

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



AGENDA NO.
21.6
(MT 24985)

MEETING DATE:
June 4, 2024

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Planning to Appeal of Planning Director Approval of Plot Plan Wireless No. 220007 – CEQA Exempt (Section 15303 – Class 3) - Applicant: Smartlink LLC – Engineer/Representative: Alisha Strasheim (Smartlink LLC) - Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – (General Plan) Land Use: Community Development: Light Industrial (CD:LI) - Zoning: Manufacturing-Medium (M-M) - Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, south of Dutton Street - REQUEST: To allow the construction of a new, Disguised Wireless Facility to stand a maximum of 70-feet tall, in conjunction with various ground-mounted accessory equipment (cabinets, backup generator, etc.), landscaping and security fencing. 40590 High Street - District 5.

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 25, 2024, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 4, 2024 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 4, 2024
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Maomy Li* Deputy

AGENDA NO.
21.6

xc: Planning, COB

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



ITEM: 21.6
(ID # 24985)

MEETING DATE:
Tuesday, June 04, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing – APPEAL OF PLANNING DIRECTOR APPROVAL OF PLOT PLAN WIRELESS NO. 220007 – CEQA Exempt (Section 15303 – Class 3) - Applicant: Smartlink LLC – Engineer/Representative: Alisha Strasheim (Smartlink LLC) - Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – (General Plan) Land Use: Community Development: Light Industrial (CD:LI) - Zoning: Manufacturing-Medium (M-M) - Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, south of Dutton Street - REQUEST: To allow the construction of a new, Disguised Wireless Facility to stand a maximum of 70-feet tall, in conjunction with various ground-mounted accessory equipment (cabinets, backup generator, etc.), landscaping and security fencing. 40590 High Street - District 5. [Applicant Fees 100%] (21.2 of April 30, 2024) (CONTINUE TO JUNE 25, 2024)

RECOMMENDED MOTION: That the Board of Supervisors:

Continue Plot Plan Wireless No. 220007 to June 25, 2024.

ACTION:Policy


John Hildebrand, Planning Director 5/24/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|--------------------------------|---------------------|
| COST | N/A | N/A | N/A | N/A |
| NET COUNTY COST | N/A | N/A | N/A | N/A |
| SOURCE OF FUNDS: All project fees will be paid by the Applicant. | | | Budget Adjustment: None | |
| | | | For Fiscal Year: N/A | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Plot Plan Wireless No. 220007 (PPW220007) is a request to allow the construction of a new, 70-foot tall Disguised Wireless Facility designed as a monopine tree, in conjunction with various ground-mounted accessory equipment (cabinets, backup generator, etc.), landscaping and security fencing at 40590 High Street (APN: 402-130-009).

The item was initially heard at a publically noticed Director’s Hearing conducted on December 6, 2023, continued (date certain) to the regular Director’s Hearing of January 22, 2024 and, following staff presentation and receipt of public testimony, ultimately approved as proposed. On February 2, 2024, Matthew Kearney (Appellant) submitted a timely appeal of the Planning Director’s determination to approve the PPW request.

To allow additional time for the Appellant and Applicant to continue discussing the proposed Project and pending appeal, staff requests a continuance of the item to June 25, 2024.

Impact on Residents and Businesses

The impacts of this Project have been evaluated through the environmental review and public hearing process by Planning Department staff.

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



Jason Farin, Principal Management Analyst 5/30/2024



Aaron Gettis, Chief of Deputy County Counsel 5/24/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

38

John Hildebrand
Planning Director

DATE: May 13, 2024

TO: Clerk of the Board of Supervisors

MT
25036

2024 MAY 14

FROM: Planning Department – Riverside – Tim Wheeler, Project Planner 5-6060 (BOS date 6.4.24)

