

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



ITEM: 21.1
(ID # 23015)

MEETING DATE:

Tuesday, October 31, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300014 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Chris Campbell - Owner: Smith Family Trust - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - 4.57 Acres - Zoning: Citrus Vineyard (C/V) - REQUEST: Change of Zone No. 2300014 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: 941-300-001. 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 10/19/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348. 5004 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 31, 2023
xc: Planning, COBCF/AB/DL

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. **APPROVE CHANGE OF ZONE NO. 2300014**, 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
2. **ADOPT ORDINANCE NO. 348.5004** amending the zoning in the Rancho California Area shown on Map No. 2.2492, Change of Zone No. 2300014 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:

Summary

On July 6, 2023, the applicant, Chris Campbell, submitted Change of Zone No. 2300014 (CZ2300014) 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 evaluated against all applicable ordinances and other requirements.

The Project is located within the Southwest Area Plan and the Rancho California Area. The Project site is specifically located northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road.

On September 6, 2023, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300014 by a vote of 5-0.

Impact on Residents 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

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

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.

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. 348.5004**



Jason Farin, Principal Management Analyst 10/24/2023



Aaron Gettis, Deputy County Counsel 10/19/2023

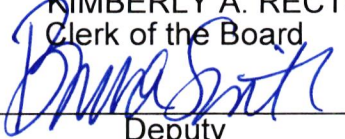
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 31, 2023, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

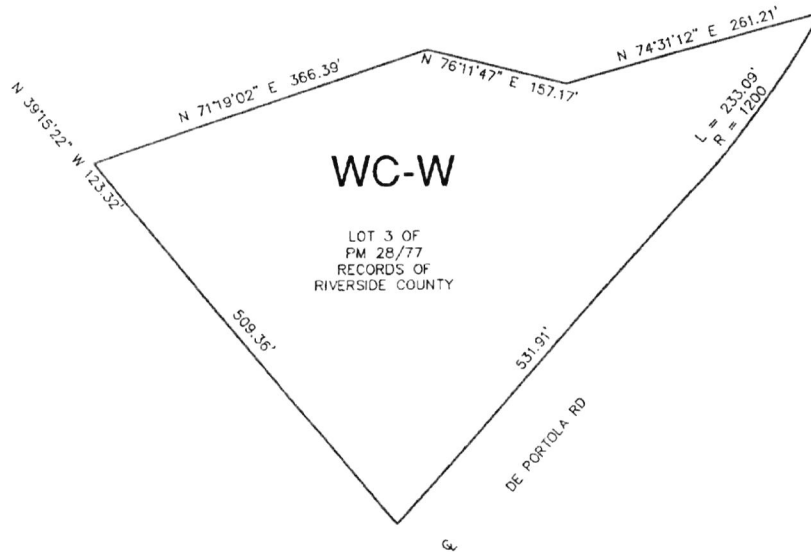
AYES: Jeffries, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

DATE: October 31, 2023

KIMBERLY A. RECTOR
Clerk of the Board
BY:  _____
Deputy

SEAL

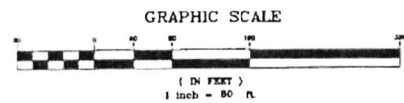
RANCHO CALIFORNIA AREA
SEC. 30, T. 7 S., R. 1 W. S.B.M.



