

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



ITEM: 21.3
(ID # 15230)

MEETING DATE:

Tuesday, June 08, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required – Applicant: Robert Joseph Petrisin– Engineer/Representative: LCF Surveying, Inc. c/o Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: North and west of Rancho California Road, south of Buck Road and east of Berenda Road – 2.6 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – REQUEST: Change of Zone No. 1900039 (CZ1900039) changes the zoning of the project site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 net acres. The proposed change of zone would bring the parcels 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

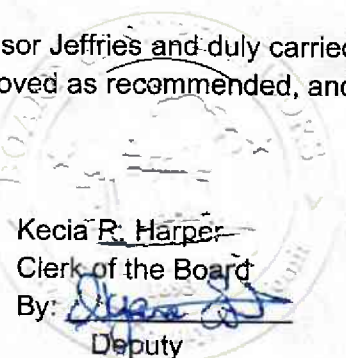
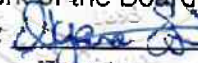
ACTION: Policy


John Hildebrand, Planning Director 5/25/2021

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 that Ordinance 348.4960 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: June 8, 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:

1. **APPROVE CHANGE OF ZONE NO. 1900039**, amending the zoning classification for the project site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and
2. **ADOPT ORDINANCE NO. 348.4960** amending the zoning in the Rancho California Area shown on Map No. 2.2461 Change of Zone No. 1900039 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 fee is 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. 1900039 was submitted to the Riverside County Planning Department in October of 2019. The project has a General Plan Foundation Component Designation of Agriculture and General Plan Land Use Designation of Agriculture. The project site is located within the Temecula Valley Wine Country Policy Area Wine Country – Winery District. This district allows for uses that include one-family dwellings, cottage industry (small scale manufacturing incidental to a primary residential use), cottage inn within a one-family dwelling, and Class I, II, and V Wineries (minimum 5, 10, and 20 acres respectively). The Project proposes a change of zone for parcel APN 942-100-029 from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W); bringing the parcel into consistency with the Temecula Valley Wine Country Policy Area.

Impact on Citizens and Businesses

The Project has no direct impact on citizens or businesses, as this is a private project. 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:

**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 4960
- D. PROJECT EXHIBIT MAP CZ1900039



Jason Farin, Principal Management Analyst 6/2/2021

ORDINANCE NO. 348.4960

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. 2.2461, Change of Zone Case No. 1900039" which map is made a part of this ordinance.

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

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

By: Karen S. Spiegel
Chair, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: [Signature]

(SEAL)

APPROVED AS TO FORM

May 25, 2021

By: Aaron C. Gettis
AARON C. GETTIS
Supervising Deputy County Counsel

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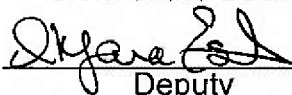
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STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
 ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 8, 2021, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

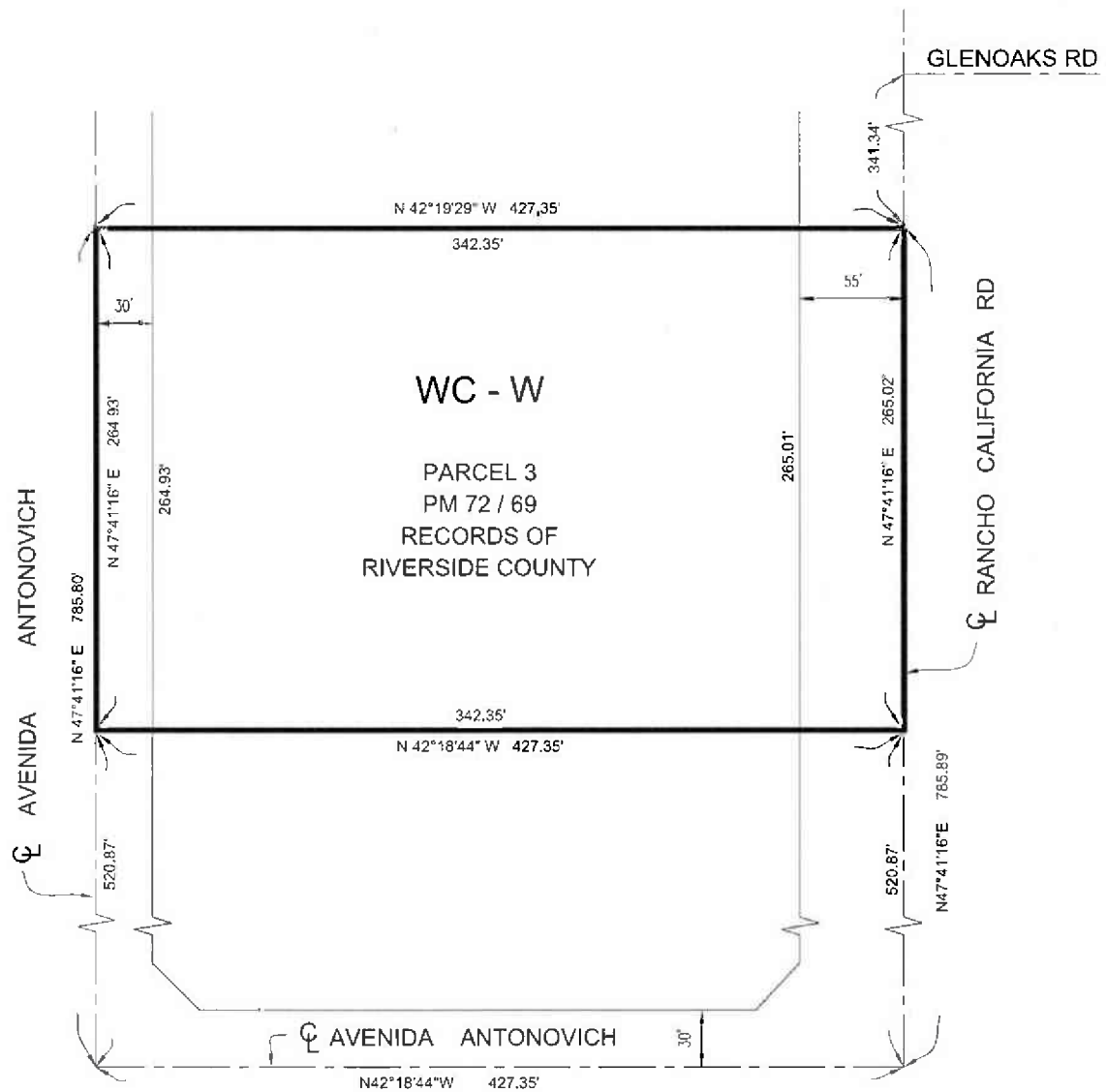
AYES: Jeffries, Spiegel, Washington, Perez, and Hewitt
NAYS: None
ABSENT: None

DATE: June 8, 2021

KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

SEAL

RANCHO CALIFORNIA AREA
SEC. 24, T.7S., R.2W. S.B.M.



