

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



ITEM: 21.1
(ID # 19366)

MEETING DATE:

Tuesday, June 28, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2100237, ADOPTION OF ORDINANCE NO. 348.4985 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Newtech, Inc., c/o Pablo Brahim – Representative: BF5, Inc., c/o Ninive Parga – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas – 5.01 Gross Acres – Zoning: Citrus Vineyard (C/V). REQUEST: Change of Zone No. 2100237 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W). The applicant is requesting a change of zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. APN: 942-190-014. 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 6/16/2022


Aaron Gettis, Deputy County Counsel 6/16/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4985 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 28, 2022
xc: Planning, Co.Co., MC/COBAB

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. 2100237**, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and
3. **ADOPT ORDINANCE NO. 348.4985** amending the zoning in the Rancho California Area as shown on Map No. 2.2478 Change of Zone No. 2100237 attached hereto and incorporated herein by reference.

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 February 10, 2022, the applicants, Ninive Parga and Pablo Brahim, submitted Change of Zone No. 2100237 (CZ2100237) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

The Project is located within the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Wine District. The Project site is located north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas.

On May 18, 2022, the Planning Commission recommended that the Board of Supervisors tentatively approve Change of Zone No. 2100237 by a vote of 5-0.

Impact on Citizens and Businesses

The Project is located in the 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

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

Section 15162 exist based on the findings and conclusions set forth herein. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92502.

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. 348.4985 For CHANGE OF ZONE NO. 2100237
- D. CZ2100237 Map


Jason Farin, Principal Management Analyst 6/21/2022



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – MAY 18, 2022
COUNTY ADMINISTRATIVE CENTER

1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:03 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

With Commission consensus, Chair Leonard moved the order of the agenda to hear Agenda Item 3.1 after Agenda Items 4.1 and 4.2.

1.0 CONSENT CALENDAR:

1.1 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: west of Van Buren St., south of 62nd Ave., east of Calhoun St., and north of 63rd Ave. – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), and Open Area Combining Zone-Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” subdivision of 162 gross acres into 228 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lots, and one lot for an equestrian use. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 to April 17, 2024 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:
Public Comments: None.

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

CONTINUED the Fourth Extension of Time Request for Tentative Tract Map No. 32693 off calendar – date uncertain.

1.2 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32694** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley

Planning Commission Action:
Public Comments: None.

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

Zoning District – Eastern Coachella Valley Area Plan: Rural: Rural Residential (R:RR), Community Development: Medium Density Residential (CD:MDR), and Community Development: Public Facilities (CD:PF) – Location: west of I-86, east of Van Buren St., south of 62nd Ave., and north of 64th Ave. – 396.2 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), One Family Dwelling, Five Acre Minimum (R- 1-5), Planned Residential (R-4), & Open Area Combining Zone – Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” Tentative Tract Map to subdivide 396 acres into 547 residential lots. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 to April 17, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

CONTINUED the Fourth Extension of Time Request for Tentative Tract Map No. 32694 off calendar – date uncertain.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **CHANGE OF ZONE NO. 2100000** – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) and 15273 – Applicant: County of Riverside – Location: Countywide. **REQUEST: CHANGE OF ZONE NO. 2100000** is an amendment to County Ordinance No. 927 (Short Term Rentals) and Ordinance No. 671 (Consolidated Fees for Land Use). Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of short-term rentals. Ordinance No. 671.22 amends Ordinance No. 671 to include amended registration and annual renewal fees for short-term rentals. All Districts. Project Planner Steven Jones at (951) 955-0314 or email at sjones@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that **Ordinance No. 927.1** and **Ordinance No. 671.22** are **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15273, based on the findings and conclusions incorporated in the staff report; and,

APPROVE CHANGE OF ZONE NO. 2100000, an amendment to **Ordinance No. 927 (Short-Term Rentals)**, which is a comprehensive update to definitions, permitting, occupancy,

operations, and enforcement of Short-Term Rentals, with an additional provision allowing multiple bookings for verified hosted short-term rentals with five or fewer bedrooms; and an amendment to **Ordinance No. 671 (Consolidated Fees for Land Use)**, which includes the Short-Term Rental fees and increases the initial Short-Term Rental application fee to \$740.00 and the annual renewal fee to \$540.00, based on the findings and conclusions incorporated in the staff report.

DIRECT STAFF to schedule workshops with the Planning Commission to further review short-term rentals based on comments presented by the Commission and the public, such as: caps on number of permitted short-term rentals, locations, and limits based on proximity to other properties; hosted rentals versus un-hosted rentals; revisions to occupancy limits; and paved roads requirement.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CHANGE OF ZONE NO. 2100237 – No New Environmental Documentation Required**, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Newtech, Inc., c/o Pablo Brahim – Representative: BF5, Inc., c/o Ninive Parga – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas – 5.01 Gross Acres – Zoning: Citrus Vineyard (C/V). **REQUEST: CHANGE OF ZONE. 2100237** is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC- W). The applicant is requesting a change of zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. APN: 942-190-014. Project Planner Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended 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; and,

- 4.2 **PUBLIC USE PERMIT NO. 210002 and TENTATIVE PARCEL MAP NO. 38214 – Intent to Adopt a Mitigated Negative Declaration (CEQ210003)** – Applicant: Birkin Construction, LLC., c/o Robert Ritner and Richard Chou – Engineer/Representative: Creative Design Associates, Inc. c/o Kenneth Pang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) and Open Space: Conservation (OS:C) – Location: north of Markham Street, south of Landin Lane, east of Cole Avenue, and west of Barton Street – 30.79 Gross Acres – Zoning: Residential Agricultural – One (1) Acre Minimum (R- A-1) and Controlled Development Areas – 10 Acres Minimum (W-2-10). **REQUEST: PUBLIC USE PERMIT NO. 210002** is a proposal to construct a 53,466 sq. ft. temple facility on 30.79 gross acres. The temple facility would consist of the following: an exhibition building with reception area and restrooms; a main prayer hall; a two-story auditorium; two meeting room buildings; an office building; a Sunday school building with rooms; a dining hall with a kitchen and laundry room; a library building; and an en-suite building consisting of six (6) bedrooms and kitchen. The project proposes 248 parking spaces. The eastern portion of the proposed project site is within a Conservation area and would not be disturbed. **TENTATIVE PARCEL MAP NO. 38214** is a proposal for a four-parcel Schedule J Map of 30.79 gross acres for future residential subdivision. APN: 266-320-025. Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100237, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210003** (CEQ210003), based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PUBLIC USE PERMIT NO. 210002, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED TENTATIVE PARCEL MAP NO. 38214, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

NONE

7.0 **DIRECTOR'S REPORT**

NONE

8.0 **COMMISSIONER'S COMMENTS**

NONE

ADJOURNMENT: 3:10 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – MAY 18, 2022
COUNTY ADMINISTRATIVE CENTER
1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

I. AGENDA ITEM NO. 4.1

CHANGE OF ZONE NO. 2100237 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Newtech, Inc., c/o Pablo Brahim – Representative: BF5, Inc., c/o Ninive Parga – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas – 5.01 Gross Acres – Zoning: Citrus Vineyard (CV).

II. PROJECT DESCRIPTION:

CHANGE OF ZONE NO. 2100237 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (CV) to Wine Country – Winery (WC- W). The applicant is requesting a change of zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. APN: 942-190-014.

III. MEETING SUMMARY:

Project Planner Kathleen Mitchell presented the subject proposal. Contact information: (951) 955-6836, email kmitchell@rivco.org.

Chair Leonard opened the Public Hearing.

In Favor:

Ninive Parga, applicant's representative

Chair Leonard closed the Public Hearing.

IV. CONTROVERSIAL ISSUES:

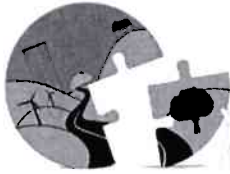
None.

V. PLANNING COMMISSION ACTION:

Motion by Vice-Chair Thornhill, Seconded by Commissioner Sanchez, by a vote of 5-0, the Planning Commission recommended 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; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100237, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 18890)

MEETING DATE:

Wednesday, May 18, 2022

SUBJECT: CHANGE OF ZONE NO. 2100237 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Newtech, Inc., c/o Pablo Brahim – Representative: BF5, Inc., c/o Ninive Parga – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas – 5.01 Gross Acres – Zoning: Citrus Vineyard (CV). REQUEST: Change of Zone No. 2100237 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (CV) to Wine Country – Winery (WC-W). The applicant is requesting a change of zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. APN: 942-190-014. Project Planner Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2100237
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Kathleen Mitchell
Project APN(s):	942-190-014
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 5/19/2022

Aaron Gettis
Aaron Gettis, Deputy County Counsel 5/10/2022

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2100237 (CZ2100237) proposes to change the zoning classification of the subject site from Citrus/Vineyard (CV) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within.

