

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



**ITEM: 21.2**  
(ID # 22084)

**MEETING DATE:**  
Tuesday, June 13, 2023

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200060, ADOPTION OF ORDINANCE NO. 348.5002 – No New Environmental Documentation Required – Previous EIR524 – Applicant: Azizi Hafizullah – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R:RR) – Location: North of Bella Vista Road, east of East Benton Road, south of Calle Jojoba West, and west of Mesa Road - 5.53 acres, 21.14 acres, 14.88 acres, and 11.73 acres – Zoning: Light Agriculture, 10 acre minimum (A-1-10) – REQUEST: Change of Zone No. 2200060 is a proposal to change the zoning classification of the subject sites from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the properties into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. 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 - APNs: 924-300-005, -006, -007, & -008. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

Continued on Page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 6/22/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5002 is adopted with waiver of the reading.

Ayes: Jeffries, Washington, and Gutierrez  
Nays: None  
Absent: Spiegel, Perez  
Date: June 13, 2023  
xc: Planning, COBCF

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;
2. **APPROVE CHANGE OF ZONE NO. 2200060**, to amend the zoning classification of the Project site from Light Agriculture, 10 acre minimum (A-1-10) 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. 348.5002** amending the zoning in the Rancho California Area as shown on Map No. 2.2490 Change of Zone No. 2200060 attached hereto and incorporated herein by reference.

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

**C.E.O. RECOMMENDATION:** Approve

**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 January 5, 2023, the applicant, Azizi Hafizullah, submitted Change of Zone No. 2200060 (CZ2200060) to the County of Riverside for consideration. The applicant proposes to change the subject site's zoning classification from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District.

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*Current Site Characteristics*

The Project is comprised of four lots, each of which is currently vacant of development, but generally used for agricultural purposes. The properties are 5.53 acres, 21.14 acres, 14.88 acres, and 11.73 acres, respectively. 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 Rural Residential (RR). This designation allows for one single family residence per five acres, as well as agricultural activities, limited animal-keeping, limited recreational uses, compatible resource development, governmental uses, and neighborhood-serving small-scale commercial uses that are compatible with the surrounding area. 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 RR 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.

*Zoning and Development Standards*

The current zone classification for the property is Light Agriculture, 10 acre minimum (A-1-10). The Project is proposing CZ2200060 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.

On May 17, 2023, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2200060 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 Section 15162 exist based on the findings and conclusions set forth herein. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section



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15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 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. CZ2200060 Map No. 2.2490
- D. ORDINANCE NO. 348.5002 for CHANGE OF ZONE NO. 2200060

  
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Jason Farin, Principal Management Analyst 6/7/2023

  
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Aaron Gettis, Deputy County Counsel 5/22/2023






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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 13, 2023, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE:           June 13, 2023

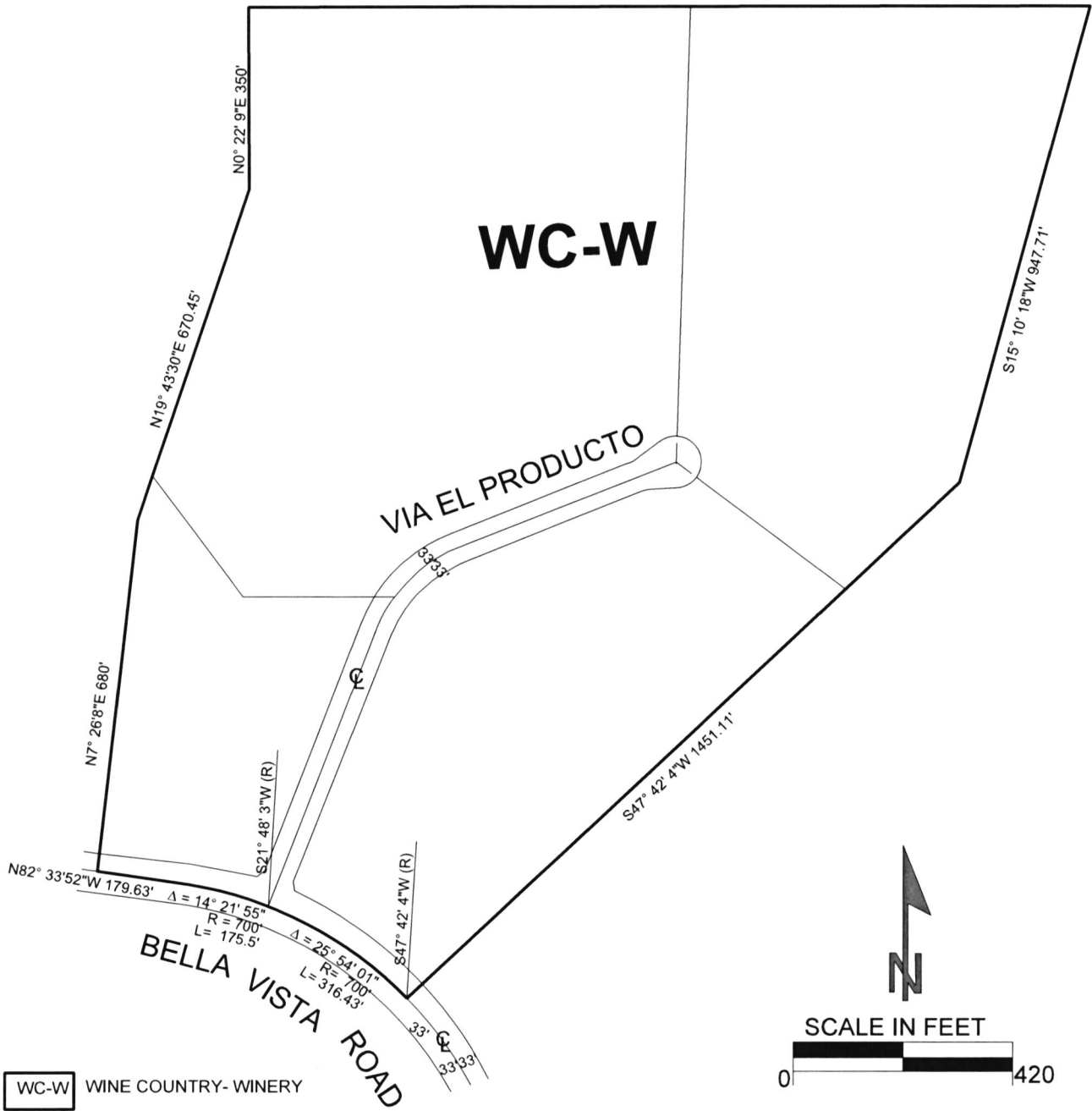
KIMBERLY A. RECTOR  
Clerk of the Board  
BY:   
Deputy

SEAL

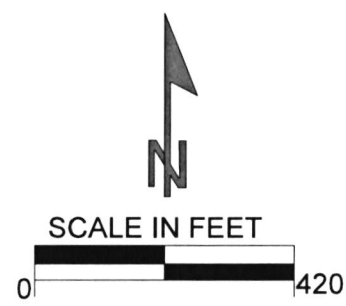
JUN 13 2023 21.2

RANCHO CALIFORNIA AREA  
SEC. 17, 18, 19, 20 T.7S., R.1W. S.B.M

S89° 37' 51"E 1610.12'



WC-W WINE COUNTRY- WINERY



MAP NO.2.2490  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO . 2200060  
ADOPTED BY ORDINANCE NO. 348.5002  
(DATE:) \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APNS: 924-300-005, 924-300-006,  
924-300-007, 924-300-008





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MAY 17, 2023 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Gary Thornhill  
Chair

4<sup>th</sup> District  
Bill Sanchez  
Vice-Chair

5<sup>th</sup> District  
Romelio Ruiz

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** Members Present: Awad, Gruytch, Thornhill, Ruiz, and Sanchez  
Members Absent: None

