

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



ITEM: 21.1  
(ID # 23456)

MEETING DATE:

Tuesday, January 09, 2024

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300019 and ADOPTION OF ORDINANCE NO. 348.5007- NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Sri Yantra LLC – Representative 4M Engineering and Development - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Southeasterly of Rancho California Road, Southwesterly of Anza Road and North of Cilurzo Road – 11.01 Acres - Zoning: Citrus Vineyard ten acre minimum (C/V-10) - REQUEST: Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten acre minimum (CV-10) to Wine Country - Winery Existing (WC-WE). 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: 941-140-059 - 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 12/8/2023


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**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 348.5007 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: January 9, 2024  
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:

2. **APPROVE CHANGE OF ZONE NO. 2300019**, to amend the zoning classification of the Project site from Citrus Vineyard ten acre minimum (C/V-10) to Wine Country-Winery Existing (WC-WE) 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. 348.5007** amending the zoning in the Rancho California Zoning Area shown on Map No. 2.2494, Change of Zone No. 2300019 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: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	<b>No</b>
			<b>For Fiscal Year:</b>	<b>N/A</b>

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

**BACKGROUND:**

**Summary**

On August 14, 2023, the applicant, Sri Yantra LLC, submitted Change of Zone No. 2300019 (CZ2300019) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Citrus/Vineyard, ten acre minimum (C/V-10) to Wine Country-Winery Existing (WC-WE) 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 Southeasterly of Rancho California Road, Southwesterly of Anza Road and North of Cilurzo Road.

On November 1, 2023 the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300019 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

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

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. 348.5007**

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      1/2/2024

  
\_\_\_\_\_  
Aaron Gettis, Deputy County Counsel      12/18/2023



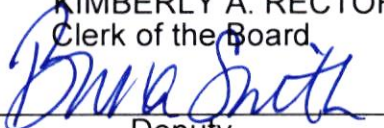
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STATE OF CALIFORNIA            )  
  )  
COUNTY OF RIVERSIDE         )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 9, 2024, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

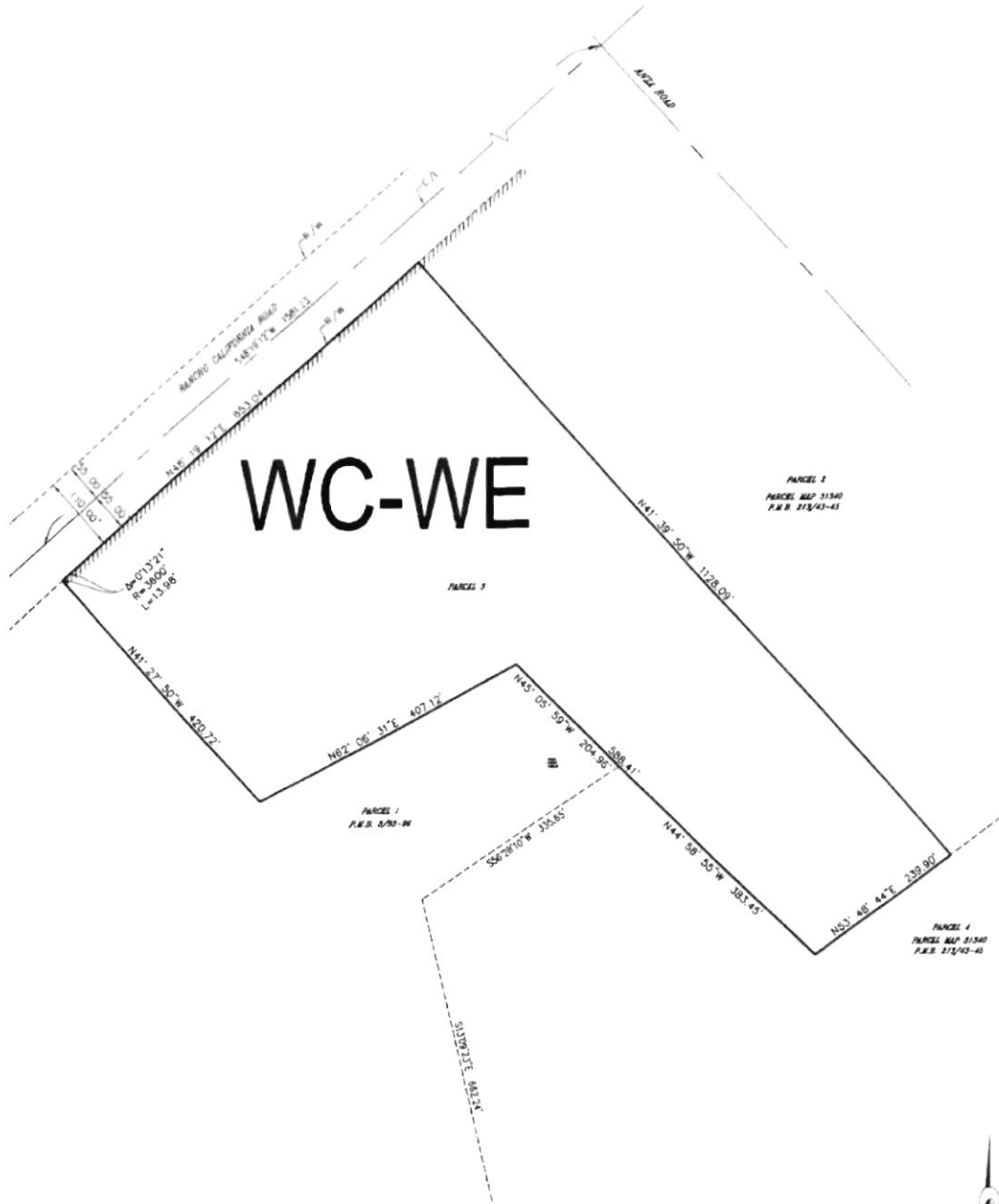
AYES:           Jeffries, Spiegel, Washington, Perez, and Gutierrez  
NAYS:           None  
ABSENT:        None