The above is hereinafter referred to as the "Project".

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Project is located within the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Wine District. The Project site is located north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas.

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. 2100237, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) 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 (AG)
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)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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)
East:	Wine Country – Winery (WC-W)
South:	Wine Country – Winery (WC-W)
West:	Citrus/Vineyard (C/V)
Existing Use:	Residential and Agriculture
Surrounding Uses	
North:	Residential and Vacant Land
East:	Agriculture
South:	Agriculture
West:	Vacant Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	149 Wine Country Road Maintenance
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Moderate
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	High - SRA
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

PROJECT BACKGROUND AND ANALYSIS

Background

In 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 created new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the zoning classification of the parcels within the Policy Area were not changed. Therefore, zoning consistency changes are a necessary part of the development process for those parcels impacted by the Community Plan.

On February 10, 2022, the applicants, Ninive Parga and Pablo Brahim, submitted Change of Zone No. 2100237 (CZ2100237) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District.

Current Site Characteristics

The subject site is 5.01 gross acres, and it is currently being utilized for residential purposes. It is improved with a single-family residence, a detached guest house, and a pool. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

General Plan Consistency

The Project's existing General Plan Land Use Designation is Agriculture (AG). This designation has been established to help conserve productive agricultural lands within the county, which includes row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. In addition, the Project site is located within the Temecula Valley Wine Country – Winery District Policy Area of the Southwest Area Plan. 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 proposed WC-W zone is considered "highly consistent" with the AG designation, and, therefore, the proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan. This is further detailed in the Land Use Findings below.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Zoning and Development Standards

The current zone classification for the property is Citrus Vineyard (C-V). The Project is proposing CZ2100237 to change the subject site's current zone classification to Wine Country-Winery (WC-W). The change of zone proposal brings the subject site into consistency with the Temecula Valley Wine Country Policy Area – Winery District. With approval of the change of zone, the property would be subject to the development standards outlined in Article XIVd Section 14.93 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the WC-W zoning classification, which is further detailed in the Development Standards Findings below.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project is located in the 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. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The Project site has a General Plan Foundation Component and a Land Use Designation of Agriculture (AG). The AG designation was established to help conserve productive agricultural lands within the county; including, but not limited to, row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan, as the proposed WC-W zone would continue to align with the uses allowed within the AG designated area. The Project will continue to support the goals and policies of the land use designation by encouraging the retention of agriculturally designated lands where agricultural activity can be sustained at an operational scale (LU 20.1).

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

2. Subject to the approval of Change of Zone No. 2100237, the Project site would have a zoning classification of WC-W, which is highly consistent with the Riverside County General Plan Land Use Designation of AG. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 14.93 (WC-W Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project 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. CZ2100237 would create consistency with the Wine Country Policy Area, thus allowing for the development of uses in the future that are consistent with both the SWAP and the General Plan.
4. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed WC-W zone. The subject property is currently located within the Winery District of the Temecula Valley Wine Country Policy Area, and, as such, it is surrounded by other existing wineries along Rancho California Road and Monte de Oro Road. The uses permitted on these properties are either similar and/or compatible uses to those permitted in the WC-W zone. Therefore, the Project would be compatible with the surrounding area and with the General Plan Foundation Component, Land Use Designation, and Policy Area.

Change of Zone Findings

1. 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 site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor is it located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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. It was determined that the Project has already been evaluated under CEQA and no new environmental document is needed; therefore, AB52 is not required.
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 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 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. The Project does not propose any new development at this time; therefore, no notification is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.
 - a. Fire protection and suppression services will be available for the Project through Riverside County Fire Department, Station No. 96 located at 37650 Glen Oaks Road approximately 2.3 miles northeast of the project parcel.
 - b. The project parcel currently 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 new development is currently

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

proposed with this Project. If any future entitlement is applied for, further Fire Department review would be provided, along with any conditions for the proposed 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 1,600 feet of the Project site, and on-site noticing was present on the property for at least 14-days prior to the hearing date. As of the writing of this report, Planning Staff has received written communication or phone calls inquiring about what the Project would entail and how/if it would change the current living environment of the surrounding properties. This correspondence has been provided as part of this staff report. No written communication or phone calls were received indicating either support or opposition to the proposed Project.

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

942190013

942190016

942190012

WC-W

PARCEL 2
PM 72/37
RECORDS OF RIVERSIDE
COUNTY
942190014

RW

VIA LAS RAMBLAS

942190015

942210062

ZONING EXTENDS TO MIDDLE OF ADJACENT STREET

WC-W

WINE COUNTY - WINERY

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2100237
ADOPTED BY ORDINANCE NO. 348. _____

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2100237
VICINITY/POLICY AREAS**

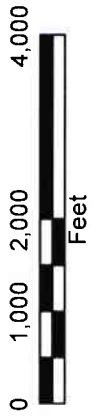
Supervisor: Washington
District 3

Date Drawn: 04/18/2022
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2023, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may result in different types of land use than is provided for in the current General Plan. The Planning Department is currently working with the Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 963-8277 (Eastern County) or Website: <http://planning.rivco.net>

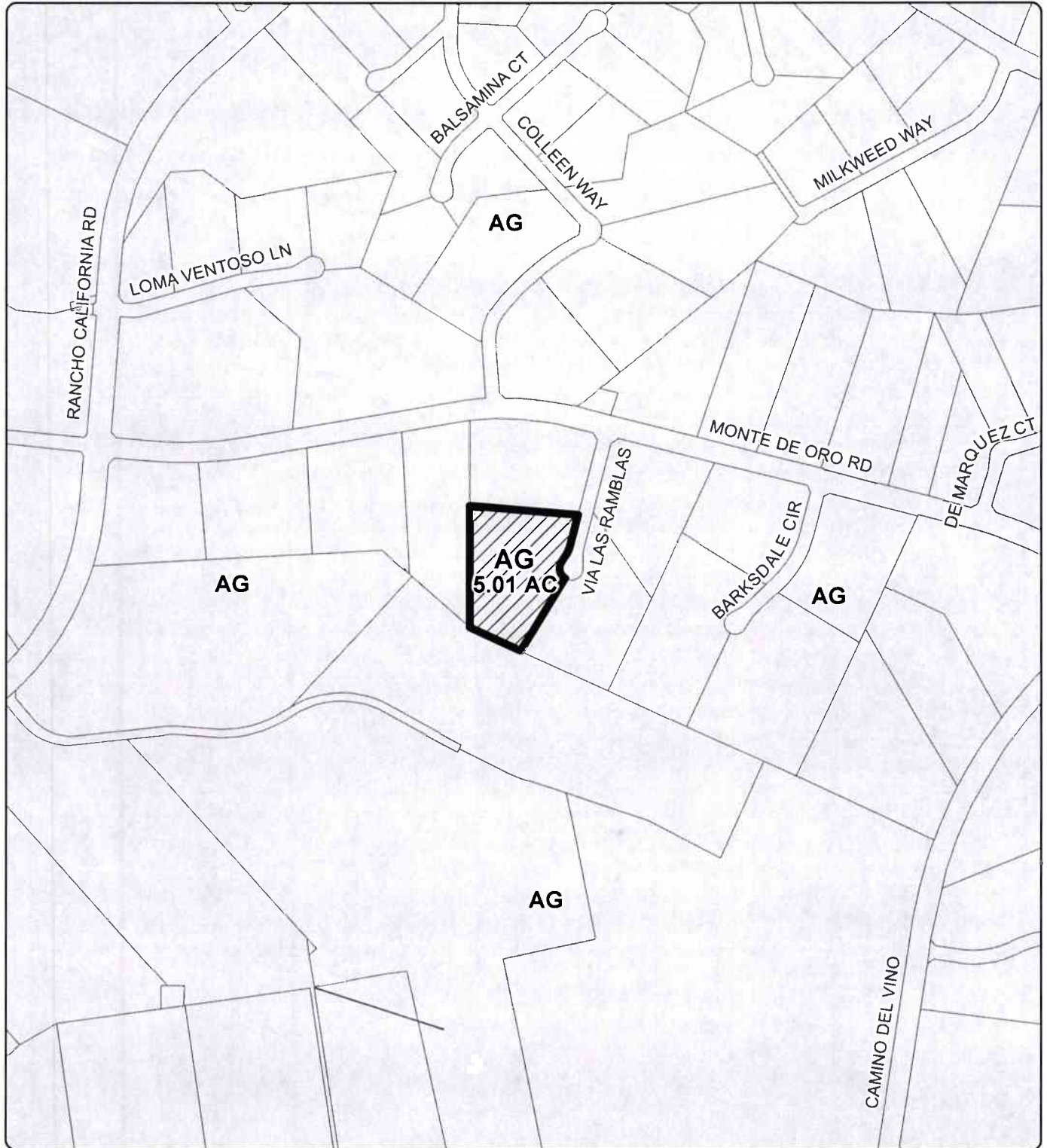
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100237