SUBJECT: Change of Zone No. 2200007 and Plot Plan No. 210141 (CZ2200007 & PPT210141)
(Charge your time to these case numbers)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING – Change of Zone No. 2200007 and Plot Plan No. 210141 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Joseph Wiens (Lost Ranch Winery LLC) – Engineer/Representative: Kirk Medeiros (4M Engineering) – Third Supervisorial District – Rancho California Area Zoning District – Agricultural Land Use – Location: southeast corner of Rancho California Road and Glenoaks Road, west of Camino Del Vino, and south of Buck Road – 12.48 Gross Acres (10.11 net ac.) – Existing Zoning: Citrus/Vineyard-10 Acre Minimum (C/V-10); Proposed Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Change of Zone No. 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) 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. Plot Plan No. 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 sqft tasting room with retail sales, pre-package food sales, live indoor music, and an outside tasting patio; a 1,796 sqft wine production room with barrel storage, restrooms, breakroom, office, and janitors closet next to an outdoor crush pad/winery production area. The project would provide 58 parking spaces including 3 ADA and 3 EV spaces and project landscaping. APN: 942-030-007.

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
- Mitigated Negative Declaration
 - 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 District Press Enterprise

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

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

"Planning Our Future... Preserving Our Past"

PROPERTY OWNERS CERTIFICATION FORM
CZ2200007 and PPT210141
APN 942-030-007

I, _____ Tim Wheeler _____, certify that on
(Print Name)

03/29/2024 the attached property owners list
(Date)

was prepared by _____ County of Riverside / TLMA-Planning _____
(Print Company or Individual's Name)

Distance Buffered: 1200'

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

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

NAME: _____ Tim Wheeler _____

TITLE/REGISTRATION Project Planner

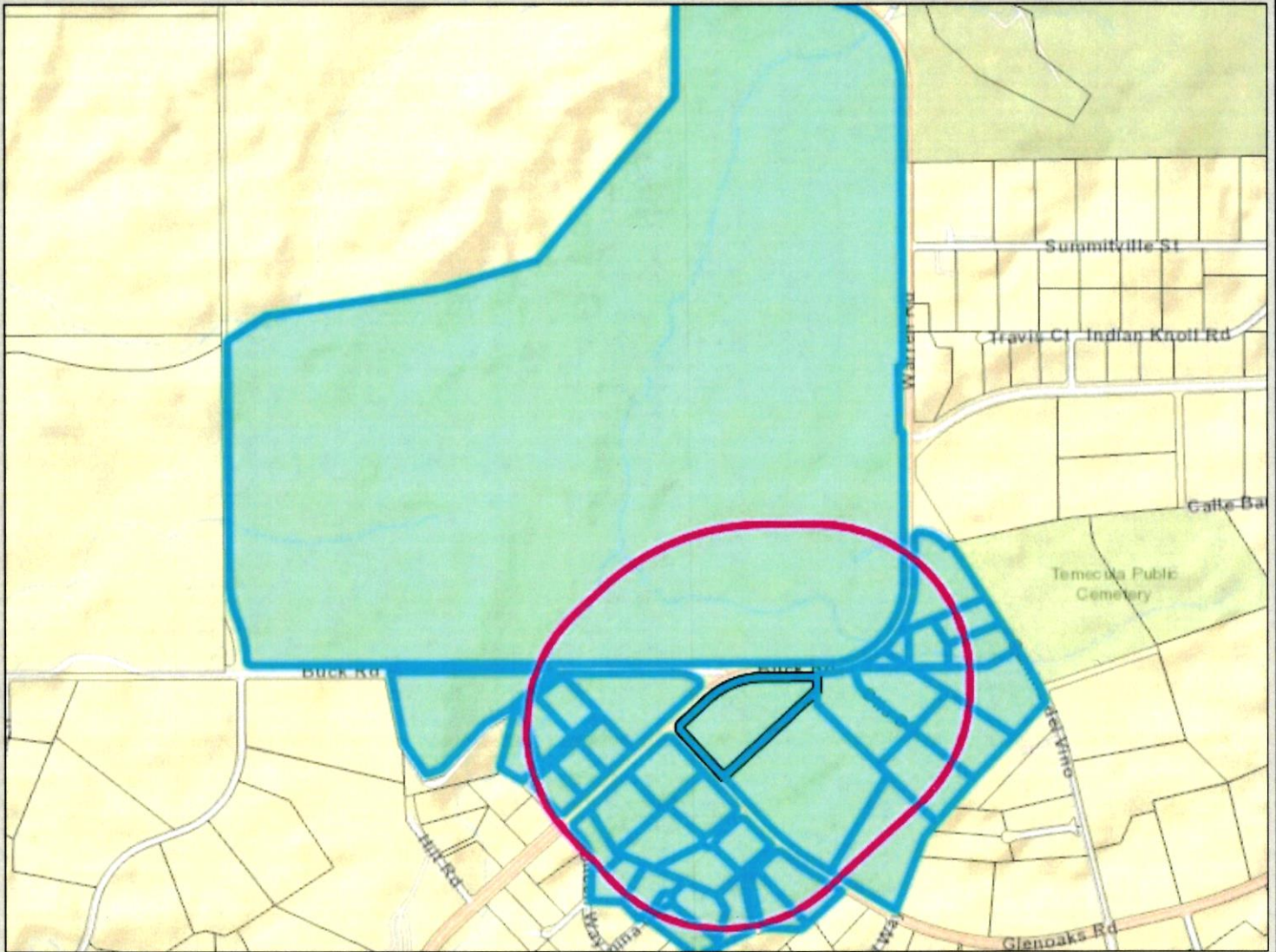
ADDRESS: 4080 Lemon Street, 12 Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 951-6060