DATE:           January 9, 2024

KIMBERLY A. RECTOR  
Clerk of the Board  
BY:   
Deputy

SEAL

RANCHO CALIFORNIA AREA  
 SEC. 26, T.7S., R.2W. S.B.M.



**WC-WE**

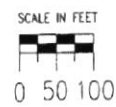
**WC-WE** WINE COUNTRY - WINERY EXISTING

MAP NO.2.2494  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING MAP

**NO. 2 ORDINANCE NO. 348**  
 CHANGE OF ZONE CASE NO. 2300019  
 ADOPTED BY ORDINANCE NO. 348.5007  
 DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN:  
 951-140-059





# RIVERSIDE COUNTY PLANNING DEPARTMENT

28

Charissa Leach, P.E.  
TLMA Director

Hearing Date: January 9, 2024

To: Clerk of the Board of Supervisors

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

Subject: Change of Zone No. 2300019

MinuteTraq #: 23456

**Project Description:**

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300019 and ADOPTION OF ORDINANCE NO. 348.5007 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Sri Yantra LLC – Representative 4M Engineering and Development - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Southeasterly of Rancho California Road, Southwesterly of Anza Road and North of Cilurzo Road – 11.01 Acres - Zoning: Citrus Vineyard ten acre minimum (C/V-10) - REQUEST: Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten acre minimum (CV-10) to Wine Country - Winery Existing (WC-WE). 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: 941-140-059 - Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org .

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2023 DEC -6 PM 1:36

**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

21.1

"Planning Our Future... Preserving Our Past"

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



**ITEM:**  
(ID # 23456)

**MEETING DATE:**  
Tuesday, January 09, 2024

**FROM :** TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300019 and ADOPTION OF ORDINANCE NO. 348.5007 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) - Applicant: Sri Yantra LLC – Representative 4M Engineering and Development - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agriculture: (AG) - Location: Southeasterly of Rancho California Road, Southwesterly of Anza Road and North of Cilurzo Road – 11.01 Acres - Zoning: Citrus Vineyard ten acre minimum (C/V-10) - REQUEST: Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten acre minimum (CV-10) to Wine Country - Winery Existing (WC-WE). 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: 941-140-059 - 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. 2300019**, to amend the zoning classification of the Project site from Citrus Vineyard ten acre minimum (C/V-10) to Wine Country-Winery Existing (WC-WE) 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. 348.5007** amending the zoning in the Rancho California Zoning Area shown on Map No. 2. Change of Zone No. 2300019 attached hereto and incorporated herein by reference