EXISTING GENERAL PLAN

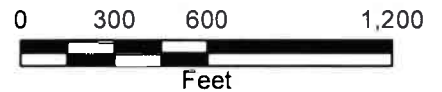
Supervisor: Washington
District 3

Date Drawn: 04/18/2022
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)863-8277 (Eastern County) or Website <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100237

PROPOSED ZONING

Supervisor: Washington

District 3

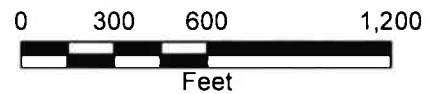
Date Drawn: 04/18/2022

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

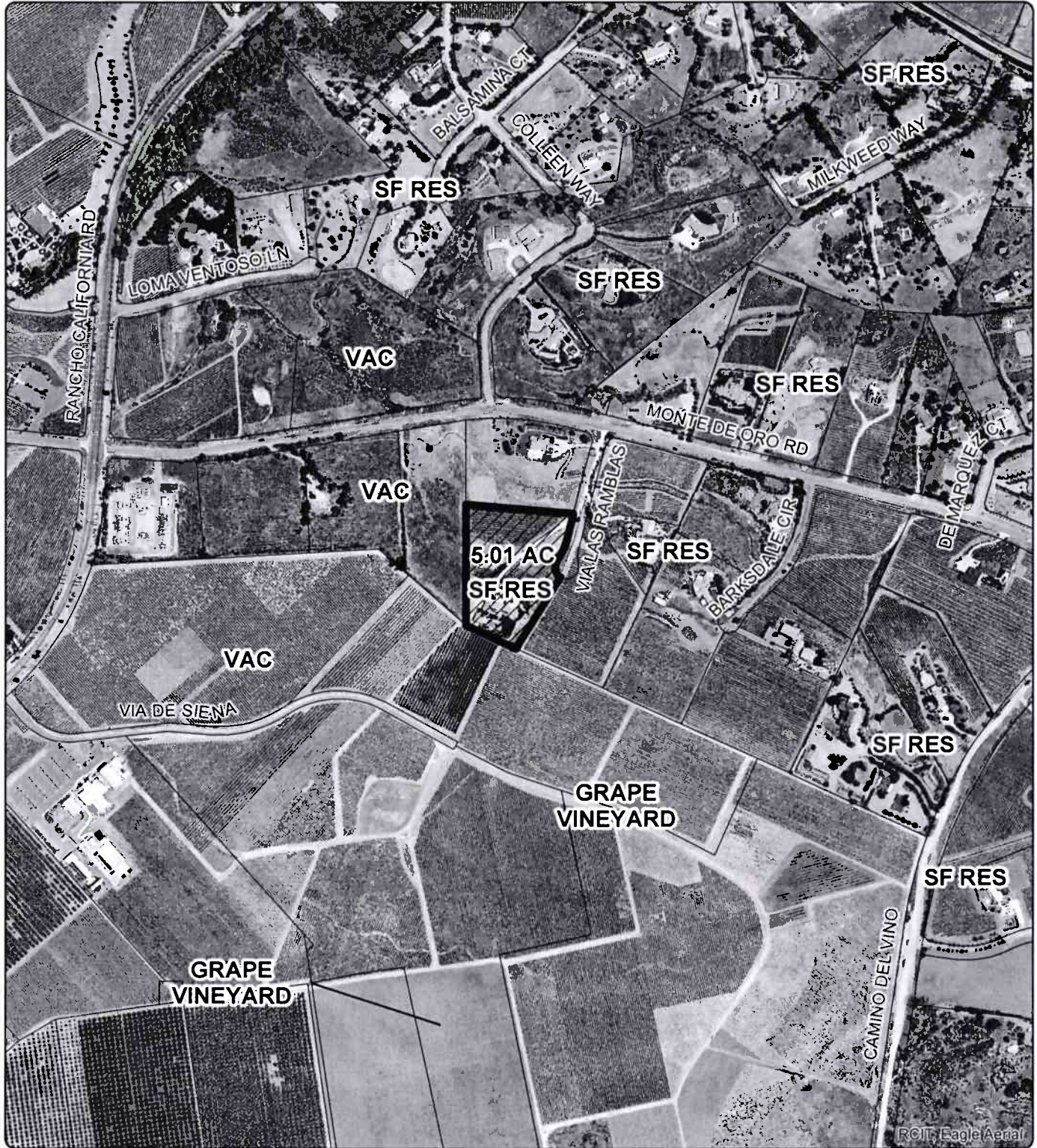
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100237

LAND USE

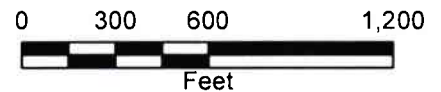
Supervisor: Washington
District 3

Date Drawn: 04/18/2022
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.rcplma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: CZ2100237

Project Location: APN: 942-190-014

Project Description: Change of Zone No. 2100237 (CZ2100237) is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (CV) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Pablo Brahim, 2175 Sampson Avenue, Corona, CA, 92879

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec. 21080 (b) (3); 15269(a))
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption (No Further Enviro Doc Required, pursuant to CEQA Guidelines Section 15162– Previous EIR524)
- Statutory Exemption (_____)

Reasons why project is exempt:

The Project is located in the 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. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Kathleen Mitchell
County Contact Person

(951) – 955 – 6836
Phone Number

Signature

Urban Planner III
Title

4/15/22
Date

Date Received for Filing and Posting at OPR: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on APRIL 18, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ2100237 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

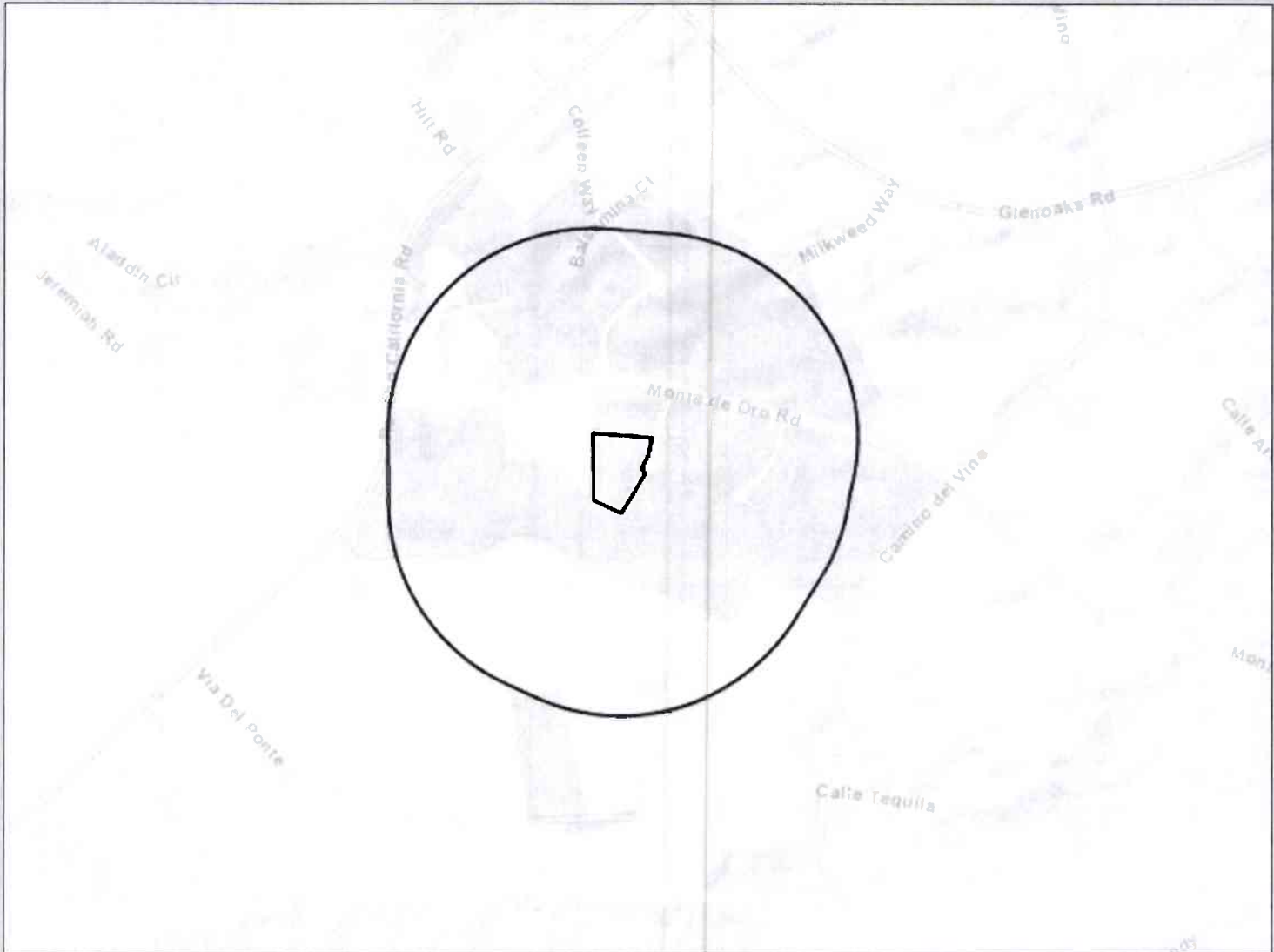
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2100237 (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... 4/18/2022 3:37:12 PM