WC - W WINE COUNTRY - WINERY

MAP NO. 2.2461

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

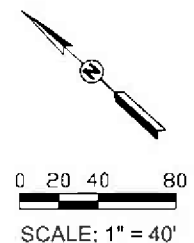
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 1900039
ADOPTED BY ORDINANCE NO. 348.4960

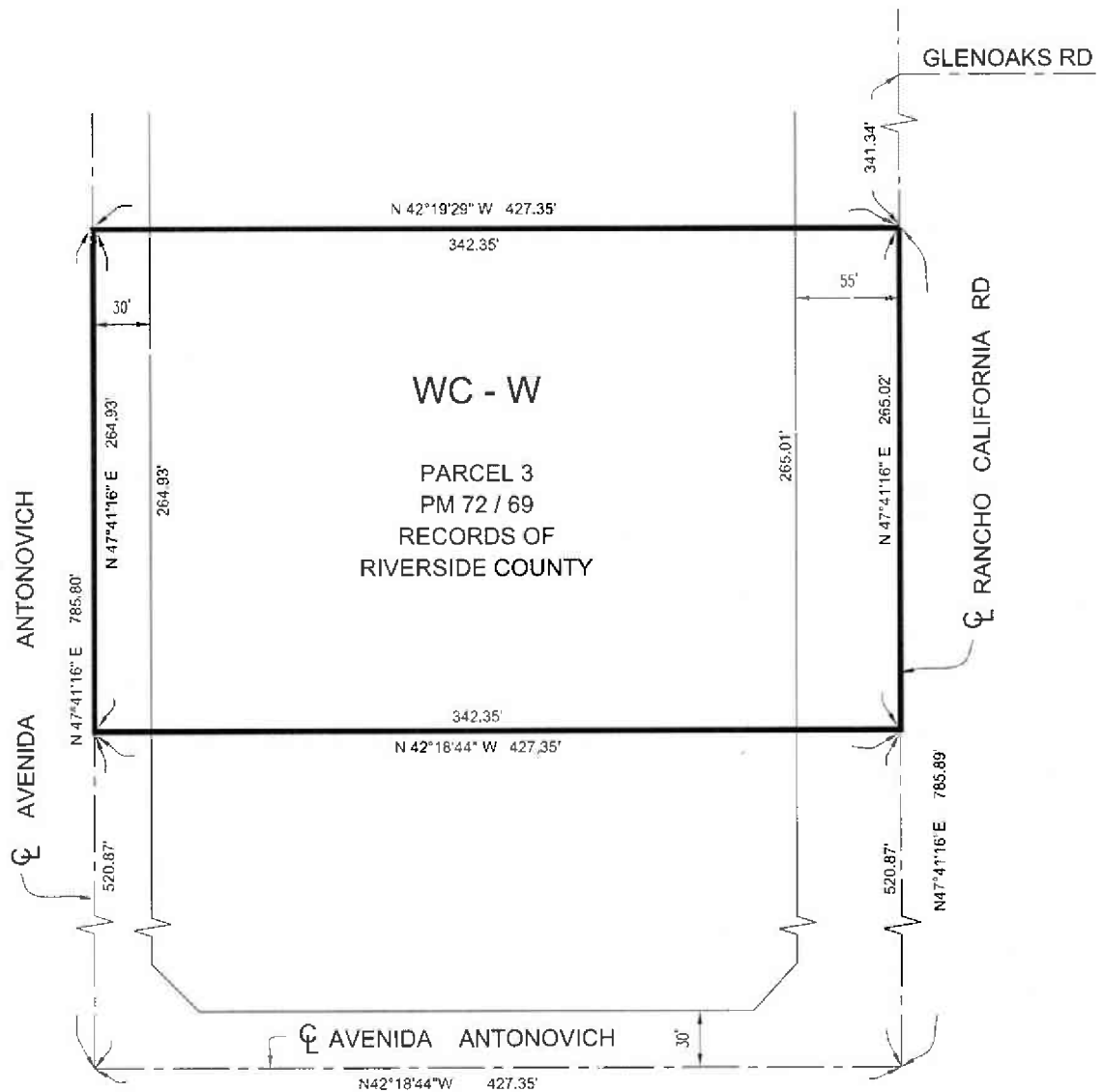
(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN. 942-100-029



RANCHO CALIFORNIA AREA
SEC. 24, T.7S., R.2W. S.B.M.



WC - W

WINE COUNTRY - WINERY

MAP NO. 2.2461

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 1900039
ADOPTED BY ORDINANCE NO. 348.4960

(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN. 942-100-029



0 20 40 80

SCALE: 1" = 40'



PLANNING COMMISSION HEARING REPORT OF ACTIONS APRIL 7, 2021

building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 4.2 **CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required** – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029. Project Planner: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

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. 1900039.

- 4.3 **SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 2000025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report** – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciatto – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) – Medium High Density Residential (CD-MHDR) – Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

CONTINUED to April 21, 2021.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4 . 2

Planning Commission Hearing: April 7, 2021

PROPOSED PROJECT

Case Number(s):	CZ1900039	Applicant(s):	Robert Joseph Petrisin
CEQA Exempt	No Further Env. Doc. Required		
Area Plan:	Southwest	Representative(s):	Leonard Fowler
Zoning Area/District:	Rancho California Area		LCF Surveying, Inc.
Supervisory District:	Third District		
Project Planner:	Manuel Baeza		
Project APN(s):	942-100-029		

John Hildebrand

John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1900039 (CZ1900039) changes the zoning of the project site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for a 2.08 net acre (2.60 gross acres) parcel APN 942-100-029. 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”.

The project is located northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road.

