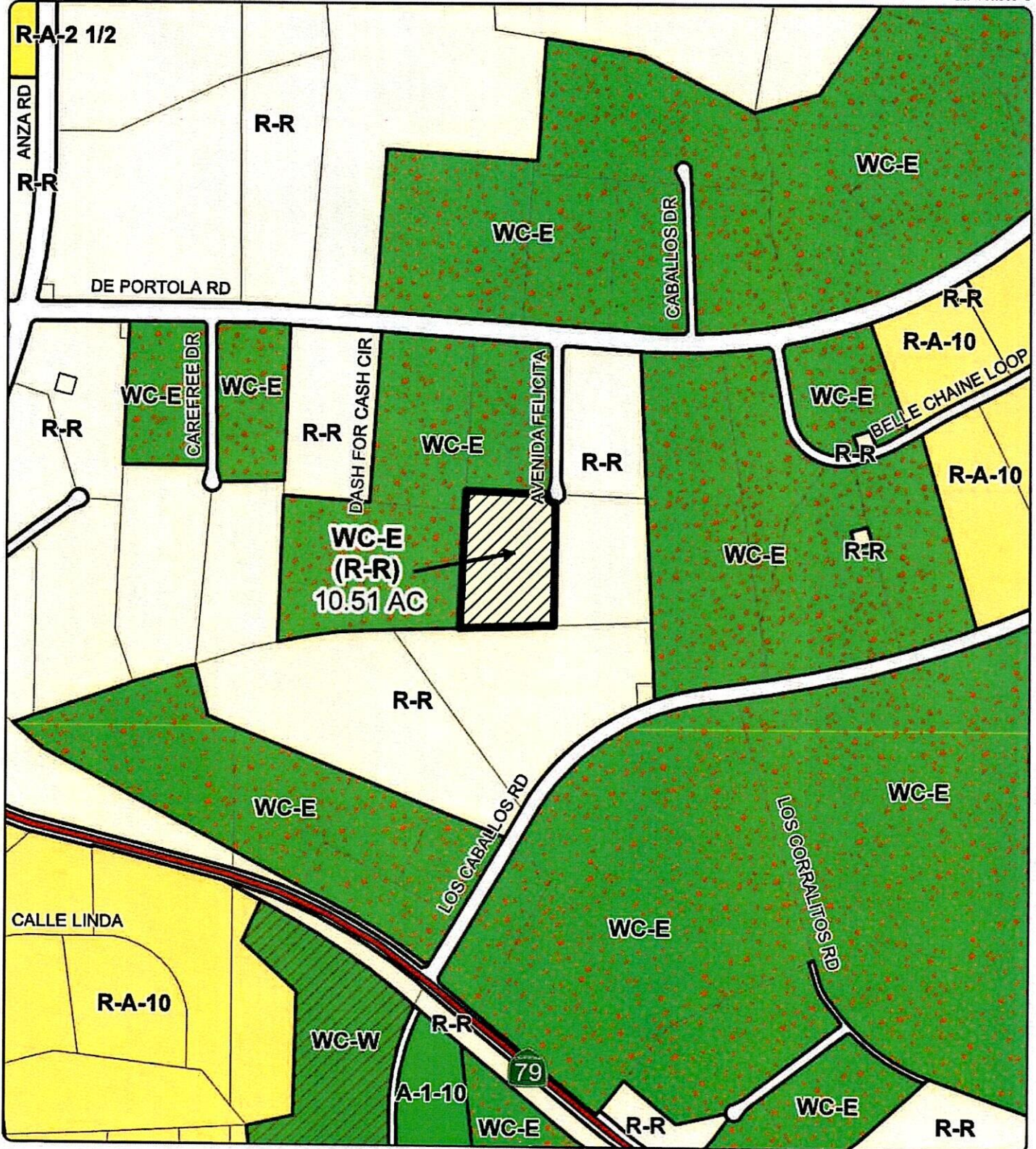
CZ1900050

Supervisor: Washington
District 3

Date Drawn: 06/10/2020

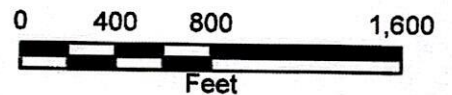
PROPOSED ZONING

Exhibit 3

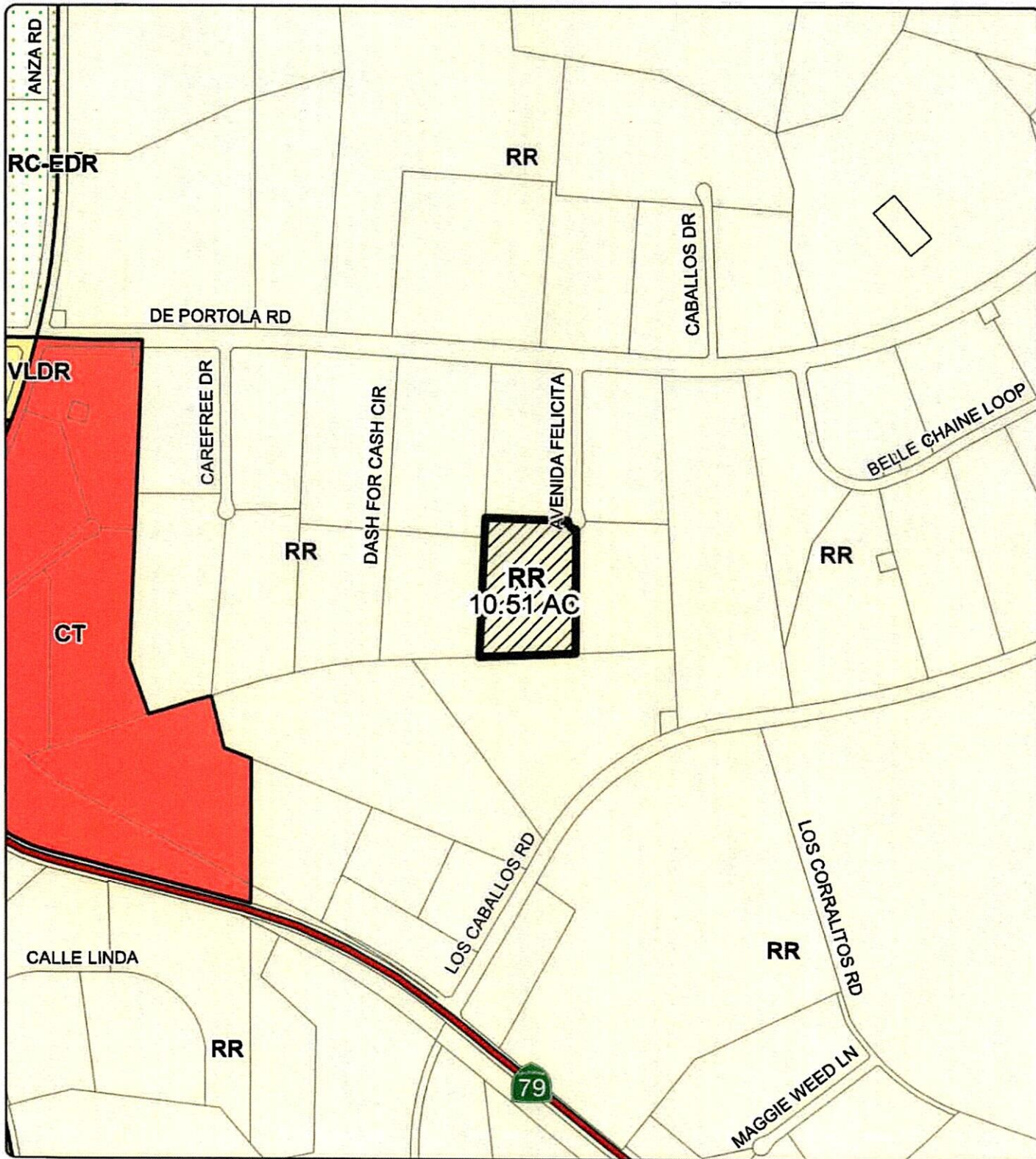


Zoning Area: Rancho California

Author: Vinnie Nguyen

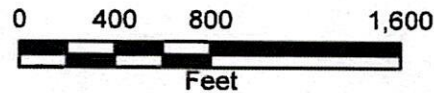


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

NOTICE OF PUBLIC HEARING

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

CHANGE OF ZONE NO. 1900050 – No New Environmental Document Required – EIR524 – Applicant: County of Riverside –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Site A – Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Benton Road, easterly of Warren Road, southerly of Summitville Street, and westerly of Indian Knoll Road – 12.71 Gross Acres – Zoning: Wine Country – Winery (WC-W) – Site B – Rural: Rural Residential (R-RR) – Temecula Valley Wine Country Policy Area: Equestrian District – Location: Southerly of De Portola Road, northerly of Los Caballos Road, and southwesterly of Avenida Felicita – 10.51 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Change