Riverside County GIS Mailing Labels

CZ2200007 and PPT210141



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 3/29/2024 12:57:36 PM

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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

May 14, 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. 2200007, PLOT PLAN NO. 210141

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, May 24, 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 A. RECTOR, CLERK OF THE BOARD

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 4, 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. 2200007 and Plot Plan No. 210141** Change of Zone No. 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) 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. Plot Plan No. 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 sqft tasting room with retail sales, pre-package food sales, live indoor music, and an outside tasting patio; a 1,796 sqft wine production room with barrel storage, restrooms, breakroom, office, and janitors closet next to an outdoor crush pad/winery production area. The project would provide 58 parking spaces including 3 ADA and 3 EV spaces and project landscaping. APN: 942-030-007. This proposed project is southeast corner of Rancho California Road and Glenoaks Road, west of Camino Del Vino, and south of Buck Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND that No New Environmental Document is Required, TENTATIVELY Approve Change of Zone No. 2200007 and APPROVE Plot Plan No. 210141.**

On May 1, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by 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 TIM WHEELER, PROJECT PLANNER, AT (951)955-6060 OR EMAIL TWHEELER@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: May 14, 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 May 14, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200007, PPT210141

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: June 4, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 30, 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 May 14, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200007, PPT210141

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: June 4, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 14, 2024
Cindy Fernandez