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. 1900039, amending the zoning classification for the project site from C/V to WC-W, in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA:

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG)
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:	Agriculture (AG)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Citrus/Vineyard – (C/V)
Proposed Zoning Classification:	Wine Country – Winery (WC-W)
Surrounding Zoning Classifications	
North:	Citrus/Vineyard – (C/V) and Commercial Citrus/Vineyard – (C-C/V)
East:	Citrus/Vineyard – (C/V) and Commercial Citrus/Vineyard – (C-C/V)
South:	Citrus/Vineyard – (C/V)
West:	Citrus/Vineyard – (C/V)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Residential Development and Nursery
East:	Residential Development and Vacant Land
South:	Residential Development and Agricultural Use
West:	Residential Development and Water Reservoir

Located Within:

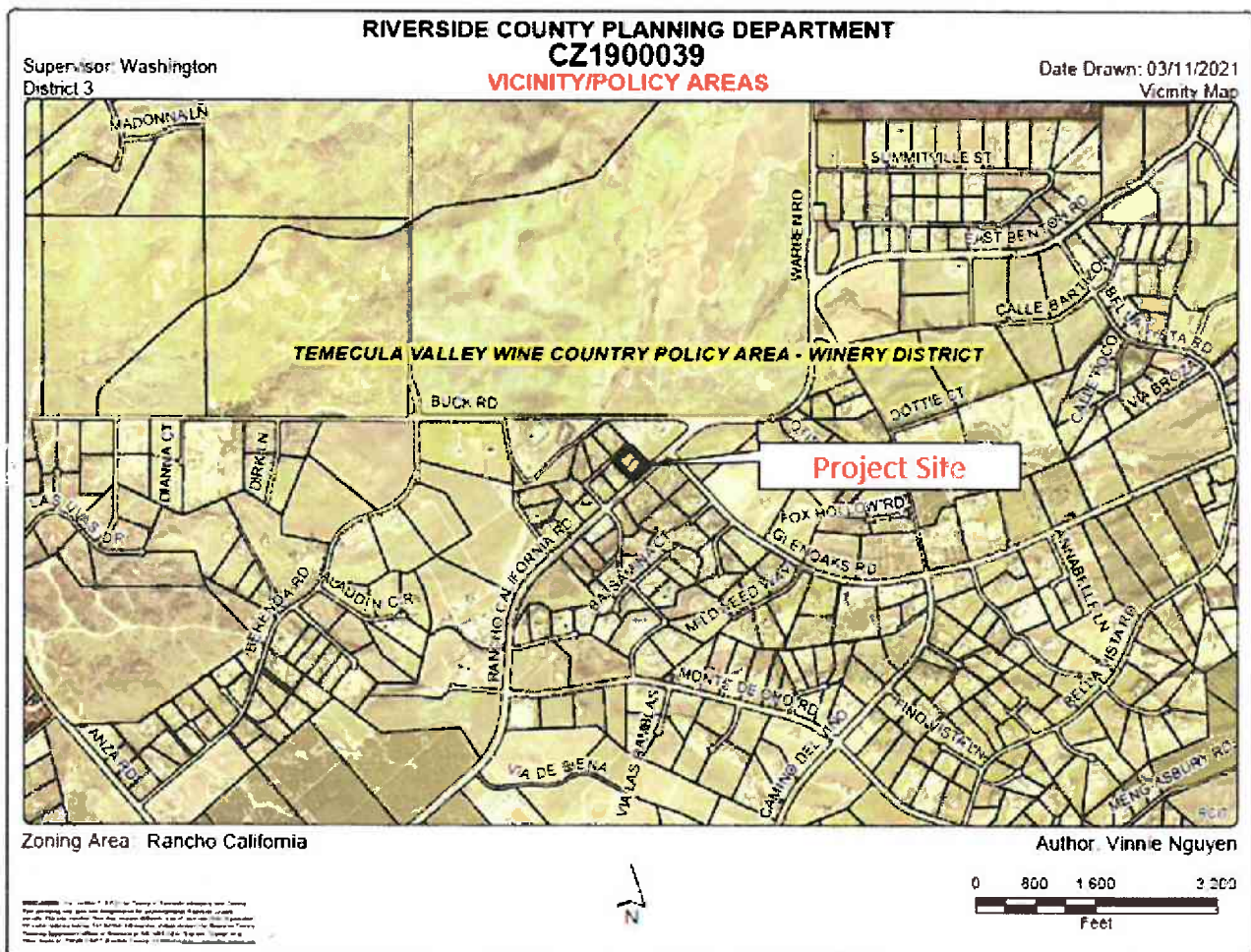
City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 149 Wine Country Road Maintenance
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No

Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Moderate, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	2.60 gross acres	N/A

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 1900039 was submitted to the Riverside County Planning Department in October of 2019. The project has a General Plan Foundation Component Designation of Agriculture and General Plan Land Use Designation of Agriculture. The project site is located within the Temecula Valley Wine Country Policy Area Wine Country – Winery District. This district allows for uses that include one-family dwellings, cottage industry (small scale manufacturing incidental to a primary residential use), cottage inn within a one-family dwelling, and Class I, II, and V Wineries (minimum 5, 10, and 20 acres respectively). This Change of Zone would establish zoning consistency with the Policy Area of the General Plan. The subject site is a single 2.08 acre net vacant through lot with street frontage on both Rancho California Road and Avenida Antonovich. Surrounding development consists of large lot residential development, agricultural uses, and a nursery. There are no issues of concern for this item. Any future entitlement project would be required to comply with the applicable regulations, the California Environmental Quality Act, and all applicable conditions will apply as part of an implementing project's conditions of approval. The proposed project merely consists of the process of bringing the parcel into consistency with the Temecula Valley Wine Country Policy Area.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project site is in Temecula Valley Wine Country Policy Area and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524 for the Policy Area. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to State 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 Land Use Designation of Agriculture (AG).
2. The project site is located within the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan (SWAP) of the General Plan. The primary purpose of the Winery District is

to promote the establishment of commercial activities that support tourism while ensuring long-term viability of the wine industry. Although the project site is not large enough to accommodate a winery it could allow for cottage industry and a cottage inn. SWAP Policy 1.6 calls for allowing small-scale cottage inns or cottage industries and encouraging uses that reflect the unique character of this Policy Area. In addition, SWAP Policy 1.9 calls for encouraging new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone. The Change of Zone from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) Zone is proposed for consistency with the General Plan and will allow for possible future uses that are consistent with the General Plan.

3. The project site is currently zoned Citrus/Vineyard (C/V) which is not consistent with the Temecula Valley Wine Country Policy Area – Winery District. The proposed change of zone to Wine Country-Winery (WC-W) would bring the site into consistency with the Winery District of the Temecula Valley Wine Country Policy Area of the General Plan.

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 any City's Sphere of Influence.
2. The project is located in Community Service Area (CSA) 149 Wine Country Road Maintenance.
3. The project is not located in a Special Flood Hazard Zone, Agricultural Preserve, and is not susceptible to Liquefaction, Subsidence, or within a Fault Zone.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Implementing projects within the Specific Plan will be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. 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.
6. The project site is not located within a Western Riverside County Multiple Species Habitat Conservation Plan Cell and is not located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan.
7. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area

who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a moderated fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Since this Project is Change of Zone and no development project such as tentative maps, use permits or building permits are a part of this Project; therefore, no notification is required. Should a development project, or building permits be required at a later time the Director of the Department of Forestry and Fire Protection or their designee would be notified.
 - a. Fire protection and suppression services will be available to the Project site through Riverside County Fire Department. Station No. 96 located at 37650 Glen Oaks Road, approximately 2.4 miles southeast of the project parcel.
 - b. The proposed change of zone is not attached to a development project. Currently the Project site has available access for emergency vehicles. The site is currently vacant. At the time a development project is proposed it will be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 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

CZ19000039

VICINITY/POLICY AREAS

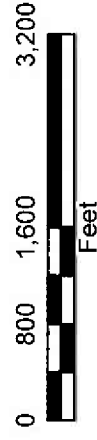
Supervisor: Washington
District 3

Date Drawn: 03/11/2021
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 2, 2021, the County of Riverside published a new General Plan. The new General Plan may contain different types of maps and data. For more information, please visit the Riverside County website at <https://www.riversidecounty.net>. For further information, please contact the Riverside County Planning Department at (951) 261-2222 or visit our website at <https://www.riversidecounty.net>.