### 1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37155** – Applicant: Jen SoCal 2, LLC – Representative: Paul Onufer – Second Supervisorial District – Alberhill Area – Temescal Canyon Area Plan - Land Use Designation: Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation Habitat (OS: CH), Rural: Rural Residential (R:RR) – Zoning: Planned Residential (R-4) – Location: South of Kingbird Drive, east of Towhee Lane, west of Indian Truck Trail – APN: 290-150-012 – Approved Project Description: Schedule “A” subdivision of 53.7 gross acres into 79 single-family residential lots with an average lot size of 5,930 sq. ft. The project also includes seven (7) open space lots for two (2) detention basins, 3.95 acre park with gravel parking area, 6,657 square foot community passive park, landscaping, and 29.5 acres to be dedicated as open space – REQUEST: First Extension of Time Request for Tentative Tract Map No. 37155 extending the expiration date to August 4, 2026. Project Planner: Alexander Opulencia at (951) 955-0972 or email at [aopulencia@rivco.org](mailto:aopulencia@rivco.org).
- APPROVED** First Extension of Time Request for Tentative Tract Map No. 37155, extending the expiration date to August 4, 2026.
- 1.2 **FOURTH EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33687** – Applicant: Legacy Inspirada, LLC., Strack Monte Bella, LLC., CPL Montebella, LLC., Trilogy Inspirada, LLC. – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: North of Nuevo Road, East of Dunlap Drive, South of Sunset Avenue, West of Pico Avenue – 67.16 Acres – Zoning: SP Zone – Lake Nuevo Village (SP#251) – APPROVED PROJECT DESCRIPTION: Schedule “A” subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 open space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres – REQUEST: Fourth Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to March 12, 2024. Project Planner: Blanca Bernardino at (951) 955-6503 or email at [BBernardino@rivco.org](mailto:BBernardino@rivco.org).
- APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to March 12, 2024.
- 1.3 **THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/ac) –
- APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to July 30, 2024.

**PLANNING COMMISSION – REPORT OF ACTIONS – May 17, 2023**

Location: North of Simpson Road, south of Grand Avenue, east of Leon Road, and west of Beeler Road – 40.18 Acres – Zoning: Light Agriculture, 10 acre min. (A-1-10) – Approved Project Description: Schedule “A” subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to July 30, 2024. Project Planner: Rene Aguilar at (951) 955-6573 or email at [renaguil@rivco.org](mailto:renaguil@rivco.org).

- 1.4 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32323** – Applicant: Richland Communities – Representative: Samantha Kuhns – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Rural Community: Low Density Residential (RC:LDR) – Zoning: One Family Dwelling (R-1) - Location: South of Benton Road, north of Auld Road, east of Beech Street, and west of Pourrouy Road – APN: 963-010-006 – Approved Project Description – Schedule “A” Subdivision of 20.3 acres into thirty-four single family residential lots, one (1) private park, and one (1) detention/retention water quality basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2026. Project Planner: Alexander Opulencia at (951) 955-0972 or email at [aopulencia@rivco.org](mailto:aopulencia@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2026.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 **CONDITIONAL USE PERMIT NO. 190010, DEVELOPMENT AGREEMENT NO. 1900006, VARIANCE NO. 210103 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: North of Jolora Avenue, east of Temescal Canyon Road, south of El Cerrito Road, and west of Arcadia Street – 0.54 Acre – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190010 proposes to use an existing building as a storefront for a retail cannabis business with existing parking. Development Agreement No. 1900006 would impose a lifespan on the proposed cannabis project and provide community benefit to the Temescal Canyon Area. Variance No. 210103 is a request to allow for a shorter distance of 990 ft. from the required 1,000 ft. from sensitive land uses per Ordinance 348 – APN: 277-110-040, 277-110-017, 277-110-015 – Project Planner: Jose Merlan (951)955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org). Continued from April 19, 2023.

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 2-2, the Planning Commission took the following actions:

Staff’s recommendation did not carry, recommendation by Commissioner Gruytch did not carry. Item will move forward without a recommendation to the Board of Supervisors.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 **CHANGE OF ZONE NO. 2100122, PLOT PLAN NO. 220049, Exempt from the California Environmental Quality Act (CEQA)**, pursuant to sections 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structure) –

**Planning Commission Action:**  
Public Hearing: Closed

**PLANNING COMMISSION – REPORT OF ACTIONS – May 17, 2023**

Applicant: Diamond Valley Lodge – Third Supervisorial District – San Jacinto Valley Area Plan: Open Space: Recreation (OS:R) – Rural Community: Low Density Residential (RC:LDR) – Location: South of Cactus Valley Road, north east of Sage Road, west of Kel Star Road – 60.32 Acres – Hemet / San Jacinto Zoning District – Zoning: Open Area Combining Zone-Residential Developments (R-5) – **REQUEST:** Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-029, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A). Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers. The site already accommodates a nine (9) hole golf course and clubhouse facility approved most recently through PP12891S01 – APNs: 469-160-005, 469-160-029, 469-160-035, 469-160-037 – Project Planner: Russell Brady, phone (951) 955-3025 or email at rbrady@rivco.org.

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

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**APPROVE** Change of Zone No. 2100122; and,

**APPROVE** Plot Plan No. 220049, subject to the advisory notification document and conditions of approval.

4.2 **CHANGE OF ZONE NO. 2200060** – No New Environmental Documentation Required – EIR524 – Applicant: Azizi Hafizullah – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R:RR) – Location: North of Bella Vista Road, east of East Benton Road, south of Calle Jojoba West, and west of Mesa Road - 5.53 acres, 21.14 acres, 14.88 acres, and 11.73 acres – Zoning: Light Agriculture, 10 acre minimum (A-1-10) – **REQUEST:** Change of Zone No. 2200060 is a proposal to change the zoning classification of the subject sites from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the properties into compliance with the standards of the Temecula Valley Wine Country Policy Area Winery District that it is within. 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 - APNs: 924-300-005, -006, -007, and 008 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**Planning Commission Action:**

Public Hearing: Closed

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

**FIND** No new Environmental Document is required; and,

**APPROVE** Change of Zone No. 2200060.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**

**ADJOURNMENT:** 11:32am





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.2

(ID # 21854)

**MEETING DATE:**

**Wednesday, May 17, 2023**

**SUBJECT:** CHANGE OF ZONE NO. 2200060 – No New Environmental Documentation Required - Previous EIR524 – Applicant: Azizi Hafizullah – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R:RR) – Location: North of Bella Vista Road, east of East Benton Road, south of Calle Jojoba West, and west of Mesa Road - 5.53 acres, 21.14 acres, 14.88 acres, and 11.73 acres – Zoning: Light Agriculture, 10 acre minimum (A-1-10) – REQUEST: Change of Zone No. 2200060 is a proposal to change the zoning classification of the subject sites from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the properties into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. 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 - APNs: 924-300-005, -006, -007, & -008 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	CZ2200060
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):	924-300-005, 924-300-006, 924-300-007, 924-300-008
Continued From:	



John Hildebrand, Planning Director 5/3/2023

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 2200060 (CZ2200060)** is a proposal to change the zoning classification of the subject sites from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the properties into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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

The Project is located within the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Winery District. The Project site is located north of Bella Vista Road, east of East Benton Road, south of Calle Jojoba West, and west of Mesa 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,

**APPROVE CHANGE OF ZONE NO. 2200060**, to amend the zoning classification of the Project site from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance implementing Change of Zone No. 2200060 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:	Rural (R)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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North:	Rural Residential (RR)
East:	Rural Community-Estate Density Residential (RC-EDR)
South:	Rural Residential (RR)
West:	Rural Residential (RR)
Existing Zoning Classification:	Light Agriculture, ten-acre minimum (A-1-10)
Proposed Zoning Classification:	Wine Country – Winery (WC-W)
Surrounding Zoning Classifications	
North:	Residential Agriculture, 5 acre minimum (R-A-5)
East:	Light Agriculture, 10 acre minimum (A-1-10)
South:	Residential Agriculture, 2 ½ acre minimum (R-A-2 ½), Rural Residential (R-R), Wine Country-Winery (WC-W)
West:	Light Agriculture, 10 acre minimum (A-1-10)
Existing Use:	Agriculture
Surrounding Uses	
North:	Residential and Vacant Land
East:	Residential
South:	Residential
West:	Residential

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	High - SRA
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	Yes – Cell 6154



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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CVMSHCP Conservation Boundary:	No
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 January 5, 2023, the applicant, Azizi Hafizullah, submitted Change of Zone No. 2200060 (CZ2200060) to the County of Riverside for consideration. The applicant proposes to change the subject sites zoning classification from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country-Winery (WC-W) to bring the properties into consistency with the Temecula Valley Wine Country Policy Area – Winery District.

