

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



**ITEM: 21.3
(ID # 14740)**

MEETING DATE:

Tuesday, March 30, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000023 and Ordinance No. 348.4955 – No New Environmental Document Required – Applicant: Marcelo Doffo – Engineer/Representative: MDS, LLC c/o Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R: RR) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: North of Summitville Street, east of Warren Road, south of Borel Road, and west of East Benton Road – 5.00 Gross Acres – Zoning: Existing: Residential Agricultural – 5 acre minimum (R-A-5) – Proposed: Wine Country – Winery (WC-W) – REQUEST: Change of Zone No. 2000023 (CZ2000023) changes the existing zone classification of Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003 which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

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

Continued on Page 2

ACTION: Policy


John Hildebrand, Planning Director 3/15/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4955 is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 30, 2021
xc: Planning, COB

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:

2. **APPROVE CHANGE OF ZONE NO. 2000023**, amending the zoning classification for the Project parcel from Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country-Winery (WC-W), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report; and
3. **ADOPT ORDINANCE NO. 348.4955** amending the zoning in the Rancho California Area shown on Map No. 2.2459, Change of Zone No. 2000023 attached hereto and incorporated herein by reference.

Continued on Page 3

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

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

C.E.O. RECOMMENDATION: Approve

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 new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; therefore, zoning consistency would have to occur as part of the development approval process on specific parcels.

Change of Zone No. 2000023 was submitted to the Riverside County Planning Department on October 14, 2020. The Project parcel has a General Plan Foundation Component Land Use Designation of Rural: Rural Residential. The subject parcel is located in the Wine Country-Winery District, which is a district located in the central and north portions of the Policy Area. Parcels with this designation are allowed to develop one-family dwellings, agricultural uses, and Class I through IV Wineries, depending on their acreage, plus other development uses with an approved plot plan or conditional use permit entitlement. The Project proposes a change of zone for APN 915-690-003 from Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country – Winery (WC-W); bringing the parcels into consistency with the Temecula Valley Wine Country Policy Area.

Impact on Citizens and Businesses

The Project will have no direct impact on citizens or businesses, as these are private projects. All impacts have been previously evaluated under CEQA, as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

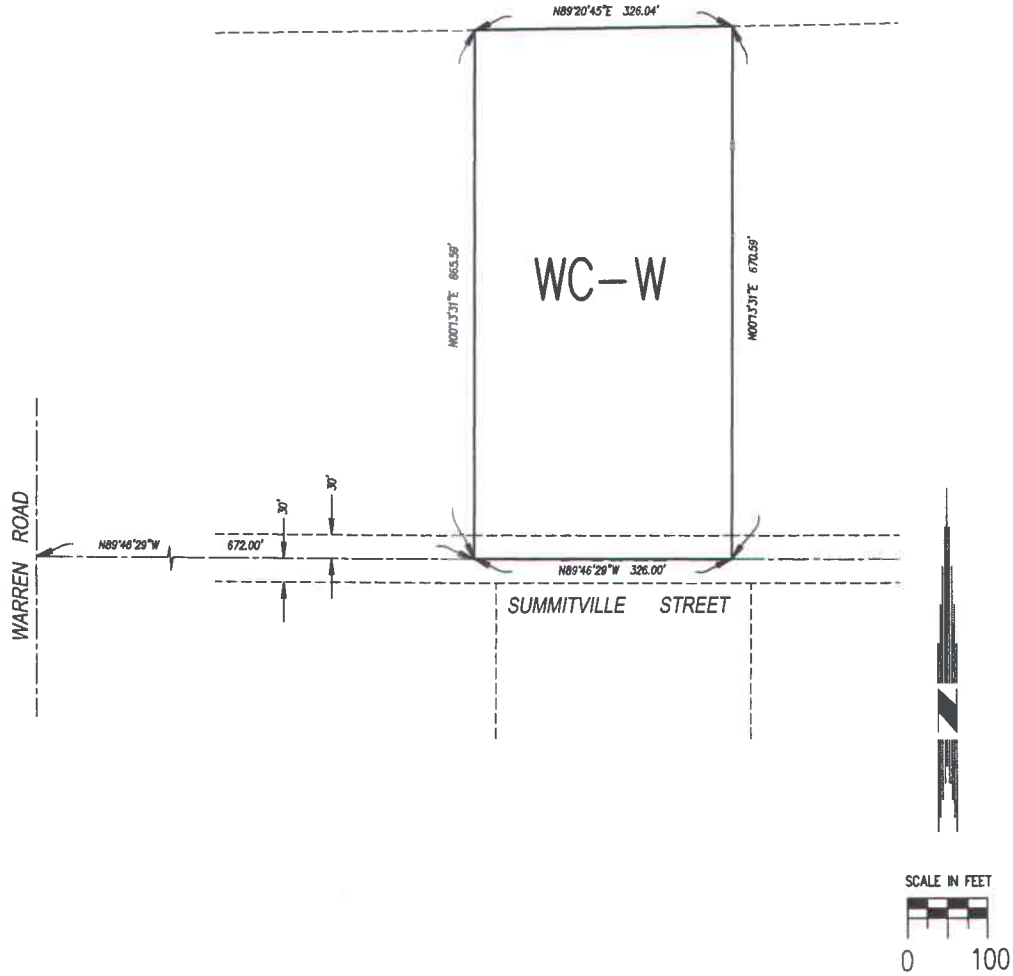
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. ORDINANCE NO. 348.4955 FOR CHANGE OF ZONE NO. 2000023



Jason Farin, Principal Management Analyst 3/23/2021

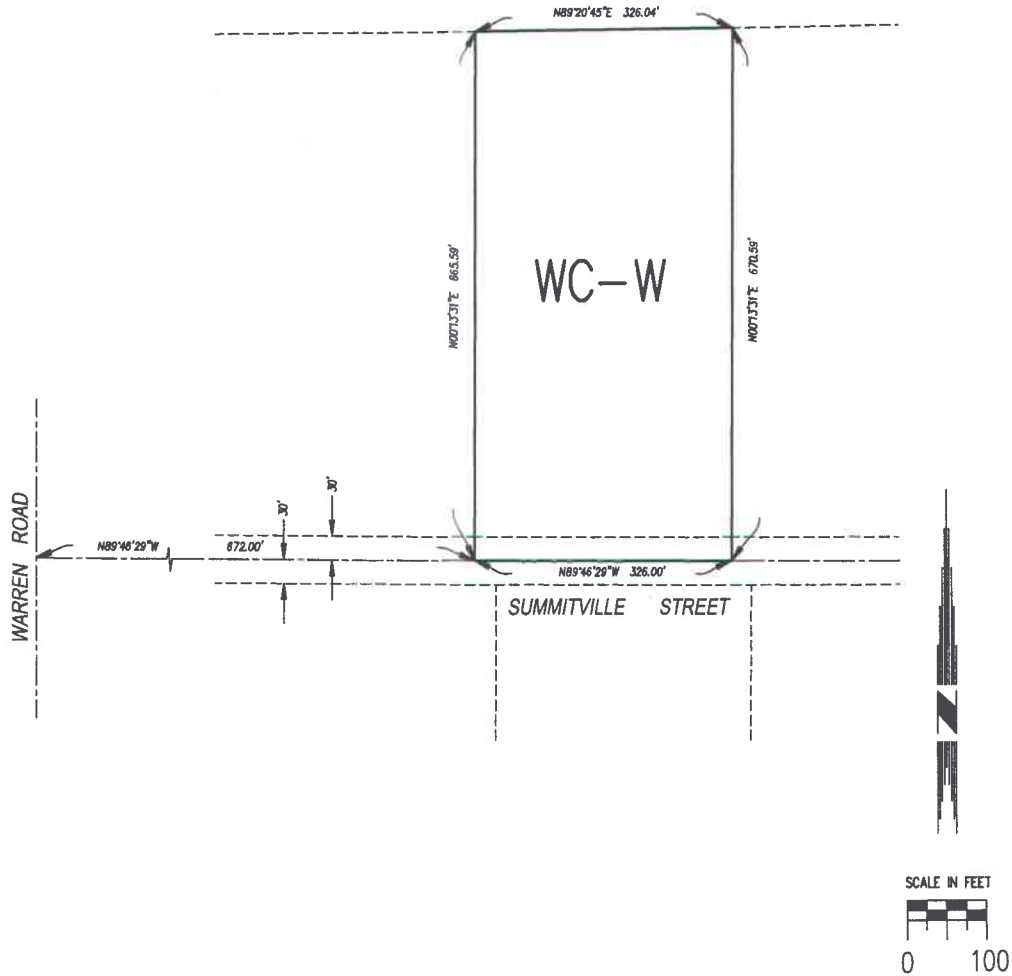
RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.2459
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000023
ADOPTED BY ORDINANCE NO. 348.4955
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.2459
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000023

ADOPTED BY ORDINANCE NO. 348.4955
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

No Presentation

10:53

Respond to Questions Only

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Larry Markham

Address: 28693 Old Town Front St., St. 300

City: Temecula Zip: 92590

Phone #: 909 322 8482

Date: 3.30.21 Agenda # 21.3

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 17, 2021**

accordance with the terms of DA2000006 and Conditional Use Permit No. 200024, and will provide community benefits to the Highgrove Area. APN: 246-123-018. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.2 CHANGE OF ZONE NO. 2000023 – No New Environmental Document Required – EIR524 – Applicant: Marcelo Doffo – Engineer/Representative: MDS, LLC c/o Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R-RR) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Summitville Street, easterly of Warren Road, southerly of Borel Road, and westerly of East Benton Road – 5.00 Gross Acres – Zoning: Existing: Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 2000023 (CZ2000023) is a proposal for consistency zoning to change the existing zone classification of Residential Agricultural – 5 Acre Minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003, which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 915-690-003. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

FIND that No New Environmental Document is Required; and,

TENTATIVELY Approve Change of Zone No. 2000023.