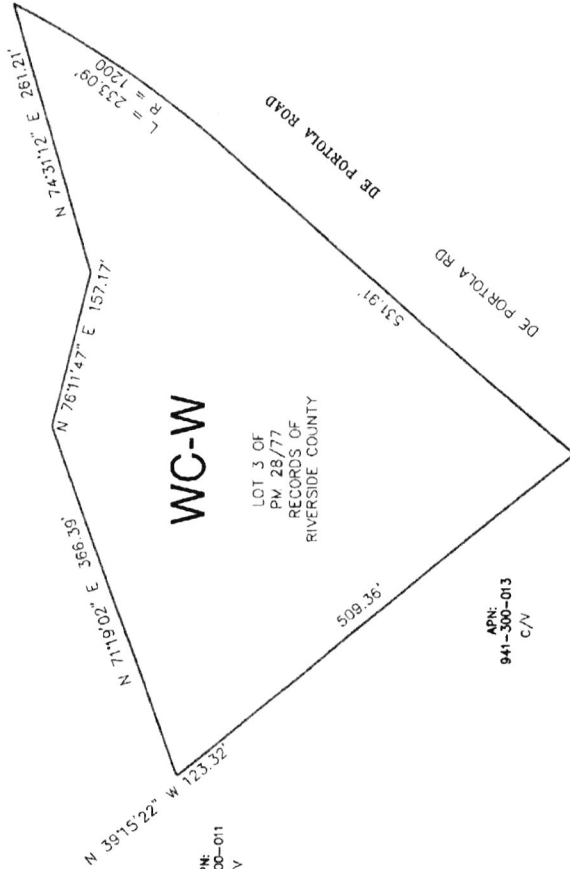
WC-W

WINE COUNTRY-WINERY

MAP NO. 2.2492
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2300014
ADOPTED BY ORDINANCE NO. 348, 5004
(DATE:) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN:
941-250-005
WC-W



APN:
941-300-011
C/N

APN:
941-300-013
C/N

MAP NO. _____
**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 2300014
 ADOPTED BY ORDINANCE NO. 348.

DATED: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

WC-W WINE COUNTRY-WINERY

OWNER/APPLICANT

DANZA DEL SOL WINERY
 39050 DE PORTOLA ROAD
 TEMECULA, CA 92592
 (951)371-1880
 KEN SMITH

PREPARED BY

ROTEX
 28465 OLD TOWN FRONT ST. STE. 201
 TEMECULA, CA 92590
 (951)993-0301

DATE PREPARED

JUNE 2023

ASSESSOR'S PARCEL NUMBER

941-300-001

LEGAL DESCRIPTION

LOT 3 OF PM 7466

SITE AREA

4.57 ACRES GROSS

SITE ADDRESS

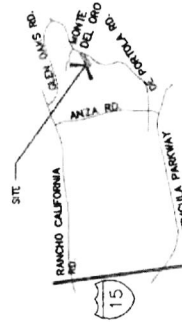
39050 DE PORTOLA ROAD
 TEMECULA, CA 92592

ZONING/LAND USE

EXISTING ZONING: C/N
 PROPOSED ZONING: WC-W
 EXISTING & PROPOSED LAND USE: WINERY & VINEYARD
 EXISTING & PROPOSED GEN. PLAN LAND USE: AGRICULTURE

UTILITIES

WATER: RANCHO CALIFORNIA WATER DISTRICT
 SEWER: SEPTIC
 GAS: PROPANE
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED



VICINITY MAP
NTS

GRAPHIC SCALE





RIVERSIDE COUNTY PLANNING DEPARTMENT

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Charissa Leach, P.E.
TLMA Director

Hearing Date: October 31, 2023

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Joseluis Aparicio)

Subject: Change of Zone No. 2300014

MinuteTraq #: 23015

Project Description:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300014 and ADOPTION OF ORDINANCE NO. 348.5004 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Chris Campbell - Owner: Smith Family Trust - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - 4.57 Acres - Zoning: Citrus Vineyard (C/V) - REQUEST: Change of Zone No. 2300014 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: 941-300-001 - Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org .

2023 OCT 17 PM 4:49
CLERK OF THE BOARD OF SUPERVISORS
RIVERSIDE COUNTY

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Environmental Impact Report
 - 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

"Planning Our Future... Preserving Our Past"

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, 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, October 31, 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. 2300014 and Adoption of Ordinance No. 348.5004.** Change of Zone No. 2300014 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: 941-300-001. This proposed project is located Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road – Zoning 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 2300014 and Adopt Ordinance No. 348.5004.**

On September 6, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. 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 JOSE LUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@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.