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*General Plan Consistency*

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**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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zone is considered “highly consistent” with the RR 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.

*Zoning and Development Standards*

The current zone classification for the property is Light Agriculture, 10 acre minimum (A-1-10). The Project is proposing CZ2200060 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.

**ENVIRONMENTAL REVIEW AND 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, 12<sup>th</sup> 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 of Rural (R) and a Land Use Designation of Rural Residential (RR). 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. CZ2200060 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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2. Subject to the approval of Change of Zone No. 2200060, 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 RR and in particular the Temecula Valley Wine Country Policy Area – Winery District. The Project does not include any development proposals within its scope. Any future development on the property would be subject to the development standards outlined in Article XIVd Section 14.93 (Development Standards) of Ordinance No. 348, the General Plan, and all other County and State Ordinances under which it will be required to be reviewed.
3. The subject property is currently located within the Winery District of the Temecula Valley Wine Country Policy Area, and, as such, it is located in close proximity to other wineries located along Glen Oaks Road, Camino Del Vino, and Rancho California Road. The uses permitted on these properties are either similar and/or compatible uses to those permitted in the WC-W zone. The Project does not include any development proposals within its scope. Any future development on the property would be subject to further entitlement and review to determine compatibility 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 inconsistencies 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 Western Riverside County Multiple Species Habitat Conservation Plan.
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 that 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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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 37700 Glen Oaks Rd., approximately 1 mile east of the Project site.
  - b. The Project 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 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**

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 OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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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 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.

The applicant conducted public outreach to the surrounding neighbors, including hosting them on his property for a meet and greet, to provide them with the opportunity to ask questions about the Change of Zone. Concern has been raised by residents in the area regarding the future uses that can be constructed on-site as a result of the zone change. The applicant discussed his potential future plans for the properties, but let them know that nothing has been decided for certain and no current development applications were in with the Planning Department at this time.

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. Planning staff has informed residents that this is a stand-alone Change of Zone, and any future development proposals would need to undergo evaluation by the County Departments, CEQA analysis, and public hearing under a separate entitlement. This correspondence has been provided as part of this staff report.

*Aaron Gettis*

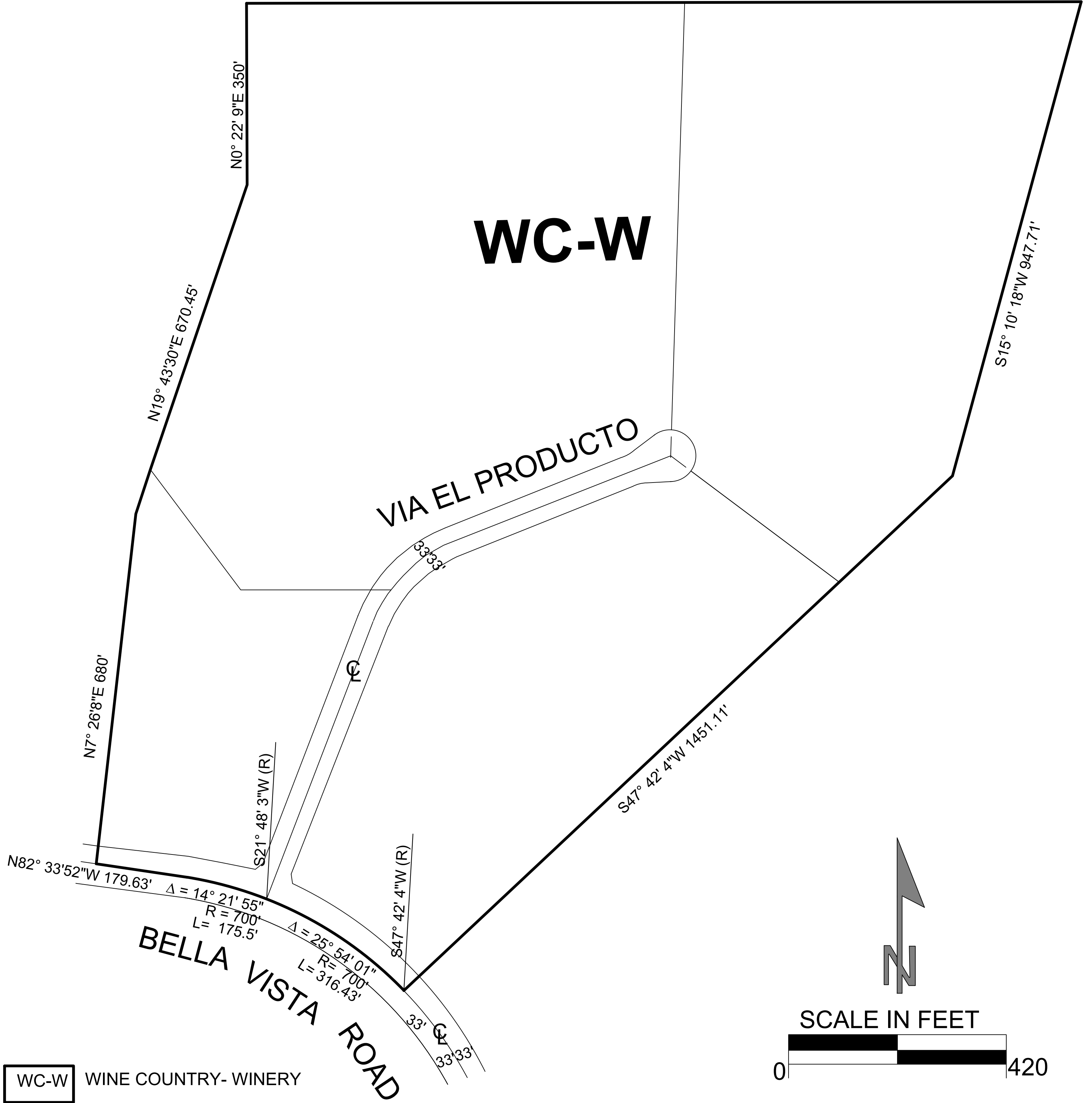
Aaron Gettis, Deputy County Counsel

5/3/2023

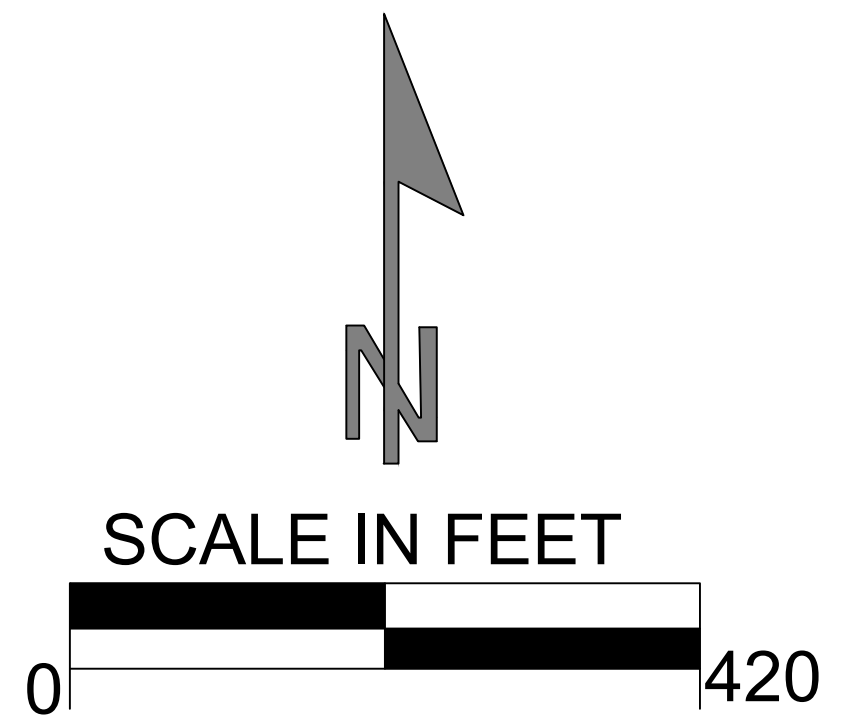


RANCHO CALIFORNIA AREA  
SEC. 17, 18, 19, 20 T.7S., R.1W. S.B.M

S89° 37' 51"E 1610.12'