4.3 CHANGE OF ZONE NO. 2000011 – No New Environmental Document Required – EIR524 – Applicant: Koll Development c/o Greg Koll – Engineer/Representative: Ventura Engineering Inland c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Residential District – Location: Northerly and easterly of Santa Rita Road, southerly of Monte Verde Road, and westerly of Anza Road – 41.49 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – **REQUEST:** Change of Zone No. 2000011 (CZ2000011) is a proposal for consistency zoning to change the existing zone classification of Light Agriculture – 20 Acre Minimum (A-1-20) to Wine Country – Residential (WC-R) for two (2) parcels, APN's 966-380-014 and 966-380-015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. APN: 966-380-014 and 015. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

FIND that No New Environmental Document is Required; and,

TENTATIVELY Approve Change of Zone No. 2000011.

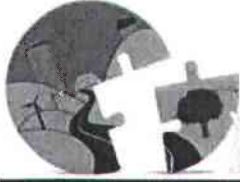
5.0 WORKSHOP:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 2

Planning Commission Hearing: February 17, 2021

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 2000023	Applicant(s):
Environmental:	No Further Env. Doc. Required	Marcelo Doffo
Area Plan:	Southwest	Representative(s): MDS, LLC
Zoning Area/District:	Rancho California Area	c/o Larry Markham
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	
Project APN(s):	915-690-003	

John Hildebrand

 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2000023 (CZ2000023) changes the existing zone classification of Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003 which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area.

The above is hereinafter referred to as “the project” or “Project”.

The Project parcel is located north of Summitville Street, east of Warren Road, south of Borel Road, and west of East Benton Road. The parcel address is 36246 Summitville Street.

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 State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000023, amending the zoning classification for the Project parcel from Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country-Winery (WC-W), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA:

Land Use and Zoning:

Specific Plan:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural: Rural Residential (R: RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area –Winery District
Surrounding General Plan Land Uses	
North:	Open Space: Recreation (OS: R)
East:	Rural: Rural Residential (R: RR)
South:	Rural: Rural Residential (R: RR) and Rural Community: Estate Density Residential (RC: EDR)
West:	Rural Community: Estate Density Residential (RC: EDR)
Existing Zoning Classification:	Residential Agricultural – 5 acre minimum (R-A-5)
Proposed Zoning Classification:	Wine Country – Winery (WC-W)
Surrounding Zoning Classifications	
North:	Rural-Residential (R-R)
East:	Residential Agricultural – 5 acre minimum (R-A-5)
South:	Residential Agricultural – 5 acre minimum (R-A-5)
West:	Wine Country – Winery Existing (WC-WE)
Existing Use:	Residential Dwelling and Vineyard
Surrounding Uses	
North:	Open Space
East:	Residential Dwelling
South:	Residential Dwelling
West:	Existing Winery

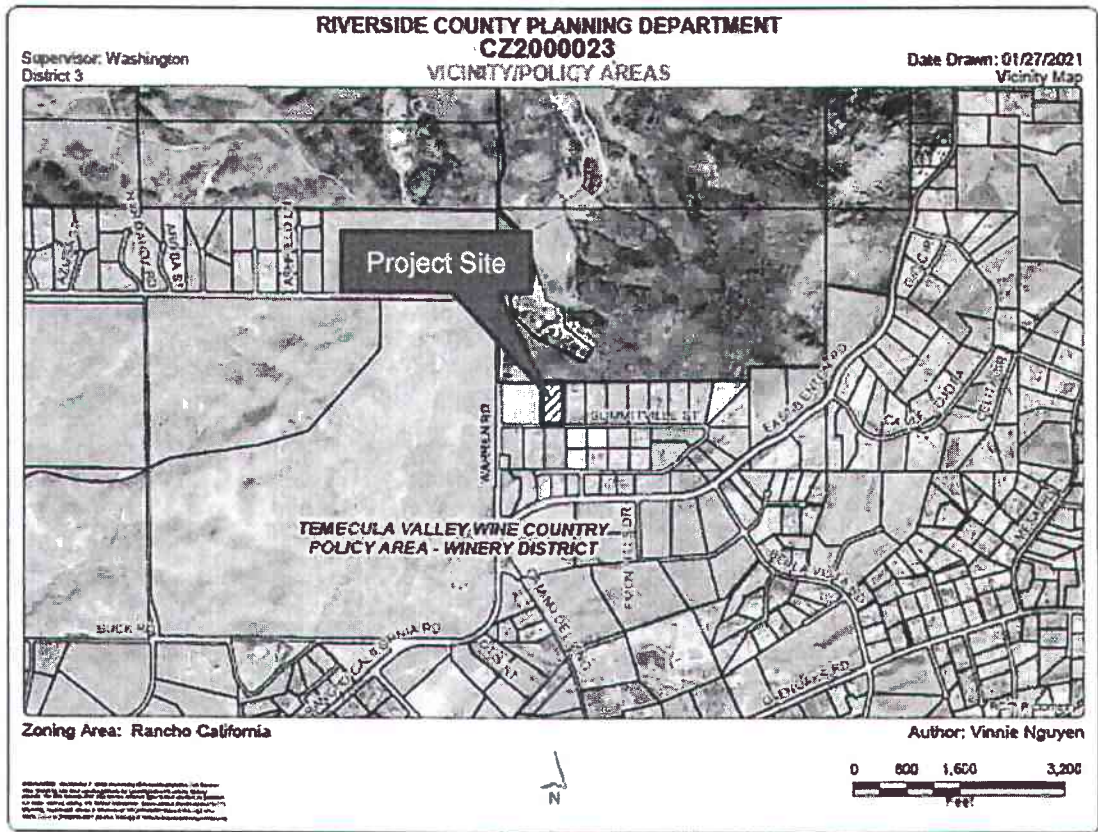
Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
APN 915-690-003	5.00 gross acres	None

Located Within:

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

PROJECT LOCATION MAP



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 new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; therefore, zoning consistency would have to occur as part of the development approval process on specific parcels.

Change of Zone No. 2000023 was submitted to the Riverside County Planning Department on October 14, 2020. The Project parcel has a General Plan Foundation Component Land Use Designation of Rural: Rural Residential. The subject parcel is located in the Wine Country-Winery District, which is a district located in the central and north portions of the Policy Area. Parcels with this designation are allowed to develop one-family dwellings, agricultural uses, and Class I through IV Wineries, depending on their acreage, plus other development uses with an approved plot plan or conditional use permit entitlement. The Project proposes a change of zone for APN 915-690-003 from Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country – Winery (WC-W); bringing the parcels into consistency with the Temecula Valley Wine Country Policy Area.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

All of the properties participating in the Wine Country Consistency Zoning Programs were within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 2000023 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 the proposed project, the following findings are required to be made:

Land Use Findings

1. The project site has a General Plan Foundation Component Land Use Designation of Rural: Rural Residential (R: RR).
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 additional 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 expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy. SWAP Policy 1.9 encourages new incidental commercial uses that promote tourist related activities

for the wine industry as described in the Wine Country – Winery (WC-W) Zone. Therefore, the project would bring the parcel into compliance with the Policy Area.

3. The Project parcel currently has a zoning classification of Residential Agricultural – 5 acre minimum (R-A-5), which is not consistent with the Temecula Valley Wine Country Policy Area – Winery District. The proposed change of zone would make the zoning of the site consistent with the General Plan; and specifically, the Temecula Valley Wine Country Policy Area – Winery District.

Change of Zone Findings

1. As detailed above in the Land Use Findings, the current zoning applied to the parcel is not fully consistent with the General Plan. The proposed Change of Zone would correct prior inaccuracies and would provide for zoning consistency on the subject parcel with the General Plan. The proposed zone would accurately reflect the project's respective location within the Winery District of the Temecula Valley Wine Country Policy Area and the Southwest Area Plan (SWAP) of the General Plan.