© Riverside County RCIT

942080029
JAMES MITCHELL BRAY
39485 COLLEEN WAY
TEMECULA CA 92592

942080040
NICHOLAS WISHEK
39512 COLLEEN WAY
TEMECULA CA 92592

942090014
SANDRA A. BACA
35300 LOMA VENTOSO LN
TEMECULA CA 92592

942080007
JAMES M. BRIERLEY
39480 COLLEEN WAY
TEMECULA CA 92592

942080024
MICHAEL ANDERSON
39527 COLLEEN WAY RD
TEMECULA CA 92592

942080030
BLACK LIVING TRUST DATED 4/2/2014 &
35475 BALSAMINA CT
TEMECULA CA 92592

942080039
MICHAEL M. SIMMS
8810 DROSEIRA CIR
COLLEGE GROVE TN 37046

942190010
KOLANU VINEYARDS LLC
30423 CANWOOD ST STE 234
AGOURA HILLS CA 91301

942190013
MICHAEL D. URMAN
35555 MONTE DE ORO RD
TEMECULA CA 92592

942200007
LUCINE GROUP
5244 SEVILLE AVE
ENCINO CA 91436

942190016
ARGHANDAB LLC
45 CINCH RD
BELL CANYON CA 91307

942210058
RANCHO CALIFORNIA VINEYARD
8910 ADELAIDA RD
PASO ROBLES CA 93446

942070022
KENNETH D. TEASDALE
35700 MONTE DE ORO
TEMECULA CA 92591

942070021
RENO R. RENALDO
35690 MONTE DE ORO RD
TEMECULA CA 92592

942080006
ROBERT W. LUGO
39470 COLLEEN WAY
TEMECULA CA 92592

942200006
JAMES RICHARD SANCHEZ
PO BOX 892136
TEMECULA CA 92589

942080033
CHUN FAMILY TRUST DTD 01/22/19
34192 PAUBA RD
TEMECULA CA 92592

942210049
GRAPEROAD
35601 RANCHO CALIFORNIA RD
TEMECULA CA 92591

942200010
GARLAND THOMAS BROWN
P O BOX 891836
TEMECULA CA 92589

942070034
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

942080041
JOHN D. MONTSON
41966 HUMBER DR
TEMECULA CA 92591

942200005
MONTE VINO VISTA
43015 BLACKDEER LP NO 105
TEMECULA CA 92590

942200014
PALUMBO FAMILY PROP
P O BOX 893202
TEMECULA CA 92589

942090011
JERRY PAULK
42100 PARADO DEL SOL DR
TEMECULA CA 92592

942190009
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

942070012
PHILLIP D. SIVERT
35770 MONTE DE ORO
TEMECULA CA 92592

942070035
WILLIAM J. KISGEN
35566 MONTE DE ORO
TEMECULA CA 92592

942090017
WILSON CREEK MANOR
35960 RANCHO CALIFORNIA
TEMECULA CA 92591

942200012
CINDY YOST
35615 MONTE DE ORO
TEMECULA CA 92592

942190014
NEW TECH INC
2175 SAMPSON AVE # 111
CORONA CA 92879

942210062
BF5 INC
2175 SAMPSON AVE # 111
CORONA CA 92879

942070020
DAVID MICHAEL DAVIES
35610 MONTE DE ORO
TEMECULA CA 92592

942200011
PALUMBO FAMILY PROP
P O BOX 89202
TEMECULA CA 92589

942210045
BOTTAIA WINES
35601 RANCHO CALIFORNIA RD
TEMECULA CA 92591

942090001
CHEN RICHARD M LIVING TRUST DTD 3/30/2020
1209 GOLD FLOWER RD
CARLSBAD CA 92011

942090015
SCOTT DUNCAN
35350 LOMA VENTOSA LN
TEMECULA CA 92592

942050009
JEFFREY M. CHAPIN
39600 MILKWEED WAY
TEMECULA CA 92592

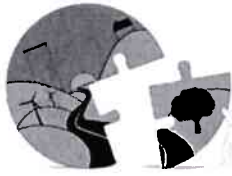
942070023
JAMES R. NIEDERECKER
P O BOX 890337
TEMECULA CA 92589

942210013
GRAPEROAD
725 W VENTURA BL NO F
CAMARILLO CA 93010

942080031
ANTHONY J. BERTRAND
35479 BALSAMINA CT
TEMECULA CA 92592

942080032
HAAS CRAIG & GLENDA LIVING TRUST DTD
39433 COLLEEN WAY
TEMECULA CA 92592

942190015
BENEVIDES PAUL F REVOCABLE TRUST DTD
30599 SPRING LAKE WAY
MENELEE CA 92484



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 18890)
MEETING DATE:
Wednesday, May 18, 2022

SUBJECT: CHANGE OF ZONE NO. 2100237 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Newtech, Inc., c/o Pablo Brahim – Representative: BF5, Inc., c/o Ninive Parga – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas – 5.01 Gross Acres – Zoning: Citrus Vineyard (CV). REQUEST: Change of Zone No. 2100237 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (CV) to Wine Country – Winery (WC-W). The applicant is requesting a change of zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. APN: 942-190-014. Project Planner Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2100237
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Kathleen Mitchell
Project APN(s):	942-190-014
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 5/18/2022

Aaron Gettis
Aaron Gettis, Deputy County Counsel 5/18/2022

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2100237 (CZ2100237) proposes to change the zoning classification of the subject site from Citrus/Vineyard (CV) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within.

The above is hereinafter referred to as the "Project".

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Project is located within the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Wine District. The Project site is located north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas.

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. 2100237, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) 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 (AG)	
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)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

East:	Agriculture (AG)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Citrus/Vineyard (CV)
Proposed Zoning Classification:	Wine Country – Winery (WC-W)
Surrounding Zoning Classifications	
North:	Citrus/Vineyard (CV)
East:	Wine Country – Winery (WC-W)
South:	Wine Country – Winery (WC-W)
West:	Citrus/Vineyard (CV)
Existing Use:	Residential and Agriculture
Surrounding Uses	
North:	Residential and Vacant Land
East:	Agriculture
South:	Agriculture
West:	Vacant Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	149 Wine Country Road Maintenance
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Moderate
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	High - SRA
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

PROJECT BACKGROUND AND ANALYSIS

Background

In 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 created new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the zoning classification of the parcels within the Policy Area were not changed. Therefore, zoning consistency changes are a necessary part of the development process for those parcels impacted by the Community Plan.

On February 10, 2022, the applicants, Ninive Parga and Pablo Brahim, submitted Change of Zone No. 2100237 (CZ2100237) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District.