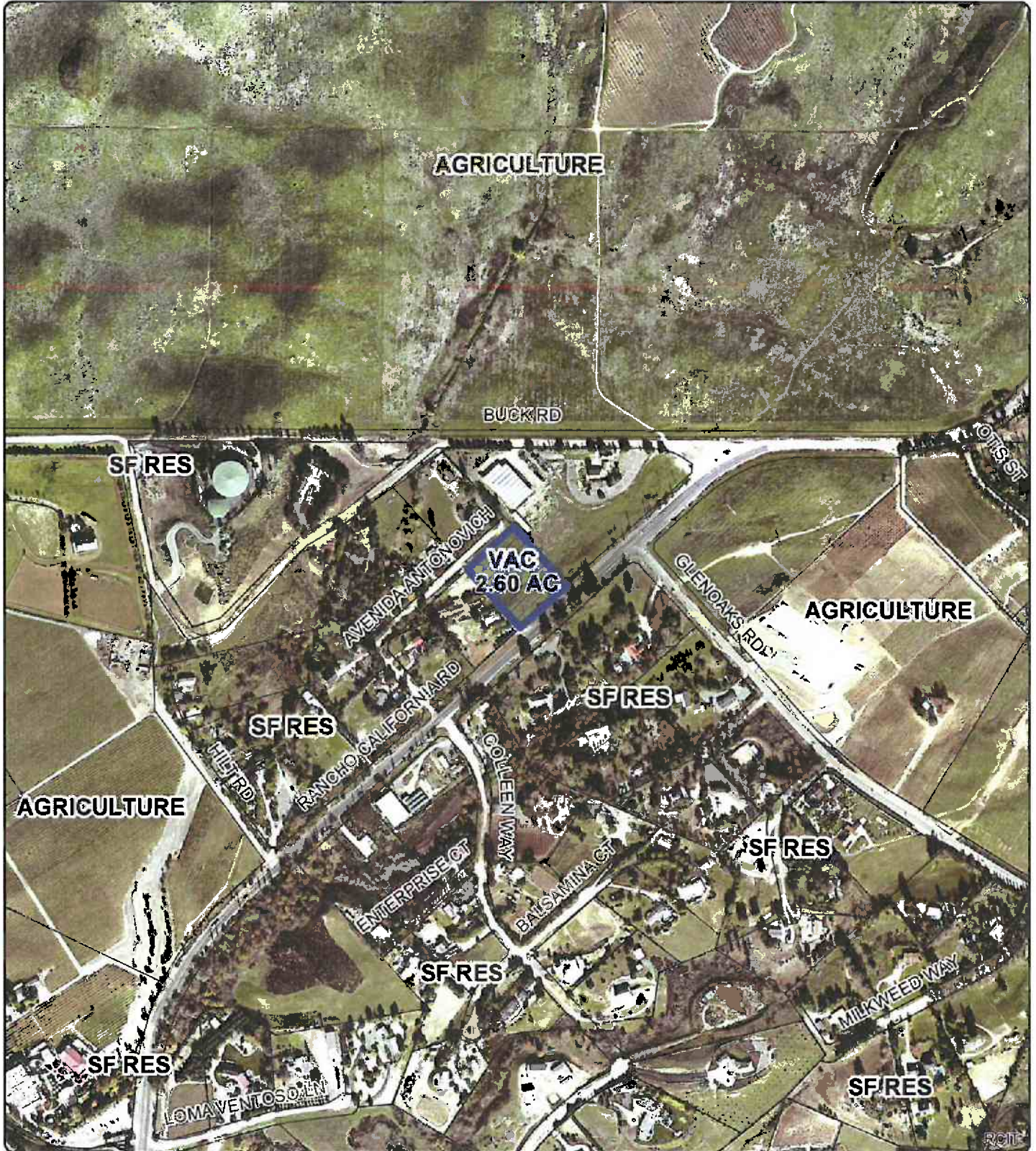
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900039

Supervisor: Washington
District 3

LAND USE

Date Drawn: 03/11/2021
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

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

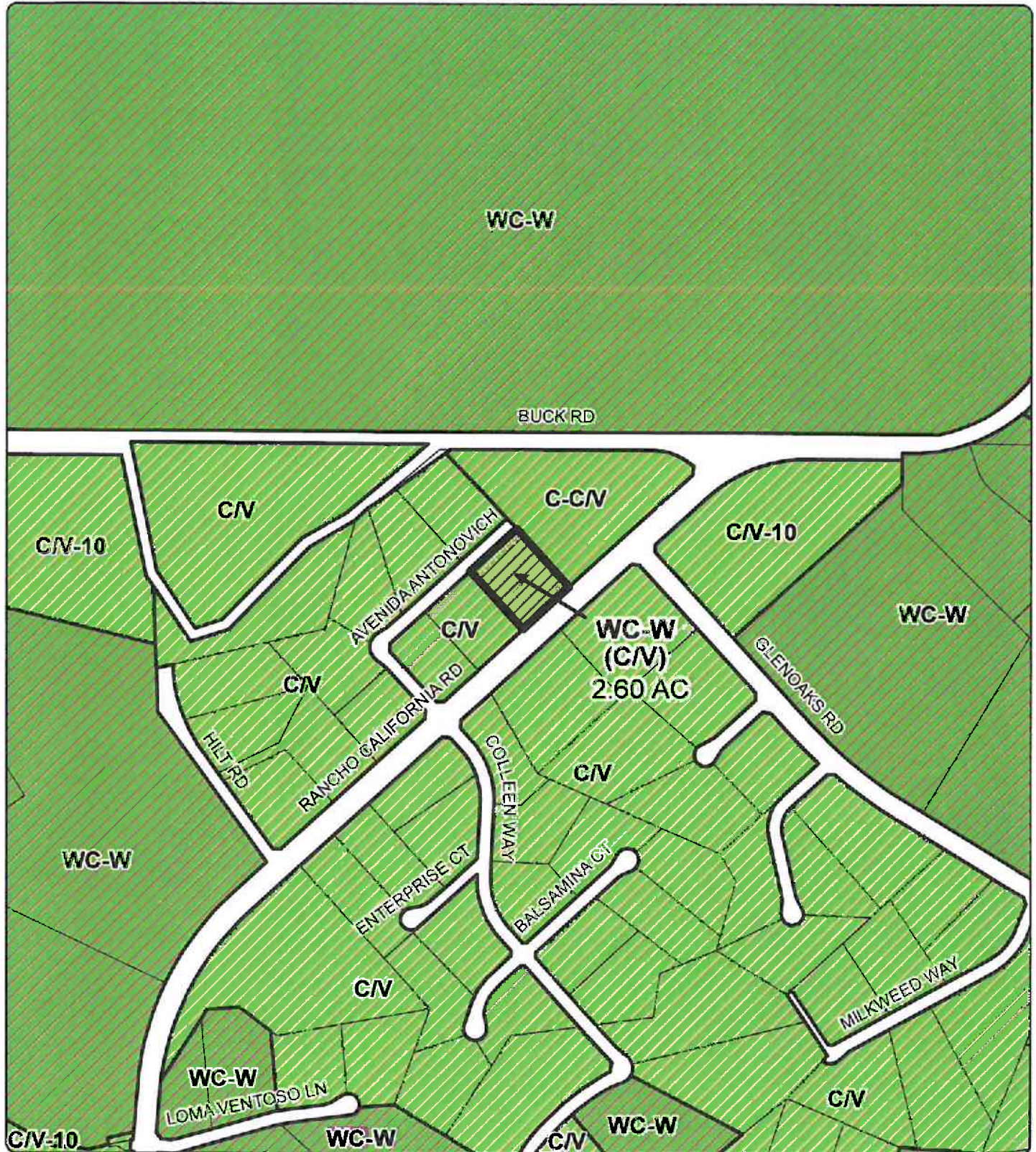
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900039

