

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



**ITEM: 21.1**  
(ID # 25392)

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

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2200053/Ordinance No. 348.5019 – No New Environmental Documentation Required under CEQA (Previous Environmental Impact Report No. 524) – Applicant: Julie's Dream Winery, c/o Julie Damewood – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North-east of Calle Contento, south of Vista del Monte, and west of Anza Road – 25 Gross Acres – Current Zoning: Citrus Vineyard (C/V) 10 acre minimum (C/V-10) – Proposed Zoning: Wine Country – Winery (WC-W) – REQUEST: Change of Zone No. 2200053 is a proposal 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 it is within – APN: 943-210-013 & - 014 – District 3. [Applicant Fees 100%]

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

Continued on Page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 8/20/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5019 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 9, 2024  
xc: Planning, COBCF/AB/DL

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

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

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;
2. **APPROVE CHANGE OF ZONE NO. 2200053**, to amend the zoning classification of the Project site from Citrus Vineyard, 10 acre minimum (C/V-10) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and
3. **ADOPT ORDINANCE NO. 348.5019** amending the zoning in the Rancho California Area shown on Map No. 2.2500, Change of Zone No. 2200053 attached hereto and incorporated herein by reference.

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

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

**BACKGROUND:**

**Summary**

On January 2, 2023, the applicant, Julie Damewood, submitted Change of Zone No. 2200053 (CZ2200053) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Citrus/Vineyard, 10 acre minimum (C/V-10) to Wine Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District. The subject site is currently improved with an existing winery that was approved under Plot Plan No. 20549 on December 12, 2005. The entitlement permitted the conversion of an existing barn into a 2,000 square foot commercial winery with retail wine sales, a tasting room, and a barrel storage room. Four parking spaces were created to accommodate the 180 square foot tasting room open to the public. The proposed Change of Zone would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluated against all applicable ordinances and other requirements.

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

The Project is located within the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Wine District. The Project site is located north-east of Calle Contento, south of Vista del Monte, and west of Anza Road.

On June 5, 2024, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2200053 by a vote of 5-0.

**Impact on Residents and Businesses**

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

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.5019**

  
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Jason Farin, Principal Management Analyst 7/1/2024

  
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Aaron Gettis, Chief of Deputy County Counsel 6/26/2024







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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 July 09, 2024, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

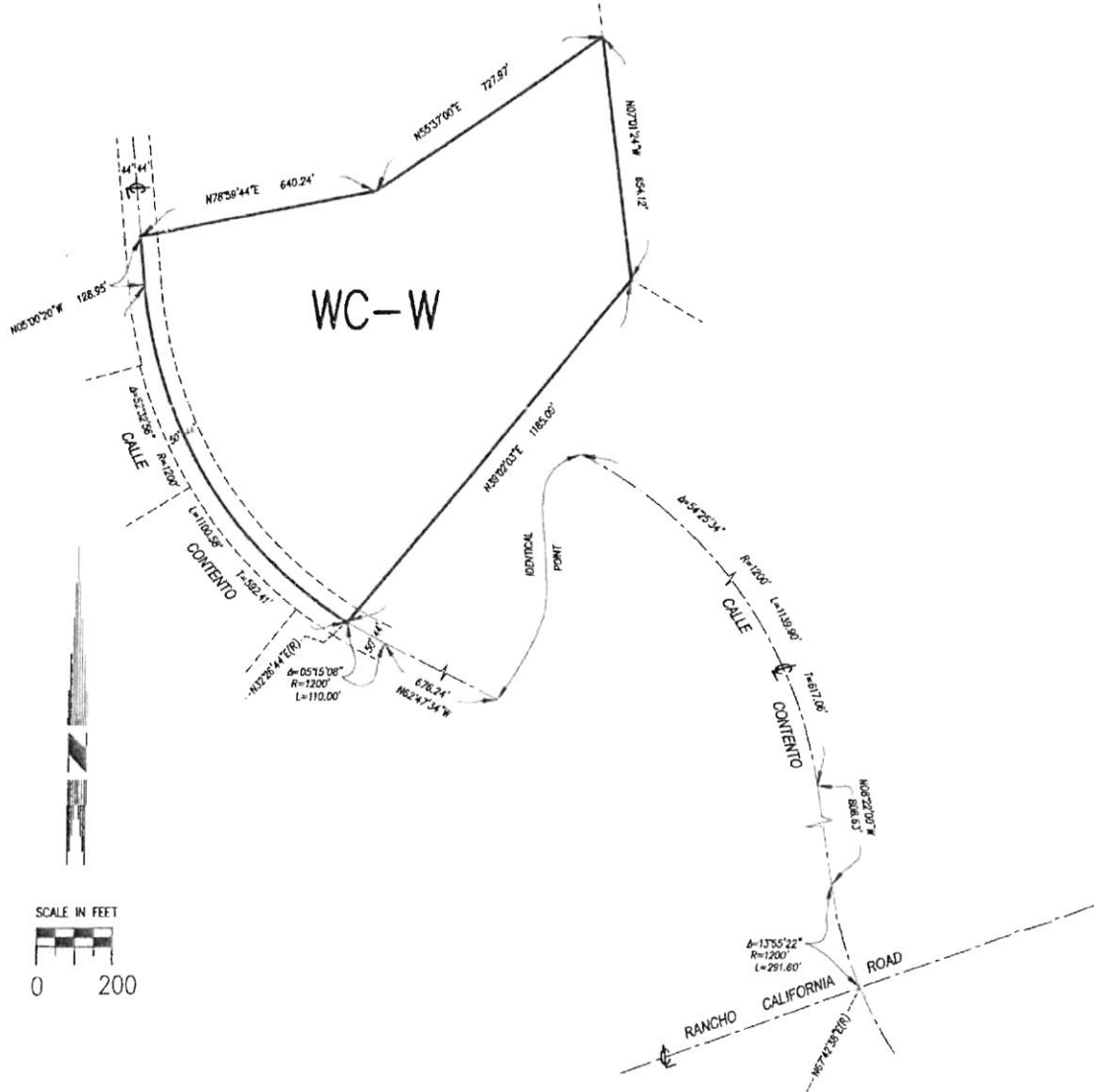
DATE:        July 09, 2024

KIMBERLY A. RECTOR  
Clerk of the Board

BY: Maomy Li  
Deputy

SEAL

RANCHO CALIFORNIA AREA  
 SEC. 27, T.7S., R.2W. S.B.M.



**WC-W** WINE COUNTRY- WINERY

MAP NO. 2.2500  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2200053

ADOPTED BY ORDINANCE NO. 348.5019  
 (DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS



# RIVERSIDE COUNTY PLANNING DEPARTMENT

24

John Hildebrand  
Planning Director

Hearing Date: July 9, 2024

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 25447

### Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON PLOT PLAN NO. 210132 & NOISE EXCEPTION NO. 2100003 AGRICULTURAL PRESERVE CASE NO. 220002 AND RESOLUTION NO. 2024-057 – Intent to Adopt a Mitigated Negative Declaration State Clearinghouse Number: SCH2024041219 – Applicant: Austin Vineyards, c/o Austin Randall – Engineer/Representative: Temecula Valley Winery Management, c/o Roxie Storey – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino – 22.33 Gross Acres – Zoning: Wine Country-Winery (WC-W) – REQUEST: Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Agricultural Preserve Case No. 220002 is a proposal to partially cancel a land conservation contract and diminish 3.47 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 – APN: 942-030-011 – Project Planner: Russell Brady at rbrady@rivco.org or (951) 955-3025

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Receive & File   |  |
| <input type="checkbox"/> EOT  |  |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> Environmental Impact Report  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |

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

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

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

"Planning Our Future... Preserving Our Past"



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



**ITEM:**  
(ID # 25447)

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

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON PLOT PLAN NO. 210132 & NOISE EXCEPTION NO. 2100003 AGRICULTURAL PRESERVE CASE NO. 220002 AND RESOLUTION NO. 2024-057 – Intent to Adopt a Mitigated Negative Declaration State Clearinghouse Number: SCH2024041219 – Applicant: Austin Vineyards, c/o Austin Randall – Engineer/Representative: Temecula Valley Winery Management, c/o Roxie Storey – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino – 22.33 Gross Acres – Zoning: Wine Country-Winery (WC-W) – REQUEST: Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Agricultural Preserve Case No. 220002 is a proposal to partially cancel a land conservation contract and diminish 3.47 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 – APN: 942-030-011 – Project Planner: Russell Brady at rbrady@rivco.org or (951) 955-3025