942020001
MICHAEL J. BLAKE
1104 5TH ST
REDDING CA 96002

942020002
CALLUM JARRAD GEARY PATRICK
44156 CALLE ALLICANTE
TEMECULA CA 92592

942020003
HOWELL KAY F ESTATE OF
1335 ANGELUS AVE
SAN DIEGO CA 92114

942020004
LYNDA R. HERREID
P O BOX 890243
TEMECULA CA 92589

942020005
LYNDA R. HERREID
P O BOX 890243
TEMECULA CA 92589

942030001
FERNANDO J. CHAVIRA
1100 VERA CRUZ ST
MONTEBELLO CA 90640

942030002
FERNANDO J. CHAVIRA
1100 VERA CRUZ ST
MONTEBELLO CA 90640

942030003
FERNANDO J. CHAVIRA
1100 VERA CRUZ ST
MONTEBELLO CA 90640

942030004
ALICE H. KAMEYA
9352 OASIS AVE
WESTMINSTER CA 92683

942030005
FERNANDO CHAVIRA
1100 VERA CRUZ ST
MONTEBELLO CA 90640

942030007
RON GILLILAND
8787 MACE BLVD
DAVIS CA 95618

942030010
FALIN SHIEH
35888 GLENOAKS RD
TEMECULA CA 92592

942030011
AUSTIN VINEYARDS
3060 UPHAM ST
WHEAT RIDGE CO 80033

942040001
PATRICK J. STJOHN
39155 CAMINO DEL VINO
TEMECULA CA 92592

942060001
SUEMNICK FAMILY TRUST DATED 04/08/2014
36441 RANCHO CALIFORNIA RD
TEMECULA CA 92592

942060002
J K BAILEY & ASSOCIATES
14 MAXFIELD # 698
BISBEE AZ 85603

942060007
CHRISTOPHER M. VITOLO
35675 GLENOAKS RD
TEMECULA CA 92592

942060008
JOHN K. WILDMAN
39300 CAMINO DE MAGNOLIA
TEMECULA CA 92592

942060009
DENNIS F. BARRETT
39301 CAMINO DE MAGNOLIA
TEMECULA CA 92592

942060015
DENISE N. LAWRENCE
7756 HORIZON ST
CHINO CA 91708

942060016
DAVID SCHUTTE
35615 GLEN OAKS RD
TEMECULA CA 92592

942060017
SCOTT D. WIGGINS
35635 GLEN OAKS RD
TEMECULA CA 92592

942060018
JEFFREY A. BRICKER
35595 GLEN OAKS RD
TEMECULA CA 92592

942080008
LEONARD L. GARCIA
35622 BALSAMINA CT
TEMECULA CA 92592

942080009
JEFFREY S. DORFNER
35632 BALSAMINA CT
TEMECULA CA 92591

942080016
GUNTHER A. STRANSKY
39330 COLLEEN WAY
TEMECULA CA 92592

942080017
DRAKE FAMILY EXEMPTION TR DTD
03/25/2003
PO BOX 890006
TEMECULA CA 92589

942080019
SHANE BLATTENBERGER
35621 BALSAMINA CT
TEMECULA CA 92592

942100025
ANTHONY K. VOORHIES
39150 AVENIDA ANTONOVICH
TEMECULA CA 92591

942100028
TODD H. EGGERS
39015 AVENIDA ANTONOVICH
TEMECULA CA 92591

942100029
ROBERT JOSEPH PETRISIN
32290 CORTE SAN VINCENTE
TEMECULA CA 92592

942100030
NEGRETE ANGUIANO FAMILIA TRUST DTD
03/02/22
39060 AVENIDA ANTONOVICH
TEMECULA CA 92592

942100037
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

942100039
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

942100040
DAVID SAKATA
43043 TERAMO ST
TEMECULA CA 92592

942100041
NORMAN GERALD JOHN LIVING TRUST
DATED 7/25/2018
41733 CAMINO LAREDO
TEMECULA CA 92592

942100042
DANIEL E. GREENE
37100 AVENIDA ANTONOVICH
TEMECULA CA 92591

964160004
STANDARD TEMECULA
1250 MOUNTAIN VIEW CIR
AZUSA CA 91702



Lead Agency: CLERK OF THE BOARD
ATTN: CINDY FERNANDEZ, CLERK OF THE BOARD ASSISTANT
Address: 4080 LEMON STREET, 1ST FLOOR
POST OFFICE BOX 1147
RIVERSIDE, CA 92502-1147

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400536
05/15/2024 10:35 AM Fee: \$ 0.00
Page 1 of 2

Removed: By: Deputy



Project Title

CZ2200007, PPT210141

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 PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 4, 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. 2200007 and Plot Plan No. 210141** Change of Zone No. 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) 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. Plot Plan No. 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 sqft tasting room with retail sales, pre-package food sales, live indoor music, and an outside tasting patio; a 1,796 sqft wine production room with barrel storage, restrooms, breakroom, office, and janitors closet next to an outdoor crush pad/winery production area. The project would provide 58 parking spaces including 3 ADA and 3 EV spaces and project landscaping. APN: 942-030-007. This proposed project is southeast corner of Rancho California Road and Glenoaks Road, west of Camino Del Vino, and south of Buck Road in the Third Supervisorial District.