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

Dated: October 18, 2023

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



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

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

October 18, 2023

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

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

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 2300014 AND ADOPTION OF
ORDINANCE NO. 348.5004

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Saturday, October 21, 2023.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cindy Fernandez

Board Assistant to:
KIMBERLY RECTOR, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICTS**

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Dated: October 18, 2023

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 18, 2023, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2300014, ORDINANCE NO. 348.5004

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

Board Agenda Date: October 31, 2023 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: October 18, 2023
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 18, 2023, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2300014, ORDINANCE NO. 348.5004

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

Board Agenda Date: October 31, 2023 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: October 18, 2023
Cindy Fernandez

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



ITEM:
(ID # 23015)

MEETING DATE:
Tuesday, October 31, 2023

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300014 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Chris Campbell - Owner: Smith Family Trust - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - 4.57 Acres - Zoning: Citrus Vineyard (C/V) - REQUEST: Change of Zone No. 2300014 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: 941-300-001 - Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org .

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. 2300014**, 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. 348.5004** amending the zoning in the Rancho California Zoning Area shown on Map No. 2.2492 Change of Zone No. 2300014 attached hereto and incorporated herein by reference

ACTION:

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

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

On July 6 2023, the applicant, Chris Campbell, submitted Change of Zone No. 2300014 (CZ2300014) 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 is located within the Southwest Area Plan and the Rancho California Area. The Project site is specifically located northwesterly of De Portola Rd, northeasterly of Via Apore, and south of Monte De Oro Rd.

On September 6, 2023 the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300014 by a vote of 4-0.

Impact on Residents 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 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Additional Fiscal Information

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

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

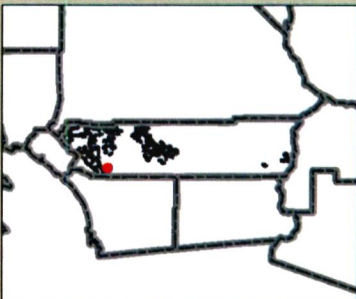
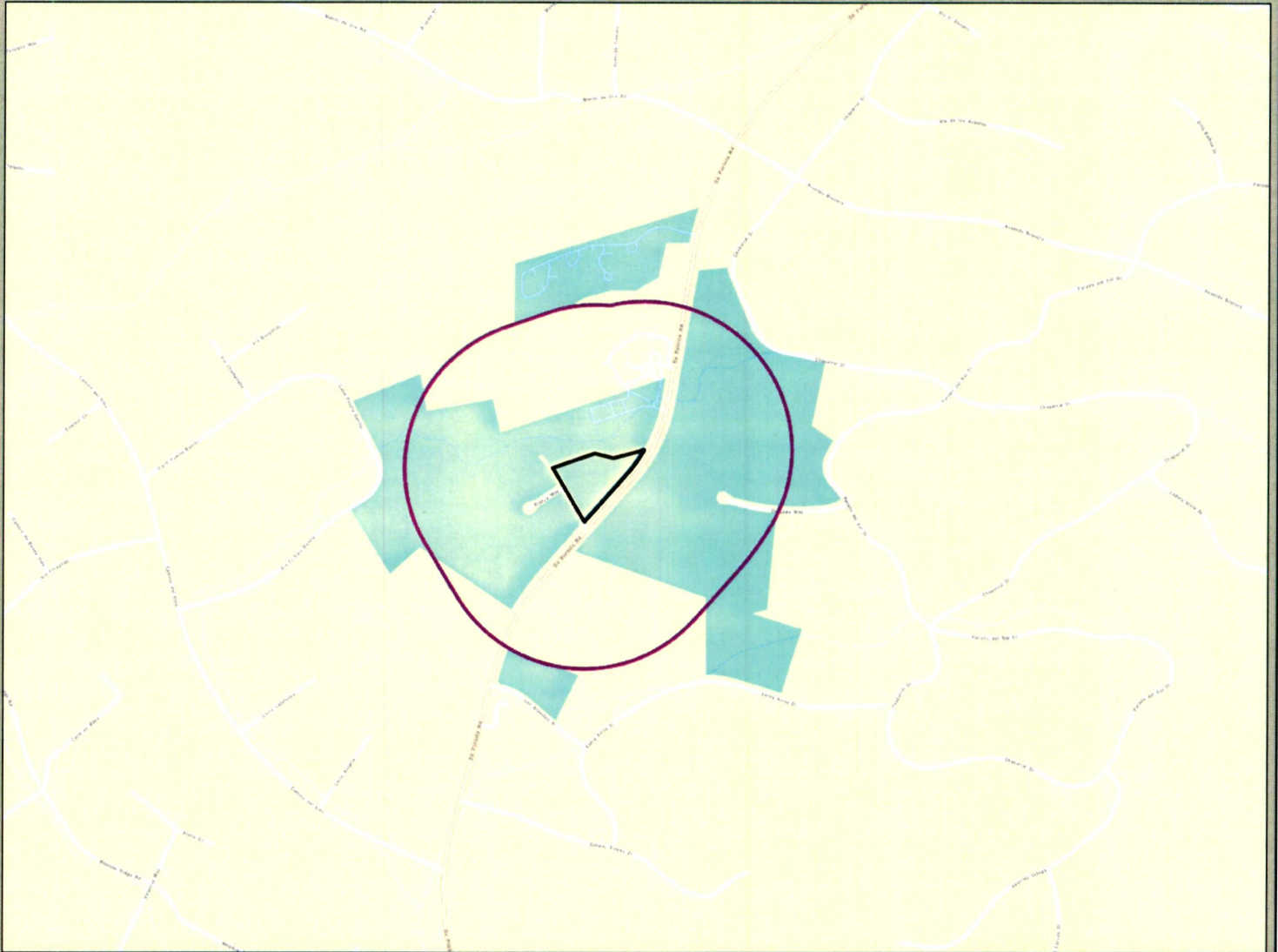
ATTACHMENTS:

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.5004**

CZ2300014

Mailing Label Radius Map

APN 941-300-001



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 1,563 3,125 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... 8/3/2023 11:40:29 AM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM
CZ2300014

I, Joseluis Aparicio, certify that on
(Print Name)
8/03/2023 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 1200'

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

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

NAME: Joseluis Aparicio

TITLE/REGISTRATION: Project Planner

ADDRESS: 4080 Lemon Street 12th Floor Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): 951-955-6035



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-202301112
10/18/2023 12:06 PM Fee: \$ 0.00
Page 1 of 2

Removed: _____ By: _____ Deputy


Project Title

Notice of Public Hearing CZ2300014, ORD. NO. 348.5004

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, 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, October 31, 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. 2300014 and Adoption of Ordinance No. 348.5004.** Change of Zone No. 2300014 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: 941-300-001. This proposed project is located Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - Zoning 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 2300014 and Adopt Ordinance No. 348.5004.**

On September 6, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. 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 JOSE LUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@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.

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

Dated: October 18, 2023

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

927260012
CHARLY ANN HARRIS
3623 SUGARBERRY CT
SAN BERNARDINO CA 92407

927240020
KOLLAR FAMILY TRUST DATED 05/27/1999
40775 CHAPARRAL DR
TEMECULA CA 92592

927240022
RYE HEFLEY
39110 DE PORTOLA
TEMECULA CA 92592

927240023
AUSTIN KEKOA
43192 CORTE ASTORGA
TEMECULA CA 92592

927260003
THOMAS A. LEIGHTON
37168 DELGADO WAY
TEMECULA CA 92592

927260004
STRXENG INC
125 W MAIN ST
EL CENTRO CA 92243

927260005
BRIAN A. BIRO
PO BOX 312
RICHLAND WA 99352

927260007
DEBORA SAWYER
945 REED AVE
SUNNYVALE CA 94086

927260010
HENGMIN QU
331 E WINNIE WAY
ARCADIA CA 91006

927260011
HUMPHREYS AARON D & JENNIFER L
37133 DELGADO WAY
TEMECULA CA 92592

927240018
JAMES CRAIG
40785 CHAPARRAL DR
TEMECULA CA 92592

927240021
DAVEE FAMILY LIVING TRUST DTD 7/29/22
40755 CHAPARRAL DR
TEMECULA CA 92592

927240024
SORAYA BADIANAT
33918 PARADOR ST
TEMECULA CA 92592

927260001
MARTZ FAMILY TRUST DATED 09/21/2007
41291 PRADO DEL SOL
TEMECULA CA 92592

927260002
WAYMAN B. RAATIB
37320 DELGADO WAY
TEMECULA CA 92592

927260006
KEVIN GREEN
38925 DE PORTOLA RD
TEMECULA CA 92592

927260008
THOMAS K. KUTSCHER
38811 DE PORTOLA RD
TEMECULA CA 92592

927260009
RANDALL LEE FITZPATRICK
38685 DE PORTOLA RD
TEMECULA CA 92592

927260013
MARK A. WATTERS
37165 DELGADO WAY
TEMECULA CA 92592

927260010
GARRETT SPATES
37080 SANTA ANITA DR
TEMECULA CA 92592

927260015
PATRICIA ANNE STEVENS
33175 TEMECULA PKY STE 241A
TEMECULA CA 92592

927260016
DREIER FAMILY TRUST DATED 10/19/2018
5530 BAYBERRY WAY
YORBA LINDA CA 92887

941270024
JOAQUIN RODRIGO CAMPOS
24815 GEORGIA SUE
LAGUNA HILLS CA 92653

941270036
RICK R. ABRAHAMS
36475 VIA EL PAIS
TEMECULA CA 92592

941290005
SMITH FAMILY TRUST DTD 02/02/1999
35879 BELLE CHAINE LOOP
TEMECULA CA 92592

941290007
39300 DE PORTOLA RD
TEMECULA CA 92592

941300006
LIXIN TIAN
371 NOVEL
IRVINE CA 92618

941300010
JAMES GARCIA
36760 BIANCA WAY
TEMECULA CA 92592

941300011
ARTHUR C. RUSTIN
32635 ROTHENBERG DR
TEMECULA CA 92592

941300012