Current Site Characteristics

The subject site is 5.01 gross acres, and it is currently being utilized for residential purposes. It is improved with a single-family residence, a detached guest house, and a pool. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

General Plan Consistency

The Project's existing General Plan Land Use Designation is Agriculture (AG). This designation has been established to help conserve productive agricultural lands within the county, which includes row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. In addition, the Project site is located within the Temecula Valley Wine Country – Winery District Policy Area of the Southwest Area Plan. 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 proposed WC-W zone is considered "highly consistent" with the AG designation, and, therefore, the proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan. This is further detailed in the Land Use Findings below.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Zoning and Development Standards

The current zone classification for the property is Citrus Vineyard (C-V). The Project is proposing CZ2100237 to change the subject site's current zone classification to Wine Country-Winery (WC-W). The change of zone proposal brings the subject site into consistency with the Temecula Valley Wine Country Policy Area – Winery District. With approval of the change of zone, the property would be subject to the development standards outlined in Article XIVd Section 14.93 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the WC-W zoning classification, which is further detailed in the Development Standards Findings below.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project is located in the 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. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The Project site has a General Plan Foundation Component and a Land Use Designation of Agriculture (AG). The AG designation was established to help conserve productive agricultural lands within the county; including, but not limited to, row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan, as the proposed WC-W zone would continue to align with the uses allowed within the AG designated area. The Project will continue to support the goals and policies of the land use designation by encouraging the retention of agriculturally designated lands where agricultural activity can be sustained at an operational scale (LU 20.1).

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

2. Subject to the approval of Change of Zone No. 2100237, the Project site would have a zoning classification of WC-W, which is highly consistent with the Riverside County General Plan Land Use Designation of AG. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 14.93 (WC-W Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project 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. CZ2100237 would create consistency with the Wine Country Policy Area, thus allowing for the development of uses in the future that are consistent with both the SWAP and the General Plan.
4. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed WC-W zone. The subject property is currently located within the Winery District of the Temecula Valley Wine Country Policy Area, and, as such, it is surrounded by other existing wineries along Rancho California Road and Monte de Oro Road. The uses permitted on these properties are either similar and/or compatible uses to those permitted in the WC-W zone. Therefore, the Project would be compatible with the surrounding area and with the General Plan Foundation Component, Land Use Designation, and Policy Area.

Change of Zone Findings

1. 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 site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor is it located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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. It was determined that the Project has already been evaluated under CEQA and no new environmental document is needed; therefore, AB52 is not required.
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 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 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. The Project does not propose any new development at this time; therefore, no notification is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.
 - a. Fire protection and suppression services will be available for the Project through Riverside County Fire Department, Station No. 96 located at 37650 Glen Oaks Road approximately 2.3 miles northeast of the project parcel.
 - b. The project parcel currently 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 new development is currently

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

proposed with this Project. If any future entitlement is applied for, further Fire Department review would be provided, along with any conditions for the proposed use.

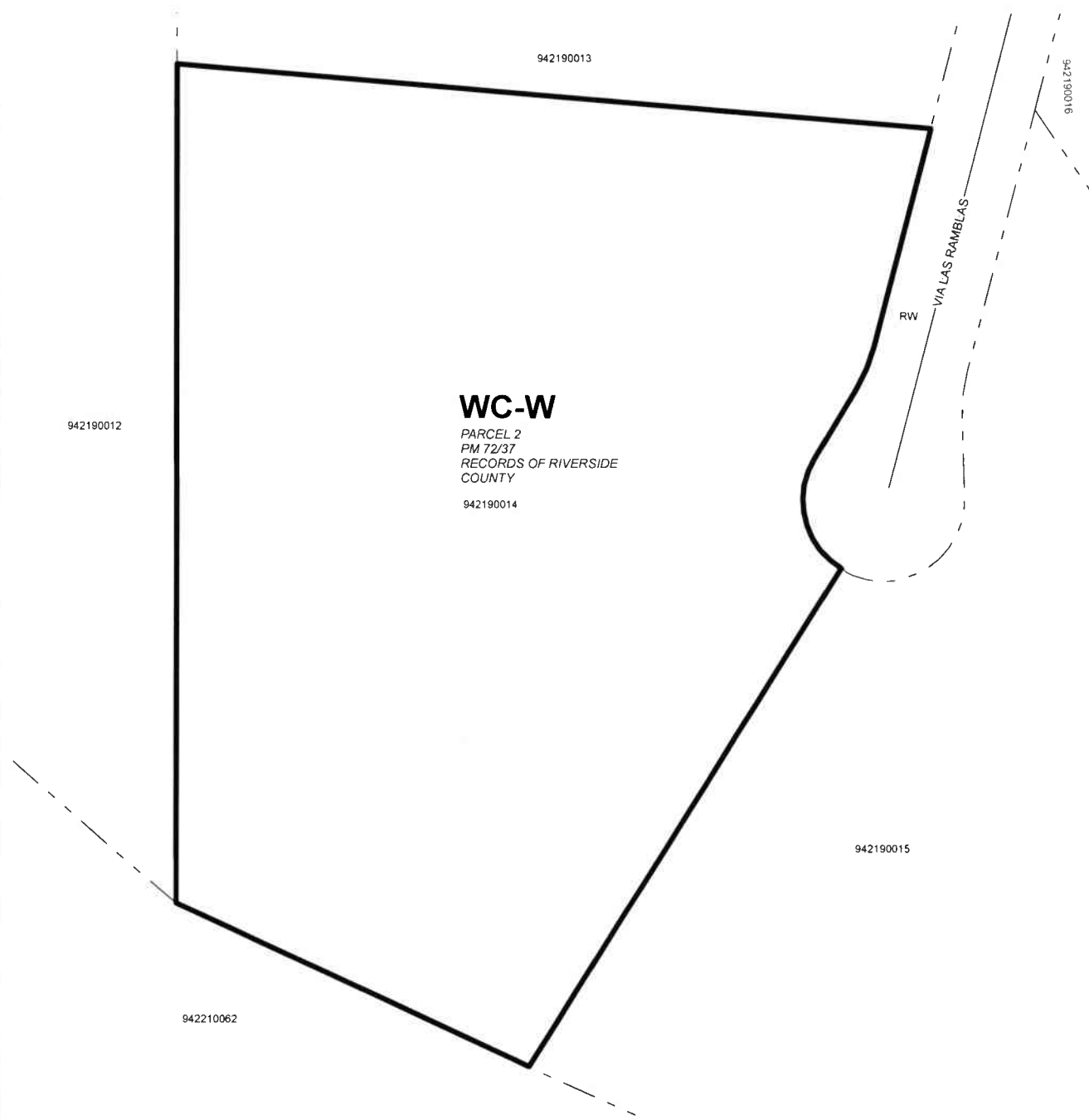
Conclusion

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 1,600 feet of the Project site, and on-site noticing was present on the property for at least 14-days prior to the hearing date. As of the writing of this report, Planning Staff has received written communication or phone calls inquiring about what the Project would entail and how/if it would change the current living environment of the surrounding properties. This correspondence has been provided as part of this staff report. No written communication or phone calls were received indicating either support or opposition to the proposed Project.

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



WC-W

PARCEL 2
PM 72/37
RECORDS OF RIVERSIDE
COUNTY
942190014

ZONING EXTENDS TO MIDDLE OF ADJACENT STREET

WC-W WINE COUNTY - WINERY

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2100237
ADOPTED BY ORDINANCE NO. 348. _____

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2100237
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

Date Drawn: 04/18/2022
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



Copyright © 2022, by the County of Riverside. All rights reserved. This map provides a visual representation of the unincorporated Riverside County parcels. The map shows different types of land use that are provided for within existing zoning. For further information please contact the Riverside County Planning Department at (951) 940-2777. Website: www.riversideca.gov