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

1. **ADOPT a MITIGATED NEGATIVE DECLARATION** for the Project, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 220002**, as depicted on Map No. 220002, to authorize the partial cancellation of a land conservation contract and diminish 3.47 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) on October 5, 2023, based on the findings and conclusions provided in the CAPTAC Advisory Report and the findings and conclusions in the staff report and Resolution No. 2024-057; and to issue a Certificate of Tentative Cancellation to partially cancel the Land Conservation Contract subject to the conditions in Resolution No. 2024-057;
3. **ADOPT RESOLUTION NO. 2024-057**, tentatively approving the diminishment of Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816, as shown on Map No. 220002 and issuing a

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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Certificate of Tentative Cancellation to cancel the Land Conservation Contract, based upon the findings and conclusions incorporated in the resolution and staff report;

4. **APPROVE NOISE EXCEPTION NO. 2100003**, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,
5. **APPROVE PLOT PLAN NO. 210132**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**ACTION:**

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**MINUTES OF THE BOARD OF SUPERVISORS**



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

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

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

**BACKGROUND:**

**Summary**

On October 25, 2021, the applicant submitted a proposed entitlement for a Class II Winery under Plot Plan No. 210141 (PPT210141). The proposed project is located within the Southwest Area Plan and is located at the northeast intersection of Rancho California Road and Glenoaks Road. Currently, the proposed project is a vacant site with vineyard planted. The application proposes a Class II winery development consisting of 4,096 square feet for wine tasting, wine production, and an office building with a 50' x 50' outside wine yard production area enclosed by a 10-foot-high decorative wall attached to the winery building. During the County of Riverside's Development Advisory Committee (DAC) meetings with various County Departments (i.e. Environmental Health, Transportation, EPD, and Fire); discussions regarding roadway improvements for both Rancho California Road and Glenoaks Road occurred and were finally agreed upon; including the contribution of land for road-right-of-way and future round-a-bout that was approved under the Wine County Community Plan (WCCP).

The Project is located in the Wine County Community Plan - Winery District. Residential dwellings are to the west and south of the Project site across Rancho California Road and Glenoaks Road. To the north is vacant land that has an approved entitlement for a Class VI winery resort (12 Oaks Winery) and to the east is a vacant vineyard planted property currently in process of a Class V Winery (PPT210132 – Austin Vineyards). The Project meets the WCCP policies and WC-W zone, and development standards as listed below in this report. With this Project submitted as a Class II Winery, there would be a wine tasting and production building. Furthermore, since the project is only a Class II Winery, other uses (i.e., special occasions, events, or hotels) are not permitted since the project site is not at least 20 acres gross (which under a Class V Winery would potentially allow such uses). Additionally, no outside live music or amplified sound is proposed in conjunction with this project and no noise exception applied for. Any live music or amplified sound would be indoors only.

**AG Preserve Diminishment**

AG Preserve Diminishment No. 220001 (APD220001) is a proposal to remove approximately 1.54 acres, the Project site, from the Rancho California Agricultural Preserve No. 7 which was



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

established in January 18, 1972 by Map No. 174. The Property was added through a subsequent enlargement of the agricultural preserve on February 19, 1974, by Map No. 295. The agricultural preserve was subsequently diminished by Map No. 668 (July 23, 1991) and Map No. 816 (August 24, 1999). The current size of the agricultural preserve is 61.8 acres. The proposed diminishment would further amend Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 by removing 1.54 acres of the Property from the agricultural preserve. Approximately 10.94 acres of the 12.48 acres that constitute the Property will remain within the Rancho California Agricultural Preserve No. 7. The Comprehensive Agriculture Preserve Technical Advisory Committee (CAPTAC) considered the proposed agricultural preserve diminishment and partial cancellation at its meeting on October 5, 2023, and found that it was consistent with the Williamson Act and made positive findings as required by Resolution No. 84-526 ("Amending the Rules and Regulations Governing Agricultural Preserves In Riverside County"). ADP220001 and the Initial Study/Mitigated Negative Declaration under CEQ210242 was heard by the Board of Supervisors on March 12, 2024 and the Board adopted the Mitigated Negative Declaration and tentatively approved APD220001. APD220001 would be anticipated to be acted on for a decision to approve it when this Plot Plan and Change of Zone are scheduled for the Board of Supervisors.

**Impact on Residents and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**Planning Commission Public Hearing**

At the Planning Commission public hearing held on May 1, 2024, the Planning Commission recommended approval of the Project to the Board of Supervisors by a vote of 4-0.

**Additional Fiscal Information**

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

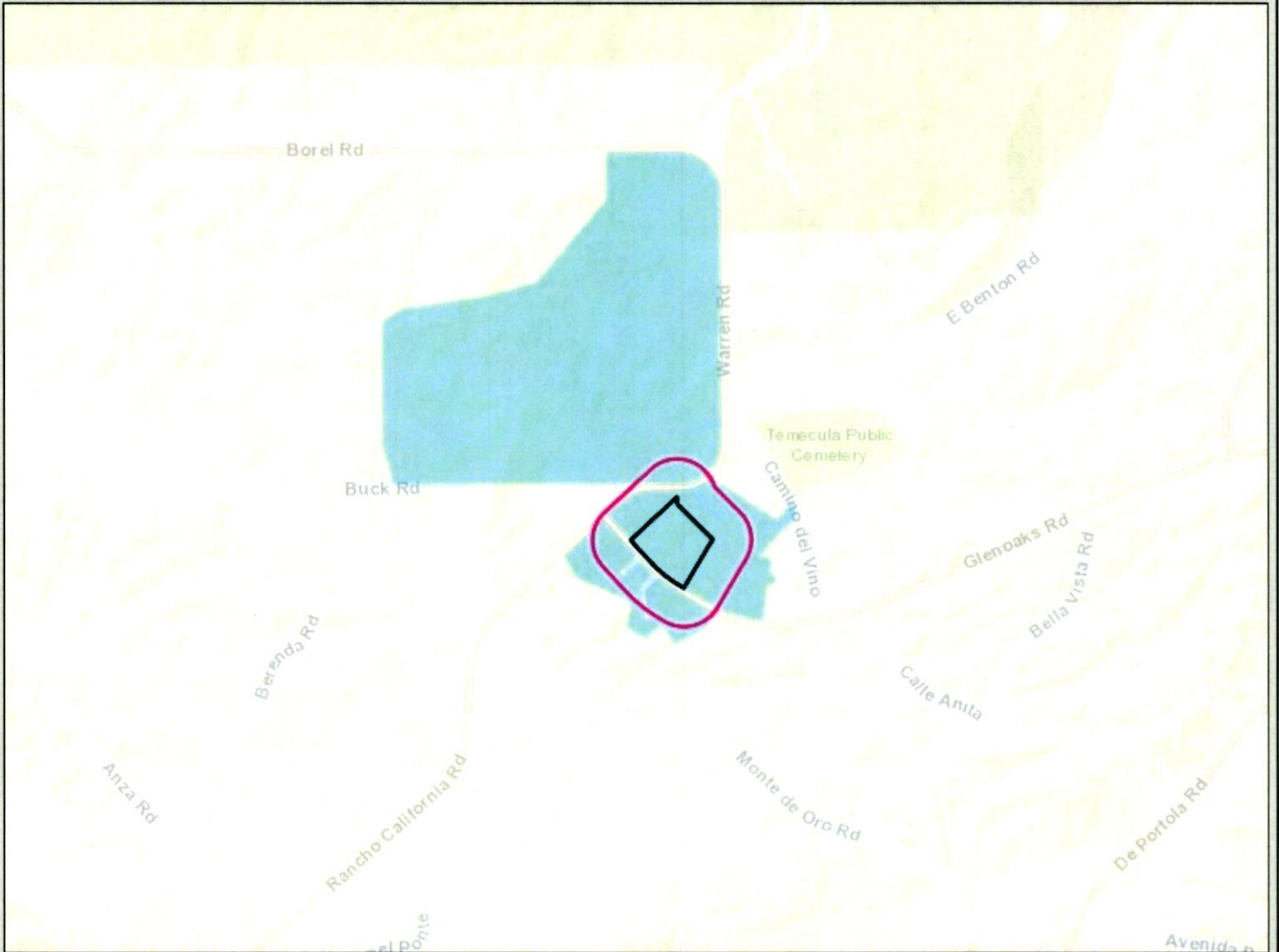
**ATTACHMENTS:**

- A. Planning Commission Report of Actions**
- B. Planning Commission Staff Report Package**
- C. Ordinance No. 348.5016 for CZ 220007**
- D. Project Exhibits (PPT210141)**
- E. Conditions of Approval (PPT210141)**

# Riverside County GIS Mailing Labels

PPT210132

600 Foot Radius



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 3,009 6,019 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...5/15/2024 12:02:56 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

June 24, 2024

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

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

RE: NOTICE OF PUBLIC HEARING: PLOT PLAN NO. 210132, NE2100003, AGP220002,  
RESO. NO. 2024-057

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, June 29, 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 PLOT PLAN, NOISE EXCEPTION, AGRICULTURAL PRESERVE DIMINISHMENT IN THE  
THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 210132, Noise Exception No. 2100003, Agricultural Preserve Case No. 220002 and Resolution No. 2024-057**: Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Agricultural Preserve Case No. 220002 is a proposal to partially cancel a land conservation contract and diminish 3.47 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 – APN: 942-030-011. This proposed project is North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration, TENTATIVELY APPROVE Agricultural Preserve Case No. 220002), ADOPT Resolution No. 2024-057, APPROVE Noise Exception No. 2100003 and APPROVE Plot Plan No. 210132.**

On June 5, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951)955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.ORG).