ANDERSON TRUST DATED 4/9/2019
36765 BIANCA WAY
TEMECULA CA 92592

941270035
WOLF REVOCABLE TRUST DATED 6/6/2013
36453 VIA EL PAIS BONITA
TEMECULA CA 92592

941300001
SMITH FAMILY TRUST DTD 2/2/99
35879 BELLE CHAINE LOOP
TEMECULA CA 92592

941300013
GAITAN FAMILY TRUST DTD 12/10/2018
PO BOX 1612
TEMECULA CA 92593

Chris Campbell
Walt Allen Architect
28465 Old Town Front Street, Suite 201
Temecula, CA 92590

THE PRESS-ENTERPRISE

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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

Account Number: 5209148
Ad Order Number: 0011629456
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 10/21/2023
Total Amount: \$511.89
Payment Amount: \$0.00
Amount Due: \$511.89
Notice ID: XQGW1U48kUNj32rOye9D
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, 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, October 31, 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. 2300014 and Adoption of Ordinance No. 348.5004. Change of Zone No. 2300014 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: 941-300-001. This proposed project is located Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road – Zoning 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 2300014 and Adopt Ordinance No. 348.5004. On September 6, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. 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:

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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: 0011629456

FILE NO. 0011629456

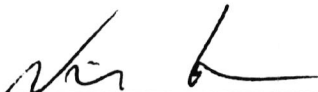
PROOF OF PUBLICATION

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:

10/21/2023

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

Date: October 21, 2023.
At: Riverside, California



Signature

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

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The Riverside County Planning Department recommends that the Board of Supervisors **Find that No New Environmental Document is Required, Approve Change of Zone 2300014 and Adopt Ordinance No. 348.5004.**

On September 6, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. 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 JOSE LUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG.

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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.

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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

Dated: Kimberly A. Rector,
October 18, Clerk of the Board
2023

By: Cindy
Fernandez, Clerk of
the Board Assistant

The Press-Enterprise
Published: 10/21/23



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – September 6, 2023 COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Thornhill, Awad, and Ruiz
Members Absent: Sanchez

1.0 CONSENT CALENDAR:

1.1 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37134** - Applicant: LGI Homes, c/o Adrian Peters - Fifth Supervisorial District - Nuevo Area District - Lakeview/Nuevo Area Plan - Community Development: Medium Density Residential (CD: MOR)- 18.39 gross acres - Zoning: Planned Residential (R-4) - The project is located North of Porter Street, east of Palomar Road, west of Menifee Road, and south of Central Avenue - APNs: 309-060-001, 309-060-004 – Approved Project Description: Schedule 'A' subdivision to divide two (2) existing vacant lots composed of 18.39 acres into 73 single family residential lots - **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 37134, extending the expiration date to September 19, 2026 – Project Planner: Joseluis Aparicio at (951) 955-6503 or email at jlaparicio@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 37134, extending the expiration date to September 19, 2026.