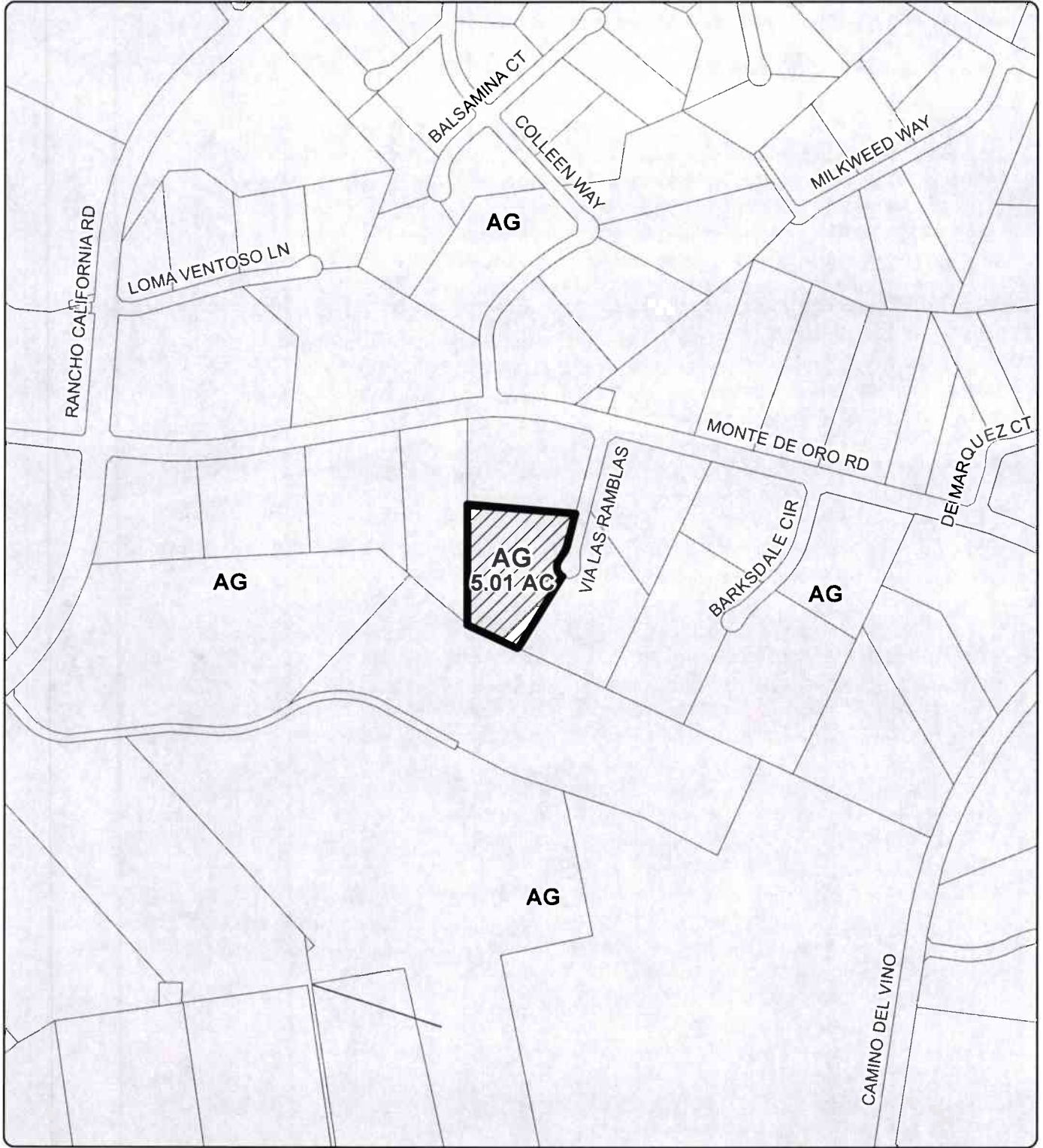
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100237

EXISTING GENERAL PLAN

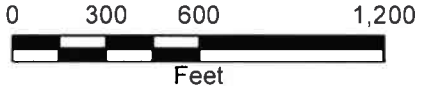
Supervisor: Washington
District 3

Date Drawn: 04/18/2022
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 office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100237

PROPOSED ZONING

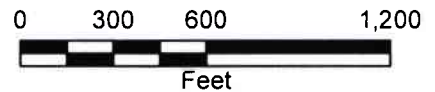
Supervisor: Washington
District 3

Date Drawn: 04/18/2022
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100237

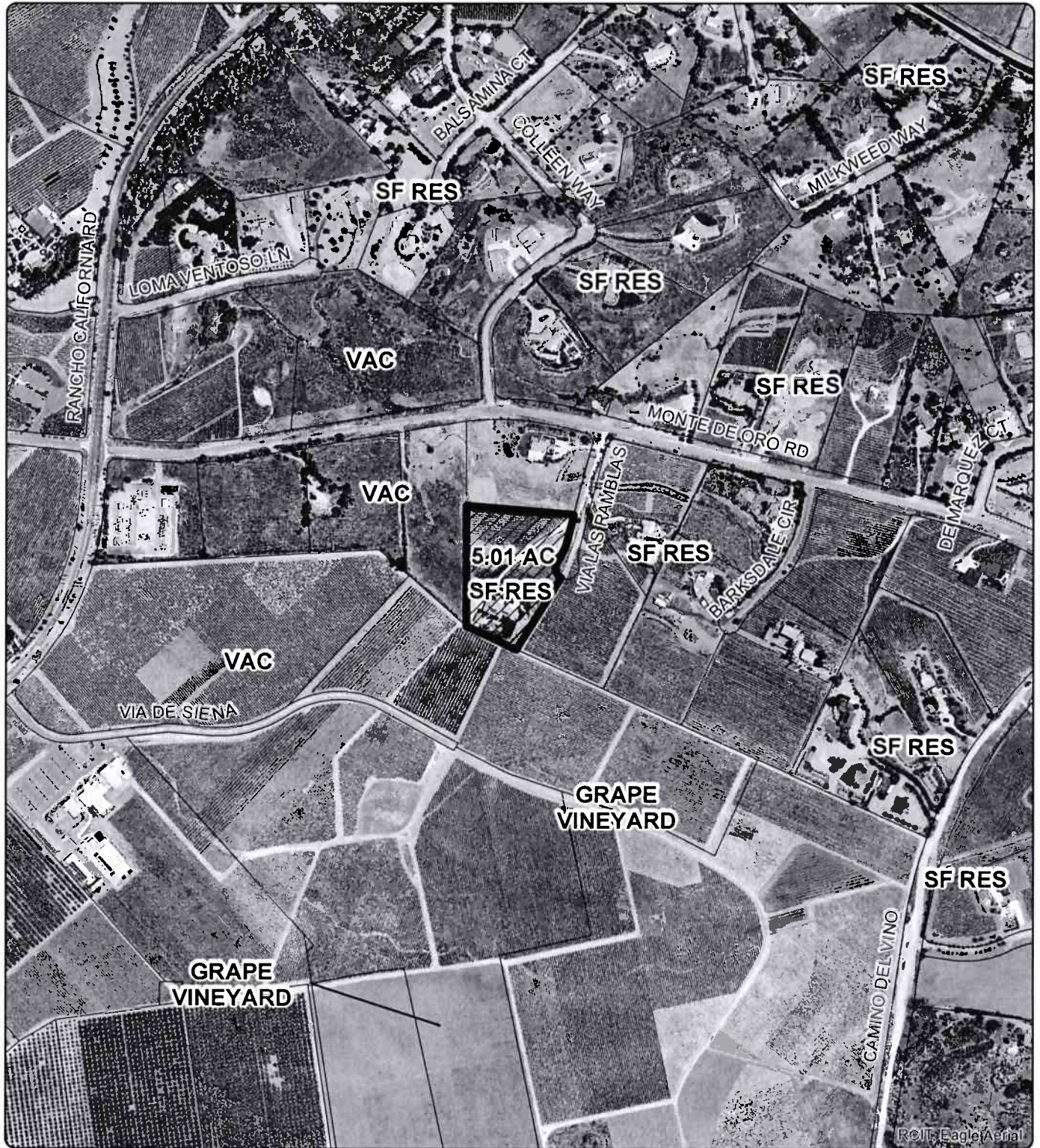
LAND USE

Supervisor: Washington

District 3

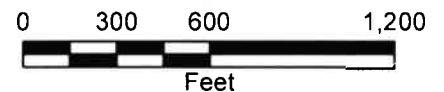
Date Drawn: 04/18/2022

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: CZ2100237

Project Location: APN: 942-190-014

Project Description: Change of Zone No. 2100237 (CZ2100237) is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (CV) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Pablo Brahim, 2175 Sampson Avenue, Corona, CA. 92879

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec. 21080 (b) (3); 15269(a))
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption (No Further Enviro Doc Required, pursuant to CEQA Guidelines Section 15162– Previous EIR524)
- Statutory Exemption (_____)

Reasons why project is exempt:

The Project is located in the 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. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Kathleen Mitchell
County Contact Person

(951) – 955 – 6836
Phone Number

Signature

Urban Planner III
Title

4/15/22
Date

Date Received for Filing and Posting at OPR: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on APRIL 18, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ2100237 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