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

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

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

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

Dated: June 24, 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 June 24, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 210132, NE2100003, AGP220002, RESO. NO. 2024-057

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

SIGNATURE: Cindy Fernandez DATE: June 24, 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 June 24, 2024, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 210132, NE2100003, AGP220002, RESO. NO. 2024-057

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

SIGNATURE: Cindy Fernandez DATE: June 24, 2024  
Cindy Fernandez





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

**Receipt: 24-176891**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202400681
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
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: 24-176891
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 06/25/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400681	
PROJECT TITLE PLOT PLAN NO. 210132, NE2100003, AGP220002, RESO. NO. 2024-057		

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 <b>X</b> <i>I. Tejeda</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Isabel Tejeda</b>
--	--

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION, AGRICULTURAL PRESERVE DIMINISHMENT IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 210132, Noise Exception No. 2100003, Agricultural Preserve Case No. 220002 and Resolution No. 2024-057**: Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Agricultural Preserve Case No. 220002 is a proposal to partially cancel a land conservation contract and diminish 3.47 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 – APN: 942-030-011. This proposed project is North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration, TENTATIVELY APPROVE Agricultural Preserve Case No. 220002), ADOPT Resolution No. 2024-057, APPROVE Noise Exception No. 2100003 and APPROVE Plot Plan No. 210132.**

On June 5, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951)955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.ORG).

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

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

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

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

Dated: June 25, 2024

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

**F I L E D / P O S T E D**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202400681  
06/25/2024 10:06 AM Fee: \$ 0.00  
Page 1 of 1

Removed: By: Deputy



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*Account Number:* 5209148  
*Ad Order Number:* 0011677429  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 06/29/2024  
*Total Amount:* \$565.66  
*Payment Amount:* \$0.00  
*Amount Due:* \$565.66  
*Notice ID:* t7kiUDHutKgGEOhLzSQP  
*Invoice Text:*

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION, AGRICULTURAL PRESERVE DIMINISHMENT IN THE 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, July 9, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Plot Plan No. 210132, Noise Exception No. 2100003, Agricultural Preserve Case No. 220002 and Resolution No. 2024-057: Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Agricultural Preserve Case No. 220002 is a proposal to partially cancel a land conservation contract and diminish 3.47 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 – APN: 942-030-011. This proposed project is North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino in the Third Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors ADOPT a Mitigated Negative Declaration, TENTATIVELY APPROVE Agricultural Preserve Case No. 220002), ADOPT Resolution No. 2024-



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

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011677429

**FILE NO. 0011677429**

## PROOF OF PUBLICATION

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

**06/29/2024**

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

Date: June 29, 2024.

At: Riverside, California



Signature

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION, AGRICULTURAL PRESERVE DIMINISHMENT IN THE 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, July 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 210132, Noise Exception No. 2100003, Agricultural Preserve Case No. 220002 and Resolution No. 2024-057**; Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Agricultural Preserve Case No. 220002 is a proposal to partially cancel a land conservation contract and diminish 3.47 acres from Rancho California Agricultural Preserve No. 7, Map No. 174, as amended by Map No. 295, 350, 489, 531, 549, 668, 816 - APN: 942-030-011. This proposed project is North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration, TENTATIVELY APPROVE Agricultural Preserve Case No. 220002), ADOPT Resolution No. 2024-057, APPROVE Noise Exception No. 2100003 and APPROVE Plot Plan No. 210132.**

On June 5, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951)955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@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.

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

Dated: June 24, 2024  
Kimberly A. Rector, Clerk of the Board

By:  
Cindy Fernandez, Clerk of the Board Assistant  
**The Press-Enterprise**  
**Published: 6/29/24**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – June 5, 2024**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

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

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

3<sup>rd</sup> District  
Olivia Balderrama

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

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

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

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

**1.0 CONSENT CALENDAR:**

**1.1 ADOPTION OF THE REVISED PLANNING COMMISSION CALENDAR - VACATING THE JUNE 19, 2024, MEETING AND ADDING A MEETING JUNE 26, 2024 TO BE HEARD AT 9:00 A.M. IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. RIVERSIDE, CA.**

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 5-0, the Planning Commission took the following actions:

**APPROVED** The revised planning Commission calendar.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 180017 REVISION NO. 01 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Los Panchos Market and Restaurant Inc. – Engineer/Representative: Ross Accounting and Advisory Services c/o Myles Ross – Second Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Lorimer Street, west of Grand Avenue, and south of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P) – **REQUEST:** Conditional Use Permit No. 180017R01 is a request to revise an existing Conditional Use Permit from an ABC License Type 20 (Off-Sale Beer & Wine) to a Type 21 (Off-Sale General) in conjunction with the existing market and restaurant – APNs: 381-221-028, 029, and 030 - Project Planner: Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).**

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 5-0, the Planning Commission took the following actions:

**FOUND** The Project is exempt from the California Environmental Quality Act (“CEQA”); and,

**APPROVED** Conditional Use Permit No. 180017R01, subject to the advisory notification document and conditions of approval.

**4.2 CONDITIONAL USE PERMIT NO. 210241 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15303 and 15061 (b)(3) – Applicant: Ali Salman – Engineer/Representative: Rod Arsalan – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CR) – Location: North of Temescal Canyon Road, east of Coronita Street, and south of Arcadia Street – Zoning: General Commercial (C-1/C-P) – 2.18 gross acres – **REQUEST:** Applicant is proposing the construction of a RV sales lot with a 2,160 sq ft office showroom. The site will consist of four (4) display stalls for RV’s, nine (9) public parking stalls with one (1) ADA, 10 parking spaces total, a showroom, office,**

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 5-0, the Planning Commission took the following actions:

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

**APPROVED** Conditional Use Permit No. 210241, subject to the advisory notification document, and conditions of approval.

**PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024**

restroom, landscaping, trash enclosure, and a six (6) ft tall pilaster fence. APN(s): 279-064-003, 279-064-002, 279-064-001. Project Planner: Jose Merlan at (951)955-0314 or [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

4.3 **CONDITIONAL USE PERMIT NO. 230006 - Intent to Adopt a Mitigated Negative Declaration**, pursuant to the California Environmental Quality Act (CEQA). Applicant: Marianne Cordova Breen Engineer/Representative: Lindsey Engels (Arclogica Architects) - Fifth Supervisorial District - Cherry Valley District - The Pass Area Plan - Community Development: Commercial Retail (CD:CR) - Location: North of Brookside Avenue, south of Cherry Valley Boulevard, east of Nancy Avenue and west of Mountain View Avenue – three (3) parcels totaling 18.44 acres - Zoning: C-1/C-P (General Commercial) - **REQUEST:** Conditional Use Permit No. 230006 proposes to establish a "self-storage and recreational vehicle storage facility" comprised of 10 single-story buildings (ranging in size between 5,060 sq ft and 24,930 sq ft), one (1) single-story administration building (measuring 1,365 sq ft in area), and five (5) detached permanent canopies for the storage of 150 recreational vehicles. The project will require a Lot Line Adjustment (not currently scheduled for consideration) between parcels APN: 405-230-002, 405-230-006, and 405-230-010 (totaling 18.44-acres) to create two (2) sites - one of which is the Project site at 8.27-acres - coupled with demolition of the existing structures located at APN's 405-230-006 and 405-230-010. The existing residence located at APN 405-230-002 will remain – Project Planner: Haide Aguirre at (951) 955-1006 or email at [haguirre@rivoco.org](mailto:haguirre@rivoco.org).

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 5-0, the Planning Commission took the following actions:

**ADOPTED** A Mitigated Negative Declaration (SCH No. 2024040661); and,

**APPROVED** Conditional Use Permit No. 230006 subject to the advisory notification document, and conditions of approval.