Supervisor: Washington
District 3

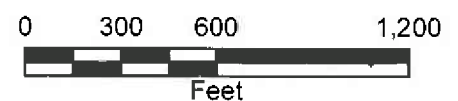
PROPOSED ZONING

Date Drawn: 03/11/2021
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 <http://lan.sing.rctfdms.org>

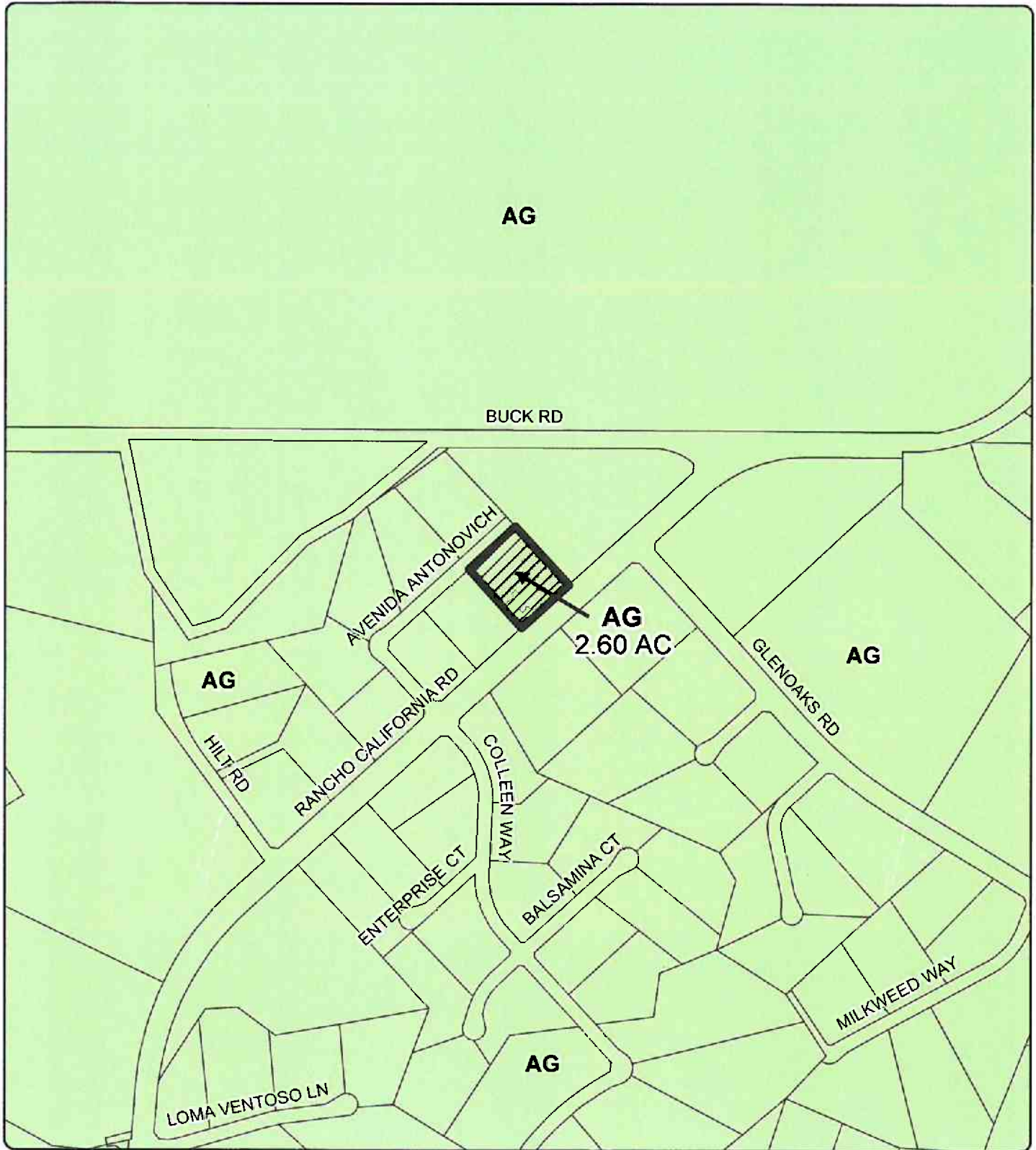
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900039

