

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



ITEM: 21.2
(ID # 23859)

MEETING DATE:

Tuesday, January 30, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300015, ADOPTION OF ORDINANCE NO. 348.5009 - No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area -- Winery District – Location: south of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres – Current Zoning: Wine Country-Winery Existing (WC-WE) & Citrus Vineyard (C/V) – REQUEST: Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1. – APN: 941-290-005 & -011 – Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@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; and,

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director 1/31/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5009 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Perez and Gutierrez
Nays: None
Absent: None
Recused: Washington
Date: January 30, 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. 2300015**, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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.
3. **ADOPT ORDINANCE NO. 348.5009** amending the zoning in the Rancho California Area as shown on Map No. 2.2496, Change of Zone No. 2300015 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

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 3, 2023, the applicant, Chris Campbell, submitted Change of Zone No. 2300015 (CZ2300015) to the County of Riverside for consideration. 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1.

Current Site Characteristics

The subject site is 36.39 acres, and it is currently being utilized as a winery. It is improved with a 4,247 square foot tasting room, 3,925 square foot clubhouse for exclusive use by wine club members, a 3,768 square foot winery production building, a 3,600 square foot agricultural storage building, and a 3,010 square foot caretakers' residence. There are no modifications to the winery that are being proposed through this Change of Zone. If CZ2300015 is approved, it will not grant the property owner with the ability to make modifications to the site or operations

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

of the existing winery unless those changes are reviewed and cleared by County staff. The property owner would need to be granted an additional Planning entitlement to make any changes to the site, and that entitlement would need to go through review with the County Departments and approved by the Planning Commission under its own separate public hearing.

It is for this reason that the property owner is currently also processing a revision to their current winery entitlement under Plot Plan No. 05531 Revision No. 1. The revision, and the CEQA documentation associated with it, will have to go forward under its own public hearing to the Planning Commission for approval, which is slated to occur sometime early next year.

General Plan Consistency

The Project's existing General Plan Land Use Designation is Agriculture. This designation has been established to help conserve productive agricultural lands within the county, which includes row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. In addition, the Project site is located within the Temecula Valley Wine Country – Winery District Policy Area of the Southwest Area Plan. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The utilization of the Project site for purposes of operating a winery with corresponding amenities is compliant with the standards set for the General Plan and the Policy Area, which is further detailed in the Land Use Findings below.

Ordinance No. 348 Consistency

The current zone classification for the property is Citrus Vineyard (CV) and Wine Country-Winery Existing (WC-WE). The Project is proposing CZ2300015 to the County of Riverside for consideration to change the subject site's current zone classification to Wine Country-Winery (WC-W). The change of zone proposal would accommodate the various specifications desired for the winery, as well as bring the subject site into consistency with the Temecula Valley Wine Country Policy Area – Winery District. With approval of the change of zone, the proposed Project would be subject to the development standards outlined in Article XIVd Section 14.92 (Development Standards) of Ordinance No. 348. Staff has reviewed the project and has determined that the Project is compliant with the applicable development standards of the WC-W zone classification, which is further detailed in the Development Standards Findings below.

On December 20, 2023, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300015 by a vote of 4-0.

Impact on Citizens and Businesses

The Project is located in the Temecula Valley Wine Country Policy Area and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524 for the Policy Area. All potentially significant effects on the environment have been adequately

**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.

SUPPLEMENTAL

Additional Fiscal Information

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

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. ORDINANCE NO. 348.5009 AND MAP NO. 2.2496 FOR CHANGE OF ZONE NO. 2300015


Douglas Ordóñez Jr. 1/23/2024


Aaron Gettis, Deputy County Counsel 1/4/2024

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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 30, 2024, the foregoing ordinance consisting of 7 Sections was adopted by the following vote:

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

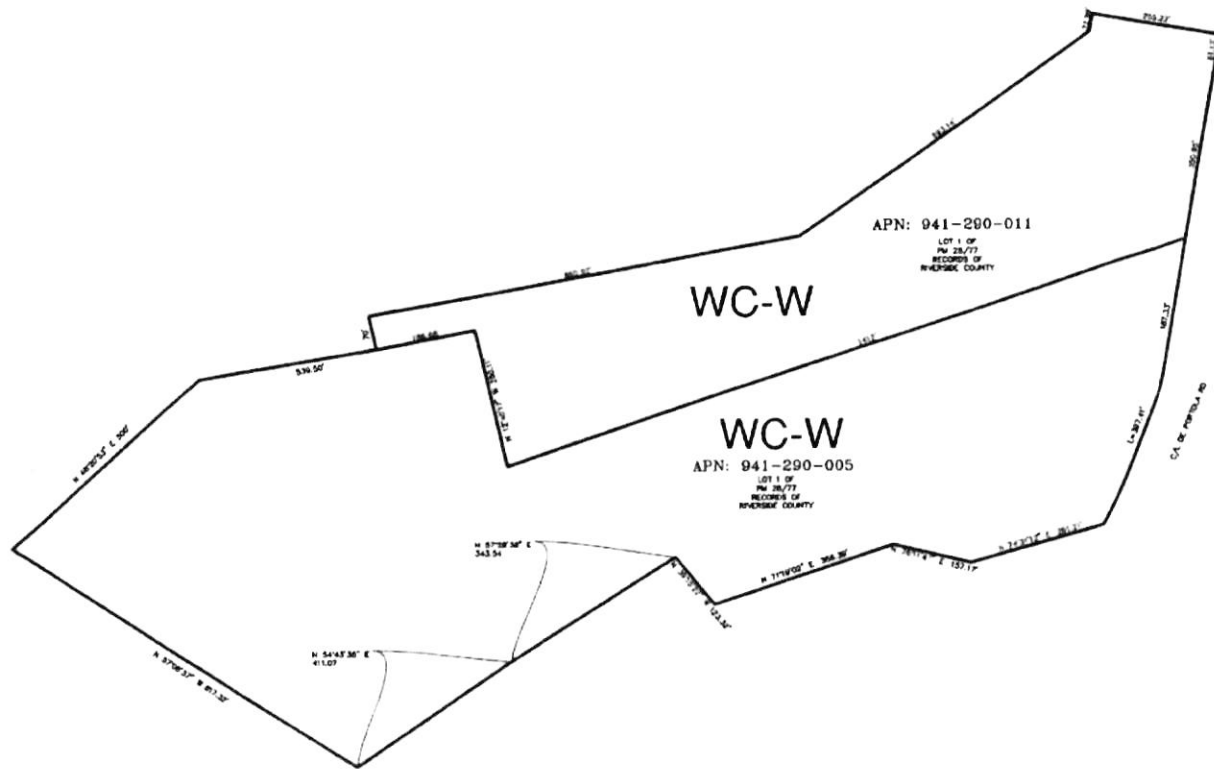
DATE: January 30, 2024

KIMBERLY A. RECTOR
Clerk of the Board

BY: Naomy Lin
Deputy

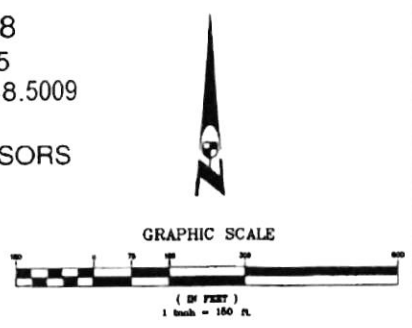
SEAL

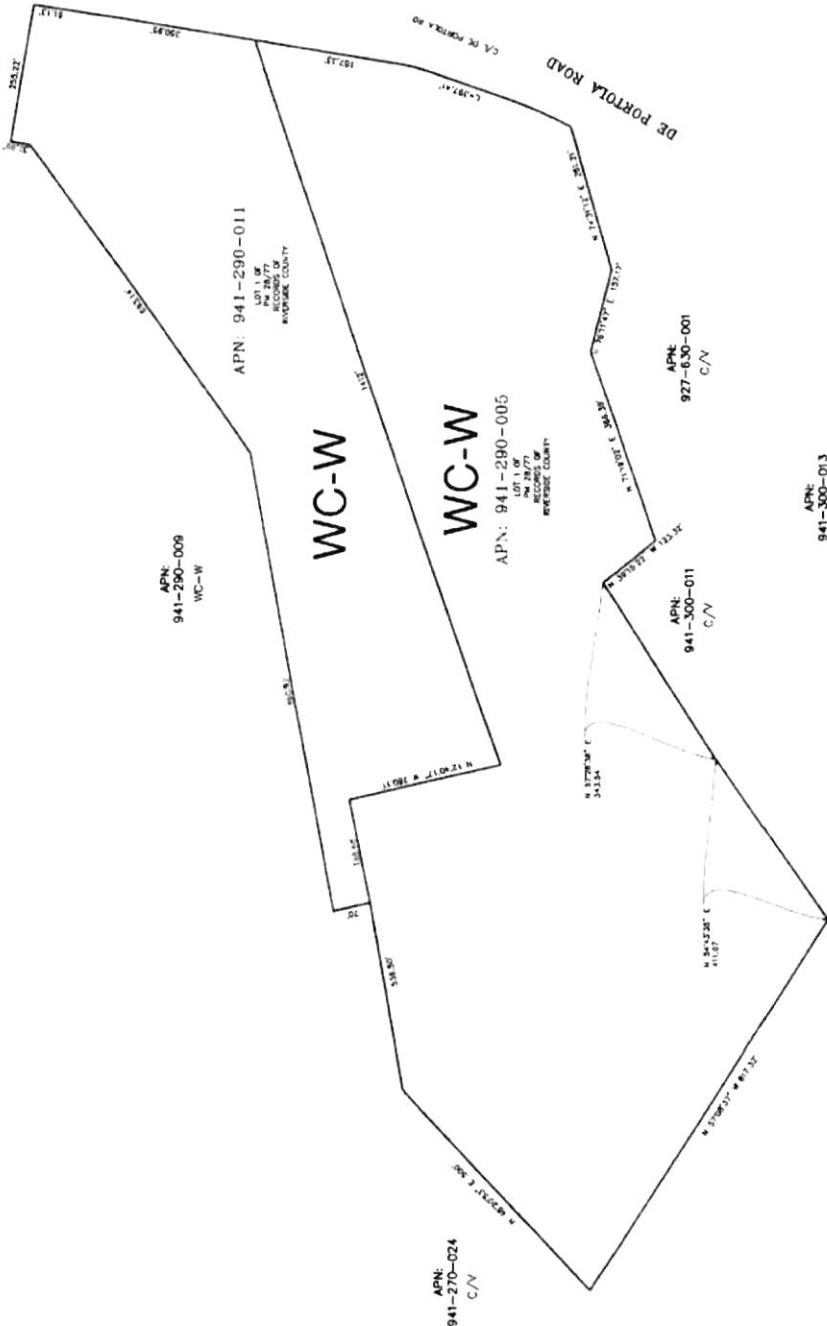
RANCHO CALIFORNIA AREA
 SEC. 29 SEC. 30, T. 7 S., R. 1 W. S.B.M.