WC-W WINE COUNTRY- WINERY



MAP NO.-----

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

CHANGE OF ZONE CASE NO . 2200060  
ADOPTED BY ORDINANCE NO. 348.\_\_\_\_\_

(DATE:) \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

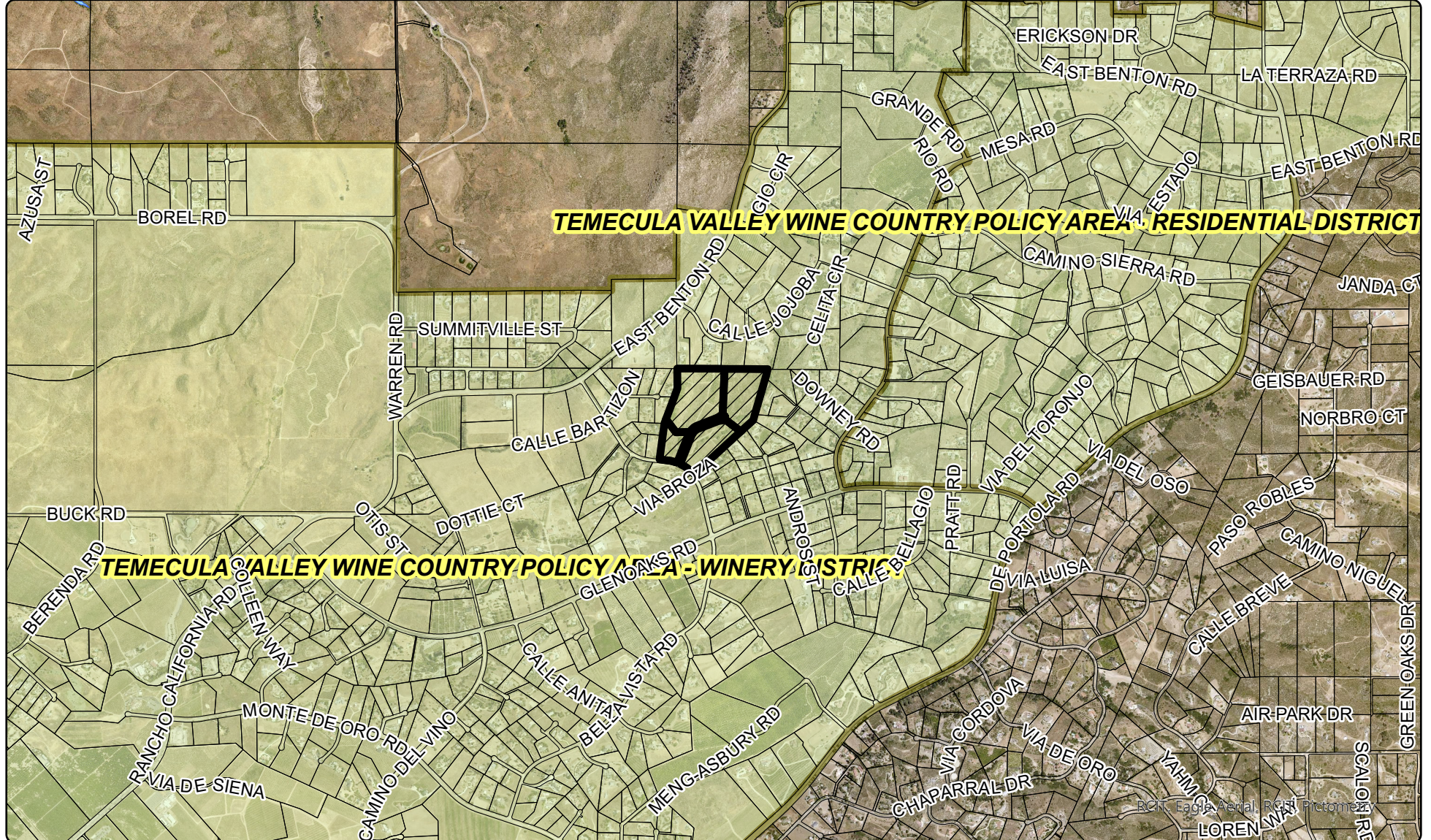


RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ2200060

VICINITY/POLICY AREAS

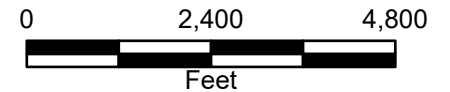
Supervisor: Washington  
District 3

Date Drawn: 4/18/2023  
Vicinity Map



Zoning Area: Rancho California

Author: Adam Grim



**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.rcfma.org>



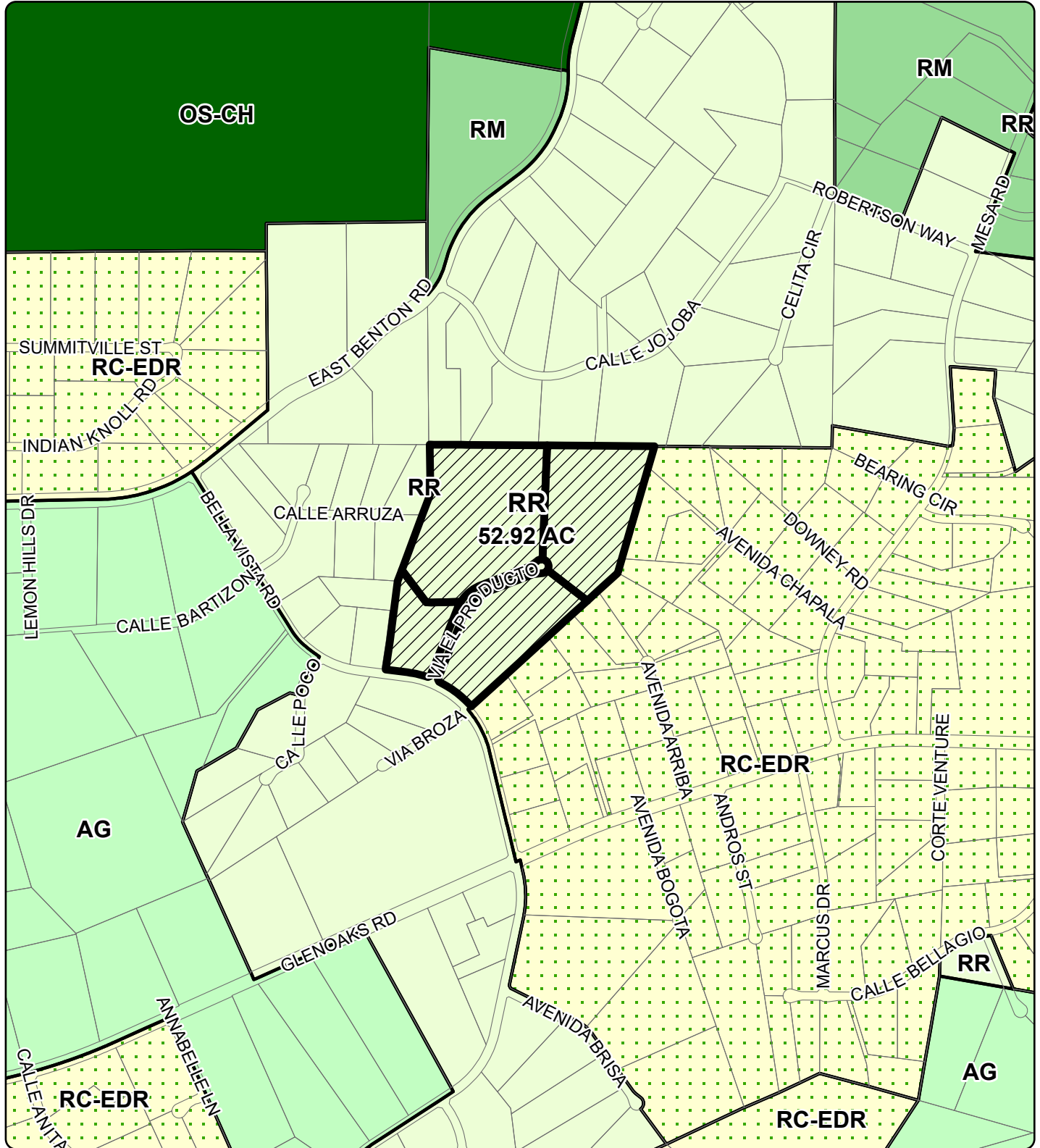
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200060