4.4 **CHANGE OF ZONE NO. 2200053 – No New Environmental Documentation Required**, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Julie’s Dream Winery, c/o Julie Damewood – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North-east of Calle Contento, south of Vista del Monte, and west of Anza Road – 25 Gross Acres – Current Zoning: Citrus Vineyard (C/V) 10 acre minimum (C/V-10) – Proposed Zoning: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 2200053 is a proposal 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 it is within – APN: 943-210-013 & - 014 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

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

**FIND** That no new environmental document is required; and,

**APPROVE** Change of Zone No. 2200053.

4.5 **PLOT PLAN NO. 210132 & NOISE EXCEPTION NO. 2100003 – Intent to Adopt a Mitigated Negative Declaration** – State Clearinghouse Number: SCH2024041219 – Applicant: Austin Vineyards, c/o Austin Randall – Engineer/Representative: Temecula Valley Winery Management, c/o Roxie Storey – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North of Glenoaks Road, east of Rancho California Road, south of Buck Road, and west of Camino del Vino – 22.33 Gross Acres – Zoning: Wine Country-

**Planning Commission Action:**

Public Hearing: Closed

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

**ADOPT** A Mitigated negative Declaration; and,



**PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024**

Winery (WC-W) – **REQUEST:** Plot Plan No. 210132 is a proposal for the construction and operation of a Class V Winery facility on a 22.33 gross acre lot. The development would consist of two (2) phases of construction. Phase I includes the construction of a 4,506 sq ft winery building, 2,970 sq ft outdoor tasting patio, 4,000 sq ft cellar, and a 2,200 sq ft outdoor production area. Phase II consists of the construction of an event space, which includes a 156-seat ceremony area and a 2,568 square foot outdoor reception area. There are no structures proposed in the event space, only landscaping and paving. Special occasions will not operate at the same time as normal winery business hours. The proposal includes a total of 116 parking spaces, which are disseminated as follows: 89 standard guest parking spaces, including five (5) ADA accessible spaces and three (3) EV spaces; nine (9) parking spaces for employees, including one (1) ADA accessible space; three (3) spaces for limousines; and 24 spaces that can be utilized for overflow parking, if needed. Noise Exception No. 2100003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. – APN: 942-030-011 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**APPROVE** Noise Exception No. 2100003 subject to the advisory notification document, and conditions of approval.

**APPROVE** Plot Plan No. 210132, subject to the advisory notification document and conditions of approval.

4.6 **SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 9, TENTATIVE TRACT MAP NO. 38586 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – EIR 380 – Applicant: D.R. Horton, Dan Boyd – Representative: T & B Planning, Joel Morse – Third Supervisorial District – Winchester Area – Harvest Valley / Winchester Area Plan – Public Facilities (PF) – Location: South of Simpson Road, west of Leon Road, east of La Ventana Road, and north of Olive Road – 16.42 gross Acres – Zoning: Specific Plan (SP 293) Winchester Hills, Planning Area 12 – **REQUEST:** Specific Plan No. 293 and Substantial Conformance No. 9 is a proposal to utilize the current specific plan provisions for Planning Area 12 designated as a school site for the backup purposes of residential development, but to allocate additional units from other planning areas in the specific plan while maintaining the total number of units for the specific plan as 5,354. Tentative Tract Map No. 38586 is a proposal for a Schedule “A” subdivision of a 16.42 gross acres parcel into 77 single-family residential lots, and one (1) open space lot – APN: 461-482-002. Project Planner: Russell Brady at (951)955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).**

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

By a vote of 5-0, the Planning Commission took the following actions:

**CONSIDERED** Addendum No. 10 to certified Environmental Impact Report No. 380; and,

**APPROVED** Specific Plan No. 293 Substantial Conformance No. 9; and,

**APPROVED** Tentative Tract Map No. 38586 subject to the advisory notification document and conditions of approval.

4.7 **GENERAL PLAN AMENDMENT No. 220003, CHANGE OF ZONE No. 2200003, PLOT PLAN No. 220004 and TENTATIVE PARCEL MAP No. 38337 – Intent to Certify an Environmental Impact Report (EIR) – Applicant: Jeremy Mape - Engineer/Representative: T&B Planning c/o., Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing General Plan Designation: Community Development-Medium Density Residential (CD: MDR); Proposed General Plan Designation: Community Development-Light Industrial (CD: LI) – Location: North of Walnut Street, south of Rider Street, east of Vista del Lago, and west of Patterson Avenue – 38.8 gross acres – Existing Zoning Classification: R-1, A-1-1, and R-R-1; Proposed Zoning Classification: Industrial Park (I-P) – **REQUEST:** General Plan**

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

By a vote of 5-0, the Planning Commission took the following actions:

**ADOPTED** Planning Commission Resolution No. 2024-007; and,

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

**PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024**

Amendment No. 220003 is a proposal to change the General Plan land use designation of ±36.0 acres of the project site from CD:MDR to CD:LI. Change of Zone No. 2200003 is a proposal to change the zoning classification of ±36.0 acres of the project site from R-1, A-1-1, and R-R-1 to I-P. Tentative Parcel Map No. 38337 is a proposal to consolidate the existing eight (8) parcels into one (1) ±36.0-acre parcel, which will include roadway cul-de-sacs, two streets (Wildwood Lane and Sunny Canyon Street), and a dedication for public road improvements along the project site’s frontages. Plot Plan No. 220004 is a proposal to entitle Parcel 1 for an industrial development with a 591,203 sq ft shell building consisting of 7,300 sq ft office space, 7,300 sq ft mezzanine office space, and 576,603 sq ft warehouse space. Other features 84 truck docking doors, 115 truck trailer stalls, 359 parking stalls, frontage improvements along Patterson Avenue, Walnut Street, and Rider Street – APNs: 317-210-006, 008, 010, 011, 018, 022, 023, and 024. Project Planner: Tim Wheeler at (951) 955-6060 or via email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**CERTIFY** Environmental Impact Report SCH No. 2022120110 for Environmental Assessment No. 220007; and,

**TENTATIVELY APPROVE** General Plan Amendment No. 220003; and,

**TENTATIVELY APPROVE** Change of Zone No. 2200003; and,

**APPROVE** Tentative Tract Map No. 38337 subject to the advisory notification document and conditions of approval; and,

**APPROVE** Plot Plan No. 220004 subject to the advisory notification document and conditions of approval.

**5.0**

**WORKSHOPS:**

- 5.1 General Plan Amendment No. 1207 (Winchester Community Plan) includes the proposed changes; 1) The expansion of the existing Winchester Policy Area from approximately 287 acres to approximately 23,153 acres of land within the General Plan’s Harvest Valley/Winchester Area Plan. 2) Amending the boundaries of the General Plan’s Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans so that the expanded Winchester Policy Area falls within the limits of the Harvest Valley/Winchester Area Plan only. 3) Revising land use designations within the expanded Winchester Policy Area, including Foundation Component amendments. Approximately 227 parcels totaling 1,480 acres require Foundation Component Amendments that include changes from the Rural and Rural Community components to the Community Development component. The project site is located within the southwestern portion of the County of Riverside (County). 4) Revision to the Highway 79 Policy Area. The project area is surrounded by unincorporated County land and the city of Hemet to the north and east, unincorporated County land and the cities of Murrieta and Temecula to the south, and the cities of Murrieta and Menifee to the west. The project area is almost entirely within the General Plan’s Highway 79 Policy Area (Approximately 50,061 acres) boundary.

**Planning Commission Action:**

Public Hearing: Closed

Item presented.

**6.0 PUBLIC COMMENTS:**

**NONE**

**7.0 DIRECTOR’S REPORT:**

**8.0 COMMISSIONER’S COMMENTS:**

**ADJOURNMENT: 1:10pm**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.4

(ID # 24922)

**MEETING DATE:**

**Wednesday, June 05, 2024**

**SUBJECT:** CHANGE OF ZONE NO. 2200053 – No New Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Julie’s Dream Winery, c/o Julie Damewood – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: North-east of Calle Contento, south of Vista del Monte, and west of Anza Road – 25 Gross Acres – Current Zoning: Citrus Vineyard (C/V) 10 acre minimum (C/V-10) – Proposed Zoning: Wine Country – Winery (WC-W) – REQUEST: Change of Zone No. 2200053 is a proposal 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 it is within – APN: 943-210-013 & - 014 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	CZ2200053
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):	943-210-013 & 943-210-014
Continued From:	



John Hildebrand, Planning Director

5/2/2024

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 2200053 (CZ2200053)** is a proposal 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 it is within.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The Project is located within the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Wine District. The Project site is located north-east of Calle Contenido, south of Vista del Monte, and west of Anza Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

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

**APPROVE CHANGE OF ZONE NO. 2200053**, to amend the zoning classification of the Project site from Citrus Vineyard, 10 acre minimum (C/V-10) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**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	
North:	Agriculture (AG)



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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East:	Agriculture (AG)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Citrus/Vineyard, 10 acre minimum (C/V-10)
Proposed Zoning Classification:	Wine Country – Winery (WC-W)
Surrounding Zoning Classifications	
North:	Wine Country – Winery (WC-W)
East:	Citrus/Vineyard, 20 acre minimum (C/V-20)
South:	Wine Country – Winery (WC-W)
West:	Citrus/Vineyard, 10 acre minimum (C/V-10)
Existing Use:	Winery and Agriculture
Surrounding Uses	
North:	Residential
East:	Residential
South:	Vacant Land
West:	Residential & Vacant Land

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes, Rancho California No. 22, Map No. 365
Liquefaction Area:	Moderate
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	High/Moderate - SRA
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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Airport Influence Area (AIA):	No
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**PROJECT LOCATION MAP**



**PROJECT BACKGROUND AND ANALYSIS**

**Background**

The subject site is currently improved with an existing winery that was approved under Plot Plan No. 20549 on December 12, 2005. The entitlement permitted the conversion of an existing barn into a 2,000 square foot commercial winery with retail wine sales, a tasting room, and a barrel storage room. Four parking spaces were created to accommodate the 180 square foot tasting room open to the public.