WC-W WINE COUNTRY-WINERY

MAP NO. 2.2496
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 2300015
 ADOPTED BY ORDINANCE NO. 348.5009
 (DATE:)
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





SITE ADDRESS
 38050 DE PORTOLA ROAD
 TEMECULA, CA 92592

ZONING/LAND USE
 EXISTING ZONING: WC-W
 EXISTING LAND USE: WINE COUNTRY-WINERY EXISTING
 PROPOSED ZONING: WC-W
 PROPOSED LAND USE: WINE COUNTRY-WINERY

UTILITIES
 WATER: RANCHO CALIFORNIA WATER DISTRICT
 SEWER: RANCHO CALIFORNIA WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA Edison
 ELECTRIC: SOUTHERN CALIFORNIA Edison
 SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED

OWNER/APPLICANT
 QUANZA DEL SOL WINERY
 28465 OLD TOWN FRONT ST. STE. 201
 TEMECULA, CA 92592
 (951)332-1880
 KEN SMITH

PREPARED BY
 ROTEK
 28465 OLD TOWN FRONT ST. STE. 201
 TEMECULA, CA 92592
 (951)933-0301

DATE PREPARED
 JUNE 2019

ASSESSOR'S PARCEL NUMBER
 941-290-005, 941-290-011

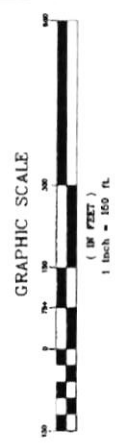
LEGAL DESCRIPTION
 LOT 1 OF PM 7466

SITE AREA
 25.36 ACRES GROSS



MAP NO. 348
AMENDING
CHANGE OF OFFICIAL ZONING PLAN
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO.
ADOPTED BY ORDINANCE NO.
DATED:
RIVERSIDE COUNTY BOARD OF SUPERVISORS

VICINITY MAP
 NTS



WC-W

WINE COUNTRY-WINERY



RIVERSIDE COUNTY PLANNING DEPARTMENT

32

Charissa Leach, P.E.
TLMA Director

2023 JAN -3 12:53
RECEIVED/CLERK
PLANNING DEPARTMENT
RIVERSIDE COUNTY
CALIFORNIA

DATE: 1/3/2024

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Kathleen Mitchell, Project Planner 5-6836 (BOS date 01-30-2024) *MT 23859*

SUBJECT: Change of Zone No. 2300015
(Charge your time to these case numbers)

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300015, ADOPTION OF ORDINANCE NO. 348.5009 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – **Southwest Area Plan** – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area -- Winery District – **Location:** south of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres – Current Zoning: Wine Country-Winery Existing (WC-WE) & Citrus Vineyard (C/V) – **REQUEST:** Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1. – APN: 941-290-005 & -011 – Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org. [Applicant Fees 100%]

Planning Meeting 1/20/23 4-0

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

- Place on Administrative Action
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

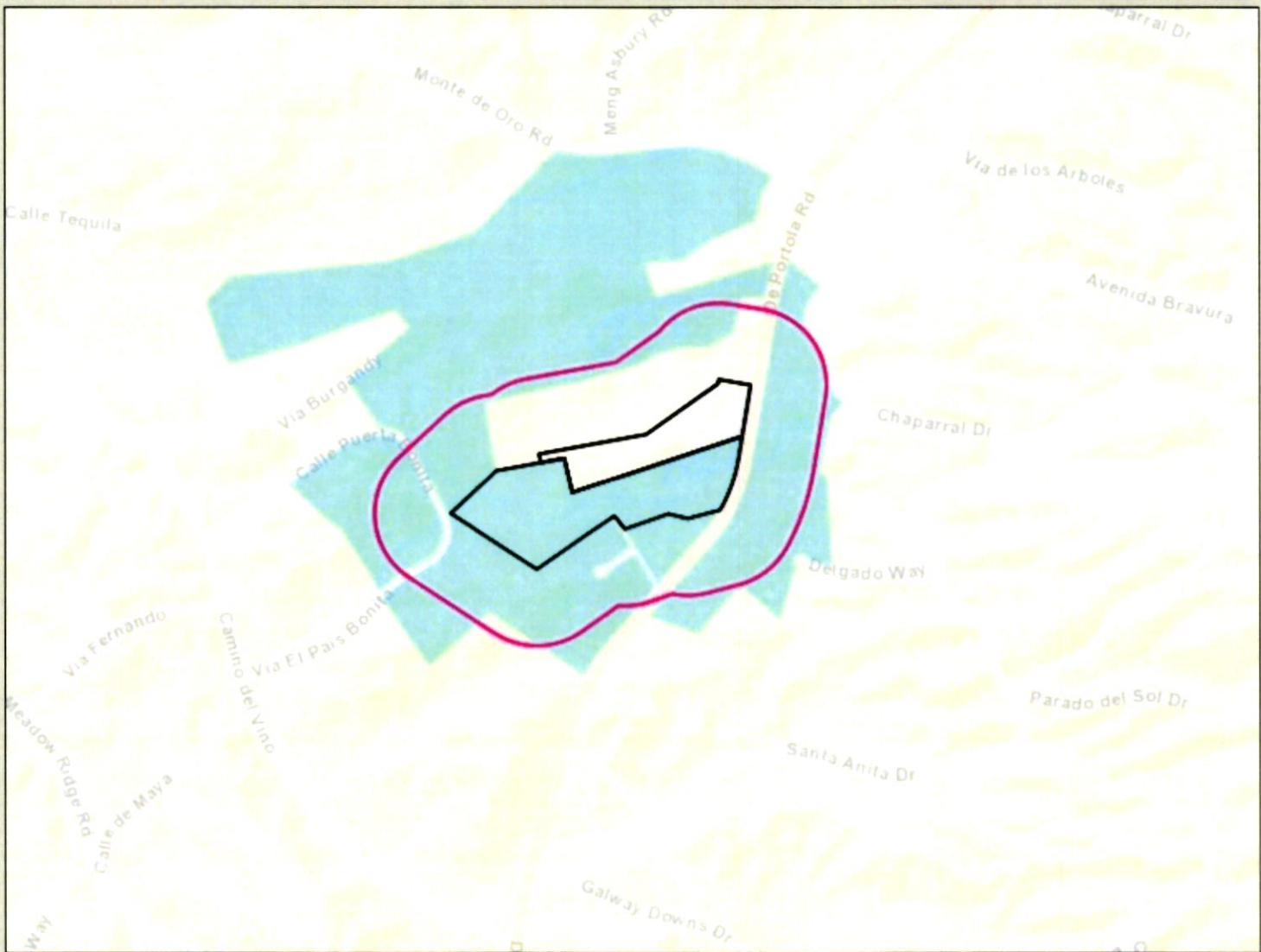
Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Handwritten signature

Riverside County GIS Mailing Labels

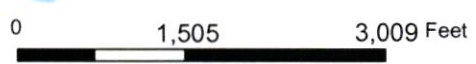
PP05531R01

600 Foot Buffer



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

Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 12/7/2023 11:08:56 AM

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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

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 30, 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. 2300015 and Adoption of Ordinance No. 348.5009**. Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1. – APN: 941-290-005 & -011. This proposed project is located south of Monte de Oro Road and north-west of De Portola 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 2300015 and Adopt Ordinance No. 348.5009**.

On December 20, 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 KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

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: January 4, 2024

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

January 4, 2024

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. 2300015 AND ADOPTION OF
ORDINANCE NO. 348.5009

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, January 19, 2024.**

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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 30, 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. 2300015 and Adoption of Ordinance No. 348.5009**. Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1. – APN: 941-290-005 & -011. This proposed project is located south of Monte de Oro Road and north-west of De Portola 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 2300015 and Adopt Ordinance No. 348.5009**.

On December 20, 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 KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

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: January 4, 2024

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 January 4, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2300015, ORDINANCE NO. 348.5009

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 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: January 4, 2024
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 January 4, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2300015, ORDINANCE NO. 348.5009

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 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: January 4, 2024
Cindy Fernandez

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

927240024
SORAYA BADIANAT
33918 PARADOR ST
TEMECULA CA 92592

927240025
MASINO C & M TRUST DATED 4/5/2006
40625 CHAPARRAL DR
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

927240022
RYE HEFLEY
39110 DE PORTOLA
TEMECULA CA 92592

927240023
AUSTIN KEKOA
43192 CORTE ASTORGA
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

941270022
BROWNING MATTHEW & YULIYA FAMILY TRUST
1492 BRYANT DR
LONG BEACH CA 90815

941270025
DIANE PACHECO
7609 E JAMISON DR
CENTENNIAL CO 80112

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
GAI TAN FAMILY TRUST DTD 12/10/2018
PO BOX 1612
TEMECULA CA 92593

941260008
ANTHONY THORNBURG
36351 VIA BURGANDY
TEMECULA CA 92592

941260009
GLENN DIAZ
43276 CAMINO CARUNA
TEMECULA CA 92592

941270021
JERRY A. THOMAS
17302 KAMORI CIR
GARDENA CA 90247

941270023
RAFAEL DUARTE
P O BOX 890314
TEMECULA CA 92589

941270024
JOAQUIN RODRIGO CAMPOS
24815 GEORGIA SUE
LAGUNA HILLS CA 92653

941270026
ALEX KOWALKOSKI
27475 YNEZ RD # PMB 281
TEMECULA CA 92591

941270034
CHARLES J. SPINELLA
33175 TEMECULA PKY STE A
TEMECULA CA 92592

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
SISTERS OF THE CO OF MARY OUR LADY
16791 E MAIN ST
TUSTIN CA 92680

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 VINEYARD ESTATE
36765 BIANCA WAY
TEMECULA CA 92592

941320003
PATRICIA LIN
910 CAMINO DEL MAR NO A
DEL MAR CA 92014



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

Receipt: 24-2721

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202400006
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



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:
24-2721

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 01/04/2024
--	------------------------------------	--------------------

COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400006
--	--------------------------------

PROJECT TITLE
CZ2300015, ORD. NO. 348.5009

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 STREET 8TH FLOOR,	CITY RIVERSIDE	STATE CALI	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	\$ _____

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
-----------------------------------	---



Lead Agency: Clerk of the Board
ATTN: Cindy Fernandez
Address: 4080 Lemon Street 8th floor
Riverside, Ca. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400006
01/04/2024 11:07 AM Fee: \$ 0.00
Page 1 of 2

Removed: By: Deputy


Project Title

Notice of Public Hearing CZ2300015, ORD. NO. 348.5009

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, January 30, 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. 2300015 and Adoption of Ordinance No. 348.5009**. Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1. – APN: 941-290-005 & -011. This proposed project is located south of Monte de Oro Road and north-west of De Portola 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 2300015 and Adopt Ordinance No. 348.5009.**

On December 20, 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 KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

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: January 4, 2024

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

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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: 0011641084

FILE NO. 0011641084

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:

01/19/2024

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

Date: January 19, 2024.