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Dated: May 14, 2024

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant



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

Receipt: 24-136931

| Product | Name | Extended |
|----------------|-----------------------------|-----------------|
| FISH | CLERK FISH AND GAME FILINGS | \$0.00 |
| | # Pages | 2 |
| | Document # | E-202400536 |
| | 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
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

| |
|--|
| RECEIPT NUMBER: 24-136931 |
| STATE CLEARINGHOUSE NUMBER (If applicable) |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|------------------------------------|--------------------------------|
| LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS | LEAD AGENCY EMAIL COB@RIVCO.ORG | DATE 05/15/2024 |
| COUNTY/STATE AGENCY OF FILING RIVERSIDE | | DOCUMENT NUMBER E-202400536 |
| PROJECT TITLE CZ2200007, PPT210141 | | |

| | | |
|---|--|--------------------------------|
| 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 FIRST 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:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____

 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

 Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$0.00
 Other \$ _____

PAYMENT METHOD:

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

| | |
|-----------------------------------|--|
| SIGNATURE X <i>J Rodriguez</i> | AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez |
|-----------------------------------|--|

C

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 4, 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. 2200007 and Plot Plan No. 210141** Change of Zone No. 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) 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. Plot Plan No. 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 sqft tasting room with retail sales, pre-package food sales, live indoor music, and an outside tasting patio; a 1,796 sqft wine production room with barrel storage, restrooms, breakroom, office, and janitors closet next to an outdoor crush pad/winery production area. The project would provide 58 parking spaces including 3 ADA and 3 EV spaces and project landscaping. APN: 942-030-007. This proposed project is southeast corner of Rancho California Road and Glenoaks Road, west of Camino Del Vino, and south of Buck Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND that No New Environmental Document is Required, TENTATIVELY Approve Change of Zone No. 2200007 and APPROVE Plot Plan No. 210141.**

On May 1, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by 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 TIM WHEELER, PROJECT PLANNER, AT (951)955-6060 OR EMAIL TWHEELER@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.

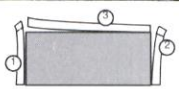
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 14, 2024