of Zone No. 1900050** is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APN's 915-690-015, 915-690-016, 924-370-018, and 924-370-019 (Site A) which are comprised of approximately 12.71 acres and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011 (Site B), comprised of approximately 10.51 acres. The proposal includes a total of five (5) lots on approximately 23.22 gross acres.

TIME OF HEARING:
DATE OF HEARING:
PLACE OF HEARING:

9:00 a.m. or as soon as possible thereafter
JULY 1, 2020
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New 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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 11, 2020,

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

APN (s) or case numbers CZ1900050 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

TITLE: GIS Analyst

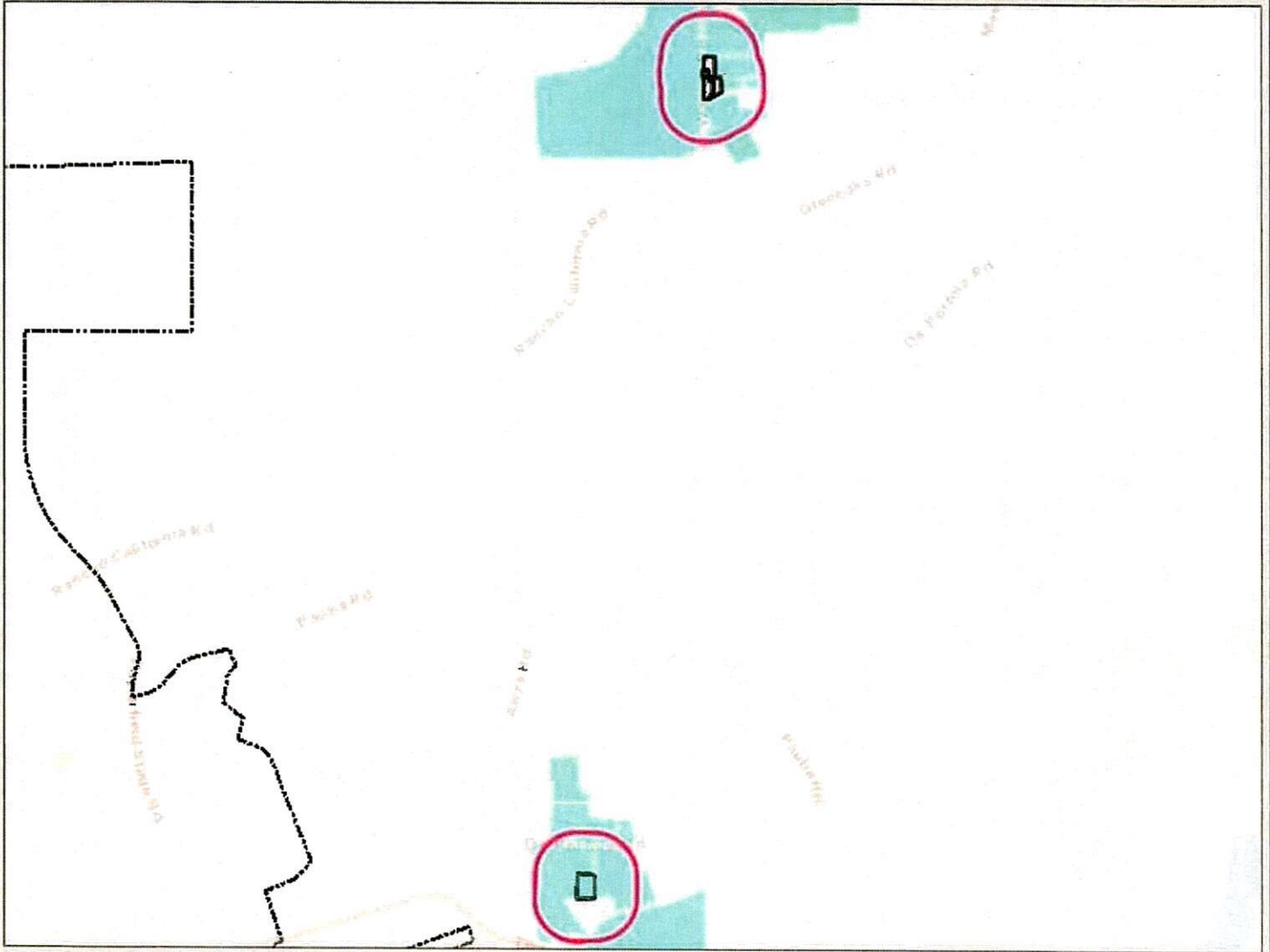
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CZ1900050 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 6,019 12,037 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... 6/11/2020 1:31:32 PM