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

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 30, 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. 2300015 and Adoption of Ordinance No. 348.5009.** Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1. - APN: 941-290-005 & -011. This proposed project is located south of Monte de Oro Road and north-west of De Portola 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 2300015 and Adopt Ordinance No. 348.5009.**

On December 20, 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 KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the

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

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011641084
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	01/19/2024
<i>Total Amount:</i>	\$531.26
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$531.26
<i>Notice ID:</i>	pvNjHZ7y5bP78yVgZ1e1
<i>Invoice Text:</i>	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 30, 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. 2300015 and Adoption of Ordinance No. 348.5009. Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1. – APN: 941-290-005 & -011. This proposed project is located south of Monte de Oro Road and north-west of De Portola 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 2300015 and Adopt Ordinance No. 348.5009. On December 20, 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



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – December 20, 2023
COUNTY ADMINISTRATIVE CENTER
 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Vacant

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

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

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **PUBLIC USE PERMIT NO. 200002 – Intent to Adopt a Mitigated Negative Declaration** – State Clearinghouse Number: SCH2023090660 – Applicant: Western Water Conservation, c/o Louis DeMartino – Engineer: Ascent Environmental, Inc., c/o Eric Ruby – Third Supervisorial District – Anza Zoning Area – REMAP Area Plan – Rural: Rural Residential (R:RR) & Rural Community-Estate Density Residential (RC-EDR) – Location: South of State Route 371 and east of Kirby Road in the unincorporated community of Anza – 5.76 acres – Zoning: Rural Residential, 2 ½ acre minimum (R-R-2 ½) – Rural Residential, 20 acre minimum (R-R-20) – **REQUEST:** Public Use Permit No. 200002 is a proposal for a three-phase development plan to improve the Ramona Water System and upgrade water service for the residents in the unincorporated community of Anza. Phase I would consist of groundwater well drilling and rehabilitation, wellhead treatment, pumps, electrical connections, installation of five (5) new water storage holding tanks, two (2) pump stations, installation of 12,500 linear ft. of transmission main, and installation of 15,000 linear ft. of distribution mains. Phase II and Phase III would each construct an additional 25,000 linear ft. of distribution pipeline mains for a total of 65,000 linear ft. of pipes located within existing road right of way or utility easements. Project Planner: Kathleen Mitchell (951) 955-6836 or email at: kmitchell@rivco.org. Continued from November 15, 2023.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following action:

ADOPTED Mitigated Negative Declaration for Environmental Assessment No. 200024, CEQ200024; and,

APPROVED Public Use Permit No. 200002 subject to the advisory notifications document and conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2300015 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**, (Previous EIR524) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: South of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres – Current Zoning: Wine Country-Winery Existing (WC-WE) & Citrus Vineyard (C/V) – **REQUEST:** Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of

Planning Commission Action:

Public Hearing: Closed

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

FIND No new environmental document is required, EIR 524; and,

TENTATIVELY APPROVE Change of Zone 2300015.

PLANNING COMMISSION – REPORT OF ACTIONS – December 20, 2023

the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1 – APN: 941-290-005 & - 011. Project Planner: Kathleen Mitchell (951) 955- 6836 or email at: kmitchell@rivco.org.

4.2 **TENTATIVE TRACT MAP NO. 38332, and PLOT PLAN NO. 230021 – No New Environmental Documentation Required** – SCH2018101010 for TTM37439 – Applicant: Bill Lo – Engineer/Representative: VSL Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, northerly of Craig Avenue, westerly of Eucalyptus Road, and southerly of Holland Road - Zoning: Planned Residential (R-4) – 27.3 gross acres - **REQUEST:** Tentative Tract Map No. 38332 is a proposal for a Schedule “A” subdivision of 27.3 acres into 54 single-family residential lots and five (5) lots for open space/drainage. Plot Plan No. 230021 is a proposal for a development plan for 54 single-family residential lots - APNs 466-310-026 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

FOUND No new environmental documents it required; and,

APPROVED Tentative Tract Map No. 38332 subject to the advisory notifications document and conditions of approval; and,

APPROVED Plot Plan No. 230021 subject to the advisory notifications document and conditions of approval.

4.3 **PLOT PLAN NO. 220002 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT** – CEQ220005 – Applicant: BCI Harvill Industrial Center, LP – Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area: Community Development: Business Park (CD: BP) – Location: North of Orange Avenue, south of Water Street, east of Tobacco Avenue, and west of Harvill Avenue – 20.57 acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 220002 is a proposal for the construction of a 434,823 sq ft warehouse building including 10,000 sq ft of office space. The project site will include 54 loading dock doors, 66 trailer parking spaces and a total of 254 parking spaces. As proposed the project site would include three (3) future driveways, one (1) from Water Street and two (2) from Orange Avenue. APNs: 317-270-006, 317-270-010, 317-270-15 and 317-270-016 – Project Planner: Krista Mason (951) 955-1722 or kmason@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED Resolution No. 2023-004 certifying the Environmental Impact Report, CEQ220005; and,

APPROVED Plot Plan No. 220002 subject to the advisory notifications document and conditions of approval.

4.4 **GENERAL PLAN AMENDMENT NO. 180002, 190006 and 210108 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT** - (EIR No. 548) – All Supervisorial Districts – Countywide Unincorporated areas – **REQUEST:** GPA180002 (Safety), GPA190006 (Housing) and GPA210108 (Land Use) propose to update the Safety, Housing, and Land Use Elements as required by State law and as necessary for internal consistency. The Housing Element is being updated to incorporate the 6th Cycle Regional Housing Needs Assessment allocation and plan for housing needs for unincorporated communities for the planning period between years of 2021 and 2029. The Safety Element is being updated to address safety concerns related to housing, climate resiliency, adaptation, and other safety concerns and statutory requirements. Updates to the Land Use Element include consistency changes to land use designations, densities, and other land use factors and policies. Project Planner: Richard Marshalian at (951) 955-9294 or email at rmarshalian@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission the Planning Commission took the following actions:

ADOPTED Resolution No. 2023-003

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

CONSIDER Addendum (Revised) No.1 to the Environmental Impact Report No. 548; and,

TENTATIVELY APPROVE General Plan Amendment (Revised) No. 180002; and,

PLANNING COMMISSION – REPORT OF ACTIONS – December 20, 2023

TENTATIVELY APPROVE General Plan Amendment (Revised) No. 190006; and,

TENTATIVELY APPROVE General Plan Amendment (Revised) No. 210109.

4.5 **GENERAL PLAN AMENDMENT NO. 230007 and CHANGE OF ZONE NO. 2300028 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines 15061(b)(3) (Common Sense) – Applicant: County of Riverside – All Districts – **REQUEST:** General Plan Amendment No. 230007 is an amendment to the Administration and Land Use Elements and all 19 Area Plans within the Riverside County General Plan, to update procedures related to the Foundation Component application cycle process. Administration and Land Use Element changes include elimination of the eight- year Foundation Component application cycle, elimination of the General Plan Advisory Committee (GPAC), modification of all General Plan Amendment types and creation of new General Plan Amendment findings. Modifications to the 19 Area Plans include removal of the eight-year Foundation Component application cycle references. Change of Zone No. 2300028 is an amendment to Ordinance No. 348 (Land Use), which makes the same processing changes as described under General Plan Amendment No. 230007 – Project Planner: John Hildebrand, email at jhildebr@rivco.org.

Planning Commission Action:
Public Hearing: Open

By a vote of 4-0, the Planning Commission took the following actions:

CONTINUED Item was continued off calendar.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
None

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 11:07



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION – December 20, 2023

COUNTY ADMINISTRATIVE CENTER

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

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 2300015 – NO NEW ENVIRONMENTAL

DOCUMENTATION IS REQUIRED, (Previous EIR524) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: South of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres – Current Zoning: Wine Country-Winery Existing (WC-WE) & Citrus Vineyard (C/V).

II. PROJECT DESCRIPTION:

Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1 – APN: 941-290-005 & - 011.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Kathleen Mitchell

Spoke in favor:
Christopher Campbell

No one spoke in opposition, or neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Awad, 2nd by Commissioner Ruiz, the Planning Commission recommend the Board of Supervisors take the following actions:

FIND No new environmental documentation is required, EIR 524; and,

TENTATIVELY APPROVE Change of Zone 2300015.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 23542)
MEETING DATE:
Wednesday, December 20, 2023

SUBJECT: CHANGE OF ZONE NO. 2300015 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED, (Previous EIR524) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: South of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres – Current Zoning: Wine Country-Winery Existing (WC-WE) & Citrus Vineyard (C/V) – REQUEST: Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1 – APN: 941-290-005 & - 011. Project Planner: Kathleen Mitchell (951) 955-6836 or email at: kmitchell@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2300015
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Kathleen Mitchell
Project APN(s):	941-290-005, 941-290-011
Continued From:	


John Hildebrand, Planning Director 12/15/2023

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2300015 is a proposal to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) 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 the subject site is within, as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The above is hereinafter referred to in this staff report as the “Project.”

The Project is located within the Southwest Area Plan and is a part of the Temecula Valley Wine Country Policy Area – Winery District. The Project site is located south of Monte de Oro Road and north-west of De Portola 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. 2300015, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) to Wine Country – Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

North:	Agriculture (AG)
East:	Rural Residential (RR)
South:	Agriculture (AG)
West:	Rural Residential (RR)
Existing Zoning Classification:	Citrus Vineyard (C/V) & Winey Country - Winery Existing (WC-WE)
Proposed Zoning Classification:	Wine Country – Winery Existing (WC-W)
Surrounding Zoning Classifications	
North:	Wine Country – Winery (WC-W)
East:	Residential Agriculture, 2 ½ acre minimum (R-A-2½)
South:	Citrus Vineyard (C/V)
West:	Citrus Vineyard (C/V)
Existing Use:	Winery
Surrounding Uses	
North:	Vacant
East:	Residential
South:	Vacant & Residential
West:	Residential

Located Within:

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 3, 2023, the applicant Chris Campbell, submitted Change of Zone No. 2300015 (CZ2300015) to the County of Riverside for consideration. The application proposes to change the subject site’s zoning classification from Wine Country Winery Existing (WC-WE) and 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 as well as to allow for the classification of the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1.