In 2014, the Board of Supervisors adopted the Temecula Valley Wine Country Community Plan, which consisted of revisions to the General Plan, updated design guidelines, and created new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the zoning classification of the parcels within the Policy Area were not changed. Therefore, zoning consistency changes are a necessary part of the development process for those parcels impacted by the Community Plan.

On January 2, 2023, the applicant, Julie Damewood, submitted Change of Zone No. 2200053 (CZ2200053) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Citrus/Vineyard, 10 acre minimum (C/V-10) to Wine

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District.

*Current Site Characteristics*

The properties are currently being utilized for the operation of an existing winery, as well as for residential and agricultural purposes. The applicant underwent processing Certificate of Parcel Merger No. 220005 (CPM220005) to combine the two subject sites involved in the winery operations into one, contiguous lot. The combined acreage of the subject sites is now approximately 25 gross acres. The current Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

*General Plan Consistency*

The Project's existing General Plan Land Use Designation is Agriculture (AG). This designation has been established to help conserve productive agricultural lands within the county, which includes row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. In addition, the Project site is located within the Temecula Valley Wine Country – Winery District Policy Area of the Southwest Area Plan. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The proposed WC-W zone is considered "highly consistent" with the AG designation, and, therefore, the proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan. This is further detailed in the Land Use Findings below.

*Zoning and Development Standards*

The current zone classification for the property is Citrus Vineyard, 10 acre minimum (C/V-10). The Project is proposing CZ2200053 to change the subject site's current zone classification to Wine Country-Winery (WC-W). The change of zone proposal brings the subject site into consistency with the Temecula Valley Wine Country Policy Area – Winery District. With approval of the change of zone, the property would be subject to the development standards outlined in Article XIVd Section 14.93 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the WC-W zoning classification, which is further detailed in the Development Standard Findings below.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings**

1. The Project site has a General Plan Foundation Component and a Land Use Designation of Agriculture (AG). The AG designation was established to help conserve productive agricultural lands within the county; including, but not limited to, row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan, as the proposed WC-W zone would continue to align with the uses allowed within the AG designated area. The Project will continue to support the goals and policies of the land use designation by encouraging the retention of agriculturally designated lands where agricultural activity can be sustained at an operational scale (LU 20.1).
2. Subject to the approval of Change of Zone No. 2200053, the Project site would have a zoning classification of WC-W, which is highly consistent with the Riverside County General Plan Land Use Designation of AG. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 14.93 (WC-W Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project is located within the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan (SWAP) of the General Plan. The primary purpose of the Winery District is to promote the establishment of commercial activities that support tourism while ensuring long-term viability of the wine industry. CZ2200053 would create consistency

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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with the Wine Country Policy Area, thus allowing for the continued operation of the existing winery on-site, as well as allow for the development of uses in the future that are consistent with both the SWAP and the General Plan.

4. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed WC-W zone. The subject property is currently located within the Winery District of the Temecula Valley Wine Country Policy Area, and, as such, it is surrounded by other existing wineries along Calle Contento. The uses permitted on these properties are either similar and/or compatible uses to those permitted in the WC-W zone. Therefore, the Project would be compatible with the surrounding area and with the General Plan Foundation Component, Land Use Designation, and Policy Area.

**Change of Zone Findings**

1. As detailed above in the Land Use Findings, the current zoning applied to the parcel is not fully consistent with the General Plan. The proposed Change of Zone would correct prior inaccuracies and would provide for zoning consistency on the subject parcel with the General Plan. The proposed zone would accurately reflect the project's respective location within the Winery District of the Temecula Valley Wine Country Policy Area and the Southwest Area Plan (SWAP) of the General Plan.

**Other Findings**

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor is it located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
3. It was determined that the Project has already been evaluated under CEQA and no new environmental document is needed, therefore AB52 is not required.
4. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655. Implementing projects within the Specific Plan will be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The Project site is located within, or partially within, the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). However, the subject site is

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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already improved with an existing winery, and there is no proposed grading or construction. Therefore, no additional fees are required for SKR.

**Fire Findings**

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. The Project does not propose any new development at this time; therefore, no notification is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.
  - a. Fire protection and suppression services will be available for the Project through Riverside County Fire Department Station No. 95 located at 32131 South Loop Ranch, approximately 2.4 miles north-west of the subject site.
  - b. The subject site currently meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. No new development is currently proposed with this Project. If any future entitlement is applied for, further Fire Department review would be provided, along with any conditions for the proposed use.

**Conclusion**

For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. 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 1,000 feet of the Project site, and on-site noticing was present on the property for at least 14-days prior to the hearing date. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating either support or opposition to the proposed Project.

**ATTACHMENTS:**

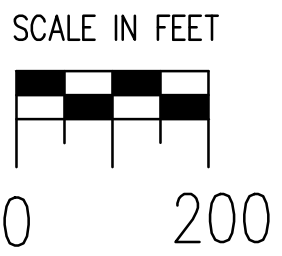
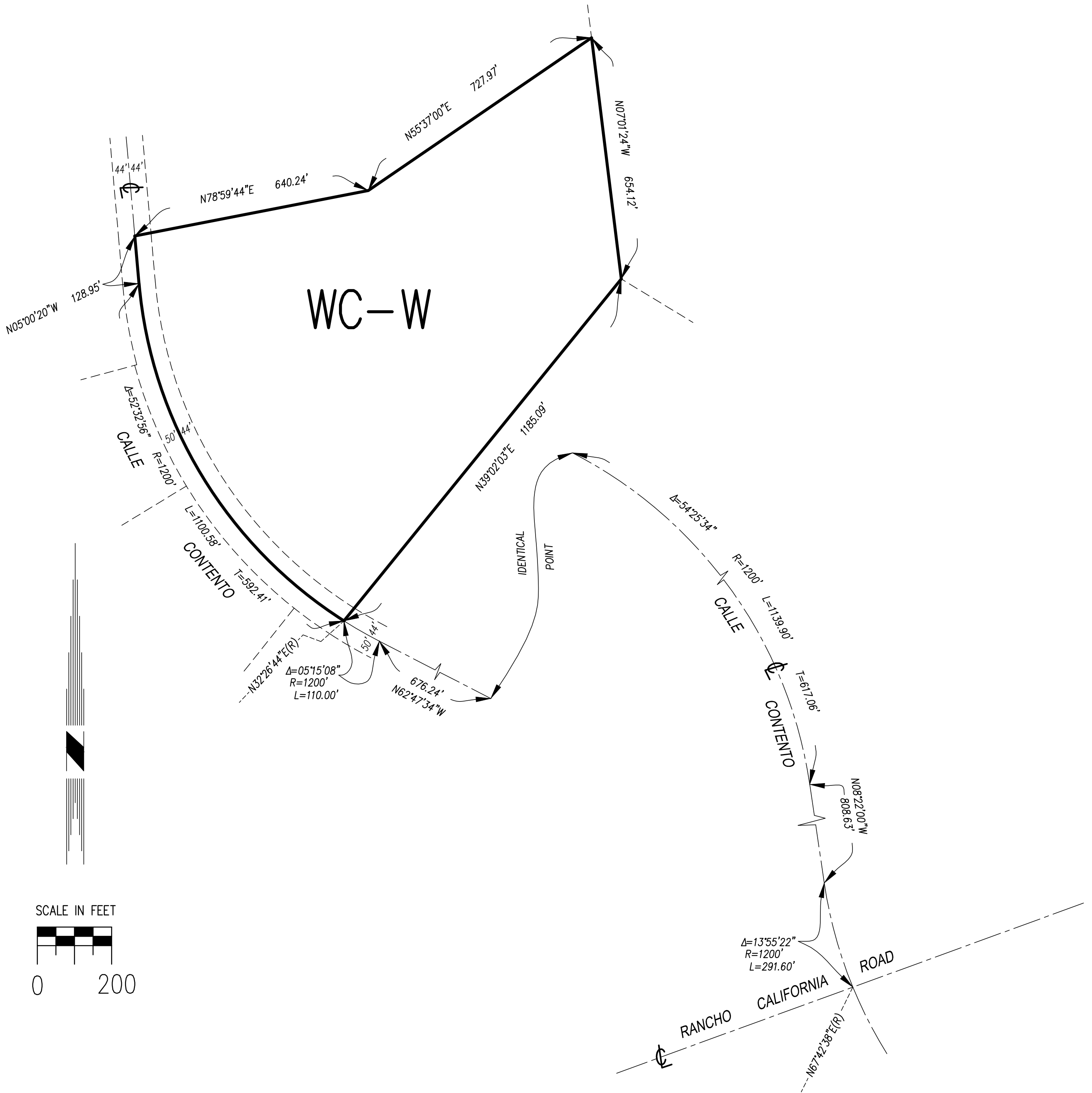
**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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- A. CHANGE OF ZONE NO. 2200053 EXHIBIT**
- B. GIS MAPS**
- C. ENVIRONMENTAL DETERMINATION – NOD**
- D. RADIUS MAP & MAILING LABELS**