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915060010
MWD
P O BOX 54153
LOS ANGELES CA 90054

915690003
DOFFO MARCELO LUIS FAMILY TRUST DATED
36246 SUMMITVILLE ST
TEMECULA CA 92592

915690004
SANDERS FAMILY TRUST DATED 3/17/2007
PO BOX 890313
TEMECULA CA 92589

915690005
STEPHEN K. MOSS
36370 SUMMITVILLE ST
TEMECULA CA 92592

915690006
MINHNAM CONTANG HO
2113 GRAHAM AVE
REDONDO BEACH CA 90278

915690012
JOHN MICHAEL BARRY
44193 REIDEL ST
TEMECULA CA 92592

915690013
ROBERT S. RADICAN
36161 SUMMITVILLE ST
TEMECULA CA 92592

915690015
SAMBRIDA
36083 SUMMITVILLE ST
TEMECULA CA 92592

915690018
MICHAEL UVA
36309 SUMMITVILLE
TEMECULA CA 92592

915690019
JAMES R. PARADISO
36373 SUMMITVILLE ST
TEMECULA CA 92592

915690020
MARCELO DOFFO
36083 SUMMITVILLE ST
TEMECULA CA 92592

915690021
MARCELO LUIS DOFFO
36083 SUMMITVILLE ST
TEMECULA CA 92592

915690022
MICHAEL T. CADY
36433 SUMMITVILLE ST
TEMECULA CA 92592

915690023
GUY P. RENEAU
36432 INDIAN KNOLL RD
TEMECULA CA 92592

915690026
CHAPIN FAMILY INV
2381 MARCA PL
CARLSBAD CA 92009

924360003
TEMECULA PUBLIC CEMETERY DIST
41911 C ST
TEMECULA CA 92592

924370005
CLEVELAND INV CO INC
28046 DEL RIO RD STE C
TEMECULA CA 92590

924370007
ALBERT SALAZAR
36305 E BENTON RD
TEMECULA CA 92592

924370010
DAVID A. ORTIZ
36285 INDIAN KNOLL DR
TEMECULA CA 92592

924370011
DAMIAN DOFFO
36325 INDIAN KNOLL RD
TEMECULA CA 92592

924370012
PAUL BERINSON
36395 INDIAN KNOLL RD
TEMECULA CA 92592

924370014
CHARLES RICHARD PITKIN
P O BOX 2107
TEMECULA CA 92593

924370015
JASON PAINE
36195 TRAVIS CT
TEMECULA CA 92592

924370016
NATAHA LIGHTFOOT
36125 TRAVIS CT
TEMECULA CA 92592

927100024
E COLE BURR
35560 DE PORTOLA RD
TEMECULA CA 92592

927100055
WESTFIELD HILLS
233 S BEAUDRY AVE NO 1100
LOS ANGELES CA 90012

927100057
COLE BURR
35560 DE PORTOLA RD
TEMECULA CA 92592

927100071
DE PORTOLA FARMS
2 RAEBURN LN
COTO DE CAZA CA 92679

927100072
MEGNA TEMECULA HACIENDA DE ENDAR INN
8740 WINNETKA AVE
NORTHRIDGE CA 91324

927160002
SFT REALTY GALWAY DOWNS
27711 DIAZ RD
TEMECULA CA 92590

927160041
BRAD D. SMITH
43980 LOS CABALLOS RD
TEMECULA CA 92592

927160042
TERREL E. PAINE
43750 LOS CABALLOS
TEMECULA CA 92592

927570005
JUAN D. RODRIGUEZ
35536 BELLE CHAINE LOOP
TEMECULA CA 92592

927570006
LARRY KEITH ROGERS
35394 DE PORTOLA
TEMECULA CA 92592

927570007
DEPORTOLA DASH
1043 COAST BLV SOUTH
LA JOLLA CA 91037

927570008
LAFE A. BALL
43419 BREWSTER CT
TEMECULA CA 92592

927570009
STATE OF CALIF
707 THIRD ST # 5TH FLOOR
WEST SACRAMENTO CA 95605

927570010
SHARROW CHUANG
13552 BRANDON CT
FONTANA CA 92336

927570011
MARK J. WINKLER
43453 AVENIDA FELICITA
TEMECULA CA 92592

927570012
M T LAW GROUP INC
11012 VENTURA BL STE 253
STUDIO CITY CA 91604

927570013
PAUL C. JONES
5871 MAXSON DR
CYPRESS CA 90630

927570014
JONES TRUST DATED 02/24/2005
5871 MAXSON DR
CYPRESS CA 90630

927580003
KENNETH C. SMITH
44040 JERAMIE DR
TEMECULA CA 92592

927580007
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

927590002
DALE EARVIN CHAVEZ
P O BOX 468
TEMECULA CA 92593

927690005
RICKIE E. TAYLOR
35325 DE PORTOLA RD
TEMECULA CA 92592

927690006
CHERYL TAYLOR BELL
35355 LINDA ROSEA RD
TEMECULA CA 92592

927690007
LANCE STEINMANN
41305 CRESTA VERDE CT
TEMECULA CA 92592

942020001
CASERMAN DORIS K REVOCABLE LIVING
4170 ELM NO 213
LONG BEACH CA 90807

964160004
STANDARD TEMECULA
1250 MOUNTAIN VIEW CIR
AZUSA CA 91702

Visit Temecula Valley Wine Country
28690 Mercedes Ave., Suite A
Temecula, CA 92590

Visit Temecula Valley Wine Country
28690 Mercedes Ave., Suite A
Temecula, CA 92590

Temecula Valley Winegrowers Assoc.
P.O. Box 1601
29377 Rancho Californian Rd., Suite 203
Temecula, CA 92593

Temecula Valley Winegrowers Assoc.
P.O. Box 1601
29377 Rancho Californian Rd., Suite 203
Temecula, CA 92593

Lorraine F. Harrington
35820 Pauba Road
Temecula, CA 92592

Lorraine F. Harrington
35820 Pauba Road
Temecula, CA 92592

RCHA (Rancho California Horseman
Association)
P.O. Box 1622
Temecula, CA 92593

RCHA (Rancho California Horseman
Association)