Current Site Characteristics

The subject site is 36.39 acres, and it is currently being utilized as a Winery. It is currently improved with an existing Winery that was approved through Plot Plan No. 5531.

General Plan Consistency

The Project’s existing General Plan Land Use Designation is Agriculture. This designation has been established to help conserve productive agricultural lands within the county, which includes row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. In addition, the Project site is located within the Temecula Valley Wine Country – Winery District Policy Area of the Southwest Area Plan. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The utilization of the Project site for purposes of operating a winery with corresponding amenities is compliant with the standards set for the General Plan and the Policy Area, which is further detailed in the Land Use Findings below.

Ordinance No. 348 Consistency

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The current zone classification for the property is Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE). The Project is proposing CZ2300015 to the County of Riverside for consideration to change the subject site's current zone classification to Wine Country-Winery (WC-W). The change of zone proposal would accommodate the various specifications desired for the winery, as well as bring the subject site into consistency with the Temecula Valley Wine Country Policy Area – Winery District. With approval of the change of zone, the proposed Project would be subject to the development standards outlined in Article XIVd Section 14.92 (Development Standards) of Ordinance No. 348. Staff has reviewed the project and has determined that the Project is compliant with the applicable development standards of the WC-W zone classification, which is further detailed in the Development Standards Findings below.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project is located in the Temecula Valley Wine Country Policy Area and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524 for the Policy Area. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Foundational Component of Agriculture (AG) and a Land Use Designation of Agriculture (AG). The Agriculture designation was established to help conserve productive agricultural lands within the county; including but not limited to row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. The Project would maintain the required vineyard planting per the requirements of the land use and zone, so it will remain in conformance with the Agriculture land use designation. The Project is also located in the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan. This Policy Area promotes the establishment of additional commercial activities that support tourism and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

long-term viability of the wine industry. For these reasons, and those previously discussed, the proposed Project would be in compliance.

2. Subject to the approval of Change of Zone No. 2300015, 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 14.92 (WC-W Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. The subject property is currently located within the Winery District of the Temecula Valley Wine Country Policy Area, and, as such, it is nearby other existing wineries along De Portola Road. It is compatible with the surrounding properties through its comparable landscaping, topography, roadway setbacks, and location on the site. The winery is existing, and no new structures are being constructed as part of the scope of this Project.

Entitlement Findings

Change of Zone Findings

Change of Zone No. 2300015 is a proposal to change the Project site's Zoning Classification from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) to Wine Country-Winery (WC-W) and is subject to the following findings:

1. The current C/V zoning is in conflict with the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan, which the site is subject to. The proposed Change of Zone to the WC-W zone would correct prior inaccuracies, more accurately reflect the site's intended use, and improve compliance with both the General Plan and Policy Area. To allow for the expanded uses proposed in the Project scope, as well as to create zoning consistency between the properties involved in the Project, the WC-WE zoning classification will also be modified to WC-W. In addition, the WC-W zone is highly consistent with an Agriculture (AG) land use designation. Therefore, approval would not conflict with the Riverside County Vision or the Planning Principles set forth in General Plan or the Policy Area.

Other Findings

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan nor the Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. Assembly Bill 52 (AB52) is not applicable since there is no new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.
3. 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 is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The Project site is located within, or partially within, the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). However, the subject site is already improved with an existing winery, and there is no proposed grading or construction. Therefore, no additional fees are required for SKR.
5. The Project site is not located within any City's Sphere of Influence. Therefore, there is no requirement to request any comments on the Project from a City during development review.
6. 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.

Fire Findings

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is also located within a moderate hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. The Project does not propose any new development at this time; therefore, no notification is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.
 - a. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. Station No. 96 located at 37650 Glen Oaks Road approximately 2.7 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

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

Conclusion

For the reasons discussed above, as well as the information provided in the Initial Study, 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

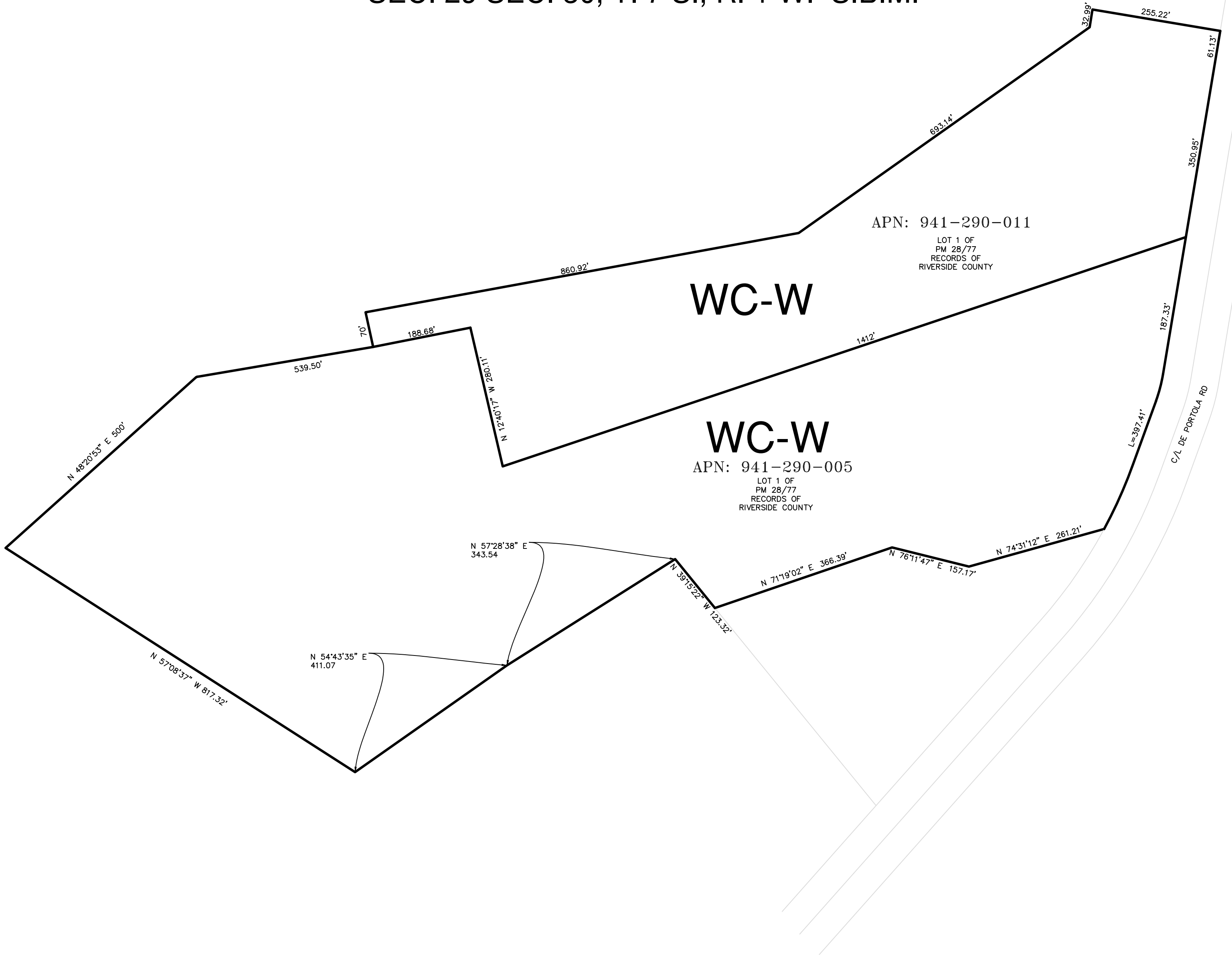
This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed Project.

Aaron Gettis

Aaron Gettis, Deputy County Counsel

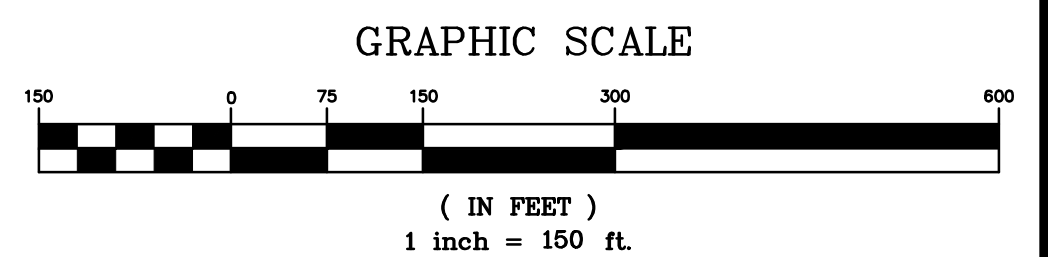
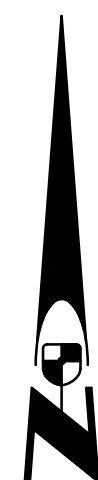
12/8/2023