Supervisor: Washington
District 3

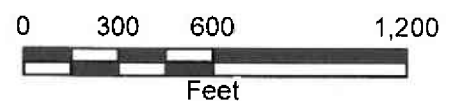
EXISTING GENERAL PLAN

Date Drawn: 03/11/2021
Exhibit 5

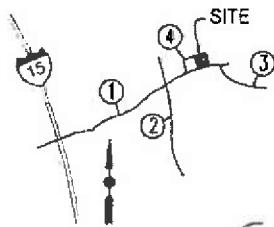


Zoning Area: Rancho California

Author: Vinnie Nguyen



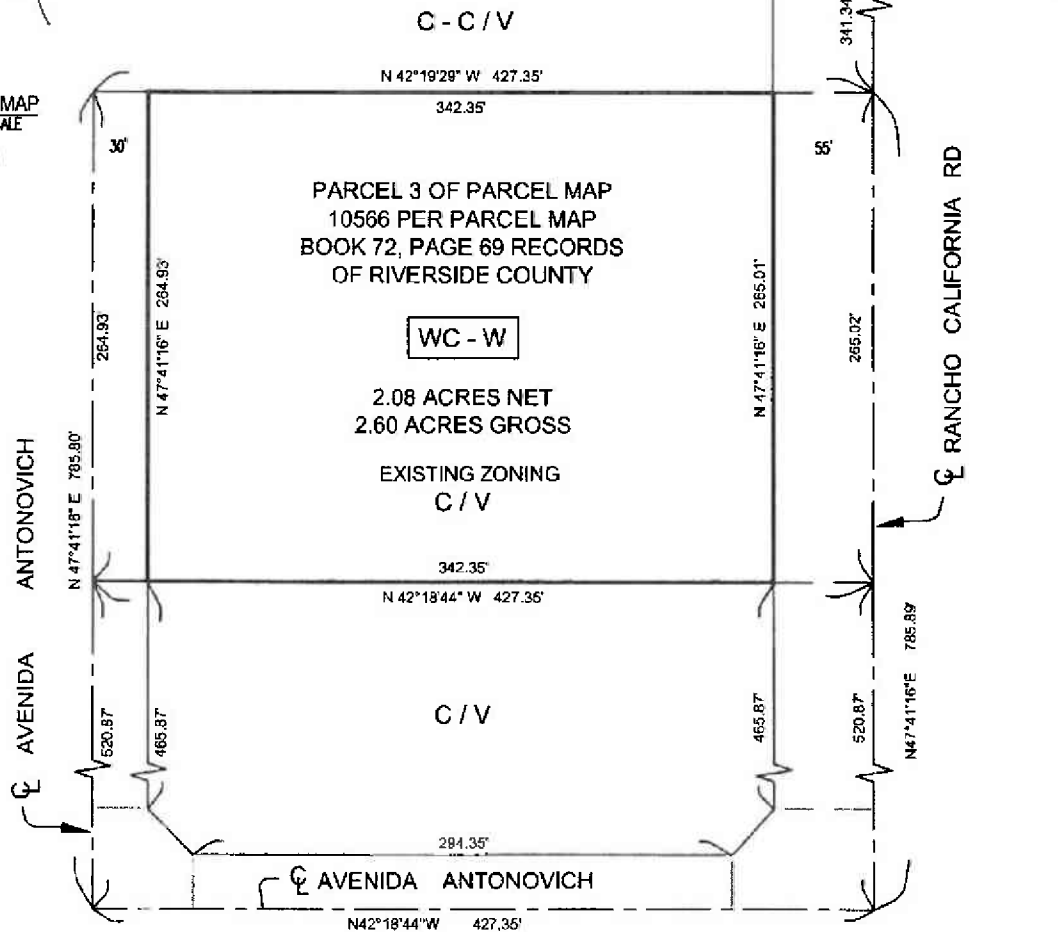
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://p.planning.rctmia.org>



VICINITY MAP
NOT TO SCALE

1. RANCHO CALIF. RD
2. ANZA RD
3. GLENOAKS RD
4. AVE. ANTONOVICH

RANCHO CALIFORNIA AREA
RANCHO PAUBA PROTRACTED
SEC. 24, T.7S., R.2W, S.B.M.



LEGEND

WC - W	WINE COUNTRY - WINERY
C / V	CITRUS / VINEYARD
C - C / V	COMMERCIAL CITRUS / VINEYARD

MAP NO.

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. ORDINANCE NO. 348

PREPARED BY:

LOF SURVEYING, INC.
39888 SWEETBRIER CIRCLE
TEMECULA, CA 92591
(951) 699-2603
LOF@LONLINE.COM

OWNER:

ROBERT PETRISH
32290 CORTE SAN VINCENTE
TEMECULA, CA 92592
(951) 312-4869
RPETRISH@RCS-RESERVESUDY.COM

CHANGE OF ZONE CASE NO.
ADOPTED BY ORDINANCE NO.

DATE: AUGUST 28, 2019
RIVERSIDE COUNTY BOARD OF SUPERVISORS

FEMA FLOOD ZONE "X"
AREA OF MINIMAL FLOOD HAZARD

ASSESSOR'S PARCEL NO. 942-100-029



0 20 40 80
SCALE: 1" = 40'

UTILITY PURVEYORS:

WATER: RCM
SEWER: SEPTIC
GAS: PROPANE
ELECTRICITY: SOE
TELEPHONE: FRONTIER COMM.
CABLE TV: FRONTIER COMM.
SCHOOL DISTRICT: TEMECULA UNIFIED



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ Standard Change of Zone

CZ1900039

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
☒ Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Robert Joseph Petrisin

Contact Person: Rob Petrisin E-Mail: rpetrisin@SRC-ReserveStudy.com

Mailing Address: 32290 Corte San Vincente
Temecula ^{Street} CA 92592
City State ZIP

Daytime Phone No: (951) 312-4869 Fax No: (951)

Engineer/Representative Name: Leonard Fowler / LCF Surveying, Inc.

Contact Person: 39888 Sweetbrier Cir E-Mail: LCF@LINKLINE.COM

Mailing Address: 39888 Sweetbrier Cir
Temecula, CA ^{Street} 92591
City State ZIP

Daytime Phone No: (951) 699-2603 Fax No: (951) 699-5157

Property Owner Name: Robert Joseph Petrisin

Contact Person: Rob Petrisin E-Mail: rpetrisin@SRC-ReserveStudy.com

Mailing Address: 32290 Corte San Vincente
Street

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 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Temecula CA 92592
City State ZIP

☐ 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 a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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, planning agency personnel may enter upon any land 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.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Robert Joseph Petrisin

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 942-100-029-1

Approximate Gross Acreage: 2.08

General location (nearby or cross streets): North of _____, South of _____

APPLICATION FOR CHANGE OF ZONE

Glen Oaks, East of _____, West of Rancho California Rd.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing Zoning - C/V CITRUS/VINYARD
Proposed Zoning - WCW WINE COUNTRY WINERY

Related cases filed in conjunction with this request:

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016

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. 1900039 – No New Environmental Document Required – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **APRIL 7, 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: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

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: Manuel Baeza
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 11, 2021,

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

APN (s) or case numbers CZ1900039 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