P.O. Box 1622
Temecula, CA 92593

Pechanga Band of Luiseño Mission Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Luiseño Mission Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

The GlenOaks Hills HOA
Avalon Management Group, John Ellett
43529 Ridge Park Drive
Temecula, CA

The GlenOaks Hills HOA
Avalon Management Group, John Ellett
43529 Ridge Park Drive
Temecula, CA

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

Rancho Calif. Water Dist.
Atten: Jeff Kirshberg, Ph. D., P.E.
42135 Winchester Road
Temecula, CA 92590

Rancho Calif. Water Dist.
Atten: Jeff Kirshberg, Ph. D., P.E.
42135 Winchester Road
Temecula, CA 92590

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Larry Smalley
35725 Los Nogales Rd.
Temecula, CA 92592

Larry Smalley
35725 Los Nogales Rd.
Temecula, CA 92592



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.
CZ1900050

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street, 12th Floor, Riverside, CA 92501.
Address

Site A (APN's 915-690-015, 915-690-016, 924-370-018 and 924-370-019) N/ Benton Road, E/ Warren Road, S/ Summitville Street, and W/ Indian Knoll Road.
Site B (APN 927-570-011) S/ De Portola Road, N/ Los Caballos Road, and SW/ Avenida Felicitá.

Project Location
Change of Zone No. 1900050 (CZ1900050) is a County initiated change of zone which is a proposal to change the zone from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APNs 915-690-015- 915-690-016, 924-370-018 and 924-370-019 which are comprised of approximately 12.71 acres (Site A.) and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011, comprised of approximately 10.51 acres (Site B). The proposal includes a total of five lots on approximately 23.22 gross acres. No new environmental document is required because all of the properties participating in the Winery Country Consistency Zoning Programs were included in the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 1900050 was a part of the boundary analyzed. All potentially significant effects on the environment have been adequately analyzed pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162.

Project Description
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:
1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to the Mitigated Negative Declaration for Environmental Assessment No. 39682 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Deborah Bradford, *Title* Project Planner _____
Date Received for Filing and Posting at OPR: _____ *Date*

FOR COUNTY CLERKS'S USE ONLY

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, 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, August 25, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1900050**, which proposes to change the zoning classification from Wine Country - Winery (WC-W) to Wine Country - Winery Existing (WC-WE) for APNs 915-690-015, 915-690-016, 924-370-018, and 924-370-019 which are comprised of approximately 12.71 acres (Site A) and from Rural Residential (R-R) to Wine Country - Equestrian (WC-E) for APN 927-570-011, comprised of approximately 10.51 acres (Site B). The proposal includes a total of five lots on approximately 23.22 gross acre. The modification would also include the adoption of **Ordinance No. 348.4938**, associated with the Change of Zone No. 1900050, amending the zoning in the Rancho California Area shown on Map No. 2.2449. This project is located north of Benton Road, east of Warren Road, south of Summitville Street, and west of Indian Knoll Road in the Rancho California Zoning Area - Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 1900050**, and consider **Adopting Ordinance No. 348.4938**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, CONTRACT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@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.

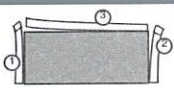
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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) 955-1063, at least 72 hours prior to hearing.