EXISTING GENERAL PLAN

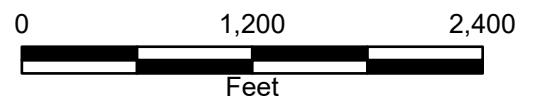
Supervisor: Washington  
District 3

Date Drawn: 4/18/2023  
Exhibit 5



Zoning Area: Rancho California

Author: Adam Grim



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

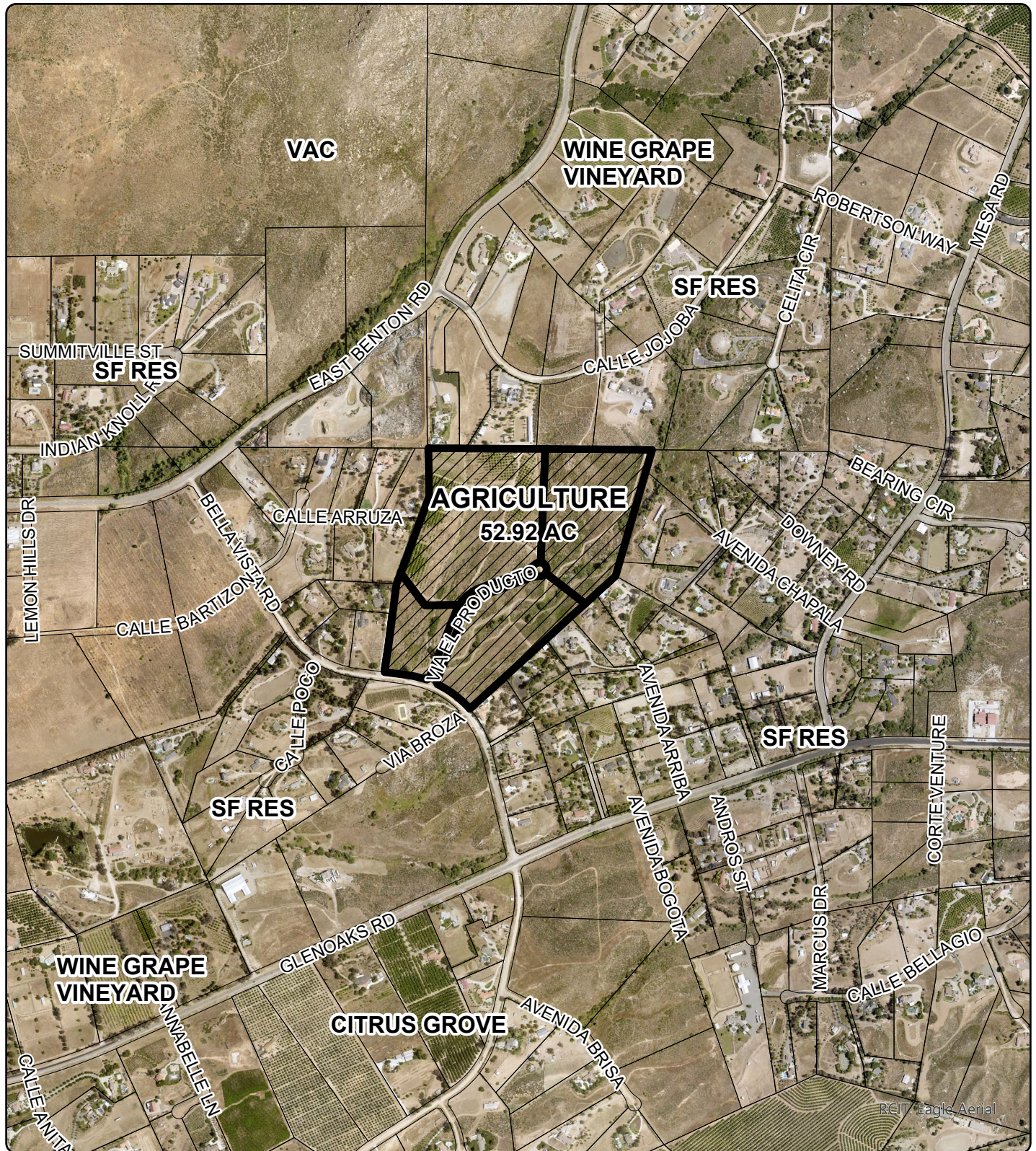
## CZ2200060

### LAND USE

Supervisor: Washington  
District 3

Date Drawn: 4/18/2023

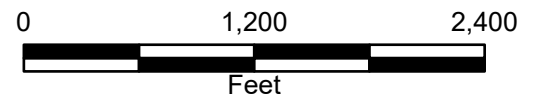
Exhibit 1



Zoning Area: Rancho California

Author: Adam Grim

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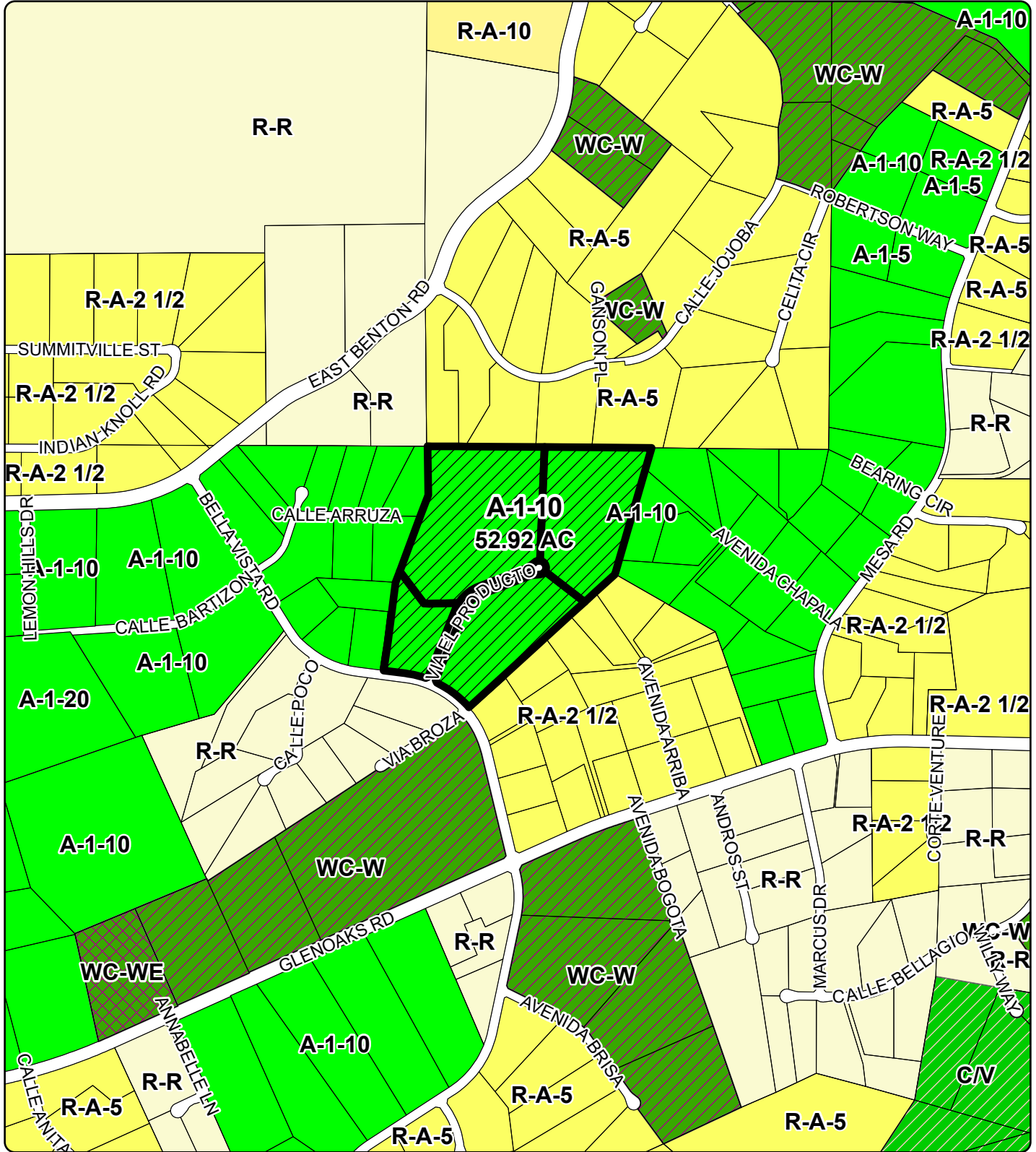
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200060