Other Findings

1. The project is not located within a Western Riverside County Multiple Species Habitat Conservation Plan Cell.
2. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
3. The Project is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Should the property owner of the parcels propose any type of new development, compliance with all lighting standards specified within Ordinance No. 655 for Zone B will be necessary.
4. The project site is located within, or partially within, the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to

enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. Fire protection and suppression services will be available for the project parcel through Riverside County Fire Department, Station No. 96 located at 37700 Glen Oaks Road, approximately 1.5 miles southeast of the project parcel.
- b. The project parcel meets 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. No development for an entitlement project is in process currently. If and when any future development project is applied for, further Fire Department review would be provided and any proposed project conditioned for any development use.

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.

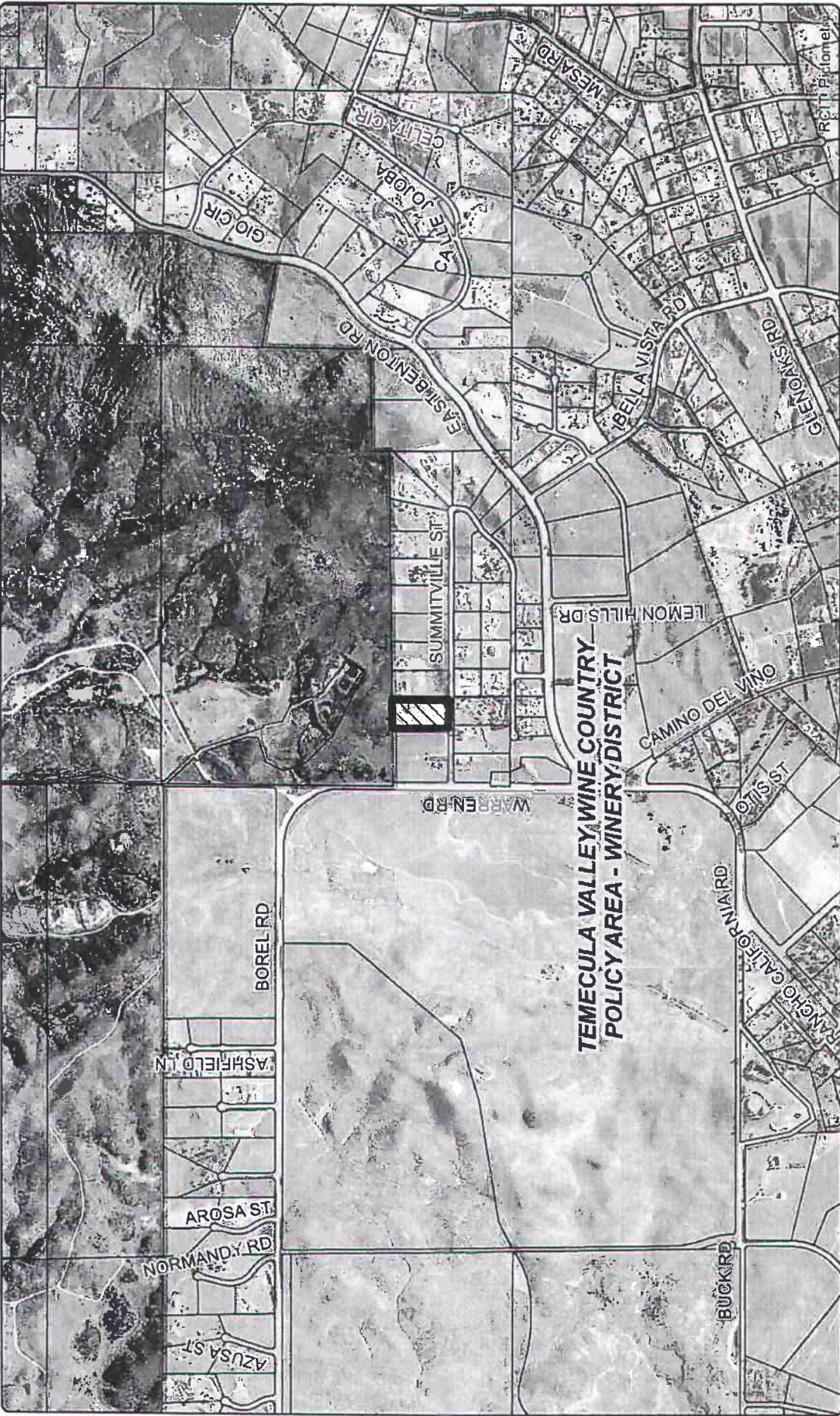
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1600 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.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000023
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

Date Drawn: 01/27/2021
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. This 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)938-5300 or Riverside County at 440 Main Street, #1 (P.O. Box 247) (Riverside County) or Website: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000023

EXISTING GENERAL PLAN

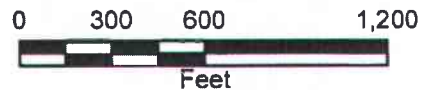
Supervisor: Washington
District 3

Date Drawn: 01/27/2021
Exhibit 5



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)969-8277 (Eastern County) or Website <http://www.co.riverside.ca.us>

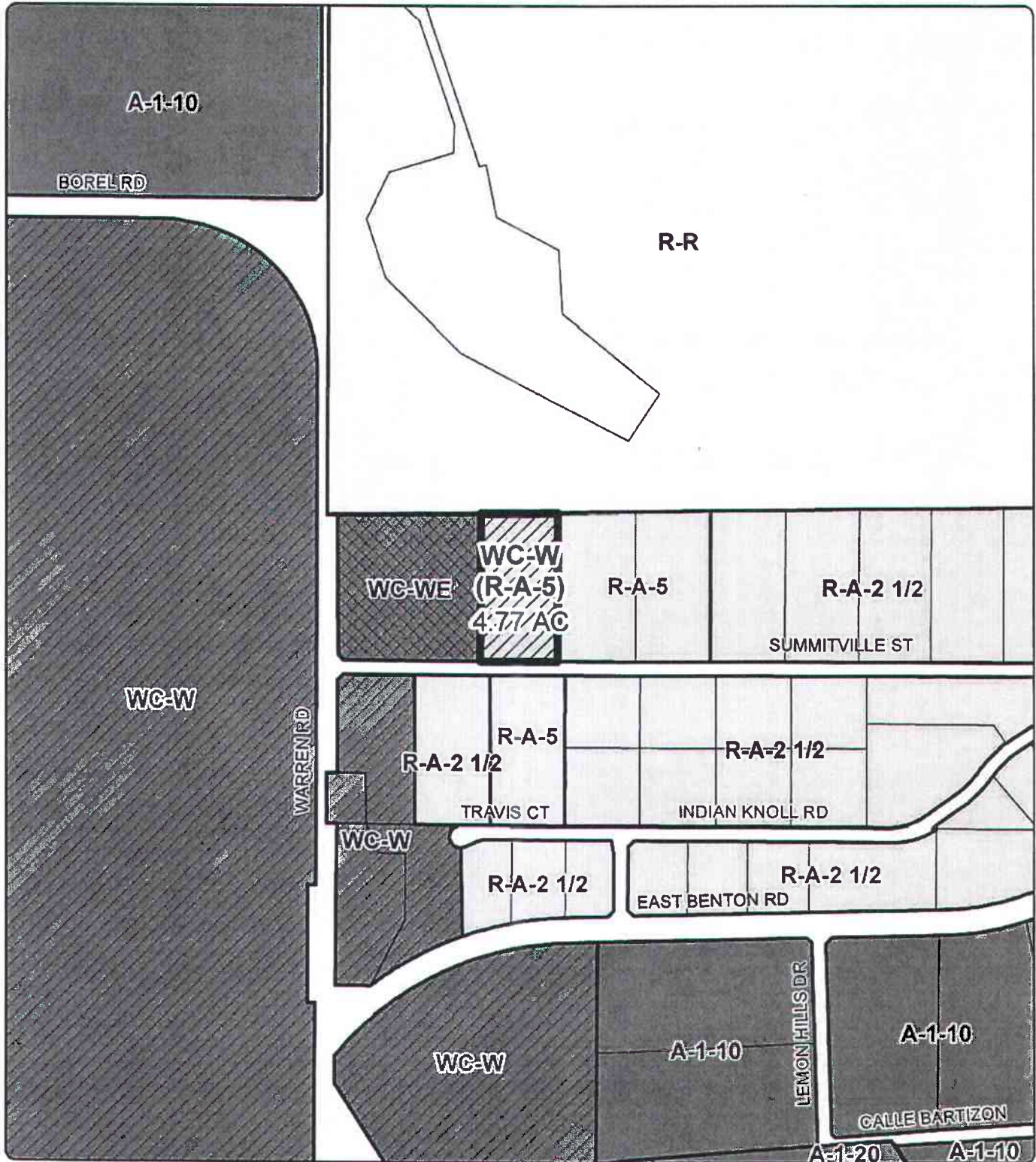
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000023