**ACTION:Policy**



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

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

<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: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	<b>No</b>
			<b>For Fiscal Year:</b>	<b>N/A</b>

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

**BACKGROUND:**

**Summary**

On August 14, 2023, the applicant, Sri Yantra LLC, submitted Change of Zone No. 2300019 (CZ2300019) to the County of Riverside for consideration. The application proposes to change the subject site’s zoning classification from Citrus/Vineyard, ten acre minimum (C/V-10) to Wine Country-Winery Existing (WC-WE) 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 Southeasterly of Rancho California Road, Southwesterly of Anza Road and North of Cilurzo Road.

On November 1, 2023 the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300019 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.

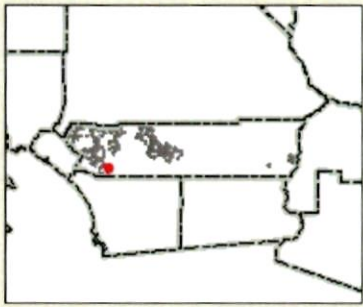
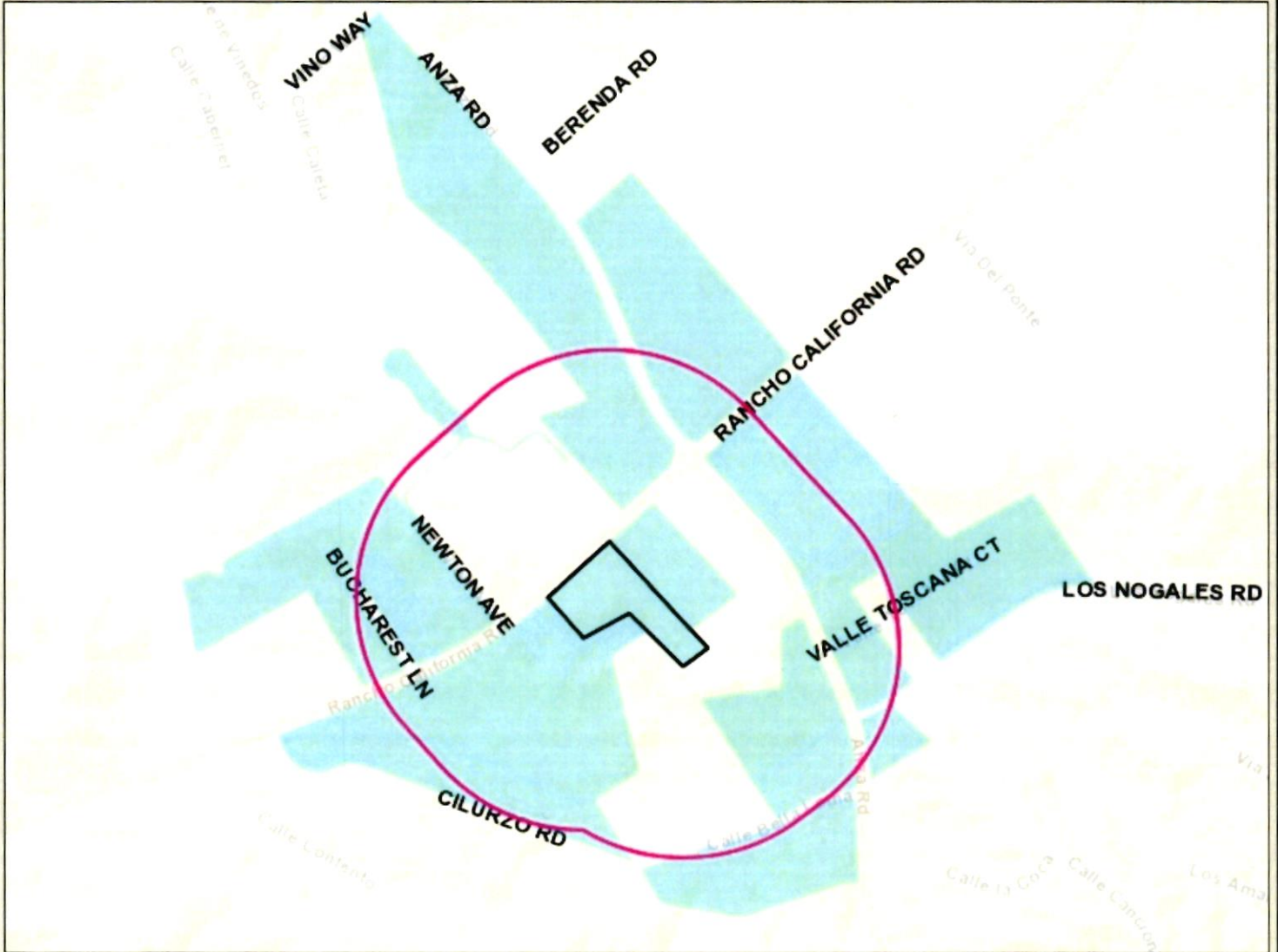
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**ATTACHMENTS:**

