

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



ITEM: 21.3
(ID # 25655)

MEETING DATE:

Tuesday, July 30, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200055 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022 - District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director 7/24/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5021 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 30, 2024
xc: Planning, COBCF/AB/DL

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

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. 2200055**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Wine Country-Residential (WC-R) 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. 348.5021** amending the zoning in the Rancho California Area shown on Map No. 2.2501, Change of Zone No. 2200055 attached hereto and incorporated herein by reference.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Funded 100%			Budget Adjustment:	No
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

Background

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

On November 22, 2022, the applicant, E – Three LLC, submitted Change of Zone No. 2200055 (CZ2200055) to the County of Riverside for consideration. The applicant proposes to change the subject site’s zoning classification from Rural Residential, (R-R) to Wine Country-Residential (WC-R) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Residential District.

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

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

Applicant Funded 100%.

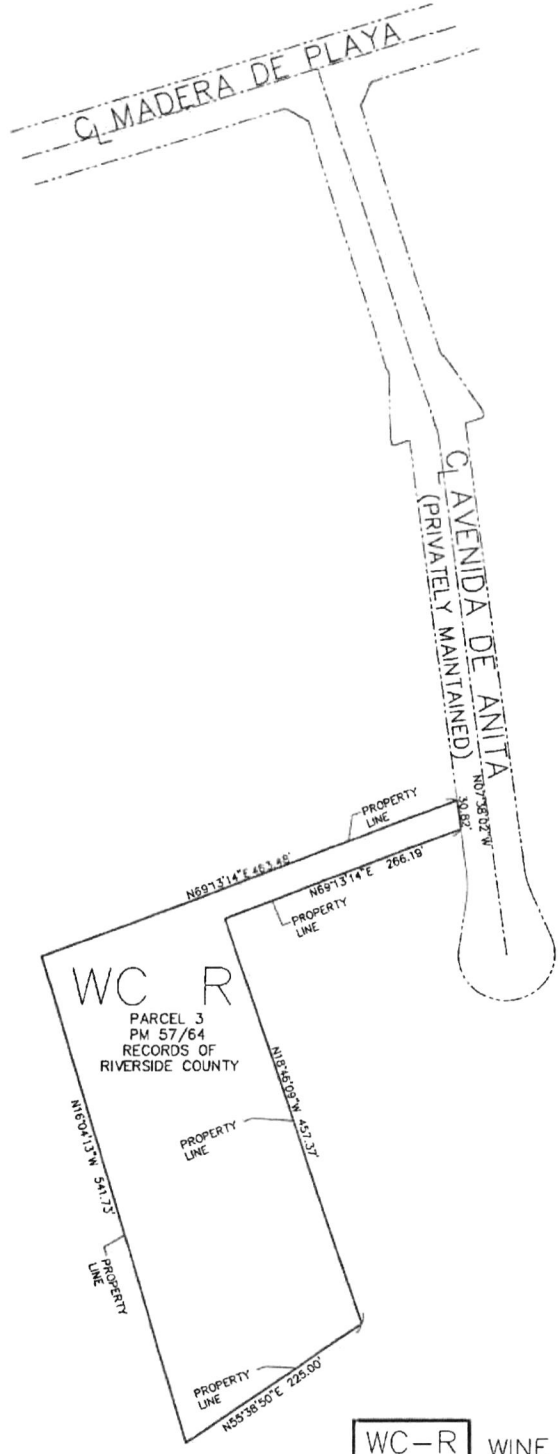
ATTACHMENTS:

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348.5021**
- D Change of Zone Map Exhibit**
- E GIS Exhibits**
- F Radius Map Exhibits**
- G Mailing Label Exhibits**


Jason Farin, Principal Management Analyst 7/25/2024

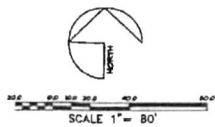

Aaron Gettis, Chief of Deputy County Counsel 7/24/2024

RANCHO CALIFORNIA AREA
SECTION 34 TOWNSHIP 7S RANGE 2W RHO



WC-R WINE COUNTRY RESIDENTIAL

MAP NO. 2.2501
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2200055
ADOPTED BY ORDINANCE NO. 348.5021
DATE: July 30, 2024
RIVERSIDE COUNTY BOARD OF SUPERVISORS