1.2 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 33750** – Applicant: Steven Tangney - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Open Space: Conservation (OS:C) – Community Development: Light Industrial (CD:LI) – Location: East of Leon Road, west of Winchester Road, and south of Thompson Road - 12.76 Acres - Zoning: Dutch Village Specific Plan - Industrial Park (I-P) – Approved Project Description: Schedule "E" Subdivision into four (4) parcels which include; one (1) parcel for self-storage and RV parking, one (1) parcel for a carwash, and two (2) open space lots – **REQUEST:** Second Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2026 – Project Planner: Rene Aguilar at (951) 955-6573 or email at renaguil@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 33750, extending the expiration date to May 9, 2026.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

PLANNING COMMISSION – REPORT OF ACTIONS – September 6, 2023

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CHANGE OF ZONE NO. 2300014 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Chris Campbell - Owner: Smith Family Trust - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - 4.57 Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** Change of Zone No. 2300014 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: 941-300-001 - Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends the Board of Supervisors take the following actions:

FIND No new Environmental Document is required; and,

TENTATIVELY APPROVE Change of Zone No. 2300014.

5.0 **WORKSHOPS:**

NONE

6.0 **PUBLIC COMMENTS:**

Public Comments received.

7.0 **DIRECTOR'S REPORT:**

8.0 **COMMISSIONER'S COMMENTS:**

ADJOURNMENT: 9:19



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 22724)


MEETING DATE:

Wednesday, September 06, 2023

SUBJECT: CHANGE OF ZONE NO. 2300014 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Chris Campbell - Owner: Smith Family Trust - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - 4.57 Acres - Zoning: Citrus Vineyard (C/V) - REQUEST: Change of Zone No. 2300014 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: 941-300-001 - Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org .

PROPOSED PROJECT

Case Number(s):	CZ2300014
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	941300001
Continued From:	



John Hildebrand, Planning Director 8/14/2023

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2300014 (CZ2300014) 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.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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The Project is located within the Southwest Area Plan and the Rancho California Area. The Project site is specifically located Northwesterly of De Portola Road, Northeasterly of Via Apore, and South of Monte De Oro Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

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

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300014, 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:	Agricultural (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agricultural (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	
	North: Agriculture (AG)
	East: Rural Residential (R-R)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

South:	Rural Residential (R-R), 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:	Residential Agriculture, 2 ½ acre minimum (R-A 2 ½)
South:	Wine Country - Winery (WC-W), Citrus Vineyard (C/V)
West:	Citrus Vineyard (C/V)
Existing Use:	Horseback riding service
Surrounding Uses	
North:	Winery
South:	Single Family Residences
East:	Single Family Residences, Agriculture
West:	Single Family Residences, Orchard

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.57 gross acres	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 149, 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Susceptible
Fault Zone:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Fire Zone:	Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within
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 July 6 2023, the applicant, Chris Campbell, submitted Change of Zone No. 2300014 (CZ2300014) 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 4.57 acres and it is currently vacant with no structures present. 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 evaluated against all applicable ordinances and other requirements.

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

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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

Zoning and Development Standards

The current zone classification for the property is Citrus Vineyard (C-V). The Project is proposing CZ2300014 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 a 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

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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).

2. Subject to the approval of Change of Zone No. 2300014, 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. CZ2300014 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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.
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 A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project and any future development project are required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
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 moderate fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. 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.

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- 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 2.8 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 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 1200 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 in support or opposition to the project.

No written communication or phone calls were received indicating either support or opposition to the proposed Project.


Aaron Gettis, Deputy County Counsel 8/16/2023

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, 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, October 31, 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. 2300014 and Adoption of Ordinance No. 348.5004.** Change of Zone No. 2300014 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: 941-300-001. This proposed project is located Northwesterly of De Portola Road, northeasterly of Via Apore, and south of Monte De Oro Road - Zoning 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 2300014 and Adopt Ordinance No. 348.5004.**

On September 6, 2023, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. 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 JOSE LUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@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.