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 01/27/2021
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 www.riversidecounty.net

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000023

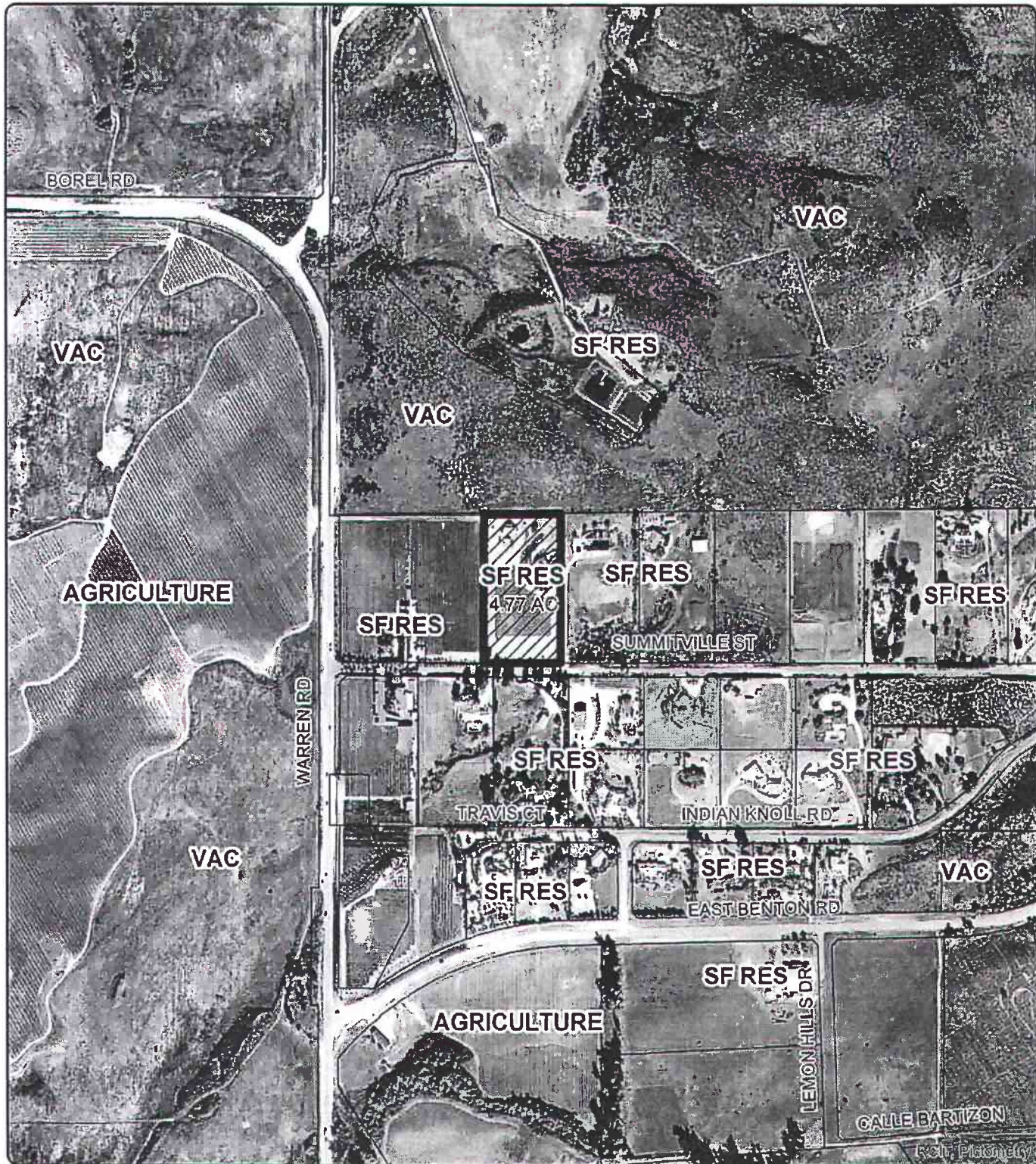
Supervisor: Washington

Date Drawn: 01/27/2021

District 3

LAND USE

Exhibit 1



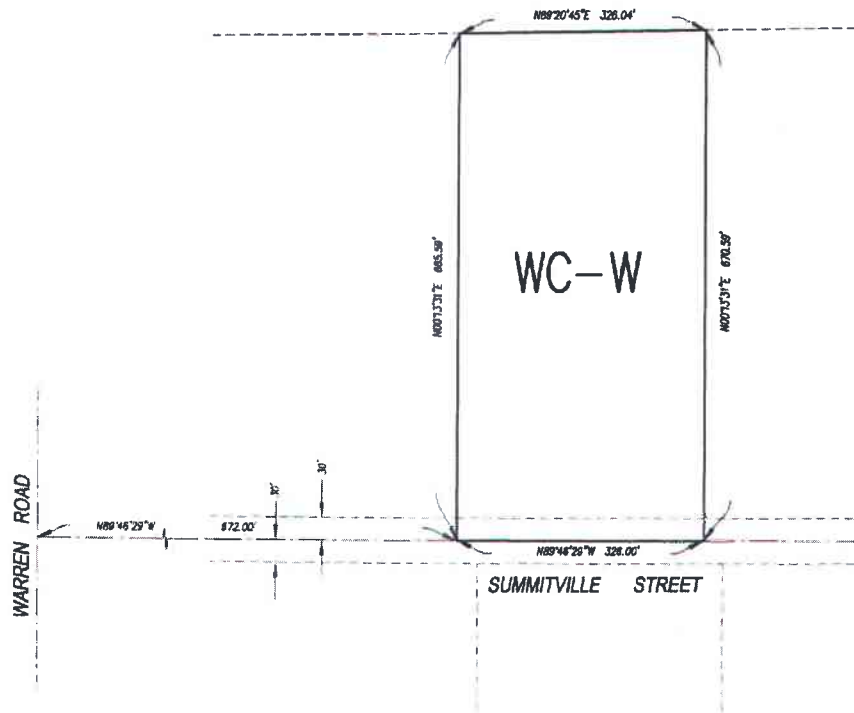
Zoning Area: Rancho California

Author: Vinnie Nguyen



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RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.XXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

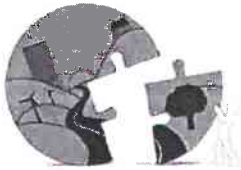
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 200023

ADOPTED BY ORDINANCE NO. 348.XXXX

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):			MARCELO DOFFO		
Contact Person:	MARCELO <small>First Name</small>	DOFFO <small>Last Name</small>			
E-mail Address:	MARCELO@DOFFOWINES.COM				
Mailing Address:	36083 <small>Street Number</small>	SUMMITVILLE <small>Street Name</small>	UNIT OR SUITE		
	TEMECULA <small>City</small>	CA <small>State</small>	92592 <small>Zip Code</small>		
Daytime Phone No.:	951 454-7813		Mobile Phone No.:		

Engineer/Representative Contact, if any:			MDS, LLC LARRY MARKHAM		
Contact Person:	LARRY <small>First Name</small>	MARKHAM <small>Last Name</small>			
E-mail Address:	LRM@MARKHAMDS.COM				
Mailing Address:	28693 <small>Street Number</small>	OLD TOWN FRONT <small>Street Name</small>	300D <small>Unit or Suite</small>		
	TEMECULA <small>City</small>	CA <small>State</small>	92590 <small>Zip Code</small>		
Daytime Phone No.:	909-322-8482		Mobile Phone No.: 909-322-8482		

Property Owner Contact:			THE MARCELO LUIS DOFFO FAMILY TRUST		
Contact Person:	MARCELO <small>First Name</small>	DOFFO <small>Last Name</small>			
E-mail Address:	MARCELLO@DOFFOWINES.COM				
Mailing Address:	36246 <small>Street Number</small>	SUMMITVILLE <small>Street Name</small>	UNIT OR SUITE		
	TEMECULA <small>City</small>	CA <small>State</small>	92592 <small>Zip Code</small>		
Daytime Phone No.:	951- 454-7813		Mobile Phone No.:		

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more Additional Property Owner Sheets.