EXISTING ZONING

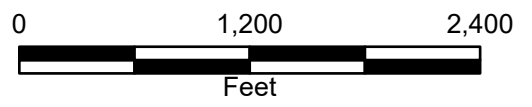
Supervisor: Washington  
District 3

Date Drawn: 4/18/2023  
Exhibit 2



Zoning Area: Rancho California

Author: Adam Grim



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**PROPERTY OWNERS CERTIFICATION FORM**

I, Adam Grim, certify that on April 18, 2023,  
the attached property owners list was prepared by County of Riverside / RCIT- GIS,  
APN(s) or case numbers CZ2200060 for  
Company or Individual's Name: County of Riverside TLMA - Planning Department,  
Distance Buffered : 600'

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.

NAME: Adam Grim

TITLE/REGISTRATION GIS Analyst

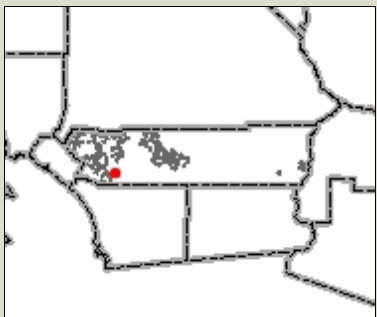
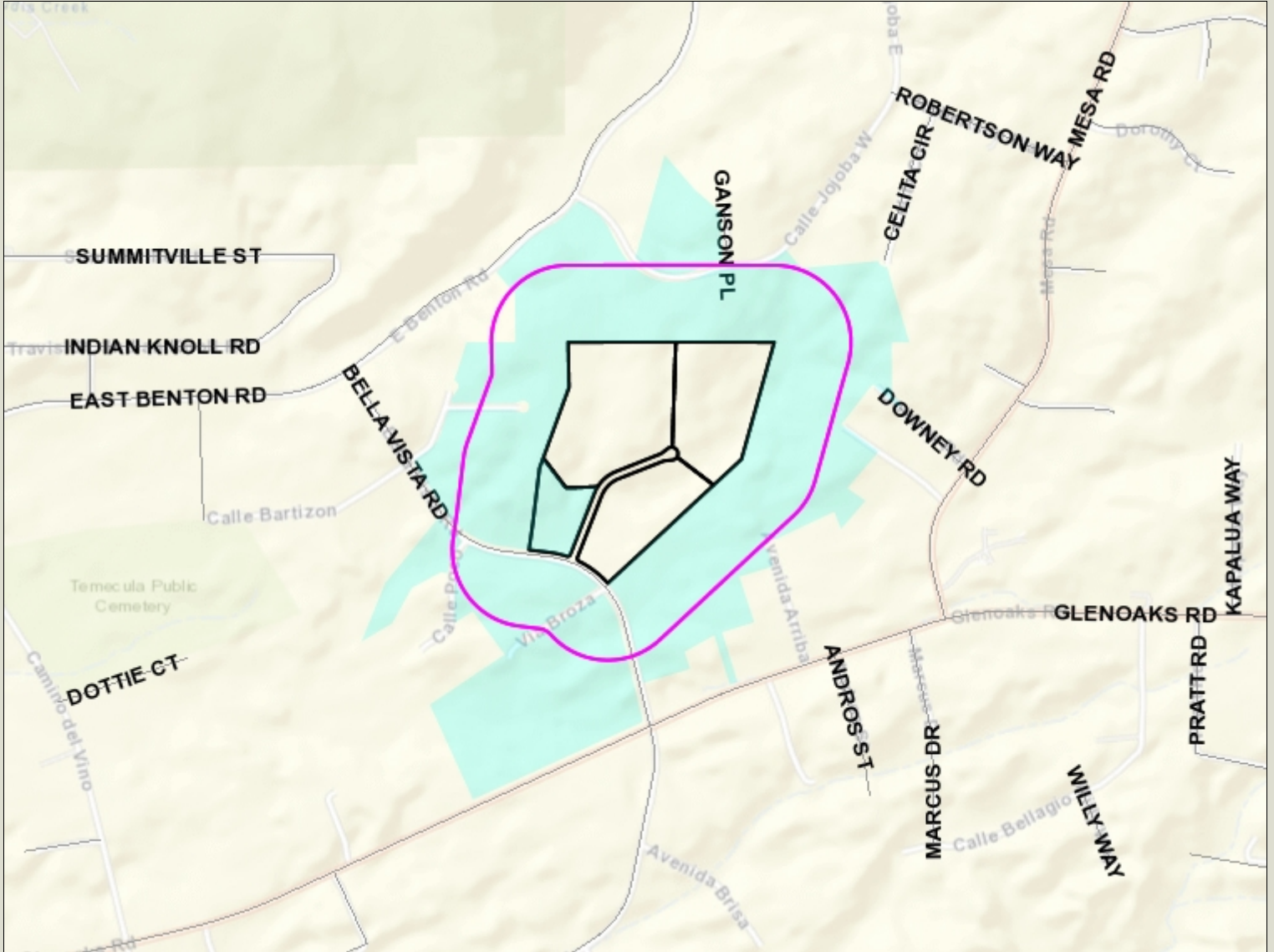
ADDRESS: 3450 14<sup>th</sup> St, 5<sup>th</sup> Fl

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 203-4801

# Riverside County GIS Mailing Labels

CZ2200060  
(600ft buffer)



- Legend**
- County Boundary
  - Cities
  - Centerline Names
  - Centerlines
  - World Street Map