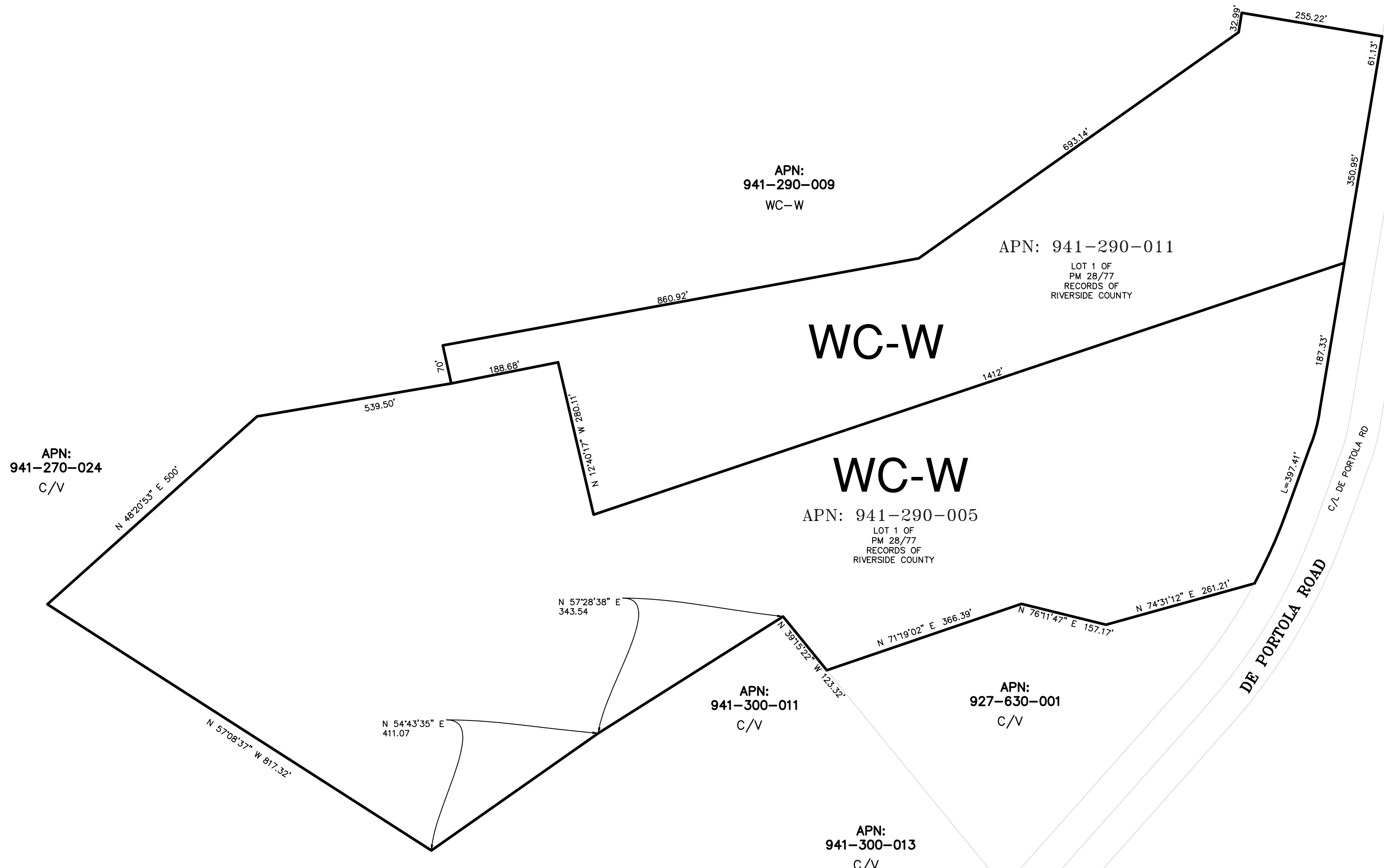
SEC. 29 SEC. 30, T. 7 S., R. 1 W. S.B.M.



WC-W	WINE COUNTRY-WINERY
------	---------------------

MAP NO.
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 190025
 ADOPTED BY ORDINANCE NO.
 (DATE:) _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





MAP NO.
CHANGE OF OFFICIAL ZONING PLAN

AMENDING

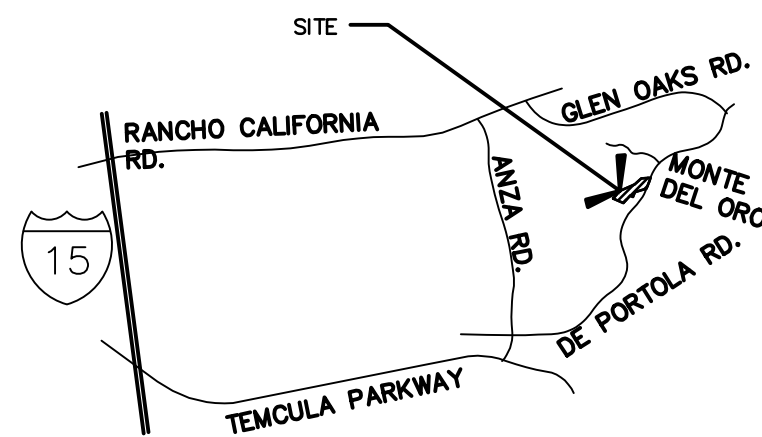
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO.

ADOPTED BY ORDINANCE NO.

DATED:

RIVERSIDE COUNTY BOARD OF SUPERVISORS



VICINITY MAP
 NTS

OWNER/APPLICANT

DANZA DEL SOL WINERY
 39050 DE PORTOLA ROAD
 TEMECULA, CA 92592
 (951)232-1880
 KEN SMITH

PREPARED BY

RQTEX
 28465 OLD TOWN FRONT ST. STE. 201
 TEMECULA, CA 92590
 (951)693-0301

DATE PREPARED

JUNE 2019

ASSESSOR'S PARCEL NUMBER

941-290-005, 941-290-011

LEGAL DESCRIPTION

LOT 1 OF PM 7466

SITE AREA

26.36 ACRES GROSS

SITE ADDRESS

39050 DE PORTOLA ROAD
 TEMECULA, CA 92592

ZONING/LAND USE

EXISTING ZONING: WC-WE
 EXISTING LAND USE: WINE COUNTRY-WINERY EXISTING

PROPOSED ZONING: WC-W
 PROPOSED LAND USE: WINE COUNTRY-WINERY

UTILITIES

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



GRAPHIC SCALE



(IN FEET)
 1 inch = 150 ft.

WC-W

WINE COUNTRY-WINERY

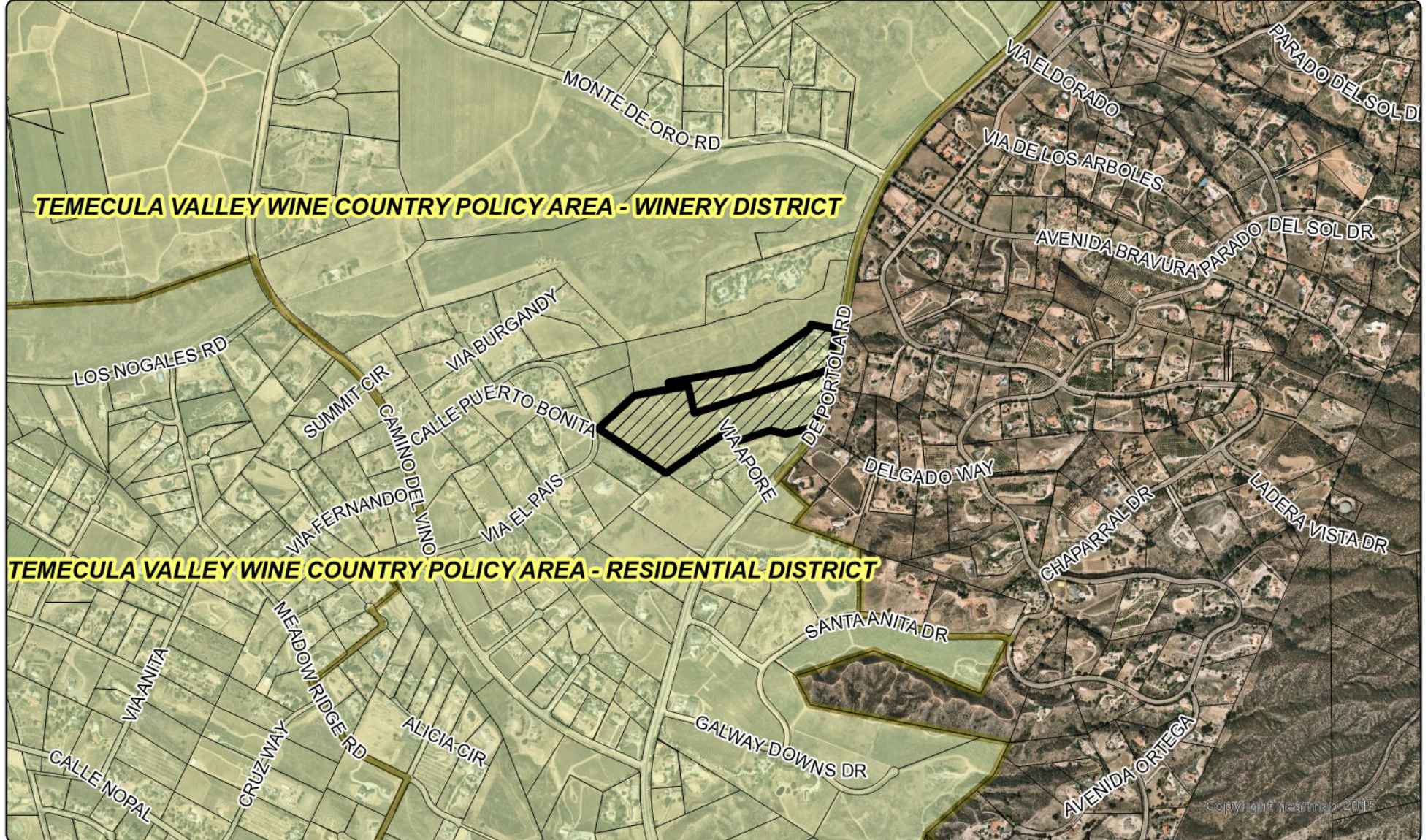
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2300015

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

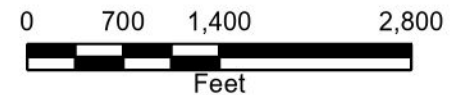
Date Drawn: 11/15/2023
Vicinity Map



Zoning Area: Rancho California

Author: Karen Jordan

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)945-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>