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

Dated: August 10, 2020

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

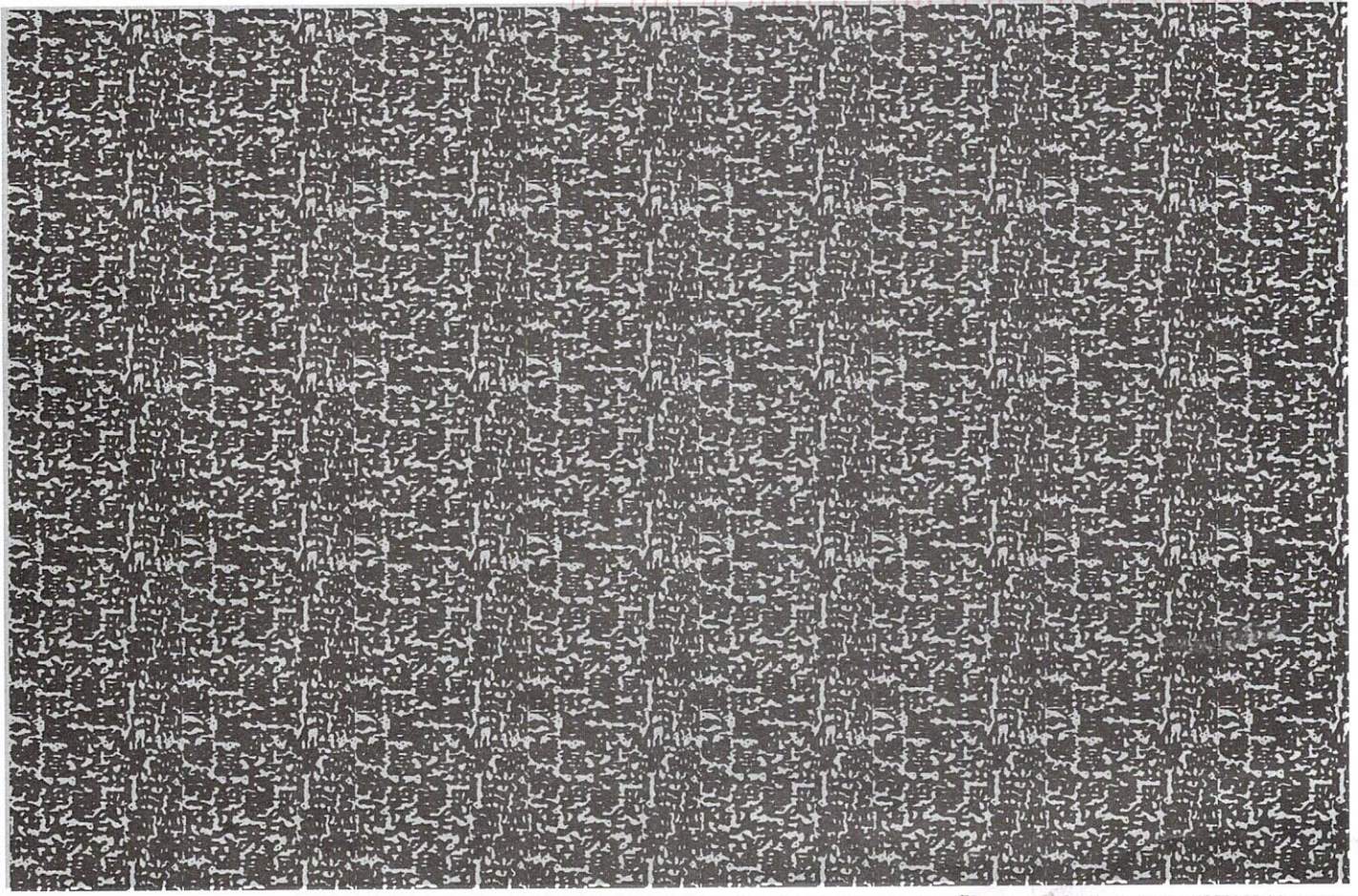


REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

B
B

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

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES



ZIP 92504 \$ 000.43⁹
02 4W
0000348240 AUG 13 2020

PUBLIC HEARING NOTICE

This may affect your property

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2020 AUG 24 AM 10:14

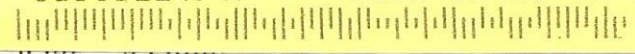
927160002
SFT REALTY GALWAY DOWNS
27711 DIAZ RD
TEMECULA CA 92590

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 910 FE 1260 0008/19/20
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
64J-SMB 92590

BC: 92502114747 *2852-00486-19-22



THE PRESS-ENTERPRISE

Ad Copy:

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - Ordinance No. 348.4938 /

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

09/07/2020

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

Date: September 07, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011409288-01