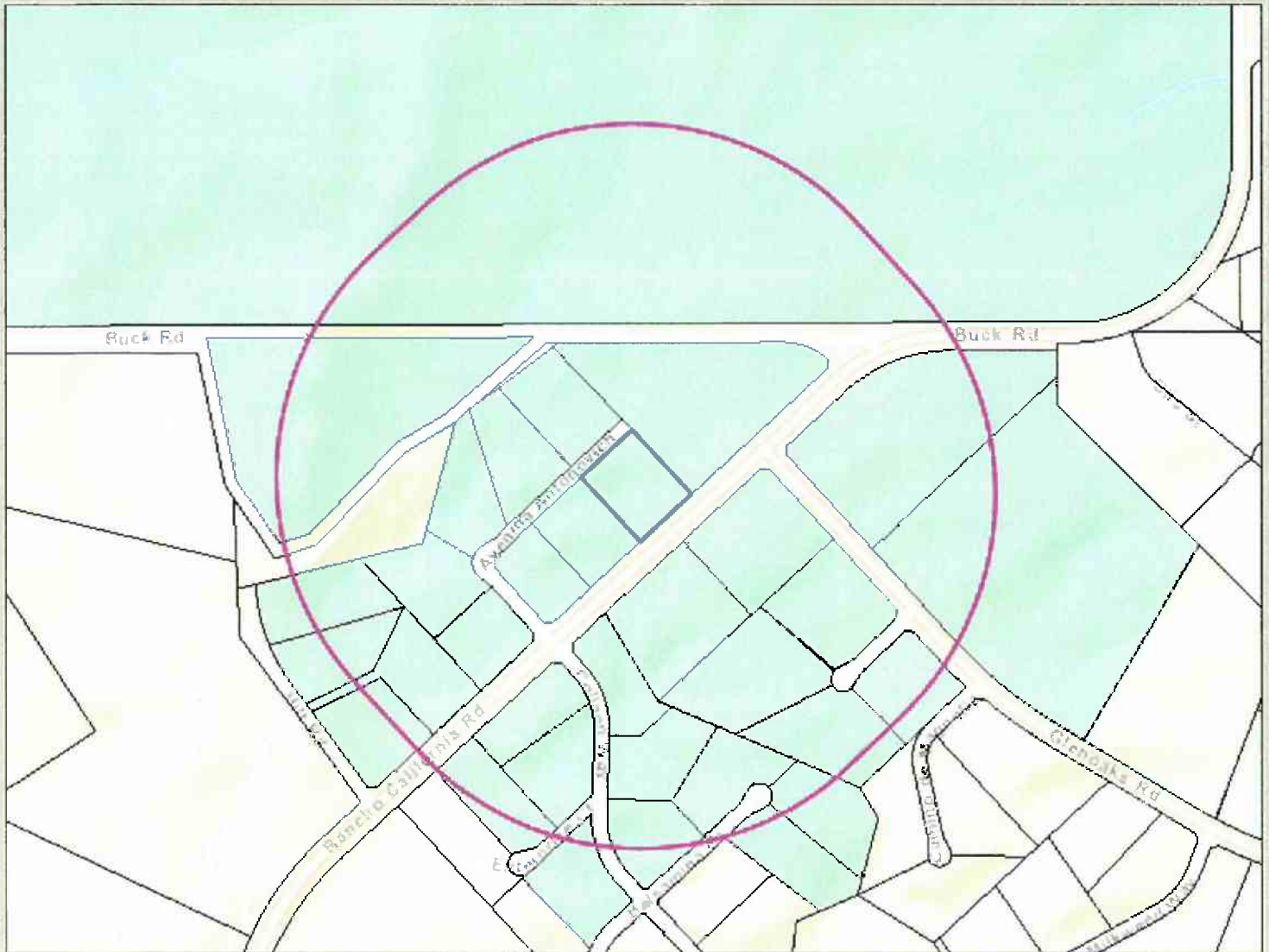
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900039 (1200 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 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...3/11/2021 9:43:20 AM