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.5007**

# Riverside County GIS Mailing Labels

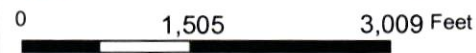
Change of Zone No. 2300019



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

**Notes**

APN: 951-140-059



\*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... 9/18/2023 5:53:29 PM

© Riverside County RCIT



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

December 7, 2023

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

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

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 2300019 AND ADOPTION OF  
ORDINANCE NO. 348.5007

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Saturday, December 30, 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*

Clerk of the 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 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, January 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2300019 and Adoption of Ordinance No. 348.5007** Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten acre minimum (CV-10) to Wine Country - Winery Existing (WC-WE). 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: 941-140-059. This proposed project is located Southeasterly of Rancho California Road, Southwesterly of Anza Road and North of Cilurzo 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 2300019 and Adopt Ordinance No. 348.5007.**

On November 1, 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 JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL [JLAPARICIO@RIVCO.ORG](mailto: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](mailto:cob@rivco.org)

Dated: December 7, 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 December 7, 2023, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

CZ2300019, ORDINANCE NO. 348.5007

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:** January 9, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: December 7, 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 December 7, 2023, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

CZ2300019, ORDINANCE NO. 348.5007

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:** January 9, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: December 7, 2023  
Cindy Fernandez



927490009  
EDWARD L. DUGGER  
25096 JEFFERSON AVE STE B  
MURRIETA CA 92562

942230027  
TEMECULA SPRINGS LTD PARTNERSHIP  
3719 S PLAZA DR  
SANTA ANA CA 92704

942230028  
THOMAS CRAMER  
40970 ANZA RD  
TEMECULA CA 92590

942240001  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

942240006  
VILLINES CECILIA E  
29379 RANCHO CALIF RD 201  
TEMECULA CA 92591

943220002  
AAA I M HOLDING  
125 VINELAND AVE  
CITY OF INDUSTRY CA 91746

943230004  
XIANG KAI ZHANG  
32301 CORTE PALACIO  
TEMECULA CA 92592

943230005  
COUNTY OF RIVERSIDE  
32301 CORTE PALACIO  
TEMECULA CA 92592

943250014  
JEFFREY KILPATRICK  
40853 BUCHAREST ST  
TEMECULA CA 92591

943250016  
DENNIS BARRETT  
40897 NEWTON AVE  
TEMECULA CA 92591

943250023  
CALVARY CHAPEL BIBLE FELLOWSHIP INC  
34180 RCH CALIFORNIA RD  
TEMECULA CA 92591

943230007  
CARTER ESTATE WINERY & RESORT  
3719 S PLAZA DR  
SANTA ANA CA 92704

943250012  
ENRIQUE ALVARADO  
32510 RANCHO CALIFORNIA RD  
TEMECULA CA 92591

943250013  
MELISSA BOTELLO  
10224 PASEO DE LINDA  
SAN DIEGO CA 92127

943250015  
JOHN C. GIBSON  
40851 NEWTON AVE  
TEMECULA CA 92591

943250017  
LARRY J. CONOVER  
31931 CAMPANULA WAY 4103  
TEMECULA CA 92592

943250018  
CALVARY CHAPEL BIBLE FELLOWSHIP  
34180 RANCHO CALIFORNIA  
TEMECULA CA 92591

951140001  
JOSEPHINE MAGANA ADAMS  
34655 CALLE BELLA LOMA  
TEMECULA CA 92592

951140002  
NISSIM FAMILY TRUST DATED 3/7/2003  
34135 CAMERON DR  
HEMET CA 92544

951140004  
LINN CHERYL  
34795 CALLE BELLA LOMA  
TEMECULA CA 92592

951140005  
OM VINEYARDS  
15051 DON JULIAN RD  
CITY OF INDUSTRY CA 91746

951140003  
STENLAKE KYLE & ELISSE REVOCABLE LIVING  
34791 CALLE BELLA LOMA  
TEMECULA CA 92592

951140042  
ULTIMATE INVESTORS  
15051 DON JULIAN RD  
CITY OF INDUSTRY CA 91746

951140059  
SRI YANTRA  
15051 DAN JULIAN RD  
CITY OF INDUSTRY CA 91746

951140041  
LYTTON VINEYARD & WINERY  
34567 RANCHO CALIFORNIA RD  
TEMECULA CA 92591

951140063  
RLVC LTD PARTNERSHIP  
16241 VENEZIA TERRACE  
CHINO HILLS CA 91709

SRI Yantra LLC  
15051 Don Julian Road  
City of Industry, CA 91746