John Hildebrand
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: July 30, 2024
TO: Board of Supervisors
FROM: Joseluis Aparicio, Project Planner
RE: Item 21.3 – Public Comments

Since completion of the staff report package, staff has received public comments in opposition and in support of the project. Those comments are attached along with staff's responses to the comments.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

From: cathy olszewski <cathyolszewski@gmail.com>
Sent: Monday, July 29, 2024 6:57 PM
To: Aparicio, Joseluis
Subject: Re: Change of zone number 2200055 and adopt ordinance no 348.5021

I will be working

On Mon, Jul 29, 2024 at 4:25 PM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Hi Cathy,

This has been received. Will you be attending the public hearing tomorrow?

Joseluis Aparicio

Riverside County Planning

[4080 Lemon Street 12th Floor](#)

[Riverside, CA 92501](#)

951-955-6035



How are we doing? [Click the link to tell us](#)

From: cathy olszewski <cathyolszewski@gmail.com>
Sent: Monday, July 29, 2024 4:03 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Re: Change of zone number 2200055 and adopt ordinance no 348.5021

As I stated in my previous email, my husband and I do not want this change. You have not given me any benefits of the change. We are opposing the re-zoning. Please add my opposition to the county records.

Good Day

Catherine Olszewski

On Mon, Jul 29, 2024 at 10:36 AM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Good Morning,

This change of zone is proposing a change from Rural – Residential (R-R) to Wine Country Residential (WC-R) to bring the subject site into compliance with the standards of the Temecula Valley Wine

Country Policy Area – Residential District that it is within.

I've linked the section of the ordinance for allowed uses there. Most are by right agricultural uses but the more intense ones are conditionally permitted uses with plot plan that would be reviewed and conditioned by planning and other county agencies/departments prior to approval.

Regarding the concerns.

1. Pesticides: The spraying of pesticides is not a part of the scope of this change of zone. However, the property would still be subject to any state regulations regarding pesticides.
2. Avenida de Anita is a single road: This change of zone being brought to the board tomorrow is not proposing any conditionally permitted uses along with the change of zone. If future development does occur then note that conditionally permitted uses with a plot plan are reviewed and conditioned to provide off-site improvements.

3. This change of zone is not proposing industrial development on this site. It is proposing a change of Zone from Rural Residential (R-R) to Wine Country Residential WC-R to bring the subject site into compliance with the standards of the Temecula Valley Wine_Country Policy Area – Residential District that it is within.

Joseluis Aparicio

Riverside County Planning

[4080 Lemon Street 12th Floor](#)

[Riverside, CA 92501](#)

951-955-6035



How are we doing? [Click the link to tell us](#)

From: cathy olszewski <cathyolszewski@gmail.com>

Sent: Saturday, July 27, 2024 6:05 PM

To: Clerk of the Board <COB@RIVCO.ORG>; Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of zone number 2200055 and adopt ordinance no 348.5021

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Greetings

I am a resident of 41936; Avenida De Anita. I am against the zone change of 2200055 and adopt ordinance no., 348.5021

Here are my concerns

1. Spraying of pesticides: There are 7 houses on Avenida de Anita, 6 of which people live in full time with family of all ages. I have witness pesticide spraying in the last 4 weeks of the vineyard.
2. Avenida de Anita is a single road meaning only one car can drive on the road at a time. The width of the road is more narrow than my driveway. Cars driving in different directions cannot pass each other. Any increase in traffic will put car and driver at risk.
3. Finally, Avenida de Anita is a quiet, rural street with 6 homes and one Air B&B. Opening the road to more industrial development ruins the small area. Business of Wine Country needs to remain in more open areas and NOT next to single family homes.

Thank you for your time and consideration of my request not to change the zone.