© Riverside County RCIT

942060016
DAVID SCHUTTE
35615 GLEN OAKS RD
TEMECULA CA 92592

942060017
SCOTT D. WIGGINS
35635 GLEN OAKS RD
TEMECULA CA 92592

942080017
DRAKE FAMILY TRUST DTD 3/25/2003
PO BOX 890006
TEMECULA CA 92589

942080018
ROBERT J. EMCH
39450 COLLEEN
TEMECULA CA 92592

942080019
LISA K. ROTHENBERG
2820 DEERPARK DR
SAN DIEGO CA 92110

942080027
PRASARN TANTISALIDCHAI
39333 COLLEEN WAY
TEMECULA CA 92592

942080028
MARK A. BRIANS
36310 ENTERPRISE CT
TEMECULA CA 92592

942100040
DAVID SAKATA
43043 TERAMO ST
TEMECULA CA 92592

942100042
DANIEL E. GREENE
37100 AVENIDA ANTONOVICH
TEMECULA CA 92591

942060001
SUEMNICK FAMILY TRUST DATED 04/08/2014
36441 RANCHO CALIFORNIA RD
TEMECULA CA 92592

942060002
J K BAILEY & ASSOC
7615 CAMINITO AVOLA
LA JOLLA CA 92037

942100036
STEEL ROSE MANOR REV LIVING TRUST DTD
36210 RANCHO CALIFORNIA RD
TEMECULA CA 92591

942100037
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

942080032
HAAS GLENDA L
39433 COLLEEN WAY
TEMECULA CA 92592

942030011
AUSTIN VINEYARDS
3060 UPHAM ST
WHEAT RIDGE CO 80033

942100030
MANUEL R. NEGRETE
39060 AVENIDA ANTONOVICH
TEMECULA CA 92592

942100034
HUTCHINSON LIVING TRUST DATED 2/7/2019
39460 HILT RD
TEMECULA CA 92591

964160004
STANDARD TEMECULA
1250 MOUNTAIN VIEW CIR
AZUSA CA 91702

942030007
RON GILLILAND
8787 MACE BLVD
DAVIS CA 95618

942060015
DENISE N. LAWRENCE
7756 HORIZON ST
CHINO CA 91708

942080009
JEFFREY S. DORFNER
35632 BALSAMINA CT
TEMECULA CA 92591

942080016
GUNTHER STRANSKY
39330 COLLEEN WAY
TEMECULA CA 92592

942080026
GTE CALIF INC
P O BOX 152206
IRVING TX 75015

942100023
GEOFFREY CATHEY
39195 AVENIDA ANTONOVICH
TEMECULA CA 92591

942100025
ANTHONY K. VOORHIES
39150 AVENIDA ANTONOVICH
TEMECULA CA 92591

942100028
TODD H. EGGERS
39015 AVENIDA ANTONOVICH
TEMECULA CA 92591

942100033
YU GU
39250 HILT RD
TEMECULA CA 92591

942100035
LEO-WISNIEWSKI TRUST DATED 6/27/2019
36184 RANCHO CALIFORNIA
TEMECULA CA 92591

942060018
JEFFREY A. BRICKER
35595 GLEN OAKS RD
TEMECULA CA 92592

942080008
LEONARD L. GARCIA
35622 BALSAMINA CT
TEMECULA CA 92592

942100024
SERGIO KERRAVCIC
39205 AVENIDA ANTONOVICH
TEMECULA CA 92591

942100029
ROBERT JOSEPH PETRISIN
32290 CORTE SAN VINCENTE
TEMECULA CA 92592

942100041
NORMAN GERALD JOHN LIVING TRUST DATED
41733 CAMINO LAREDO
TEMECULA CA 92592

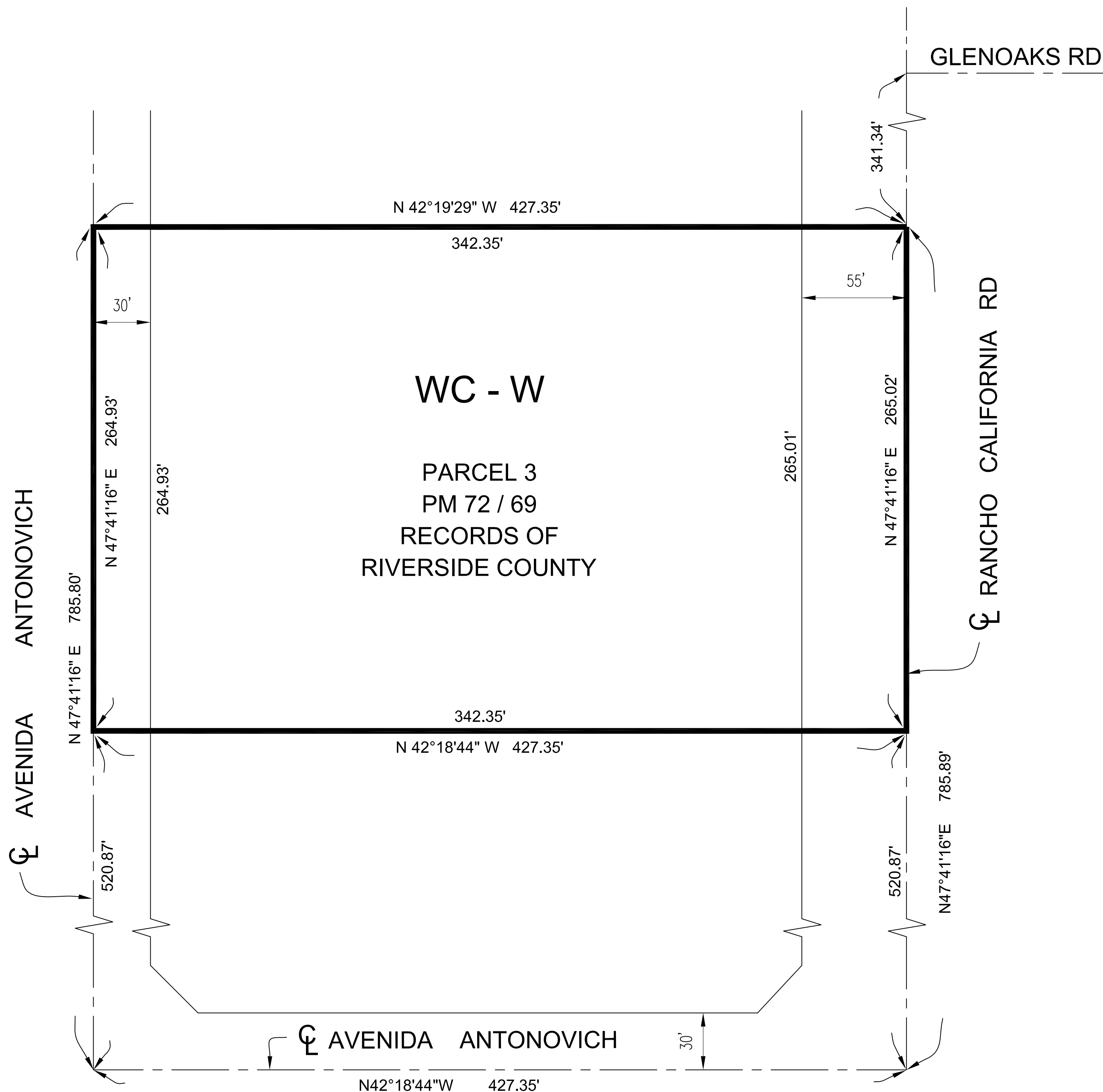
Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

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

Leonard Fowler, LCF Surveying Inc.
39888 Sweetbrier Circle
Temecula, CA 92591

Robert Petrisin
32290 Corte San Vicente
Temecula, CA 92592

RANCHO CALIFORNIA AREA
SEC. 24, T.7S., R.2W. S.B.M.



WC - W WINE COUNTRY - WINERY

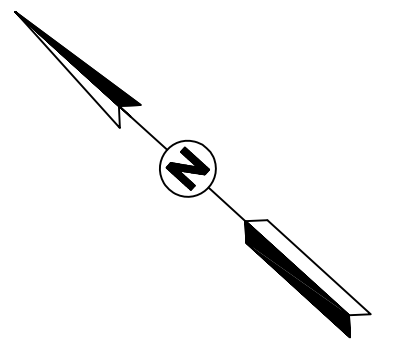
MAP NO. 2.2461

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 1900039
ADOPTED BY ORDINANCE NO. 348.4960
(DATE:) JUNE 8, 2021

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN. 942-100-029



SCALE: 1" = 40'

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

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2021 JUL 13 AM 11:01

Receipt #: 21-258553

State Clearinghouse # (if applicable):

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 05/27/2021

County Agency of Filing: RIVERSIDE

Document No: E-202100520

Project Title: NOTICE OF PUBLIC HEARING: CZ1900039

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-9294

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

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☐ County Administration Fee

\$0.00

☐ Project that is exempt from fees (IDFG 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 A. Zimmerman Deputy

Notes:

6/8/21 21.3
2021-7-150646

**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, June 8, 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. 1900039**, which changes the zoning of the project site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 net acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. This project is north and west of Rancho California Road, south of Buck Road and east of Berenda Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 1900039**, and consider **Adopting Ordinance No. 348.4960**.

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 MANUEL BAEZA, URBAN REGIONAL PLANNER IV, AT (951) 955-9294 OR EMAIL MBacza@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: May 26, 2021

Kecia R. Harper, Clerk of the Board
By: Priscilla Rasso, Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100520
05/27/2021 05:00 PM Fee: \$ 0.00
Page 1 of 1

Removed

By:

Deputy