Matt Liesemeyer  
4M Engineering and Development  
41635 Enterprise Circle N, Unit B  
Temecula, CA 95590



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 23-345042**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202301275
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
Change (Cash)		\$0.00



**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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 9, 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. 2300019 and Adoption of Ordinance No. 348.5007** Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten acre minimum (CV-10) to Wine Country - Winery Existing (WC-WE). 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: 941-140-059. This proposed project is located Southeasterly of Rancho California Road, Southwesterly of Anza Road and North of Cilurzo 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 2300019 and Adopt Ordinance No. 348.5007.**

On November 1, 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 JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL [JLAPARICIO@RIVCO.ORG](mailto: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](mailto:cob@rivco.org)

Dated: December 7, 2023

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202301275  
12/07/2023 04:05 PM Fee: \$ 0.00  
Page 1 of 1

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  


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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: 0011637621  
Customer's Reference/PO Number:  
Publication: The Press-Enterprise  
Publication Dates: 12/30/2023  
Total Amount: \$504.50  
Payment Amount: \$0.00  
Amount Due: \$504.50  
Notice ID: EY7HwR3yIDywUiDNjrSM  
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, January 9, 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. 2300019 and Adoption of Ordinance No. 348.5007 Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten acre minimum (CV-10) to Wine Country - Winery Existing (WC-WE). 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: 941-140-059. This proposed project is located Southeasterly of Rancho California Road, Southwesterly of Anza Road and North of Cilurzo 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 2300019 and Adopt Ordinance No. 348.5007. On November 1, 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

1/9/23

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3512 14 Street  
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County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011637621

FILE NO. 0011637621

## 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:

12/30/2023

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

Date: December 30, 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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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: December 7, 2023  
Kimberly A. Rector,  
Clerk of the Board  
By: Cindy Fernandez,  
Clerk of the Board Assistant  
**The Press-Enterprise**  
Published: 12/30/23





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

RECEIPT NUMBER: 23-345042
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 12/07/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202301275

PROJECT TITLE  
CZ2300019, ORD. NO. 348.5007

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

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<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	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<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 X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Irma Rodriguez</b>
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**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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Dated: December 7, 2023

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202301275  
12/07/2023 04:05 PM Fee: \$ 0.00  
Page 1 of 1

Removed 1/8/2024 By *J. Rodriguez* Deputy



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County of Riverside - Clerk of the Board  
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Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011642031
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	01/17/2024
<i>Total Amount:</i>	\$945.66
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$945.66
<i>Notice ID:</i>	wkHwNlkWzdYksd33rxoa
<i>Invoice Text:</i>	