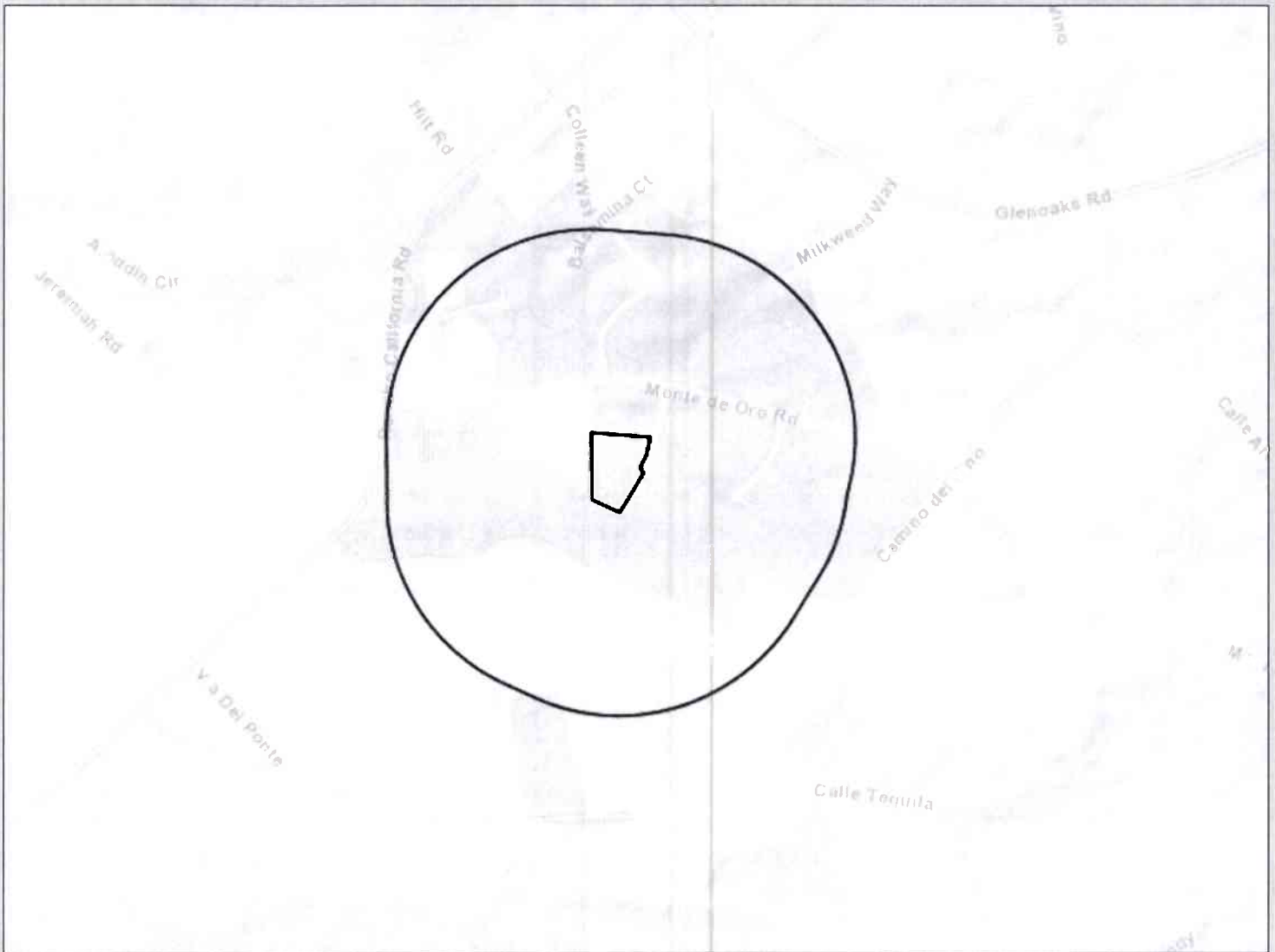
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CZ2100237 (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... 4/18/2022 3:37:12 PM

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942080029
JAMES MITCHELL BRAY
39485 COLLEEN WAY
TEMECULA CA 92592

942080040
NICHOLAS WISHEK
39512 COLLEEN WAY
TEMECULA CA 92592

942090014
SANDRA A. BACA
35300 LOMA VENTOSO LN
TEMECULA CA 92592

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MICHAEL ANDERSON
39527 COLLEEN WAY RD
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BLACK LIVING TRUST DATED 4/2/2014 &
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COLLEGE GROVE TN 37046

942190010
KOLANU VINEYARDS LLC
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942200007
LUCINE GROUP
5244 SEVILLE AVE
ENCINO CA 91436

942190016
ARGHANDAB LLC
45 CINCH RD
BELL CANYON CA 91307

942210058
RANCHO CALIFORNIA VINEYARD
8910 ADELAIDA RD
PASO ROBLES CA 93446

942070022
KENNETH D. TEASDALE
35700 MONTE DE ORO
TEMECULA CA 92591

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RENO R. RENALDO
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ROBERT W. LUGO
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TEMECULA CA 92592

942200005
MONTE VINO VISTA
43015 BLACKDEER LP NO 105
TEMECULA CA 92590

942200006
JAMES RICHARD SANCHEZ
PO BOX 892136
TEMECULA CA 92589

942200014
PALUMBO FAMILY PROP
P O BOX 893202
TEMECULA CA 92589

942080033
CHUN FAMILY TRUST DTD 01/22/19
34192 PAUBA RD
TEMECULA CA 92592

942090011
JERRY PAULK
42100 PARADO DEL SOL DR
TEMECULA CA 92592

942210049
GRAPEROAD
35601 RANCHO CALIFORNIA RD
TEMECULA CA 92591

942190009
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

942200010
GARLAND THOMAS BROWN
P O BOX 891836
TEMECULA CA 92589

942070012
PHILLIP D. SIVERT
35770 MONTE DE ORO
TEMECULA CA 92592

942070034
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

942070035
WILLIAM J. KISGEN
35566 MONTE DE ORO
TEMECULA CA 92592

942080041
JOHN D. MONTSON
41966 HUMBER DR
TEMECULA CA 92591

942090017
WILSON CREEK MANOR
35960 RANCHO CALIFORNIA
TEMECULA CA 92591

942200012
CINDY YOST
35615 MONTE DE ORO
TEMECULA CA 92592

942190014
NEW TECH INC
2175 SAMPSON AVE # 111
CORONA CA 92879

942210062
BF5 INC
2175 SAMPSON AVE # 111
CORONA CA 92879

942070020
DAVID MICHAEL DAVIES
35610 MONTE DE ORO
TEMECULA CA 92592

942200011
PALUMBO FAMILY PROP
P O BOX 89202
TEMECULA CA 92589

942210045
BOTTAIA WINES
35601 RANCHO CALIFORNIA RD
TEMECULA CA 92591

942090001
CHEN RICHARD M LIVING TRUST DTD 3/30/2020
1209 GOLD FLOWER RD
CARLSBAD CA 92011

942090015
SCOTT DUNCAN
35350 LOMA VENTOSA LN
TEMECULA CA 92592

942050009
JEFFREY M. CHAPIN
39600 MILKWEED WAY
TEMECULA CA 92592

942070023
JAMES R. NIEDERECKER
P O BOX 890337
TEMECULA CA 92589

942210013
GRAPEROAD
725 W VENTURA BL NO F
CAMARILLO CA 93010

942080031
ANTHONY J. BERTRAND
35479 BALSAMINA CT
TEMECULA CA 92592

942080032
HAAS CRAIG & GLENDA LIVING TRUST DTD
39433 COLLEEN WAY
TEMECULA CA 92592

942190015
BENEVIDES PAUL F REVOCABLE TRUST DTD
30599 SPRING LAKE WAY
MENEFFEE CA 92484

1 ORDINANCE NO. 348.4985

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
7 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
9 2.2478, Change of Zone Case No. 2100237" which map is made a part of this ordinance.

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

11
12 BOARD OF SUPERVISORS OF THE COUNTY
13 OF RIVERSIDE, STATE OF CALIFORNIA

14 By: 
15 _____


16 Chair, Board of Supervisors
JEFF HEWITT

17 ATTEST:
18 KECIA HARPER
19 Clerk of the Board

20 By: 
21 Deputy

22 (SEAL)

23 APPROVED AS TO FORM
24 May 26, 2022

25 By: 
26 _____
27 STEPHANIE K. NELSON
28 Deputy County Counsel

JUN 28 2022 2:11

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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 28, 2022, the foregoing ordinance consisting of two Sections was adopted by the following vote:

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

DATE: June 28, 2022

KECIA R. HARPER
Clerk of the Board

BY: *Julie Martinez*
Deputy

SEAL

Item 21.1

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

942190013

942190016

VIA LAS RAMBLAS
RW

WC-W

PARCEL 2
PM 72/37
RECORDS OF RIVERSIDE
COUNTY

942190014

942190012

942190015

942210062

ZONING EXTENDS TO MIDDLE OF ADJACENT STREET



WINE COUNTY - WINERY

MAP NO. 2.2478

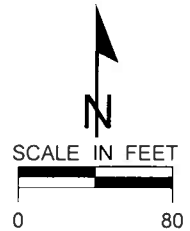
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2100237
ADOPTED BY ORDINANCE NO. 348.4985