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

915-690-003

Approximate Gross Acreage: **5.00 ACRES**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

Government Code Section 65962.5.(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the Cal EPA's Cortese List Data Resources webpage and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists) to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

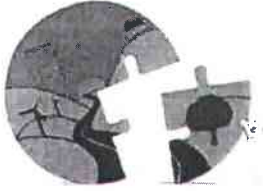
STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the Applicant-Property Owner Signature Form. Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\General_Application_Form.docx
Revised: 06/04/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

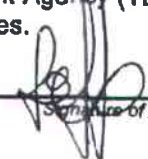
Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

MARCELO DOFFO

Printed Name of Applicant


Signature of Applicant

9/14/20
Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are NOT required for the following applications or requests:

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Applicant-Property Owner Signature Form

Marcelo Delfo
Printed Name of Property Owner

[Signature]
Signature of Property Owner

9/14/20
Date Signed

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	915-690-003
Approximate Gross Acreage:	5.00

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020

2020-0053036

02/04/2020 11:30 AM Fee: \$ 89.00

Page 1 of 1

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

Page	DA	PCUH	MISC	Long	...	Cert	CC
1	1						
SIZE	NCOR	SMF	NCHG	T:		562	

Order No.
Escrow No.
Loan No.
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

FENELLI LAW FIRM
24800 CHRISANTA DRIVE, SUITE 110
MISSION VIEJO, CA 92691

DOCUMENTARY TRANSFER TAX \$ NONE**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

.....Computed on the consideration or value of property conveyed; OR

.....Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

** THIS CONVEYANCE TRANSFERS AN INTEREST INTO
OR OUT OF A LIVING TRUST, R&T 11930

Signature of Declarant or Agent determining tax -
MARCELO LUIS DOFFO, Trustee of the
MARCELO LUIS DOFFO FAMILY TRUST

QUITCLAIM DEED

APN: 915-690-003-3

FOR NO CONSIDERATION, receipt of which is hereby acknowledged,

Marcelo Luis Doffo, Trustee of The Marcelo Luis Dofa Family Trust Under Trust Instrument, Dated November 8, 2014

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

MARCELO LUIS DOFFO, TRUSTEE OF THE MARCELO LUIS DOFFO FAMILY TRUST UDT DATED NOVEMBER 8, 2014, AS RESTATED

the real property in the City of TEMECULA, County of RIVERSIDE, State of CALIFORNIA, described as

Lot 3, of Tract 12316 as shown by map on file in Book 137, Pages 44 and 45 of Maps recorded on in the office of the County Recorder of Riverside County, California.

Property commonly known as: 36246 Summitville Street, Temecula, CA 92592

Dated: 10/15/19

Marcelo Luis Doffo, Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

On October 15, 2019, before me, Michael K. Mason, a Notary Public, personally appeared MARCELO DOFFO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Michael K. Mason (Seal)

MAIL TAX STATEMENTS TO:

Marcelo Doffo, Trustee
36246 Summitville Street
Temecula, CA 92592



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. 2000023 – No New Environmental Document Required – EIR524 – Applicant: Marcelo Doffo – Engineer/Representative: MDS, LLC c/o Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R-RR) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Summitville Street, easterly of Warren Road, southerly of Borel Road, and westerly of East Benton Road – 5.00 Gross Acres – Zoning: Existing: Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 2000023 (CZ2000023) is a proposal for consistency zoning to change the existing zone classification of Residential Agricultural – 5 Acre Minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003, which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 915-690-003.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 17, 2021**
PLACE OF HEARING: 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/>. For further information regarding this project please contact the Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@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 the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. 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 before and during 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 26, 2021,

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

APN (s) or case numbers CZ2000023 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

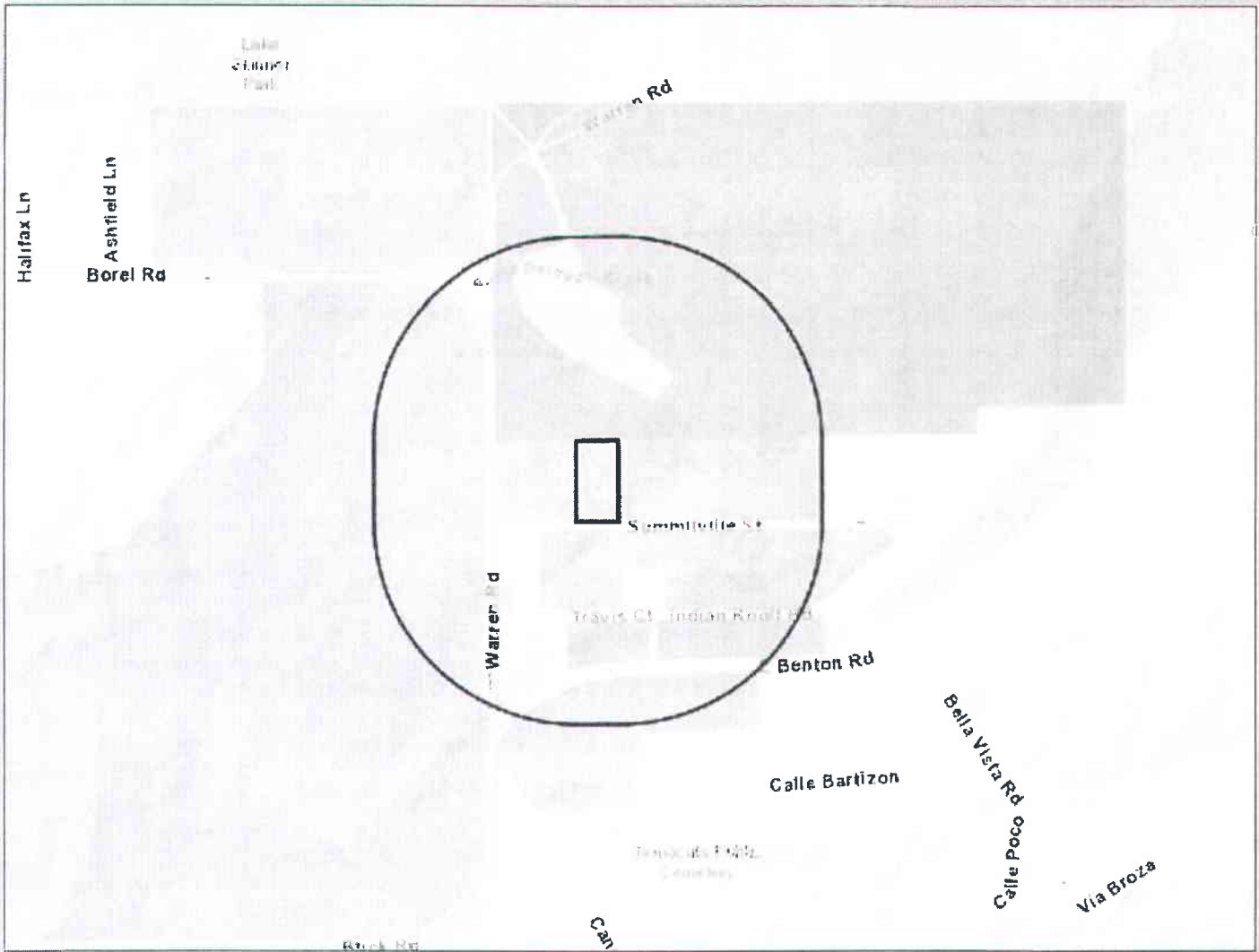
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2000023 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 1/26/2021 1:21:15 PM

© Riverside County RCIT

915690012
JOHN MICHAEL BARRY
44193 REIDEL ST
TEMECULA CA 92592

915690013
ROBERT S. RADICAN
36161 SUMMITVILLE ST
TEMECULA CA 92592

915700011
REBECCA J. BENNETT
36550 INDIAN KNOLL RD
TEMECULA CA 92592

915700012
PAREED K. MOHAMED
19643 GOLDEN BOUGH
COVINA CA 91724

964070010
YICHIN WANG
308 N TERRACE VIEW DR
MONROVIA CA 91016

915690005
STEPHEN K. MOSS
36370 SUMMITVILLE ST
TEMECULA CA 92592

915690006
MINHNAM CONTANG HO
2113 GRAHAM AVE
REDONDO BEACH CA 90278

915690007
DARISA
36083 SUMMITVILLE ST
TEMECULA CA 92592

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

924370011
DAMIAN DOFFO
36325 INDIAN KNOLL RD
TEMECULA CA 92592

924370012
PAUL BERINSON
36395 INDIAN KNOLL RD
TEMECULA CA 92592

924370015
JASON PAINE
36195 TRAVIS CT
TEMECULA CA 92592

924370014
CHARLES RICHARD PITKIN
P O BOX 2107
TEMECULA CA 92593

924370008
ALBERT SALAZAR
36305 E BENTON RD
TEMECULA CA 92592

924370016
NATAHA LIGHTFOOT
36125 TRAVIS CT
TEMECULA CA 92592

924370013
LOIDA DELA CRUZ JOCSON
674 BOWCREED DR
DIAMOND BAR CA 91765

915690021
MARCELO LUIS DOFFO
36083 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

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

915690018
MICHAEL UVA
36309 SUMMITVILLE
TEMECULA CA 92592

915690019
JAMES R. PARADISO
36373 SUMMITVILLE ST
TEMECULA CA 92592

915690024
JOSE F. AMEZCUA
36493 SUMMITVILLE
TEMECULA CA 92592

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

915060010
MWD
P O BOX 54153
LOS ANGELES CA 90054

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

915690022
MICHAEL T. CADY
36431 SUMMITVILLE ST
TEMECULA CA 92592

964160004
STANDARD TEMECULA
1250 MOUNTAIN VIEW CIR
AZUSA CA 91702

915690015
SAMBRIDA
36083 SUMMITVILLE ST
TEMECULA CA 92592

915690025
ERIN WHITING
30858 WEALTH ST
MURRIETA CA 92563

915700001
DALIA GOURGY
29142 BOBOLINK DR
LAGUNA NIGUEL CA 92677

Markham Development Strategies, LLC
28693 Old Town Front Street, Suite 300-D
Temecula, CA 92590
Attn: Larry R Markham & Nancy Leaman