RANCHO CALIFORNIA AREA  
 SEC. 27, T.7S., R.2W. 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. 2200053

ADOPTED BY ORDINANCE NO. 348. \_\_\_\_\_

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS



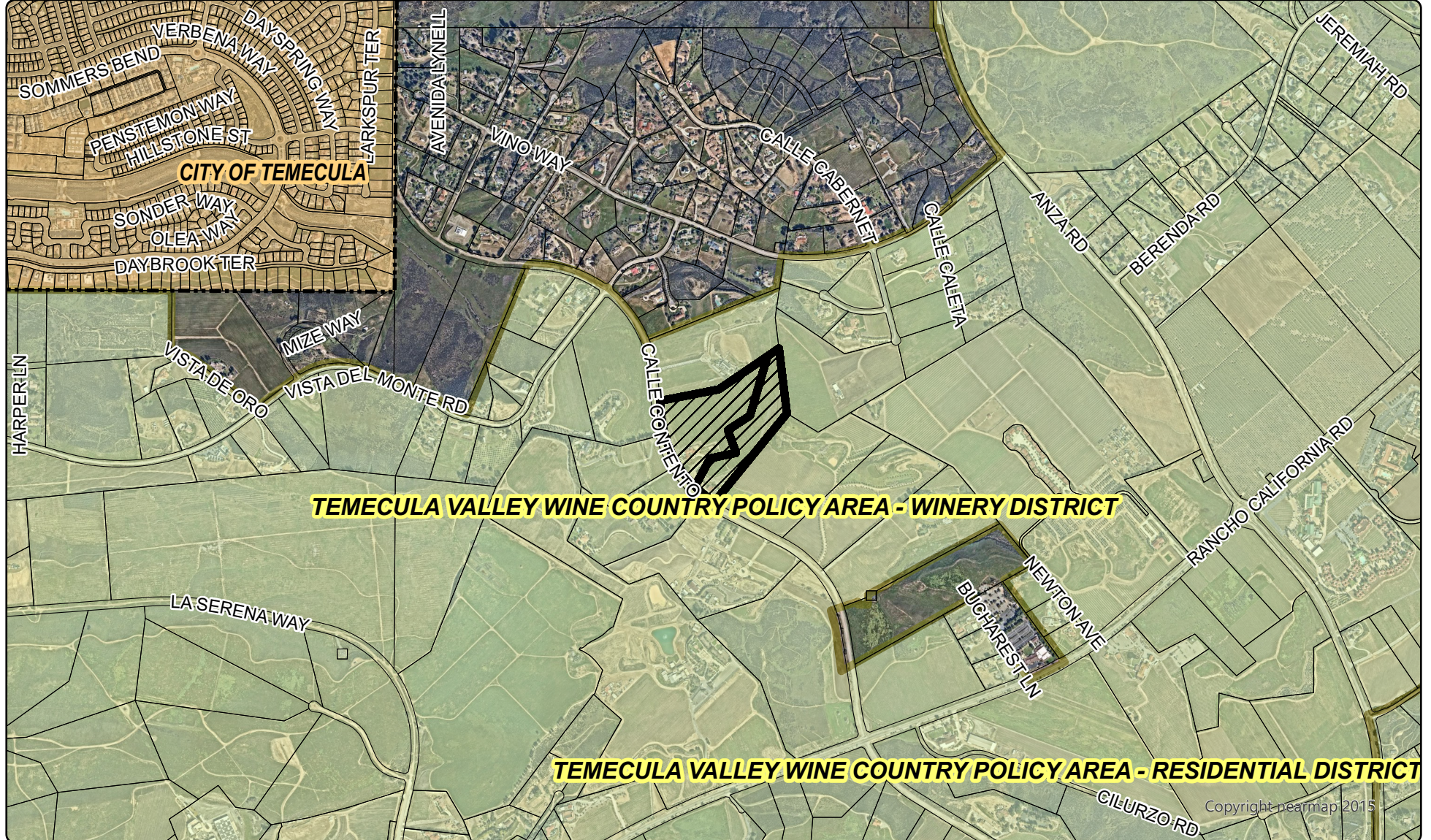
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200053

VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

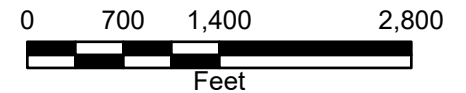
Date Drawn: 4/17/2024  
Vicinity Map



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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfma.org>





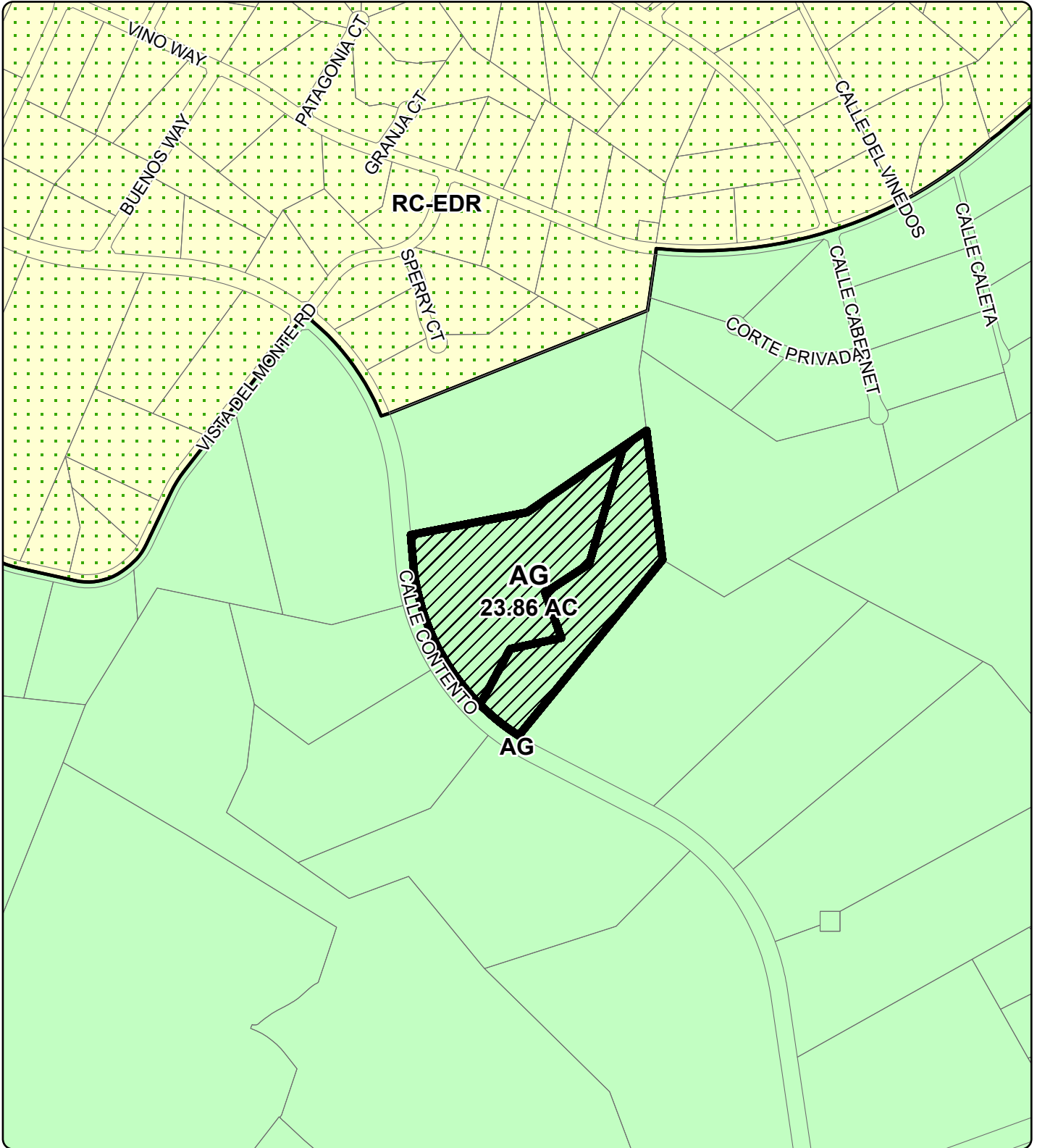
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200053