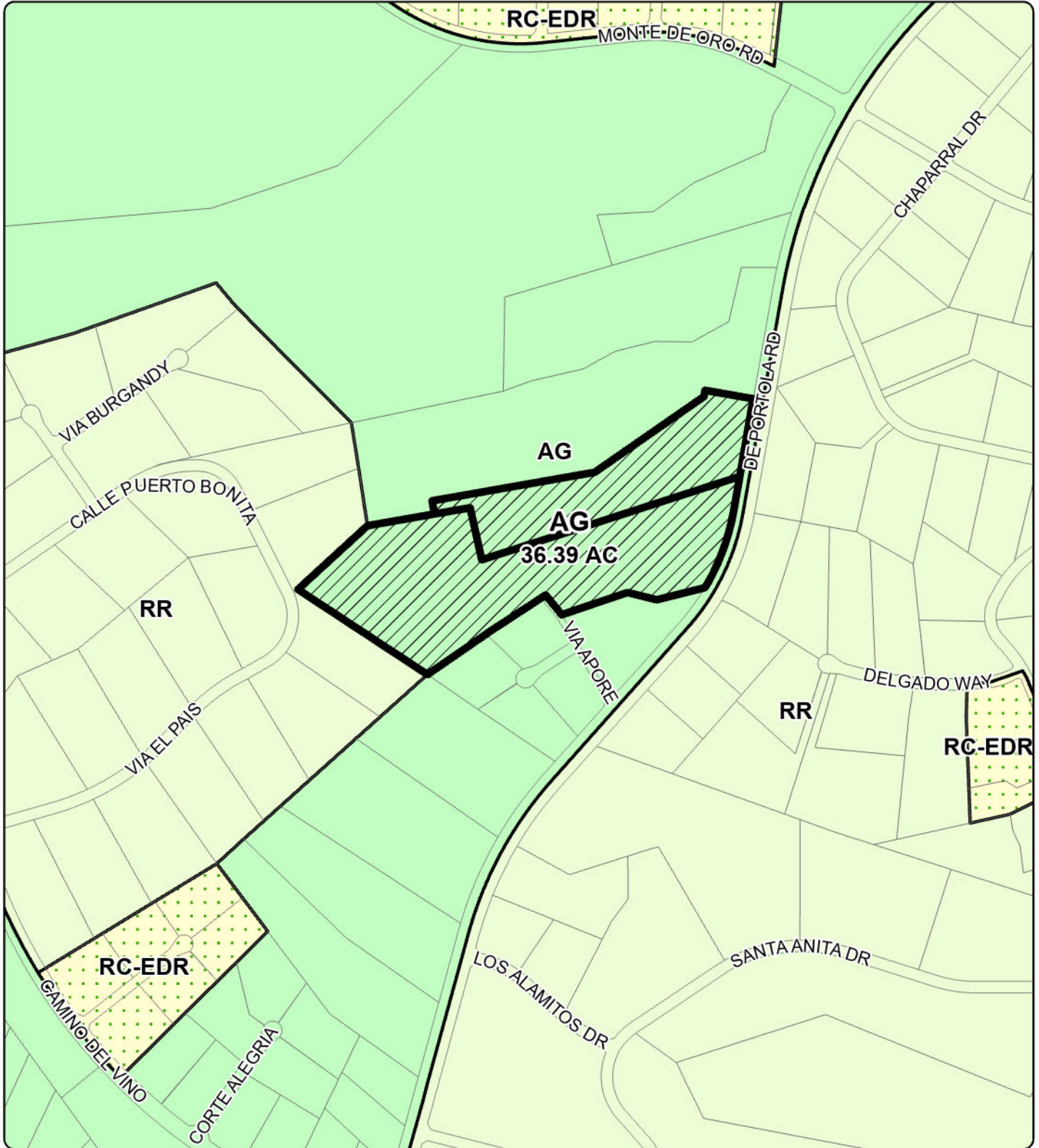
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2300015

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

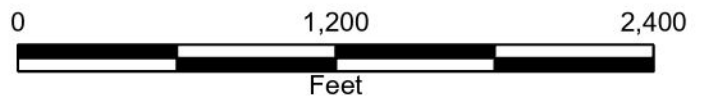
Date Drawn: 11/15/2023
Exhibit 5



Zoning Area: Rancho California

Author: Karen Jordan

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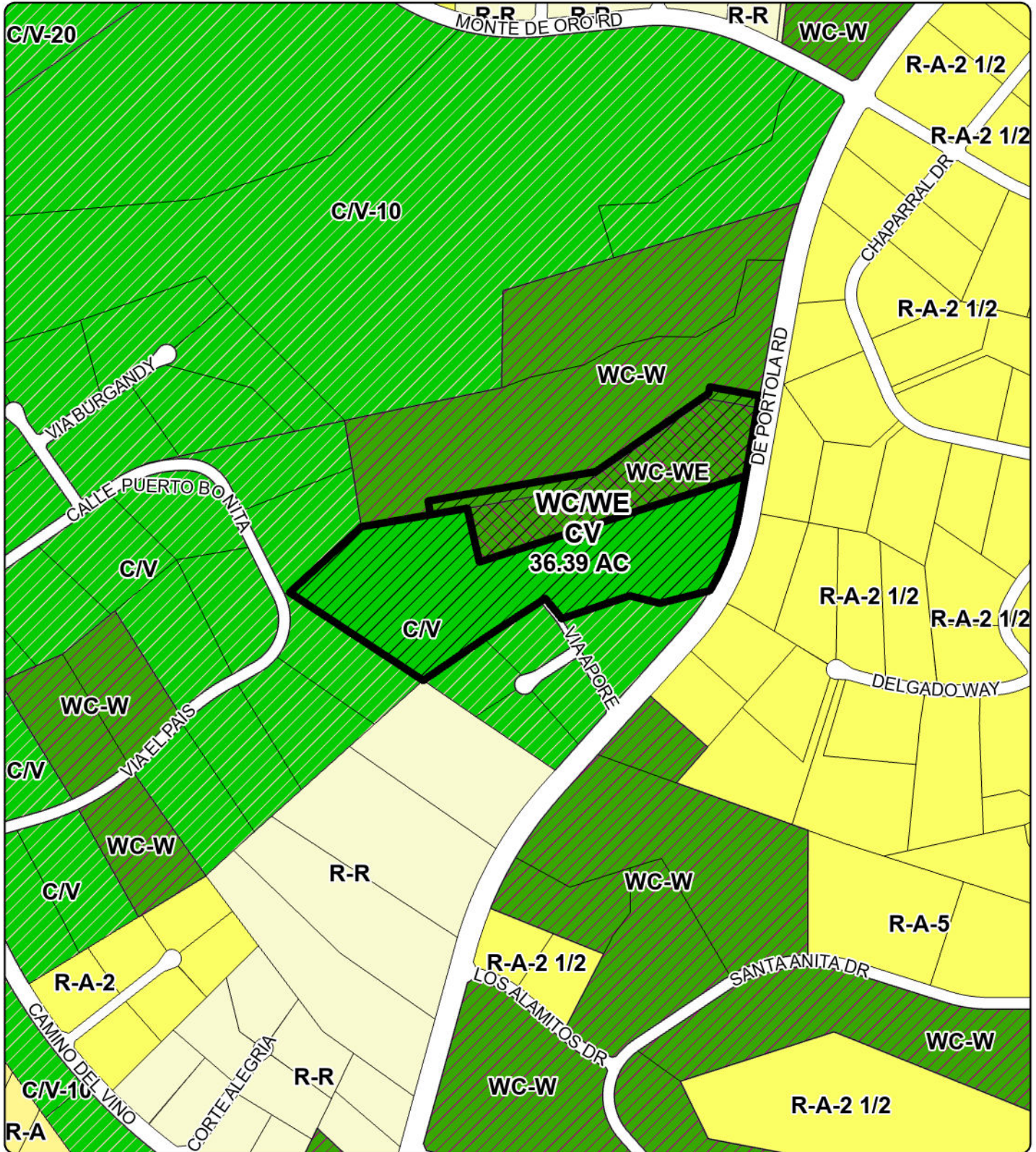
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2300015