## Notes



**\*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.

915370049  
MEDEARIS FAMILY TRUST DTD 8/11/2003 AND  
PO BOX 892110  
TEMECULA CA 92589

915370053  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

915370075  
MICHAEL R. YOUNG  
39090 CALLE JOJOBA  
TEMECULA CA 92592

915370076  
VARON MARSHALL FAMILY TRUST DATED  
50C PENINSULA CENTER  
ROLLING HILLS ESTATES CA 90274

915370019  
JILLA JAVADI  
16117 ROYAL OAK RD  
ENCINO CA 91436

915370052  
STEVE CHENG CHE CHOU  
1188 S POINTE PREMIER  
ANAHEIM CA 92807

915370055  
HARSEN ALAN  
3280 DULZURA DR  
HACIENDA HEIGHTS CA 91745

915370056  
MICHAEL G. LEICHTFUSS  
38938 CALLE JOJOBA  
TEMECULA CA 92592

915370078  
MILTON L. ALBERTS  
38540 CELITA CIR  
TEMECULA CA 92592

915700016  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

924280008  
WILLIAM CLUNE  
929 VEGAS VIEW DR  
HENDERSON NV 89052

924280009  
ROSE E. GIBSON  
37361 AVENIDA CHAPALA  
TEMECULA CA 92592

924280011  
CHRISTINE J. UPDYKE  
37349 AVENIDA CHAPALA  
TEMECULA CA 92592

924290020  
STEPHEN W. RYDER  
37210 GLEN OAKS RD  
TEMECULA CA 92592

924290021  
CURTIS MELBA T TRUST DTD 05/08/96  
265 HOHOAM DR  
SEDONA AZ 86336

924290024  
GREGORY Z. JIGAMIAN  
39060 BELLA VISTA RD  
TEMECULA CA 92592

924290026  
RAYMOND HELLAND  
38998 BELLA VISTA  
TEMECULA CA 92592

924290032  
GEORGE E. BROWN  
38901 AVENIDA ARRIBA  
TEMECULA CA 92592

924300005  
BELLA VISTA ROAD  
12719 GEORGE CT  
RANCHO CUCAMONGA CA 91739

924310010  
GALE EVANS  
38720 BELLA VISTA RD  
TEMECULA CA 92592

924310013  
MEEKS FAMILY TRUST DATED 05/25/21  
36727 CALLE BARTIZON  
TEMECULA CA 92592

924310014  
LUCERO OBED O & JAYE Y TRUST DTD  
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TEMECULA CA 92592

924310016  
STUART MARSHALL & SHANNON LIVING TRUST  
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TEMECULA CA 92592

924310018  
HPA BORROWER 2016 1  
180 N STETSON AVE NO 3650  
CHICAGO IL 60601

924320006  
JOHN CRAIG DOCKINGS  
38875 BELLA VISTA  
TEMECULA CA 92592

924330006  
RONALD QUIGLEY  
131 WOODACRES DR SW  
CALGARY AB T2W4V8

924330008  
VIA BROZA  
20801 SIENNA LN  
PORTER RANCH CA 91326

924280010  
BENJAMIN DUNNING  
37355 AVENIDA CHAPALA  
TEMECULA CA 92592



924280012  
JOSEPHINE Y. WANG  
37347 AVENIDA CHAPALA  
TEMECULA CA 92592

924280013  
JAMES L. BLANTON  
37350 AVENIDA CHAPALA  
TEMECULA CA 92592

924280014  
WILLIAM E. PLUMMER  
37360 AVENIDA CHAPALA  
TEMECULA CA 92592

924280017  
ADOBELICIOUS EXPERIENCES  
PO BOX 892498  
TEMECULA CA 92589

924290025  
WILLIAM S. BLYTH  
39030 BELLA VISTA RD  
TEMECULA CA 92592

924290027  
THERESA M. KEENER  
38990 BELLA VISTA RD  
TEMECULA CA 92592

924290028  
MARK R. LEWIS  
2447 LASSEN LN  
CASTLE ROCK CO 80109

924290030  
RONALD L. BURKEY  
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TEMECULA CA 92592

924290031  
RADCLIFFE Nanci TRUST  
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TEMECULA CA 92592

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JORGE RAUL MAGNANI  
38900 AVENIDA ARRIBA  
TEMECULA CA 92592

924290034  
OLIVER DAVIS  
38910 AVENIDA ARRIBA  
TEMECULA CA 92592

924310007  
GOLDIE E. KLEIN  
P O BOX 890295  
TEMECULA CA 92589

924310008  
BEVERLY A. HOLCOMBE  
PO BOX 891263  
TEMECULA CA 92589

924310009  
JOHN O. SHELDON  
38790 BELLA VISTA RD  
TEMECULA CA 92592

924310015  
GARY E. NEWTON  
36965 CALLE ARRUZA  
TEMECULA CA 92592

924310017  
DENISE M. WADE  
36940 CALLE ARRUZA  
TEMECULA CA 92592

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CRAIG DANIEL VANGOMPEL  
40175 TENNYSON RD  
MURRIETA CA 92563

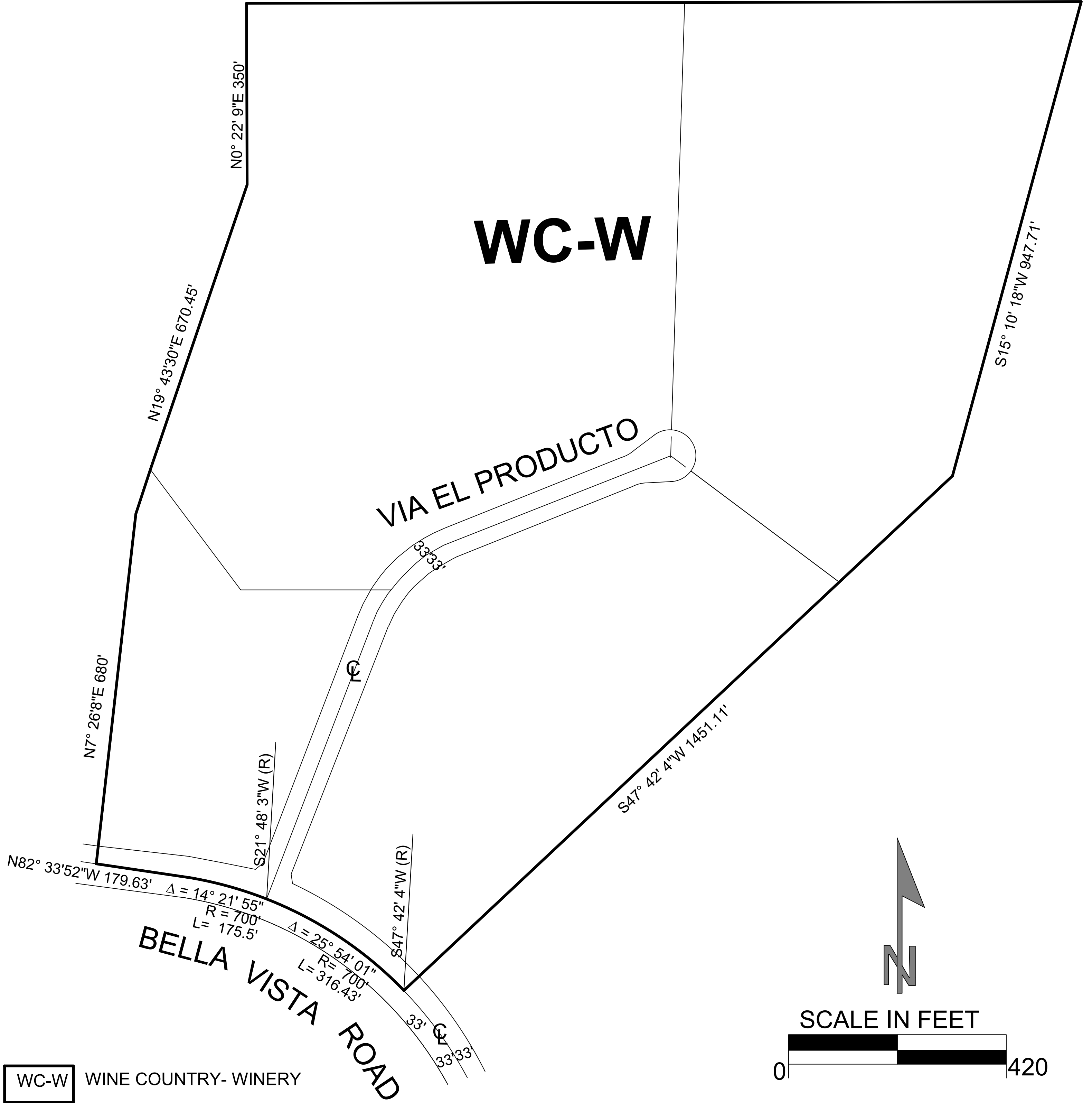
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36591 CALLE POCO  
TEMECULA CA 92592