Marcelo Doffo
36083 Summitville
Temecula, CA 92592

ERIN WHITING
30858 WEALTH ST
MURRIETA CA 92563

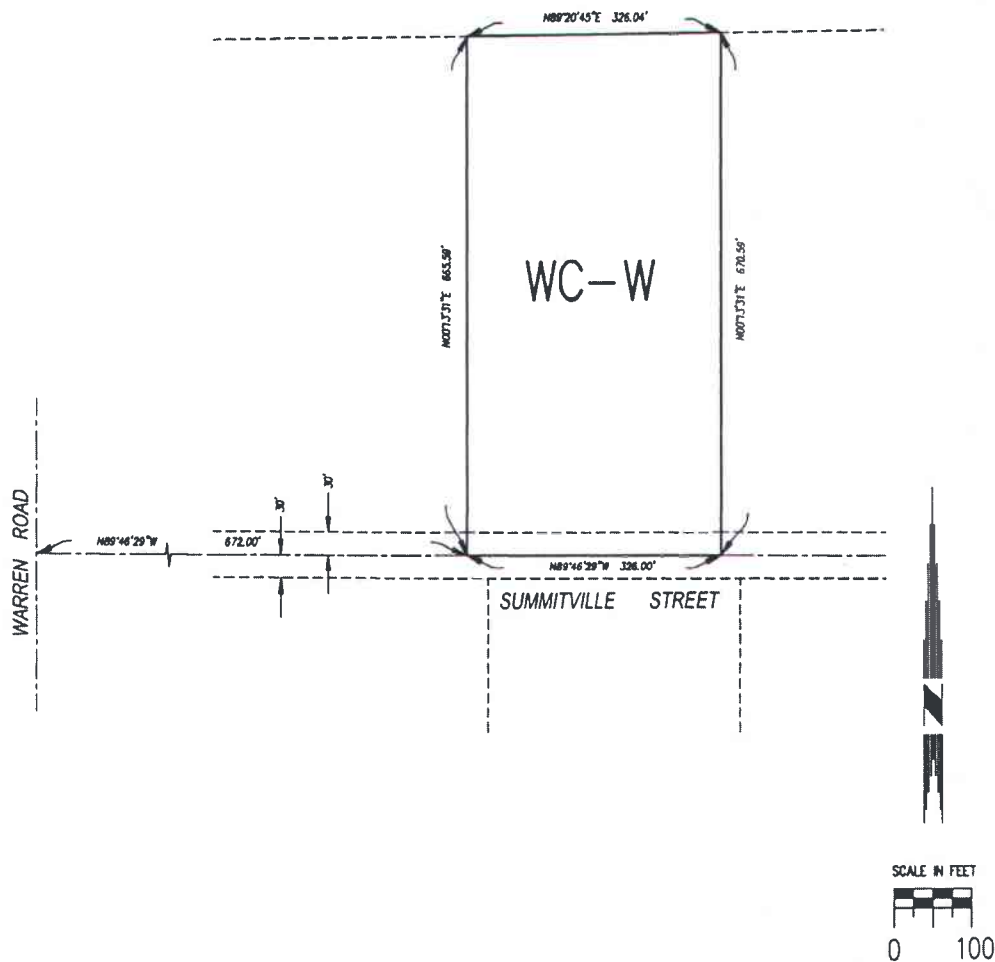
DALIA GOURGY
29142 BOBOLINK DR
LAGUNA NIGUEL CA 92677

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

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

SAMBRIDA
36083 SUMMITVILLE ST
TEMECULA CA 92592

RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.2459
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

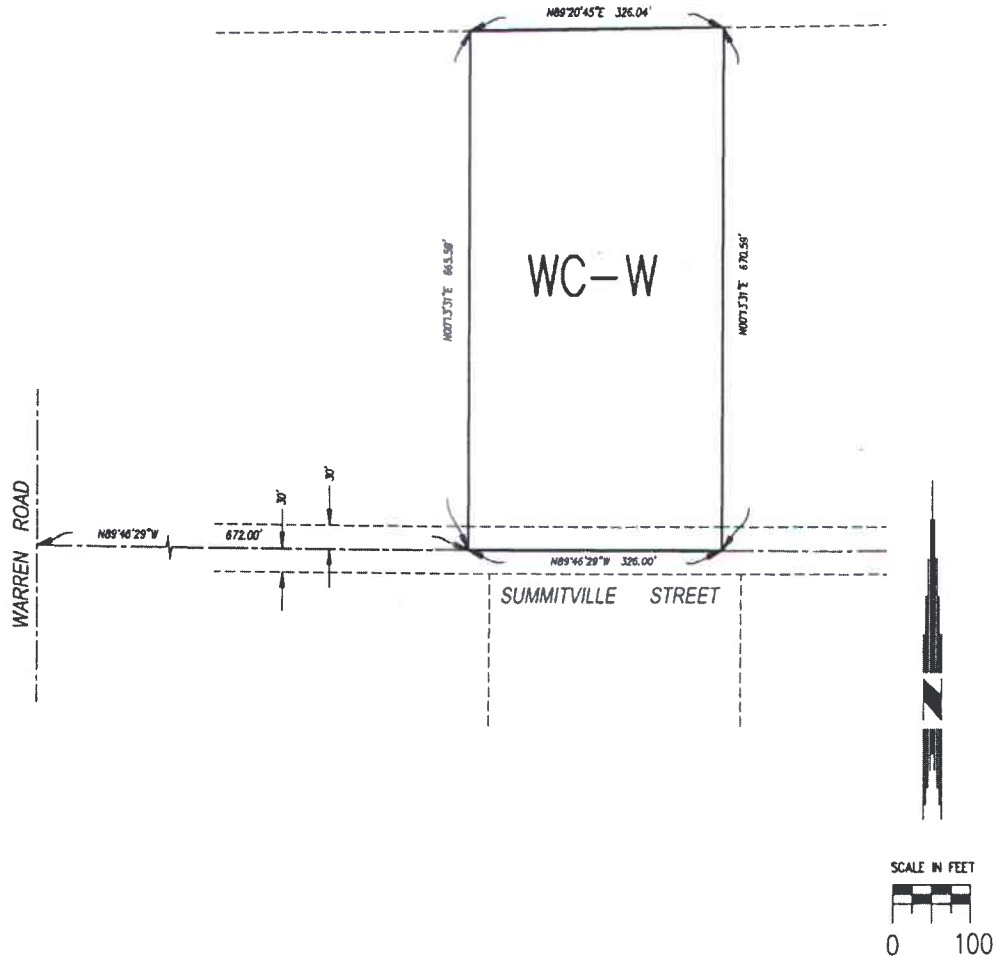
CHANGE OF ZONE CASE NO. 2000023

ADOPTED BY ORDINANCE NO. 348.4955

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.2459
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000023

ADOPTED BY ORDINANCE NO. 348.4955
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

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.: Notice of Adoption - Ordinance No. 348.4955 /

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:

04/07/2021

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

Date: April 07, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011453469-01

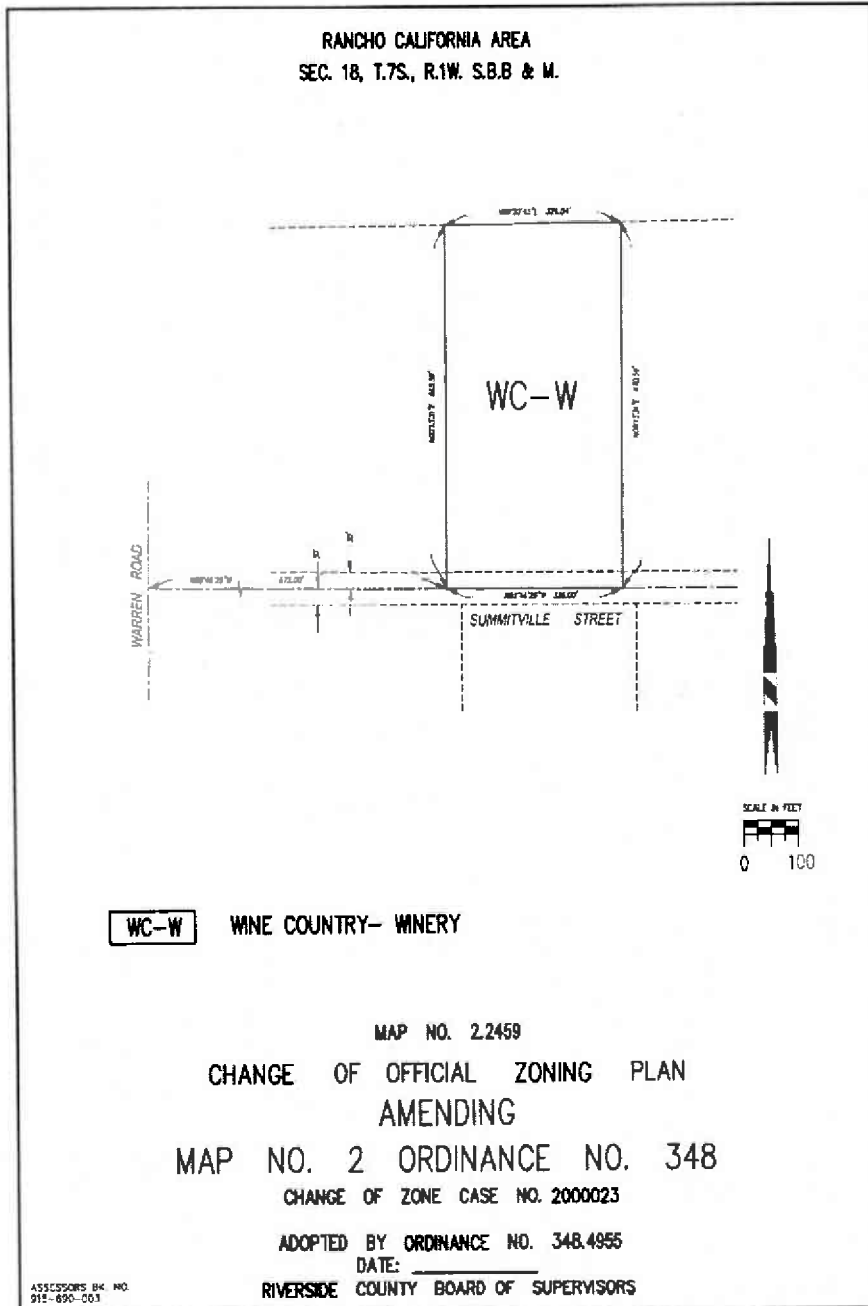
P.O. Number:

*TZMA/Planning
Item 21.3 of 03/30/21*

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348,4955
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. 2.2459, Change of Zone Case No. 2000023" which map is made a part of this ordinance.

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



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 30, 2021 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
 ABSENT: None

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

Press-Enterprise: 4/07



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

March 31, 2021

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. 348.4955

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, April 07, 2021**.

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. 348.4955
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

(Insert Exhibit)

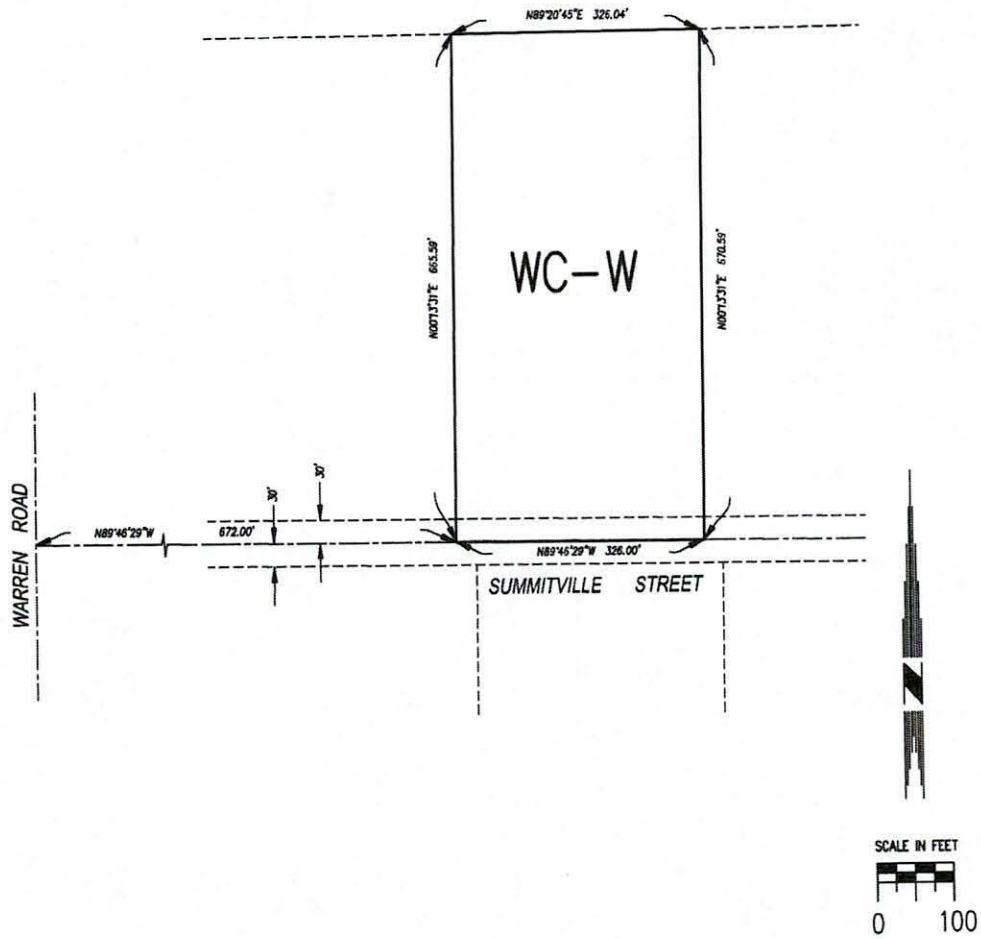
K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 30, 2021** 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
ABSENT: None

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

RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.2459
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000023

ADOPTED BY ORDINANCE NO. 348.4955
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

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 - CZ2000023 /

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:

03/20/2021

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

Date: March 20, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011449730-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE TEMECULA VALLEY WINE COUNTRY POLICY AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 30, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000023**, which changes the existing zone classification of Residential Agricultural - 5 acre minimum (R-A-5) to Wine Country - Winery (WC-W) for APN 915-690-003 which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. This project is north of Summitville Street, east of Warren Road, south of Borel Road, and west of East Benton Road 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. 2000023**, and consider **Adopting Ordinance No. 348.4955**.

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 TIM WHEELER, URBAN REGIONAL PLANNER IV, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

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

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

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

Dated: March 16, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 3/20

TLMA/Planning

Item 21.3 of 03/30/21

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE TEMECULA VALLEY WINE COUNTRY POLICY AREA, THIRD SUPERVISORIAL DISTRICT

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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: March 16, 2021

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



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 HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 17, 2021

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

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

RE: NOTICE OF PUBLIC HEARING: CZ2000023

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 20, 2021.**

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 HARPER, CLERK OF THE BOARD

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 19, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2000023

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

Board Agenda Date: March 30, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: March 19, 2021
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 19, 2021 I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2000023

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

Board Agenda Date: March 30, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: March 19, 2021
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: March 15, 2021

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Tim Wheeler, Project Planner 5-6060 (BOS date 3.30.21)**

SUBJECT: CZ2000023

(Charge your time to these case numbers)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000023 – No New Environmental Document Required – Applicant: Marcelo Doffo – Engineer/Representative: MDS, LLC c/o Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R: RR) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: North of Summitville Street, east of Warren Road, south of Borel Road, and west of East Benton Road – 5.00 Gross Acres – Zoning: Existing: Residential Agricultural – 5 acre minimum (R-A-5) – Proposed: Wine Country – Winery (WC-W) – **REQUEST: Change of Zone No. 2000023 (CZ2000023) changes the existing zone classification of Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003 which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. [Applicant Fees 100%]**

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

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Publish in Newspaper:
 - (3rd Dist) Press Enterprise
 - No New Environmental Documentation Required
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)

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

2021 MAR 15 AM 10:47
CLERK / BOARD OF SUPERVISORS

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
Click here to enter text.

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000023 – No New Environmental Document Required – Applicant: Marcelo Doffo – Engineer/Representative: MDS, LLC c/o Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R: RR) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: North of Summitville Street, east of Warren Road, south of Borel Road, and west of East Benton Road – 5.00 Gross Acres – Zoning: Existing: Residential Agricultural – 5 acre minimum (R-A-5) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 2000023 (CZ2000023) changes the existing zone classification of Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003 which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. [Applicant Fees 100%]

Departmental Concurrence

Charissa Leach
Assistant CEO / TLMA Director

(Continued on next page)

Juan C. Perez
COO

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: Applicant Fees 100%

Budget Adjustment: No

For Fiscal Year: N/A

C.E.O. RECOMMENDATION: Click here to enter text.