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

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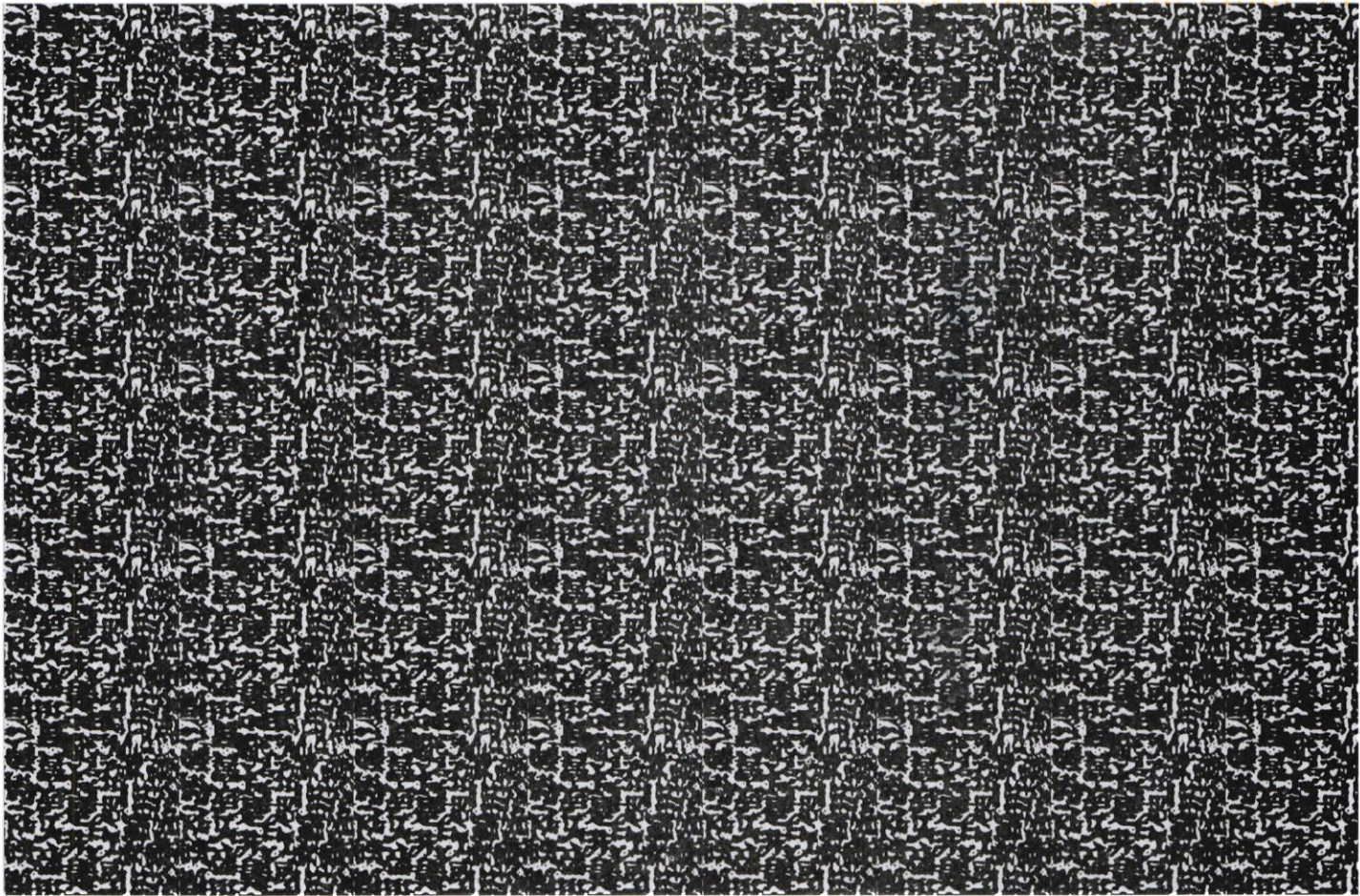
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County of Riverside - Clerk of the Board
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Account Number: 5209148
Ad Order Number: 0011668819
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 05/24/2024
Total Amount: \$573.30
Payment Amount: \$0.00
Amount Due: \$573.30
Notice ID: i01lflsvGPWGDdgSYver
Invoice Text:

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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: 0011668819

FILE NO. 0011668819

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:

05/24/2024

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

Date: May 24, 2024.
At: Riverside, California



Signature

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Dated: May 14, 2024
Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

The Press-Enterprise
Published: 5/24/24

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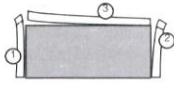
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Dated: May 14, 2024