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS





RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2022 JUN 13 PM 1:00

Charissa Leach, P.E.
TLMA Director

DATE: June 13, 2022

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Kathleen Mitchell, Project Planner 5-6836 (BOS date 06-28-2022)

SUBJECT: Change of Zone No. 210237

(Charge your time to these case numbers)

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 210237, ADOPTION OF ORDINANCE NO. 348.4985 – No New Environmental Documentation Required, per State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Newtech Inc., c/o Pablo Brahim – Representative: BF5 Inc., c/o Ninive Parga – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas – 5.01 gross acres – Zoning: Citrus Vineyard (C/V) - REQUEST: Change of Zone No. 210237 (CZ210237) is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within – APN: 942-190-014 - Project Planner: Kathleen Mitchell (951) 955-6836 or email kmitchell@rivco.org. [Applicant Fees 100%]

42

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
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on APRIL 18, 2022

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APN (s) or case numbers CZ2100237 for

Company or Individual's Name RCIT – GIS

Distance buffered 1600'

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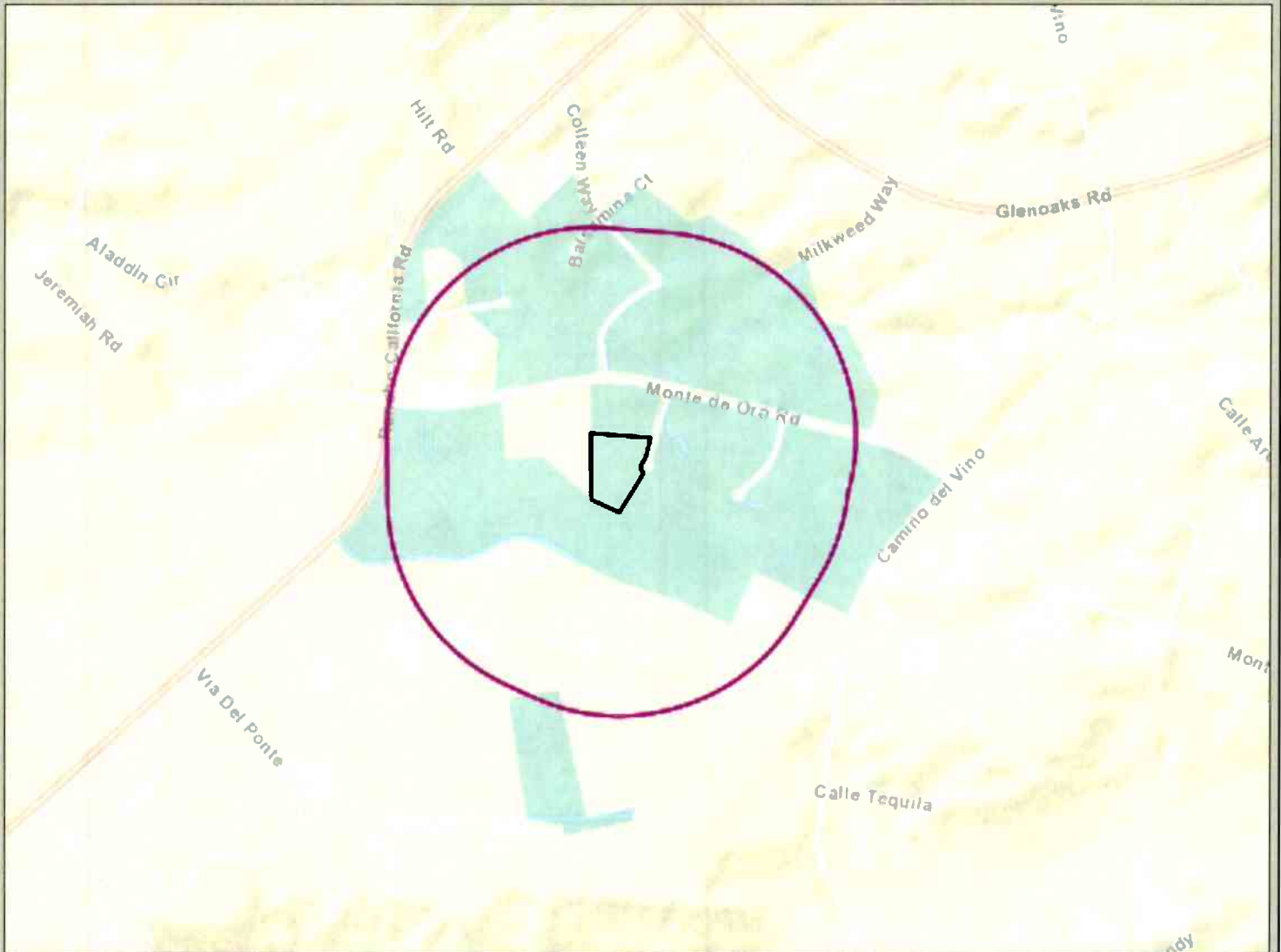
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502


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

Riverside County GIS Mailing Labels

CZ2100237 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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REPORT PRINTED ON... 4/18/2022 3:37:12 PM

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LUCINE GROUP
5244 SEVILLE AVE
ENCINO CA 91436

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BELL CANYON CA 91307

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RANCHO CALIFORNIA VINEYARD
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PASO ROBLES CA 93446

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TEMECULA CA 92589

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942190009
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2175 SAMPSON AVE # 111
CORONA CA 92879

942070020
DAVID MICHAEL DAVIES
35610 MONTE DE ORO
TEMECULA CA 92592

942200011
PALUMBO FAMILY PROP
P O BOX 89202
TEMECULA CA 92589

942210045
BOTTAIA WINES
35601 RANCHO CALIFORNIA RD
TEMECULA CA 92591

942090001
CHEN RICHARD M LIVING TRUST DTD 3/30/2020
1209 GOLD FLOWER RD
CARLSBAD CA 92011

942090015
SCOTT DUNCAN
35350 LOMA VENTOSA LN
TEMECULA CA 92592

942050009
JEFFREY M. CHAPIN
39600 MILKWEED WAY
TEMECULA CA 92592

942070023
JAMES R. NIEDERECKER
P O BOX 890337
TEMECULA CA 92589

942210013
GRAPEROAD
725 W VENTURA BL NO F
CAMARILLO CA 93010

942080031
ANTHONY J. BERTRAND
35479 BALSAMINA CT
TEMECULA CA 92592

942080032
HAAS CRAIG & GLENDA LIVING TRUST DTD
39433 COLLEEN WAY
TEMECULA CA 92592

942190015
BENEVIDES PAUL F REVOCABLE TRUST DTD
30599 SPRING LAKE WAY
MENELEE CA 92484

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ORDINANCE IN THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 28, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 2100237 and adopt Ordinance No. 348.4985.** Change of Zone No. 2100237 is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W). The applicant is requesting a change of zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. This proposed project is located north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas 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. 2100237, and Adopt Ordinance No. 348.4985.**

On May 18, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@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: June 15, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

County of Riverside - Central Mail Services
OUTGOING MAIL REQUEST



1000160000 10000 523760
Clerk of the Board
1000105

ALL LETTER SIZED ENVELOPES MUST BE FACED IN SAME DIRECTION AND, IF UNSEALED, FLAPS MUST BE UP
Attach a separate request to each type of mail with the same accounting string.

* All letters and flats (envelopes larger than 6 1/8 x 11 1/2) are sent USPS first class. Boxes are sent by the most expedient and cost effective method, usually UPS. Other classes of mail and services are also available upon request.

Please read and use "A GUIDE FOR PREPARING MAIL FOR PROCESSING" available from Central Mail Services.
Please call Central Mail Services at (951) 955-4951 for additional information.

CMS-02 (10-04)



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

Richard Drury, Molly Greene, Lozeau Drury LLP

1939 Harrison Street, Suite 150
Oakland, CA 94612

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

2022 JUL 22 AM 11: 04

CLERK/BOARD OF SUPERVISORS COUNTY

2022 JUL 22 AM 11: 05

RECEIPT NUMBER:
 22-230756
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 06/16/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202200558
PROJECT TITLE CZ2100237		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST. 1ST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ <u> 00.00</u>
<input type="checkbox"/> Other		\$ _____
PAYMENT METHOD:		
<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input checked="" type="checkbox"/> Other	TOTAL RECEIVED	\$ <u> 00.00</u>

SIGNATURE X <i>W. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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*6/28/22 21.1
 2022-E-193344*

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Dated: June 15, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200558
06/16/2022 03:01 PM Fee: \$ 0.00
Page 1 of 1

Removed 7/18/22 By J. Vallero Deputy