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added
 Change Order

A-30
 4/5 Vote

Prev. Agn. Ref.:

District:

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11:**

DATE: Click here to enter text.

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

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

APPROVE CHANGE OF ZONE NO. 2000023, amending the zoning classification for the Project parcel from Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country-Winery (WC-W), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.xxxx amending the zoning in the Rancho California Area shown on Map No. x.xxxx Change of Zone No. 2000023 attached hereto and incorporated herein by reference.

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 new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; therefore, zoning consistency would have to occur as part of the development approval process on specific parcels.

Change of Zone No. 2000023 was submitted to the Riverside County Planning Department on October 14, 2020. The Project parcel has a General Plan Foundation Component Land Use Designation of Rural: Rural Residential. The subject parcel is located in the Wine Country-Winery District, which is a district located in the central and north portions of the Policy Area. Parcels with this designation are allowed to develop one-family dwellings, agricultural uses, and Class I through IV Wineries, depending on their acreage, plus other development uses with an approved plot plan or conditional use permit entitlement. The Project proposes a change of zone for APN 915-690-003 from Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country – Winery (WC-W); bringing the parcels into consistency with the Temecula Valley Wine Country Policy Area.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA; as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. ORDINANCE NO. 348.xxxx for Change of Zone No. 2000023

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11:**

DATE: [Click here to enter text.](#)

PAGE: Page 3 of 3

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 26, 2021,

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

APN (s) or case numbers CZ2000023 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

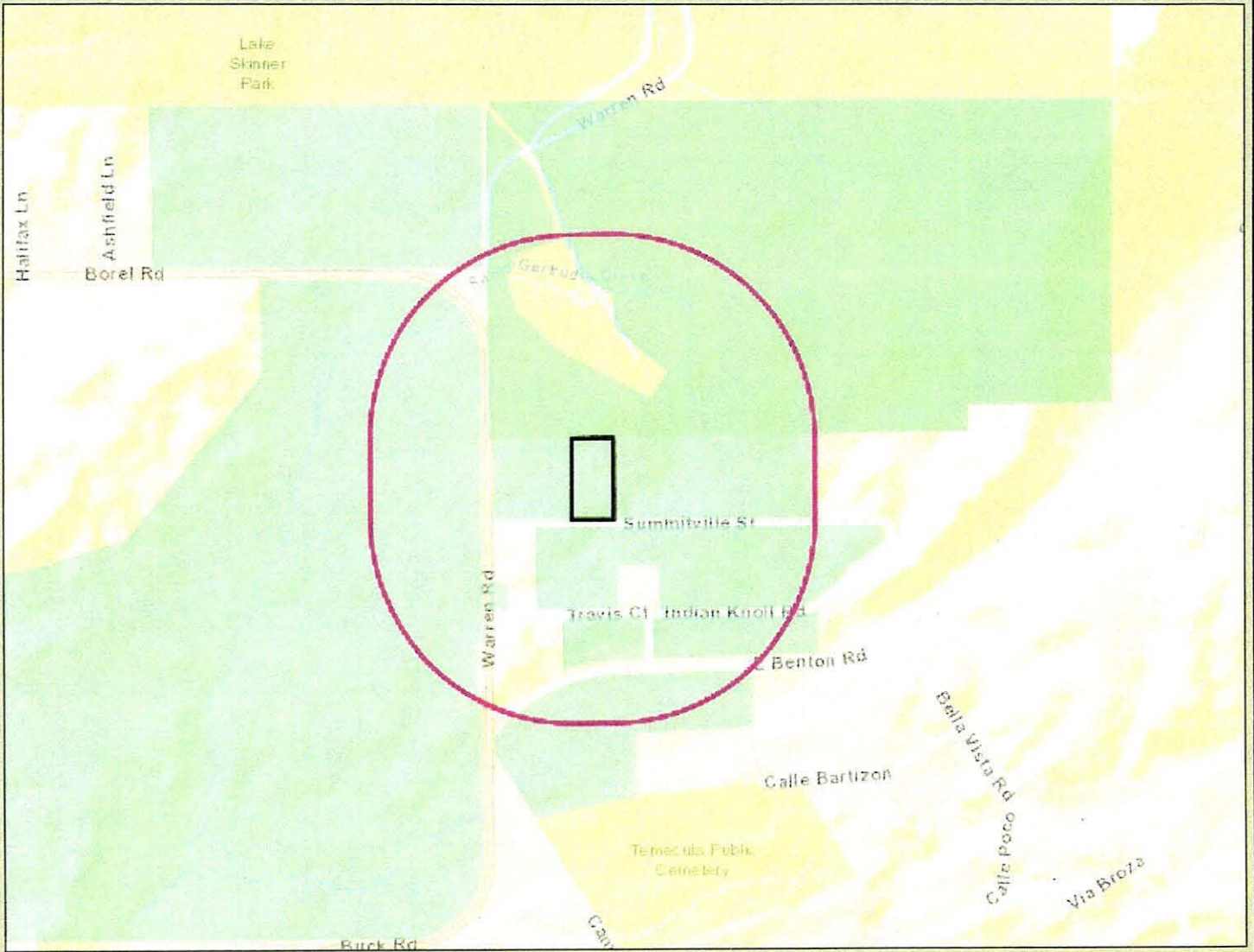
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502


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

Riverside County GIS Mailing Labels

CZ2000023 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 1/26/2021 1:21:15 PM

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

Markham Development Strategies, LLC
Markham Front Street, Suite 300-D
28693 Old Town CA 92590
Temecula, CA
Attn: Larry R Markham & Nancy Leaman

Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
Attn: Richard Drury & Komalpreet Toor

DALIA GOURGY
29142 BOBOLINK DR
LAGUNA NIGUEL CA 92677

ERIN WHITING
30858 WEALTH ST
MURRIETA CA 92563

915690012
JOHN MICHAEL BARRY
44193 REIDEL ST
TEMECULA CA 92592

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915700011
REBECCA J. BENNETT
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TEMECULA CA 92592

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YICHIN WANG
308 N TERRACE VIEW DR
MONROVIA CA 91016

915690005
STEPHEN K. MOSS
36370 SUMMITVILLE ST
TEMECULA CA 92592

915690006
MINHNAM CONTANG HO
2113 GRAHAM AVE
REDONDO BEACH CA 90278

915690007
DARISA
36083 SUMMITVILLE ST
TEMECULA CA 92592

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

924370011
DAMIAN DOFFO
36325 INDIAN KNOLL RD
TEMECULA CA 92592

924370012
PAUL BERINSON
36395 INDIAN KNOLL RD
TEMECULA CA 92592

924370015
JASON PAINE
36195 TRAVIS CT
TEMECULA CA 92592

924370014
CHARLES RICHARD PITKIN
P O BOX 2107
TEMECULA CA 92593

924370008
ALBERT SALAZAR
36305 E BENTON RD
TEMECULA CA 92592

924370016
NATAHA LIGHTFOOT
36125 TRAVIS CT
TEMECULA CA 92592

924370013
LOIDA DELA CRUZ JOCSON
674 BOWCREED DR
DIAMOND BAR CA 91765

915690021
MARCELO LUIS DOFFO
36083 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

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

915690018
MICHAEL UVA
36309 SUMMITVILLE
TEMECULA CA 92592

915690019
JAMES R. PARADISO
36373 SUMMITVILLE ST
TEMECULA CA 92592

915690024
JOSE F. AMEZCUA
36493 SUMMITVILLE
TEMECULA CA 92592

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

915060010
MWD
P O BOX 54153
LOS ANGELES CA 90054

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

915690022
MICHAEL T. CADY
36431 SUMMITVILLE ST
TEMECULA CA 92592

964160004
STANDARD TEMECULA
1250 MOUNTAIN VIEW CIR
AZUSA CA 91702

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

2021 APR 30 AM 9:58

Receipt #: 21-132517

State Clearinghouse # (if applicable): _____

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 03/19/2021

County Agency of Filing: RIVERSIDE

Document No: E-202100266

Project Title: NOTICE OF PUBLIC HEARING CZNO. 2000023

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR, ROOM 127, RIVERSIDE, CA 92502

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

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

James D. Bannister Deputy

Notes:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE TEMECULA VALLEY WINE COUNTRY POLICY AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 30, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 2000023**, which changes the existing zone classification of Residential Agricultural – 5 acre minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003 which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. This project is north of Summitville Street, east of Warren Road, south of Borel Road, and west of East Benton Road 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. 2000023**, and consider **Adopting Ordinance No. 348.4955**.

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 TIM WHEELER, URBAN REGIONAL PLANNER IV, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, 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: March 16, 2021

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100255
03/19/2021 01:33 PM Fee: \$ 0.00
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Removed: *04-27-21* By: *[Signature]* Deputy