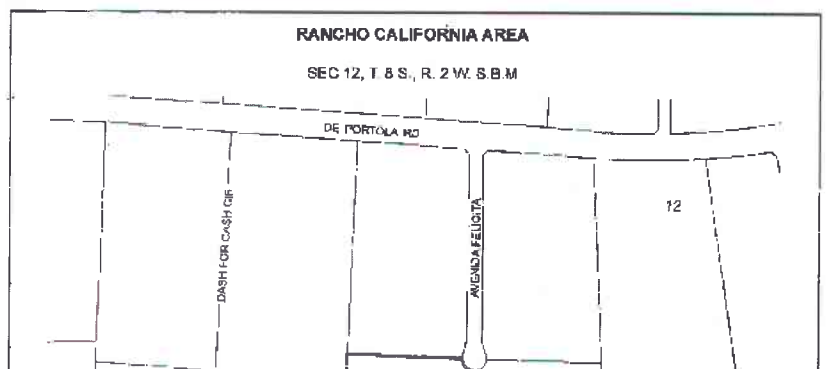
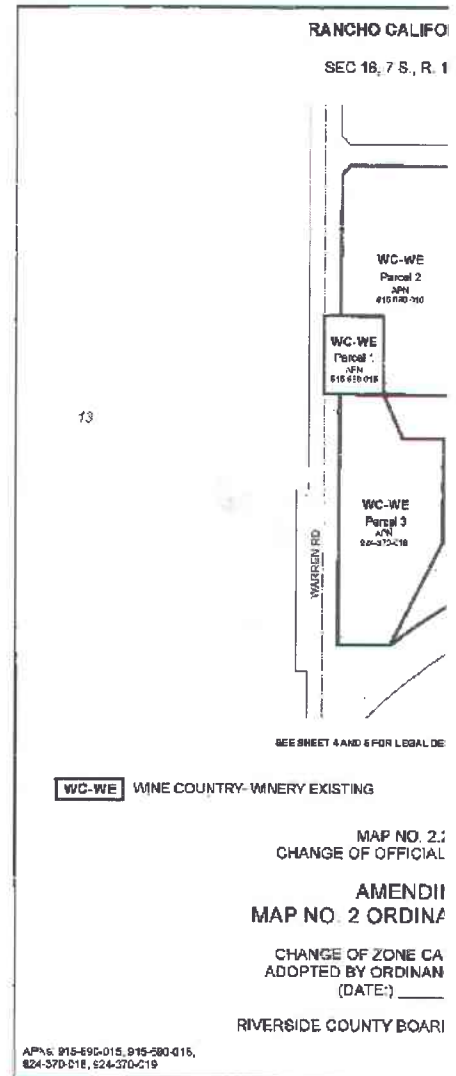
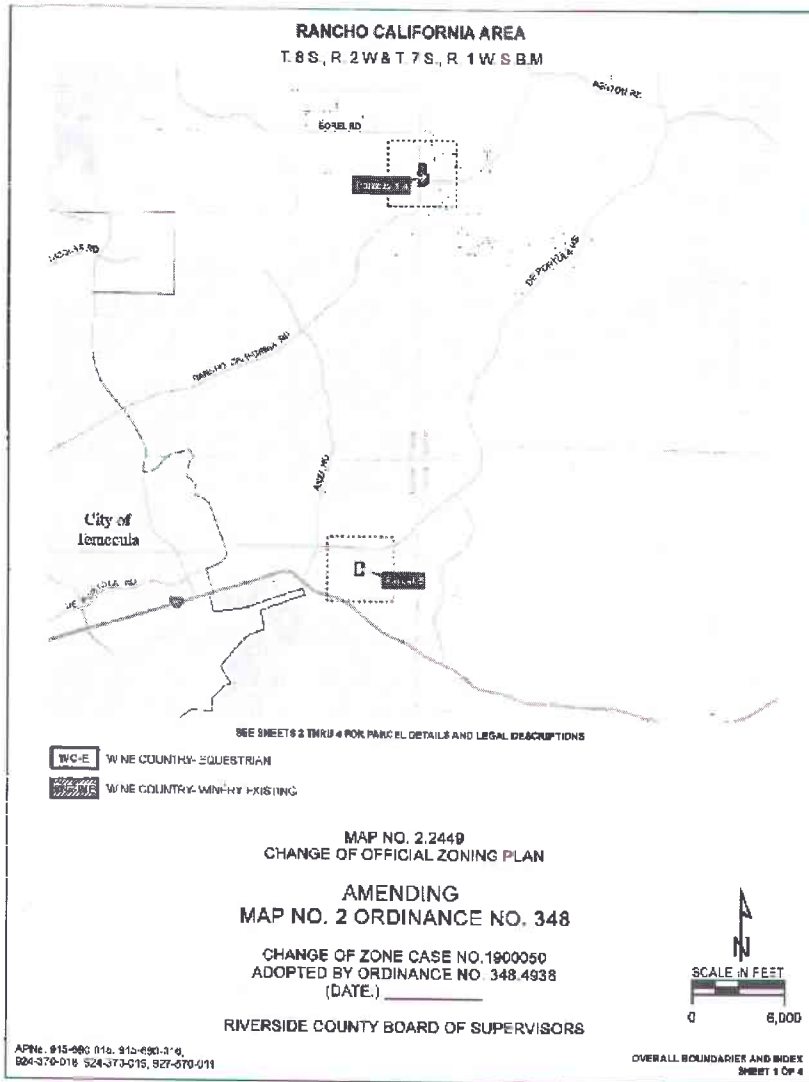
P.O. Number:

TLMA / Planning
Item 21.1 of
08/25/20

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

ORDINANCE NO. 348.4938
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 pl zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2449, Change of Zo this ordinance.
 Section 2. This ordinance shall take effect 30 days after its adoption.



**RANCHO CALIFORNIA AREA
PARCEL LEGAL DESCRIPTIONS (SEE SHEET 1, 2 & 3)**

**PARCEL 1
APN: 915-690-015**

THAT PORTION OF GOVERNMENT LOT 3 IN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION AND THE EAST SIDE OF THE PUBLIC HIGHWAY WHICH EXTENDS ALONG THE WEST BOUNDARY OF SAID SECTION, SAID POINT BEING 25 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ON THE SOUTH LINE OF SAID SECTION, 165 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHERLY 220 FEET OF LOT 24 OF TRACT 12316 IN BOOK 137, PAGES 44 AND 45 OF MAPS;
THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION, 220 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 165 FEET, MORE OR LESS, TO A POINT ON THE EAST SIDE OF SAID PUBLIC HIGHWAY, DISTANCE 25 FEET EAST FROM THE WEST LINE OF SAID SECTION;
THENCE SOUTH ON THE EAST SIDE OF SAID PUBLIC HIGHWAY AND PARALLEL WITH AND 25 FEET DISTANT FROM THE WEST LINE OF SAID SECTION, 220 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN PUBLIC HIGHWAY.