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ALLEN 2019 TRUST DTD 7/24/2019  
36970 VIA BROZA  
TEMECULA CA 92592

924330014  
JEFFREY SIMCOX  
PO BOX 890281  
TEMECULA CA 92589

RANCHO CALIFORNIA AREA  
SEC. 17, 18, 19, 20 T.7S., R.1W. S.B.M

S89° 37' 51"E 1610.12'



MAP NO. 2.2490

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO . 2200060

ADOPTED BY ORDINANCE NO. 348.5002

(DATE:) \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**From:** Aquia Mail <acquia-mail@rivco.org>  
**Sent:** Friday, June 9, 2023 5:59 PM  
**To:** bellavistaroad@gmail.com  
**Cc:** COB <COB@RIVCO.ORG>  
**Subject:** Board comments web submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 2023061213**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 9, 2023

**First Name**

Hafizullah

**Last Name**

Azizi

**Phone**

9094205520

**Email**

bellavistaroad@gmail.com

**Agenda Date**

06/13/2023

**Agenda Item # or Public Comment**

21.2.

**State your position below**

Support

6/13/23 21.2

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON **THE 'PRISE**  
pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011609205
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	06/23/2023
<i>Total Amount:</i>	\$967.64
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$967.64
<i>Notice ID:</i>	lzYWzmDoSvo3tsl49xkQ
<i>Invoice Text:</i>	



# THE PRESS-ENTERPRISE

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The Press-Enterprise  
3512 14 Street  
Riverside, California 92501  
(951) 368-9229

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011609205

**FILE NO. 0011609205**


## PROOF OF PUBLICATION

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

**06/23/2023**

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

Date: June 23, 2023.  
At: Riverside, California



Signature

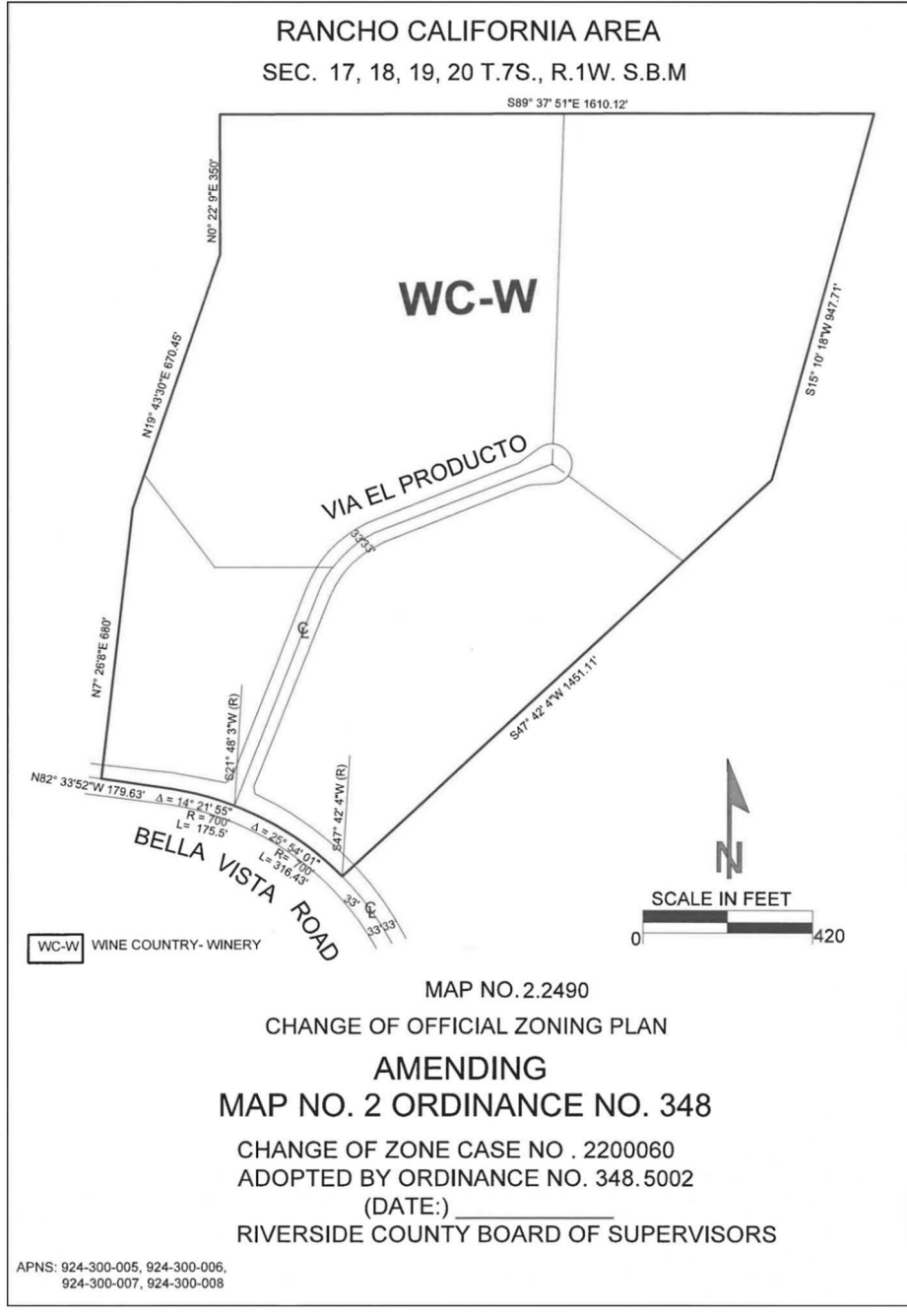
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 348.5002  
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. 2.2490 Change of Zone Case No. 2200060" which map is made a part of this ordinance.

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



K. Jeffries, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 13, 2023**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Jeffries, Washington and Gutierrez

NAYS: None

ABSENT: Spiegel, Perez

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

**The Press-Enterprise**

**Published: 6/23/23**



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS

2023 JUN 29 AM 10:27

RECEIPT NUMBER:  
 23-142286

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 05/25/2023
--	------------------------------------	--------------------

COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300572
--	--------------------------------

PROJECT TITLE  
 CZ2200060, ORD. NO. 348.5002

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
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PROJECT APPLICANT ADDRESS 4080 LEMON ST. FIRST FLOOR,	CITY RIVERSIDE	STATE CA	ZIP CODE 92501
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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)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

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		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED \$ \_\_\_\_\_ \$0.00

SIGNATURE <i>X C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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Lead Agency: Clerk of the Board  
ATTN: Cindy Fernandez  
Address: 4080 Lemon Street 1st floor  
Riverside, Ca. 92502

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202300572  
05/25/2023 11:56 AM Fee: \$ 0.00  
Page 1 of 2

Removed: 6/20/2023 By: J. Rodriguez Deputy



## Project Title

Notice of Public Hearing CZ 2200060 AND ADOPTION OF ORDINANCE NO. 348.5002

## Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: Notice of Public Hearing

## Notes



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 13, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2200060 and Adoption of Ordinance No. 348.5002**. Change of Zone No. 2200060 is a proposal to change the zoning classification of the subject sites from Light Agriculture, 10 acre minimum (A-1-10) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the properties into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. 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 - APNs: 924-300-005, -006, -007, & -008. This proposed project is located North of Bella Vista Road, east of East Benton Road, south of Calle Jojoba West, and west of Mesa 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. 2200060 and ADOPT ORDINANCE NO. 348.5002.**

On May 17, 2023, 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](mailto: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, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: May 25, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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2023 JUN 29 AM 10:27

CLERK OF THE BOARD

4080 LEMON STREET, 1<sup>ST</sup> FLOOR.

POST OFFICE BOX 1147

RIVERSIDE, CA 92502-1147



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