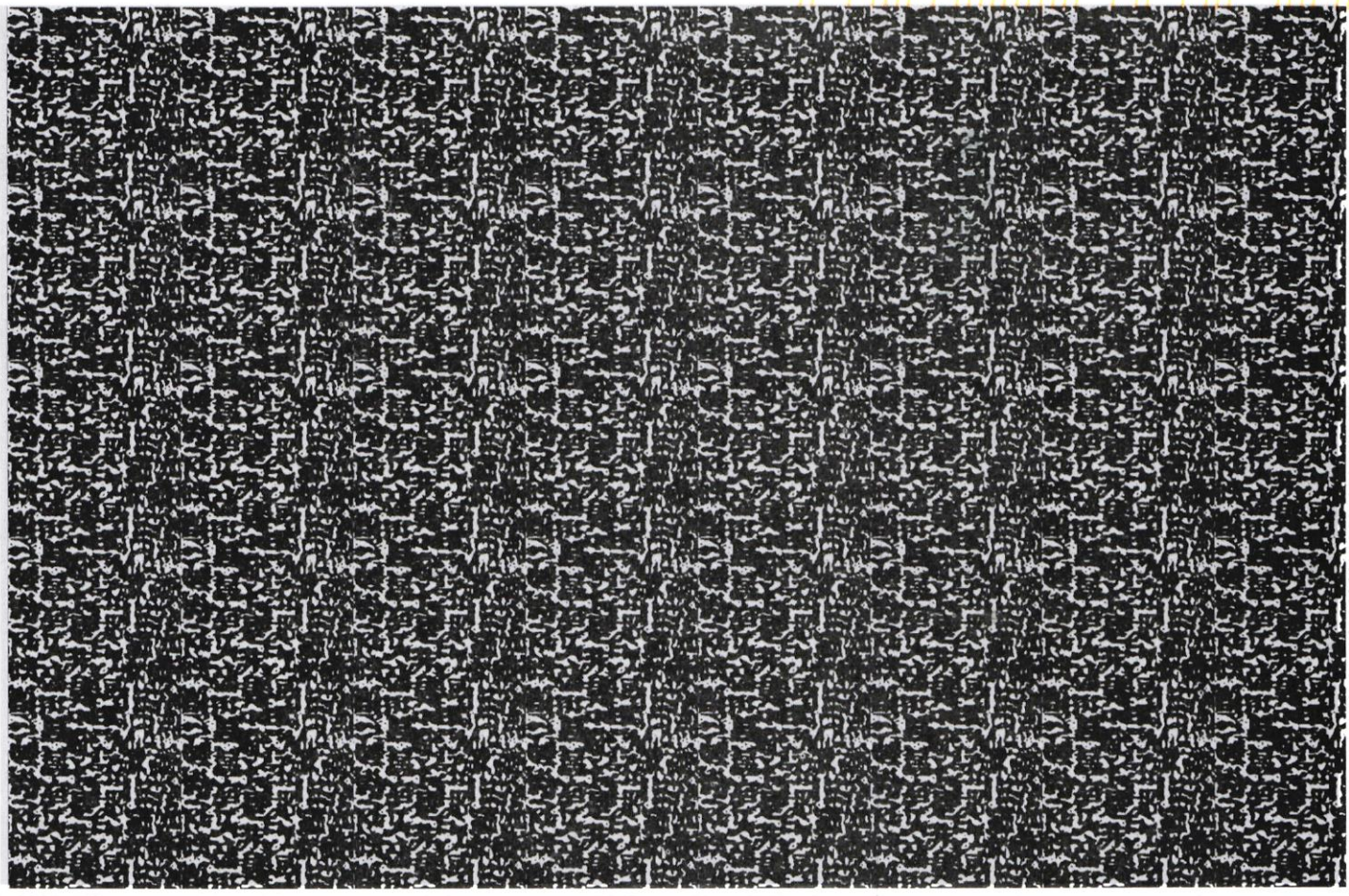
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant



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



AGENDA NO.
21.2
(MT 24764)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the PUBLIC HEARING ON PLOT PLAN WIRELESS No. 220007 - Categorically Exempt (Section 15303 - Class 3 - New Construction or Conversion of Small Structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – (General Plan) Land Use: Community Development: Light Industrial (CD:LI) – Zoning: M-M (Manufacturing - Medium) - Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street - REQUEST: To allow the construction of a new, Disguised Wireless Facility to stand a maximum of 70-feet tall, in conjunction with various ground-mounted accessory equipment (cabinets, backup generator, etc.), landscaping and security fencing). 40590 High Street (APN 402-130-009). District 5.

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 4, 2024, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 30, 2024 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: April 30, 2024
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Naomy Li* Deputy

AGENDA NO.
21.2

xc: Planning, COB