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 4/17/2024  
Exhibit 5



Zoning Area: Rancho California

Author: Karen Jordan

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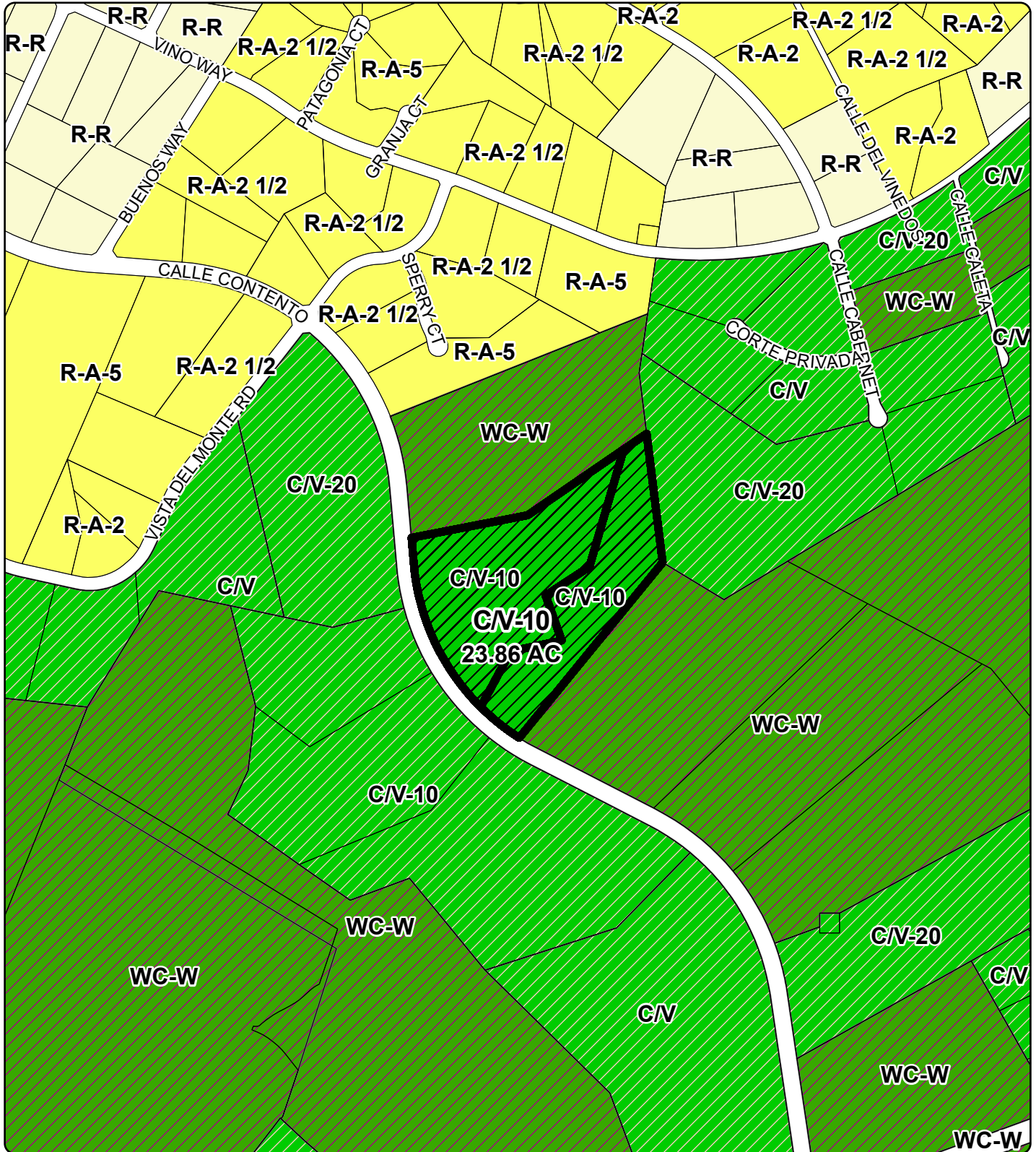
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200053

EXISTING ZONING

Supervisor: Washington  
District 3

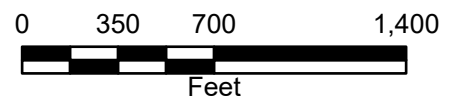
Date Drawn: 4/17/2024  
Exhibit 2



Zoning Area: Rancho California

Author: Karen Jordan

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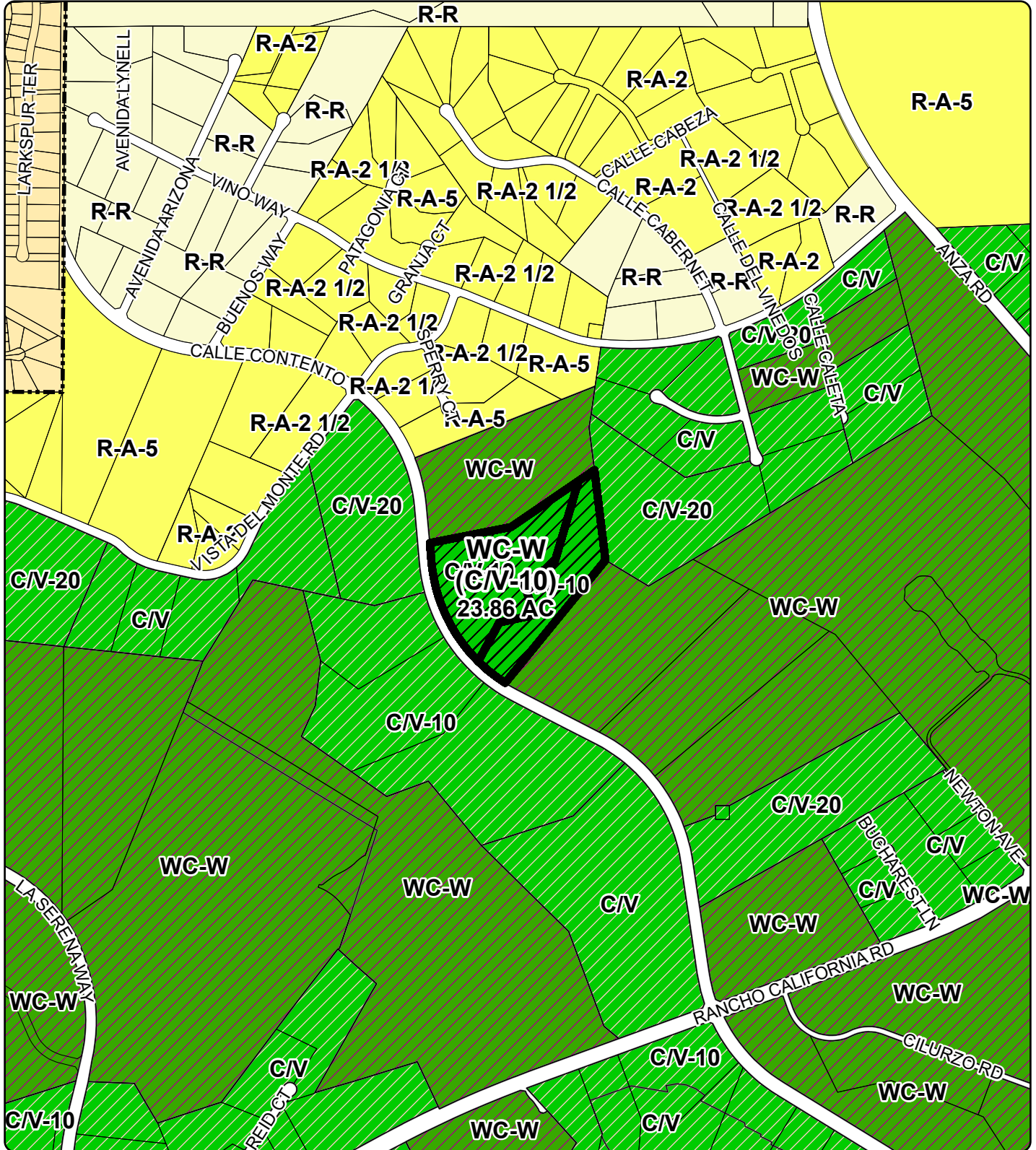
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200053