**PARCEL 2
APN: 915-690-016**

BEING A PORTION OF LOT 24 AS SHOWN ON MAP OF TRACT 12316 ON FILE IN BOOK 137, PAGE 45 OF MAPS, LYING WITHIN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST; TOGETHER WITH A PORTION OF PARCEL 4 OF PARCEL MAP NO 27819, AS SHOWN BY MAP ON FILE IN BOOK 186, PAGE 5 OF PARCEL MAPS, LYING WITHIN A PORTION OF RANCHO PAUBA, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE ALONG THE NORTH LINE OF SAID OF SAID PARCEL 4 SOUTH 89° 39' 03" EAST, 200.71 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE ALONG THE EAST LINE OF SAID PARCEL 4 SOUTH 00° 21' 57" WEST, 48.00

FEET; THENCE SOUTH 00° 52' 46" EAST, 440.87 FEET;

THENCE SOUTH 19° 19' 50" EAST 55.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 4 AND A POINT ON THE CENTERLINE OF OLD BENTON ROAD AS SHOWN ON SAID PARCEL MAP, ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1400.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19° 19' 50" WEST;

THENCE LEAVING SAID EAST LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 49' 36", A DISTANCE OF 435.59 FEET;

THENCE LEAVING SAID CURVE AND SAID CENTERLINE NORTH 37° 09' 26" WEST 55.00 FEET;

THENCE NORTH 215° 55' 49' EAST, 324.35 FEET;

THENCE NORTH 00° 13' 31" EAST, 289.90 FEET;

THENCE NORTH 88° 57' 55" WEST 117.62 FEET;

THENCE NORTH 23° 20' 07" WEST, 134.64 FEET TO THE MOST SOUTHWEST CORNER OF SAID LOT 24;

THENCE ALONG THE BOUNDARY OF SAID LOT 24 THE FOLLOWING COURSES, NORTH 8° 13' 06" EAST 220.00 FEET.

NORTH 82° 38' 03" WEST, 165.00 FEET TO THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID MAP NO. 12316;

THENCE ALONG SAID CENTERLINE NORTH 00° 13' 06" EAST, 451.83 FEET TO THE INTERSECTION OF THE CENTERLINE OF WARREN ROAD AND THE CENTERLINE OF SUMMITVILLE STREET, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24.

THENCE ALONG THE CENTERLINE OF SAID SUMMITVILLE STREET, SOUTH 89° 46' 54" EAST, 377.93 FEET.

THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST LINE OF SAID LOT 24, SOUTH 00° 13' 06" WEST, 672.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3

PARCEL 3 (Continued)

THENCE ALONG THE NORTH LINE OF SAID PARCEL 4, SOUTH 23° 20' 07" EAST, 117.82 FEET;

THENCE SOUTH 88° 57' 55" EAST, 117.82

FEET; THENCE SOUTH 00° 13' 31" WEST,

289.90 FEET; THENCE SOUTH 26° 55' 49" WEST, 324.35 FEET.

THENCE SOUTH 37° 09' 26" EAST, 55.00 FEET TO THE CENTERLINE OF SAID PARCEL MAP NO. 27819 ALSO BEING THE CENTERLINE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1400.00 FEET; SAID POINT BEARS NORTH 37° 09' 26" WEST;

THENCE WESTERLY ALONG THE CENTERLINE OF OLD BENTON ROAD THROUGH A CENTRAL ANGLE OF 37° 31' 09", A DISTANCE OF 435.59 FEET;

THENCE NORTH 89° 32' 17" WEST 44.06 FEET TO THE INTERSECTION OF OLD BENTON ROAD AND THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID PARCEL MAP;

THENCE LEAVING THE CENTERLINE OF OLD BENTON ROAD AND THE CENTERLINE OF WARREN ROAD NORTH 00° 27' 52" EAST, 289.90 FEET TO THE POINT OF BEGINNING.

**PARCEL 4
APN: 924470-019**

BEING A PORTION OF LOT 24 AS SHOWN ON MAP OF TRACT 12316 ON FILE IN BOOK 137, PAGE 45 OF MAPS, LYING WITHIN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST; TOGETHER WITH A PORTION OF PARCEL 4 OF PARCEL MAP NO 27819, AS SHOWN BY MAP ON FILE IN BOOK 186, PAGE 5 OF PARCEL MAPS, LYING WITHIN A PORTION OF RANCHO PAUBA, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE ALONG THE NORTH LINE OF SAID OF SAID PARCEL 4 SOUTH 89° 39' 03" EAST, 200.71 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE ALONG THE EAST LINE OF SAID PARCEL 4 SOUTH 00° 21' 57" WEST, 48.00 FEET; THENCE SOUTH 00° 52' 46" EAST, 440.87 FEET;

THENCE SOUTH 19° 19' 50" EAST 55.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 4 AND A POINT ON THE CENTERLINE OF OLD BENTON ROAD AS SHOWN ON SAID PARCEL MAP, ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1400.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19° 19' 50" WEST;

THENCE LEAVING SAID EAST LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 49' 36", A DISTANCE OF 435.59 FEET;

THENCE LEAVING SAID CURVE AND SAID CENTERLINE NORTH 37° 09' 26" WEST 55.00 FEET;

THENCE NORTH 26° 55' 49" EAST, 324.35 FEET;

THENCE NORTH 00° 13' 31" EAST, 289.20 FEET;

THENCE NORTH 88° 57' 55" WEST 117.62 FEET;