1/19/24  
21.1

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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: 0011642031

**FILE NO. 0011642031**

## 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:

**01/17/2024**

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

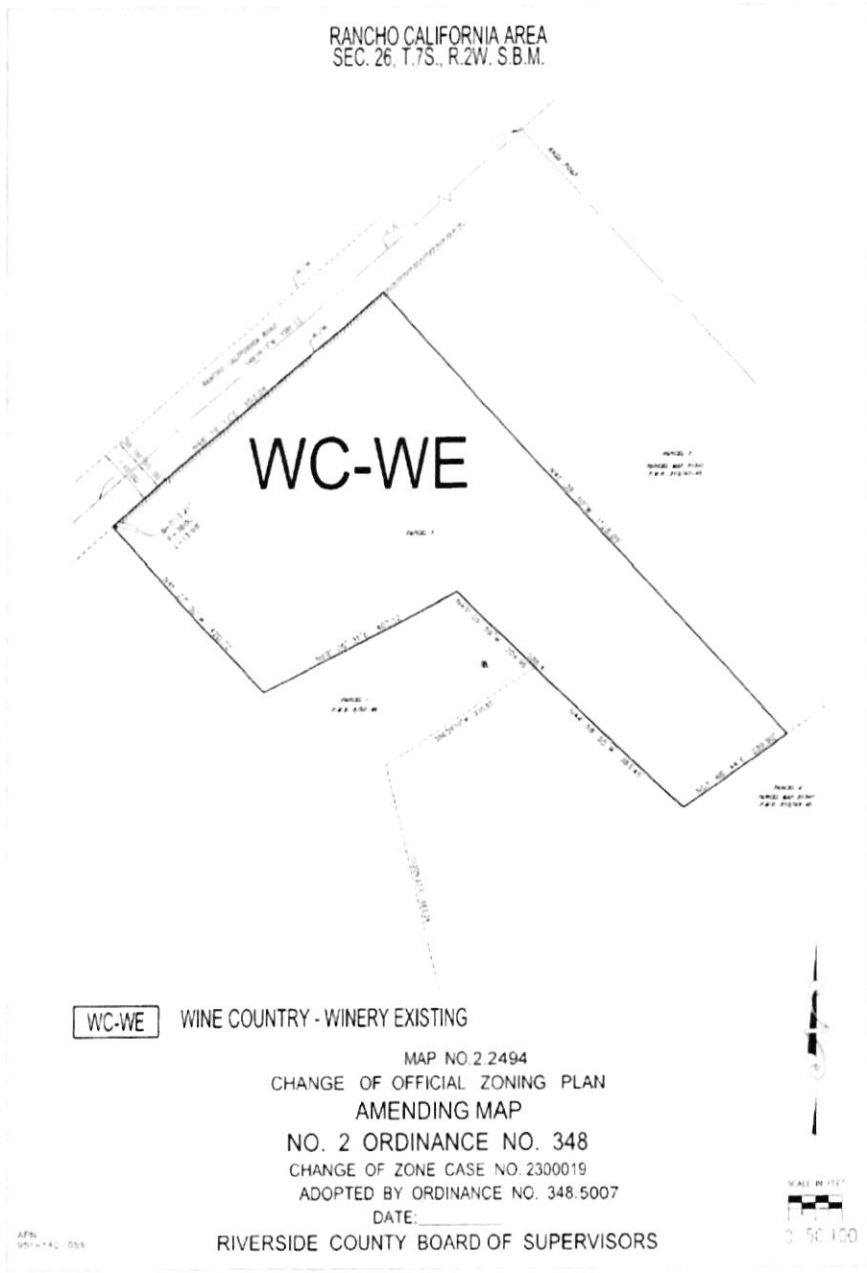
Date: January 17, 2024.  
At: Riverside, California

  
\_\_\_\_\_  
Signature

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**ORDINANCE NO. 348.5007**  
**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. 2.2494, Change of Zone Case No. 2300019" which map is made a part of this ordinance.

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



Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 9, 2024**, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant  
**The Press-Enterprise**  
**Published: 1/17/24**