EXISTING ZONING

Supervisor: Washington
District 3

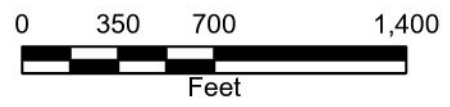
Date Drawn: 11/15/2023
Exhibit 2



Zoning Area: Rancho California

Author: Karen Jordan

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

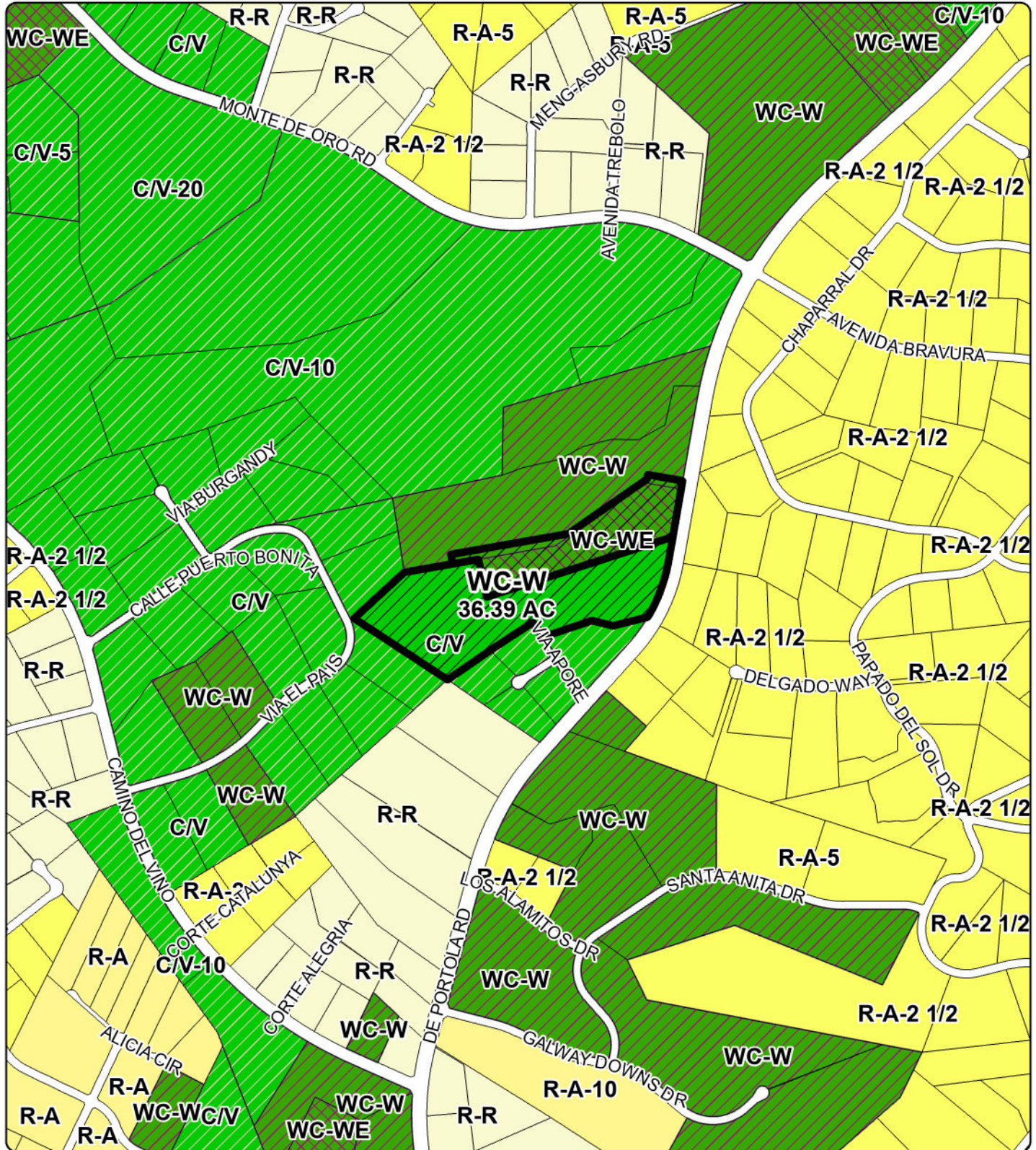
CZ2300015

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 11/15/2023

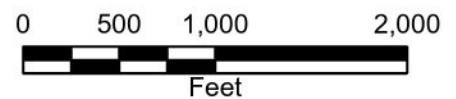
Exhibit 3



Zoning Area: Rancho California

Author: Karen Jordan

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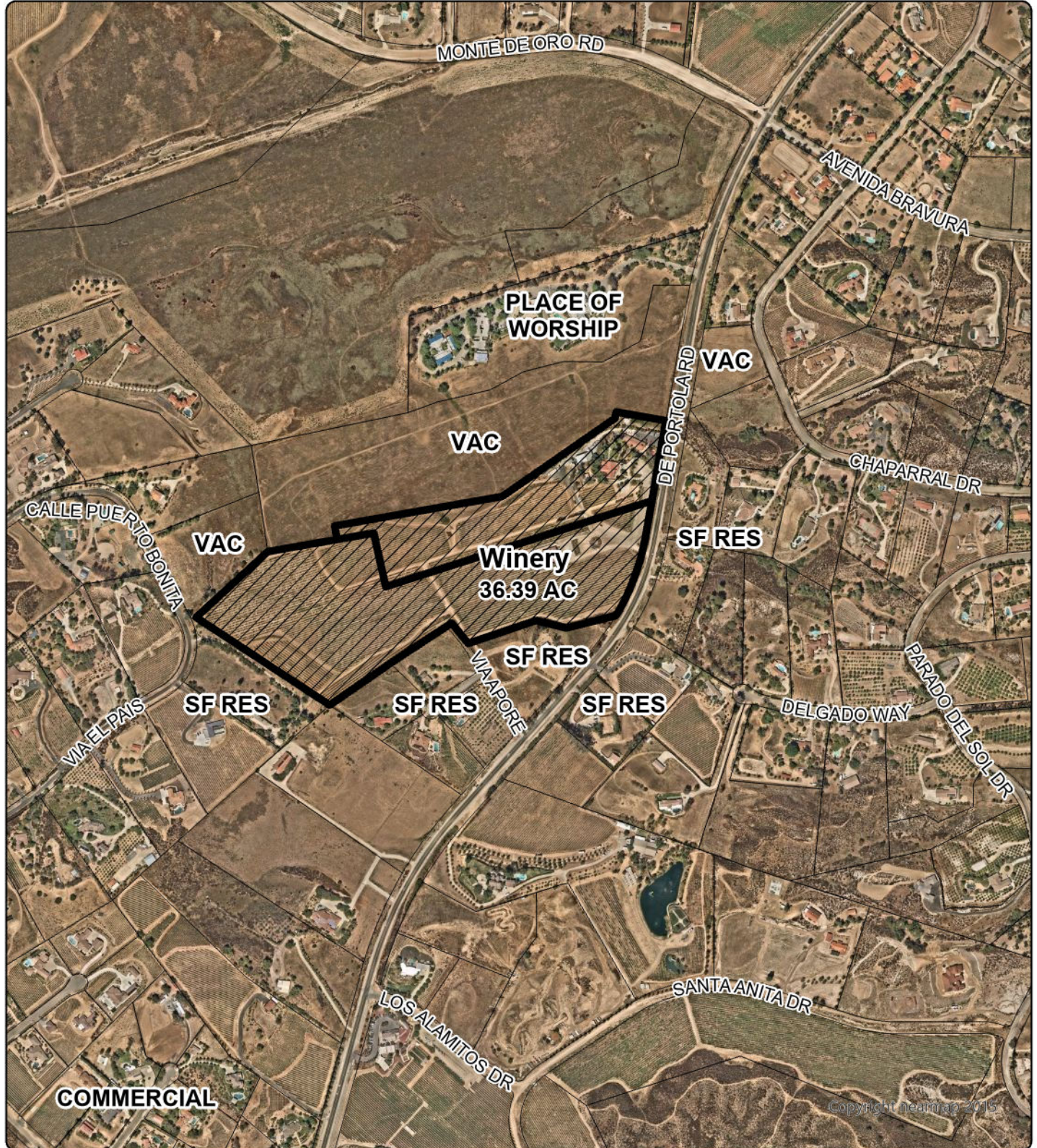
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2300015

LAND USE

Supervisor: Washington
District 3

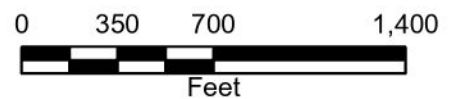
Date Drawn: 11/20/2023
Exhibit 1



Zoning Area: Rancho California

Author: Karen Jordan

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



PROPERTY OWNERS CERTIFICATION FORM

I, Kathleen Mitchell, certify that on November 14, 2023, the attached property owners list was prepared by County of Riverside / GIS.

Distance Buffered: 800'

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.

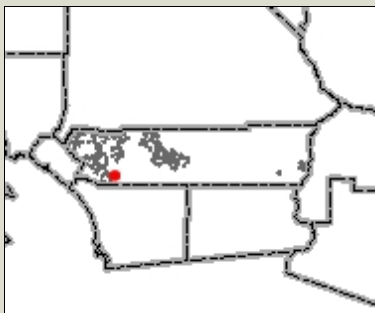
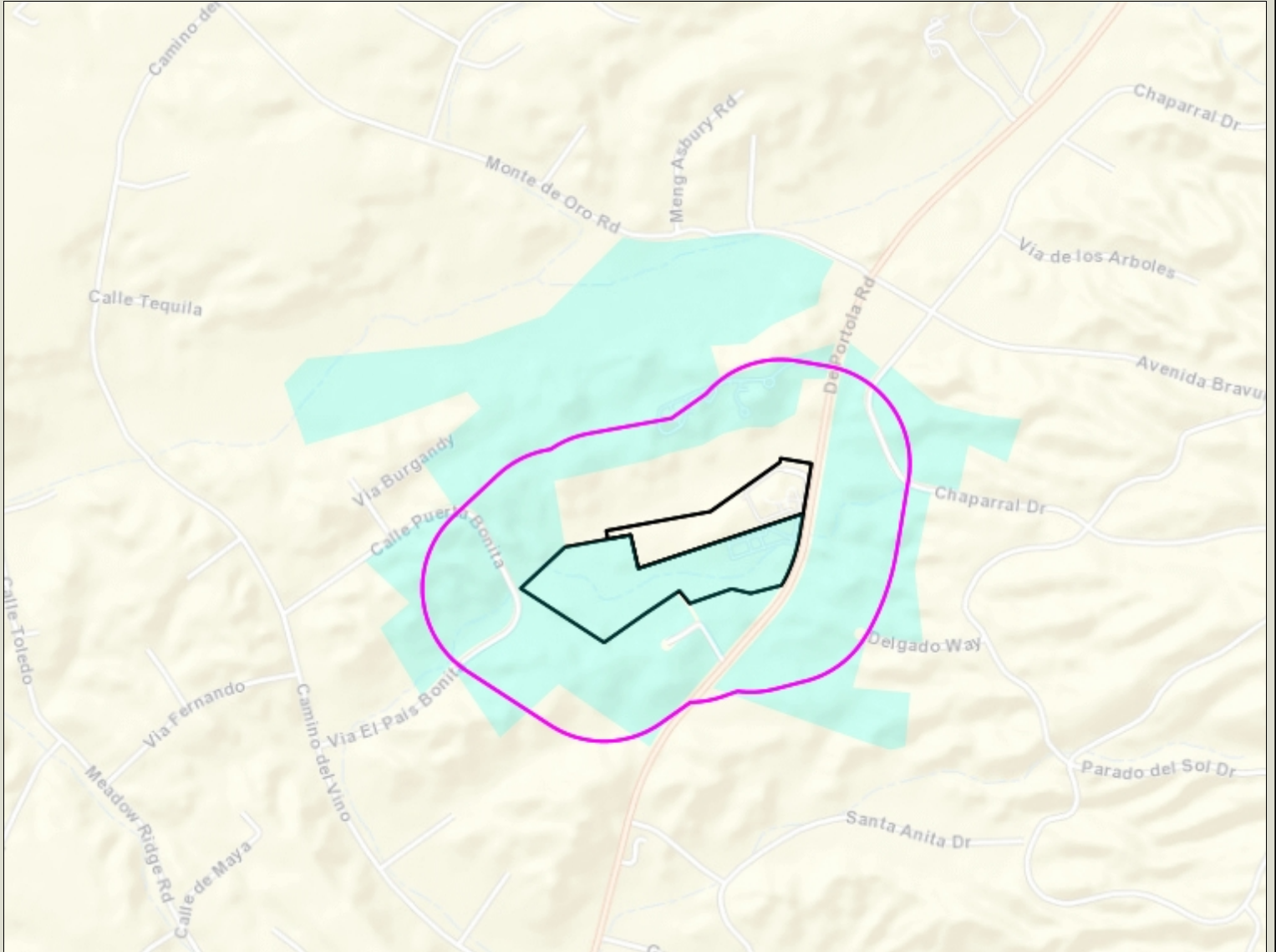
NAME: Kathleen Mitchell

TITLE/REGISTRATION: Urban Regional Planner, III

ADDRESS: 4080 Lemon Street, Riverside CA, 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6836

Change of Zone No. 2300014



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

APNs: 941290005, 941290011



0 1,562 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... 11/14/2023 9:49:45 AM