PROPOSED ZONING

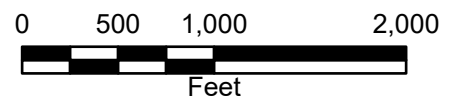
Supervisor: Washington  
District 3

Date Drawn: 4/17/2024  
Exhibit 3



Zoning Area: Rancho California

Author: Karen Jordan



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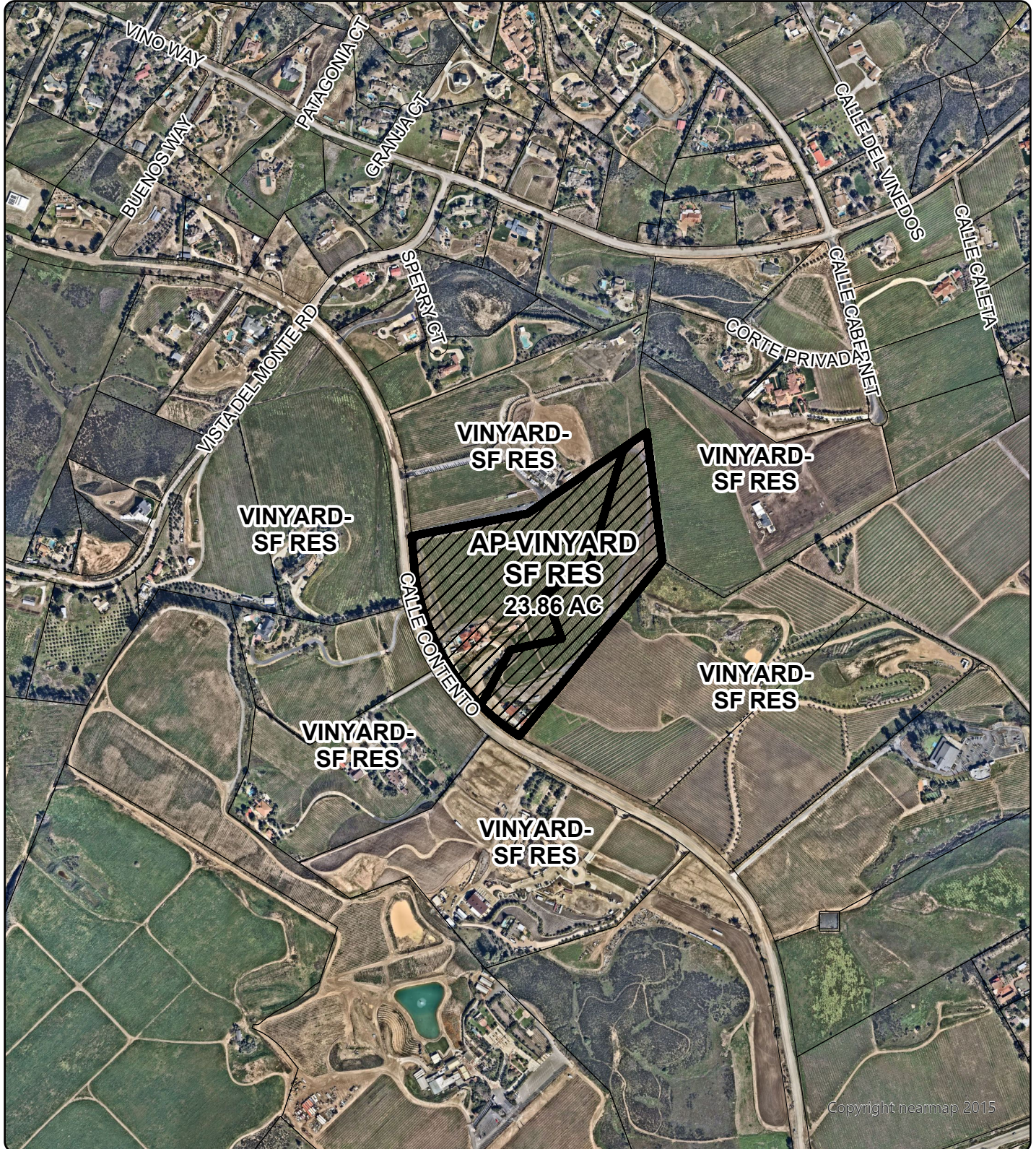
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200053

LAND USE

Supervisor: Washington  
District 3

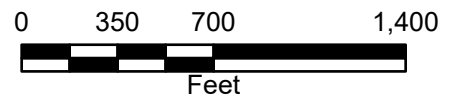
Date Drawn: 4/17/2024  
Exhibit 1



Zoning Area: Rancho California

Author: Karen Jordan

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
Planning Director

## NOTICE OF DETERMINATION: FINDING OF CONSISTENCY

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

**Project Title/Case No.:** Change of Zone No. 2200053

**Project Location:** 943-210-013 & -014

**Project Description:** Change of Zone No. 2200053 (CZ2200053) is a proposal 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 it is within.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Julie Damewood, 39820 Calle Contento Temecula, CA 92591

**Consistency Status:** No Further Enviro Doc Required, pursuant to CEQA Guidelines, Section 15162 (Subsequent EIRs & Negative Declarations)

**Reasons why project is consistent:**

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.

Kathleen Mitchell

*County Contact Person*

Signature

(951) 955 – 6836

*Phone Number*

Urban Planner IV

Title

5/2/24

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_





943120018  
WILLIAM L. OWEN  
39701 CALLE CONTENTO  
TEMECULA CA 92591

943120019  
JOHN C. BRODERSEN  
39847 CALLE CONTENTO  
TEMECULA CA 92591

943120046  
KPC MT PALOMAR REALTY  
9 KPC PARKWAY STE 301  
CORONA CA 92879

943120047  
PELTZER FAMILY TRUST OF 2001  
2551 N SANTIAGO ST  
SANTA ANA CA 92706

943130009  
DAVID LEE BRADLEY  
33133 VISTA DEL MONTE RD  
TEMECULA CA 92591

943130010  
KLEINER FAMILY TRUST DTD 10/31/1983  
216 N GLENROY AVE  
LOS ANGELES CA 90047

943190002  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

943190021  
VIET DUC BE  
869 DOROTHEA RD  
LA HABRA HEIGHTS CA 90631

943190026  
VIET DUC BE  
869 DOROTHEA RD  
LA HABRA HEIGHTS CA 90631

943190029  
PETER J. BUCK  
33625 VINO WAY  
TEMECULA CA 92591

943190030  
YODER FAMILY TRUST DATED 03/22/2006  
33667 VINO WAY  
TEMECULA CA 92591

943190031  
OWEN JERRI F IRREVOCABLE TRUST DATED  
12/20/2021  
39701 CALLE CONTENTO  
TEMECULA CA 92591

943190033  
DONATI MARK C FAMILY TRUST DATED  
3/2/2007 AS AMENDED & RESTATED  
39581 SPERRY CT  
TEMECULA CA 92591

943190034  
ANTONY CHANDLER  
40124 SPERRY CT  
TEMECULA CA 92591

943210005  
EDAM  
40205 CALLE CABERNET  
TEMECULA CA 92591

943210007  
33805 VINO WAY  
TEMECULA CA 92591

943210008  
EDAM  
40205 CALLE CABERNET  
TEMECULA CA 92591

943210009  
EDAM  
40205 CALLE CABERNET  
TEMECULA CA 92591

943210010  
DUBOTS FAMILY TRUST DTD 04/03/1999  
RESTATED 3/18/2020  
33775 CORTE PRIVADA  
TEMECULA CA 92591

943210012  
HARSHADRAY D. PATEL  
39730 CALLE CONTENTO  
TEMECULA CA 92591

943210013  
JULIES DREAM VINEYARD WINERY &  
DISTILLERY  
PO BOX 891707  
TEMECULA CA 92589

943210014  
JULIES DREAM VINEYARD WINERY &  
DISTILLERY  
PO BOX 891707  
TEMECULA CA 92589

943230008  
CARTER ESTATE WINERY & RESORT  
3719 S PLAZA DR  
SANTA ANA CA 92704

943240005  
RAUL E. RAMIREZ  
440 W MARKHAM ST  
PERRIS CA 92571

943240006  
RAMIREZ RAUL ESTRELLA TRUST DTD  
07/14/16  
32950 MARIUS WAY  
WINCHESTER CA 92596