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

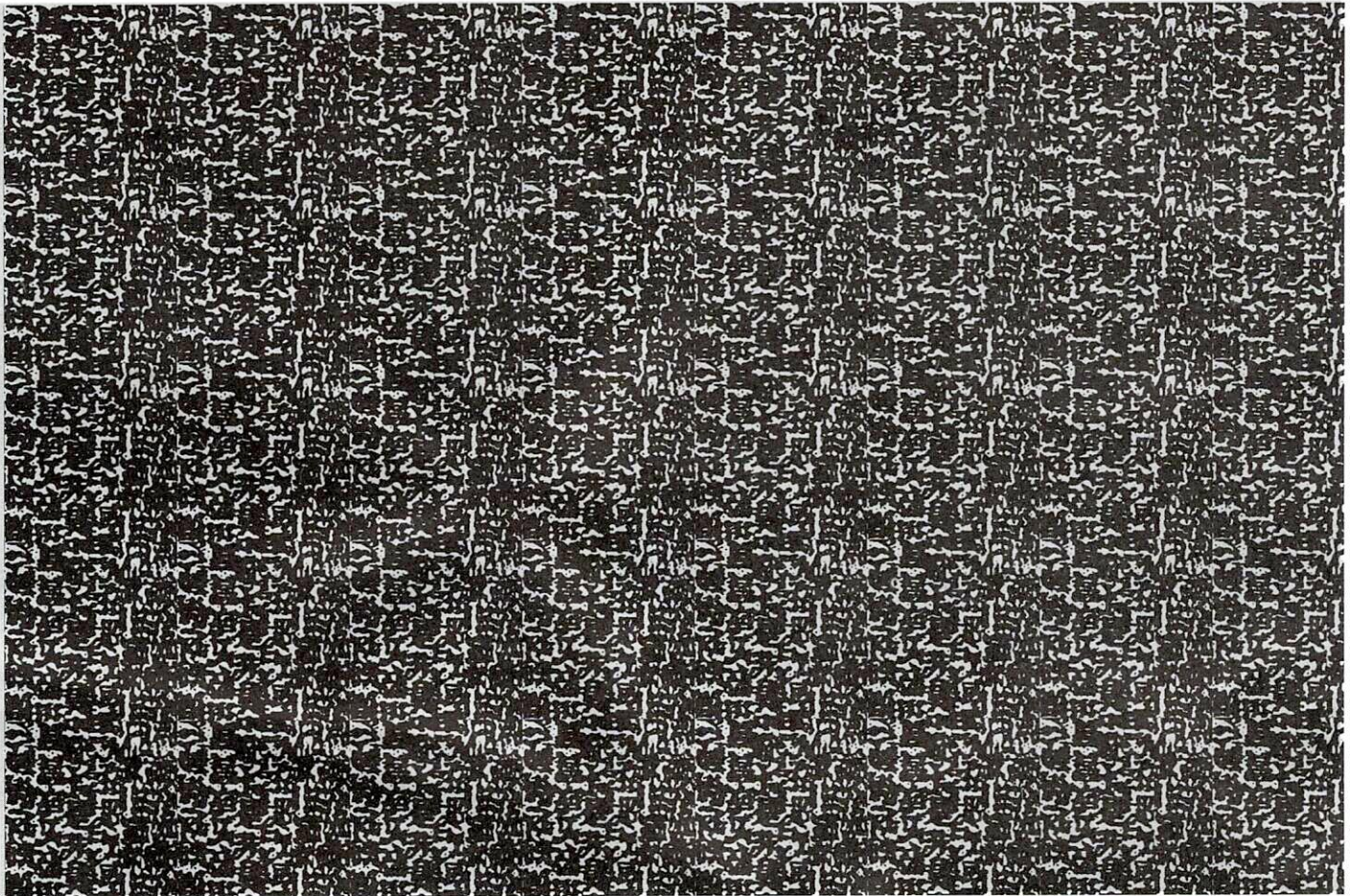
Dated: October 18, 2023

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

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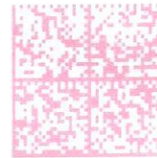
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