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927240001
MICHAEL BERRY BEJACH
40620 CHAPARRAL DR
TEMECULA CA 92592

927240004
DALE E. SHORE
40750 CHAPARRAL DR
TEMECULA CA 92592

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

927240024
SORAYA BDIANAT
33918 PARADOR ST
TEMECULA CA 92592

927240025
MASINO C & M TRUST DATED 4/5/2006
40625 CHAPARRAL DR
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

927240002
HANSOM & ASSOC
17812 DOROTHY CT
TEMECULA CA 92592

927240003
PAUL JEFFERS
40720 CHAPARRAL DR
TEMECULA CA 92592

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

927240022
RYE HEFLEY
39110 DE PORTOLA
TEMECULA CA 92592

941260008
ANTHONY THORNBURG
36351 VIA BURGANDY
TEMECULA CA 92592

941260009
GLENN DIAZ
43276 CAMINO CARUNA
TEMECULA CA 92592

941270021
JERRY A. THOMAS
17302 KAMORI CIR
GARDENA CA 90247

941270023
RAFAEL DUARTE
P O BOX 890314
TEMECULA CA 92589

941270024
JOAQUIN RODRIGO CAMPOS
24815 GEORGIA SUE
LAGUNA HILLS CA 92653

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

941270026
ALEX KOWALKOSKI
27475 YNEZ RD # PMB 281
TEMECULA CA 92591

941270027
ROCA MANAGEMENT
2920 BLAKEMAN AVE
ROWLAND HEIGHTS CA 91748

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

941270034
CHARLES J. SPINELLA
33175 TEMECULA PKY STE A
TEMECULA CA 92592

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

927260012
CHARLY ANN HARRIS
3623 SUGARBERRY CT
SAN BERNARDINO CA 92407

941300010
JAMES GARCIA
36760 BIANCA WAY
TEMECULA CA 92592

941300011
ARTHUR C. RUSTIN
32635 ROTHENBERG DR
TEMECULA CA 92592

941300012
ANDERSON VINEYARD ESTATE
36765 BIANCA WAY
TEMECULA CA 92592

941320003
PATRICIA LIN
910 CAMINO DEL MAR NO A
DEL MAR CA 92014

941270022
BROWNING MATTHEW & YULIYA FAMILY TRUST
1492 BRYANT DR
LONG BEACH CA 90815

941270025
DIANE PACHECO
7609 E JAMISON DR
CENTENNIAL CO 80112

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

Mitchell, Kathleen

From: susan clay <sclay@verizon.net>
Sent: Monday, December 18, 2023 11:36 AM
To: Mitchell, Kathleen
Subject: Re: Dec 20 Agenda item 4.1

Hello Ms. Mitchell,

Thank you for your response. The change of zone being requested by Danza Del Sol is the first step in the process of allowing the existing winery to become a Class V winery. This is apparent by reading the description. Conforming to the Wine Country (WC-W) allows that to happen. The WC-E which is the current zoning, doesn't allow for that.

Regardless of the other issues being considered, this step should not be approved without conditions of approval. The conditions should be set at the beginning of the process. By waiting for future proposals to provide conditions, the appellant can use the zoning of WC-W as justification for building a Class V winery leaving the county and residents with less leverage to impose conditions.

The Danza Del Sol location is in an extremely sensitive area as far as noise is concerned. The wine tasting and patio are less than 50' from the road. It is surrounded by residences. The current setback shouldn't allow for amplified sound and yet the county has approved it.

There is little faith in the community that the county will honor the wishes of the residents or offer much protection in the way of noise mitigation. The conditions of approval should be delineated now before the zoning is changed. That is the only way the residents can be assured that their quality of life will be stabilized.

I understand all too well the process the county utilizes in these cases. The process doesn't work for the residents only for the wineries.

Respectfully,

Susan Clay

On 12/18/2023 8:48 AM, Mitchell, Kathleen wrote:

> Good morning Susan,

>

> Thank you for providing your public comments on Agenda Item 4.1 (Change of Zone No. 2300015 [CZ2300015]). We will provide your comments to the Commissioners for their review prior to the public hearing.

>

> My name is Kathleen Mitchell, and I'm the Project Planner for CZ2300015. I wanted to clarify the entitlements that are in processing for the Danza Del Sol winery.

>

> The Change of Zone is only a request for the modification of the existing zoning classification to Wine Country-Winery (WC-W) so that the zone is consistent with the Wine Country Winery Policy Area that the site is within. There are no modifications to the winery that are being proposed through this Change of Zone. If CZ2300015 is approved, it will not grant the property owner with the ability to make modifications to the site or operations of the existing winery unless those changes are reviewed and cleared by County staff. The property owner would need to be granted an additional Planning entitlement to make any changes to the site, and that entitlement would need to go through review with the County Departments and approved by the Planning Commission under its own separate public hearing.

>
> It is for this reason that the property owner is currently also processing a revision to their current winery entitlement under Plot Plan No. 05531 Revision No. 1 (PP05531R01). This project has been under review with our County Departments, and must receive clearance from all of those Departments before it will be permitted to move forward to public hearing. These Departments have all placed conditions of approval that are required to be met prior to any grading or construction permit issuance, as well as during operations of the winery itself. PP05531R01 has also had to go through the CEQA process by conducting an Initial Study to review for any potential impacts from the proposed project scope. The revision and the CEQA documentation associated with it will both have to go forward under their own public hearing to the Planning Commission for approval. We anticipate this hearing to be in late January or early February, and residents will have the opportunity to review the project and ask any questions/provide public comment on it at that time.

>
> Please let me know if you have any additional questions that I can answer to clarify the entitlements on this property.

>
> Best,
> Kathleen

>
> Kathleen Mitchell
> TLMA-Planning ~ Urban Planner III
> Email: kmitchell@rivco.org
> Phone: 951-955-6836

>
> -----Original Message-----
> From: Camacho, Maria <MCamacho@Rivco.org>
> Sent: Friday, December 15, 2023 11:31 AM
> To: Mitchell, Kathleen <KMitchell@Rivco.org>
> Subject: FW: Dec 20 Agenda item 4.1

>
> Please see public comments below regarding Item 4.1 CZ2300015 on the December 20, 2023 agenda.

>
> -----Original Message-----
> From: susan clay <sclay@verizon.net>
> Sent: Friday, December 15, 2023 9:55 AM
> To: TLMA Planning Hearings <planninghearings@rivco.org>
> Subject: Dec 20 Agenda item 4.1

>
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>
> Planning Commissioners,

>
> The planning commission hearing item 4.1 to be heard on Dec 20th involves an existing winery, Danza Del Sol, wanting to upgrade their zoning to allow them to locate a Class V winery on their existing property.

>
> There are many problems involved in this proposal. I offer the following issues that MUST be resolved prior to the proposed change in zoning to be approved:

>
> 1. The current winery does not meet any of the setbacks required of any class of winery. This is important as it contributes to the many code enforcement complaints, involving noise, that have been made regarding this winery. Before any approval is considered the winery MUST be conditioned to comply with the setback requirements.

>

> 2. The request for a zone change is a slight of hand exercise to obfuscate the real reason for the change which is to upgrade to a Class V winery. The request is cloaked in a transparent message of "complying with the wine country zone plan". There is No intent to comply with the requirements of the plan.

>

> 3. Where is the acoustical analysis for Danza Del Sol that should have been required for them to have a special occasion facility and amplified sound? This winery is located across the road from many residential homes in the community of GlenOak Hills. Their location is problematic for this community if all or even some of the activities allowed for a Class V winery come to pass.

>

> 4. If you approve this zone change, make no mistake, you will be approving a Class V winery with no conditions. The residents of the area need to know what, exactly, is being approved not just for the moment , but in the future.

>

> Regards,

>

> Susan Clay

>

> Resident GlenOak Hills Community

>

> Confidentiality Disclaimer

>

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> County of Riverside California

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Mitchell, Kathleen

From: Mitchell, Kathleen
Sent: Tuesday, December 19, 2023 1:40 PM
To: Wendell Cole
Cc: District3; Hildebrand, John
Subject: RE: Case No. CZ2300015

Good afternoon Wendell,

Thank you for providing your public comments on Agenda Item 4.1 (Change of Zone No. 2300015 [CZ2300015]). We will provide your comments to the Commissioners for their review prior to the public hearing.

I just want to first emphasize that the Change of Zone is only a request for the modification of the existing zoning classification to Wine Country-Winery (WC-W) so that the zone is consistent with the Wine Country Winery Policy Area that the site is within. There are no modifications to the winery that are being proposed through this Change of Zone. If CZ2300015 is approved, it will not grant the property owner with the ability to make modifications to the site or operations of the existing winery unless those changes are reviewed and cleared by County staff. The property owner would need to be granted an additional Planning entitlement to make any changes to the site, and that entitlement would need to go through review with the County Departments and approved by the Planning Commission under its own separate public hearing.

It is for this reason that the property owner is currently also processing a revision to their current winery entitlement under Plot Plan No. 05531 Revision No. 1 (PP05531R01). This project has been under review with our County Departments, and must receive clearance from all of those Departments before it will be permitted to move forward to public hearing. These Departments have all placed conditions of approval that are required to be met prior to any grading or construction permit issuance, as well as during operations of the winery itself. PP05531R01 has also had to go through the CEQA process by conducting an Initial Study to review for any potential impacts from the proposed project scope, including impacts as they relate to noise and traffic. The revision and the CEQA documentation associated with it will both have to go forward under their own public hearing to the Planning Commission for approval. We anticipate this hearing to be in late January or early February, and residents will have the opportunity to review the project and ask any questions/provide public comment on it at that time.

Please let me know if you have any additional questions that I can answer to clarify the entitlements on this property.

Best,
Kathleen

Kathleen Mitchell

TLMA-Planning ~ Urban Planner III

Email: kmitchell@rivco.org

Phone: 951-955-6836



RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Wendell Cole <drcole79@verizon.net>
Sent: Friday, December 15, 2023 2:23 PM
To: Mitchell, Kathleen <KMitchell@Rivco.org>

Cc: District3 <District3@Rivco.org>; Hildebrand, John <JHildebr@RIVCO.ORG>

Subject: Case No. CZ2300015

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Ms. Kathleen Mitchell Urban Regional Planner II

4080 Lemon Street

Riverside, CA 92501

Re: Case No. CZ2300015

Dear Ms. Mitchell,

The applicant proposes to change the classification of the existing winery to a class V winery. Once the change of zone is approved, this classification will allow for significant development of the property including, among other things, a hotel, restaurant, and special occasion facility. Such development will significantly impact a wide range of area properties, most of which are single family residences.

To prevent problems in the future, I propose that the Planning Department require the applicant to incorporate noise and traffic mitigation in all designs for this project. Noise mitigation is extremely important in the wine country since noise in this area carries a considerable distance disturbing the peaceful enjoyment of residents' properties. Examples of mitigating design features will include grading, building design and layout, mitigating materials, berms, landscaping, solid wall construction, etc.

Too often these design considerations are not included or ignored completely until late in the project at which point it becomes expensive to alter the plans.

I hope you will take this request seriously as residents are all too often overlooked in local development.

Thank you.

Wendell J. Cole
40540 Chaparral Drive
Temecula, CA 92592

cc. John Hildebrand
Chuck Washington