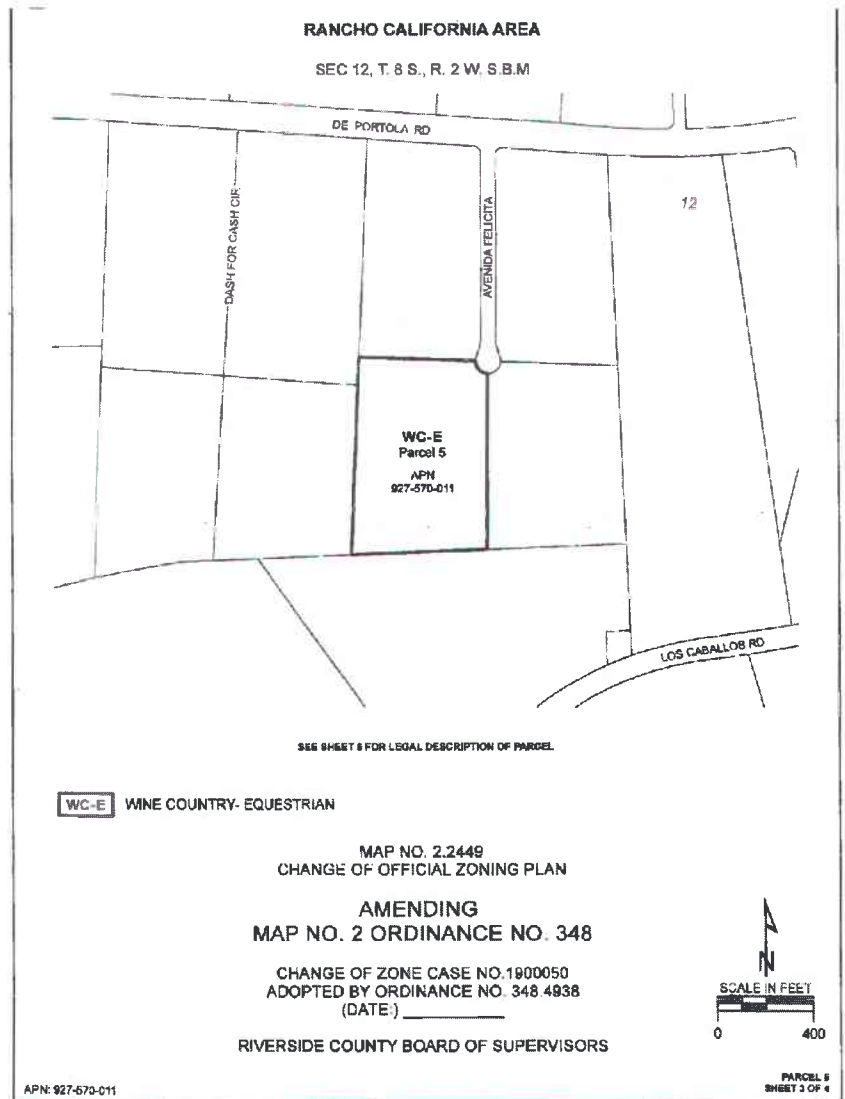
THENCE NORTH 23° 20' 07" WEST, 134.64 FEET TO THE MOST SOUTHWEST CORNER OF SAID LOT 24;

THENCE ALONG THE BOUNDARY OF SAID LOT 24 THE FOLLOWING COURSES, NORTH 8° 13' 06" EAST 220.00 FEET.

NORTH 82° 38' 03" WEST, 165.00 FEET TO THE CENTERLINE OF WARREN ROAD AS SHOWN ON SAID MAP NO. 12316;

THENCE ALONG SAID CENTERLINE NORTH 00° 13' 06" EAST, 451.83 FEET TO THE INTERSECTION OF THE CENTERLINE OF WARREN ROAD AND THE CENTERLINE OF SUMMITVILLE STREET, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24.

THENCE ALONG THE CENTERLINE OF SAID SUMMITVILLE STREET, SOUTH 89° 46' 54" EAST, 377.93 FEET.



RANCHO CALIFORNIA AREA PARCEL LEGAL DESCRIPTIONS (SEE SHEET 1, 2 & 3)

PARCEL 1
APN: 915-680-016

THAT PORTION OF GOVERNMENT LOT 3 IN FRACTIONAL SECTION 18, TOWNSHIP 7 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION AND THE EAST SIDE OF THE PUBLIC HIGHWAY WHICH EXTENDS ALONG THE WEST BOUNDARY OF SAID SECTION, SAID POINT BEING 25 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ON THE SOUTH LINE OF SAID SECTION, 165 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHERLY 220 FEET OF LOT 24 OF TRACT 12316 IN BOOK 137, PAGES 44 AND 45 OF MAPS; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION, 220 FEET;

PARCEL 3 (Continued)

THENCE ALONG THE NORTH LINE OF SAID PARCEL 4, SOUTH 8

THENCE LEAVING SAID NORTH LINE, SOUTH 23° 20' 0" EAST, 1

THENCE SOUTH 88° 57' 65" EAST, 117.62 FEET;

THENCE SOUTH 00° 13' 31" WEST, 289.90 FEET;

THENCE SOUTH 243° 55' 49" WEST, 324.35 FEET.

THENCE SOUTH 37° 02' 26" EAST, 55.00 FEET TO THE CENTERL



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 01, 2020

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

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: ADOPTION OF ORDINANCE NO. 348.4938

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, September 07, 2020**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4938
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2449, Change of Zone Case No. 1900050" which map is made a part of this ordinance.

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

INSERT ATTACHMENTS

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 25, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
RECUSE: None

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant

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

Receipt #: 20-264014

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS Date: 08/11/2020

County Agency of Filing: RIVERSIDE Document No: E-202000933

Project Title: CZ NO. 1900050, ORDINANCE

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD OF Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)

Total Received _____ \$0.00

Signature and title of person receiving payment: *U. Sandraal* Deputy _____

Notes:

8/25/20 21-1
2020-11-148353

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, 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, August 25, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1900050**, which proposes to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APNs 915-690-015, 915-690-016, 924-370-018, and 924-370-019 which are comprised of approximately 12.71 acres (Site A) and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011, comprised of approximately 10.51 acres (Site B). The proposal includes a total of five lots on approximately 23.22 gross acre. The modification would also include the adoption of **Ordinance No. 348.4938**, associated with the Change of Zone No. 1900050, amending the zoning in the Rancho California Area shown on Map No. 2.2449. This project is located north of Benton Road, east of Warren Road, south of Summitville Street, and west of Indian Knoll Road in the Rancho California Zoning Area – Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 1900050**, and consider **Adopting Ordinance No. 348.4938**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, CONTRACT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@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) 955-1063, at least 72 hours prior to hearing.

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

Dated: August 11, 2020

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

FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-20200933
08/11/2020 02:35 PM Fee: \$ 0.00
Page 1 of 1
Removed SEP 7 1 2020 By: Deputy