Catherine Olszewski

[41936 Avenida de Anita](#)

[Temecula, Ca. 92592](#)

951/743-6442

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

From: Aparicio, Joseluis
Sent: Monday, July 29, 2024 10:40 AM
To: Frank Bustos
Subject: RE: Change of Zoning No. 2200055
Attachments: [WC-R Uses per Ordinance No. 348.pdf](#)

Hi Mr. Busto,

The Change of Zone is only going to change the zone on the property addressed as 41923 Avenida De Anita Temecula, CA 92592. It is not proposing to Change the Zone at 41960 Avenida De Anita, Temecula, CA. 92592.

This change of zone is proposing a change from Rural – Residential (R-R) to Wine Country Residential (WC-R) to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Residential District that it is within.

I've linked the section of the ordinance for allowed uses there. Most are by right agricultural uses but the more intense ones are conditionally permitted uses with plot plan that would be reviewed and conditioned by planning and other county agencies/departments prior to approval.

Joseluis Aparicio
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6035



How are we doing? [Click the link to tell us](#)

From: Frank Bustos <frank.bustos@me.com>
Sent: Sunday, July 28, 2024 11:17 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Change of Zoning No. 2200055

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi Joseluis,

My name is Frank Busto and I live in 41960 Avenida De Anita, Temecula, CA. 92592. I received a notice for the Public Hearing on Change of Zone No. 2200055 and Adoption of Ordinance No. 348.5021. We are planning on attending the Tuesday meeting at 10AM but would like to ask you a question that is our main concern in order for us to know if attending the hearing is necessary. We purchased this property with the intention to build a second dwelling for my mom and or mother in-law in 2025. I'm not unclear

what will be the changes, can you share more details with me here or the details being discussed / announced in the meeting Tuesday 10AM?

I'm mostly concern about the zoning being changed to where is till prohibit me from building a second dueling. Can you advise is this will be affecting if the change of zoning was to be approved?

Thanks for your time and have a great week,
Frank Bustos
939-241-5888



RIVERSIDE COUNTY PLANNING DEPARTMENT

31

John Hildebrand
Planning Director

Hearing Date: July 30, 2023

To: Clerk of the Board of Supervisors

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

Subject: Change of Zone No. 2200055

MinuteTraq #: 25465

Project Description:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200055 (CZ2200055) and ADOPTION OF ORDINANCE No. 348.5021- No New Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:

(3rd Dist) Press Enterprise

APR 26 PM 1:11

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 # 25465)

MEETING DATE:
Tuesday, July 30, 2024

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)

SUBJECT: CHANGE OF ZONE NO. 2200055 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

RECOMMENDED MOTION: That the Board of Supervisors:

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. 2200055, to amend the zoning classification of the Project site from Rural Residential (R-R) to Wine Country-Residential (WC-R) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors

ADOPT ORDINANCE NO. 348.502 amending the zoning in the Rancho California Area shown on Map No. **2.250** Change of Zone No. 2200055 attached hereto and incorporated herein by reference **2.2501**

ACTION:Policy

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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Funded 100%			Budget Adjustment:	No
			For Fiscal Year:	YY/YY

C.E.O. RECOMMENDATION: Approve

Background

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

On November 22, 2022, the applicant, E – Three LLC, submitted Change of Zone No. 2200055 (CZ2200055) to the County of Riverside for consideration. The applicant proposes to change the subject site’s zoning classification from Rural Residential, (R-R) to Wine Country-Residential (WC-R) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Residential District.

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

Applicant Funded 100%

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

ATTACHMENTS:

- A Planning Commission Report of Actions**
- B Planning Commission Staff Report**
- C Ordinance No. 348. 5021**
- D Change of Zone Map Exhibit**
- E GIS Exhibits**
- F Radius Map Exhibits**
- G Mailing Label Exhibits**



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

July 1, 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. 2200055 AND ADOPTION OF
ORDINANCE NO. 348.5021

To Whom It May Concern:

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

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY RECTOR, CLERK OF THE BOARD

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **Approve Change of Zone No. 2200055 and Adoption of Ordinance No. 348.5021.** Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022. This proposed project is located North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED, APPROVE CHANGE OF ZONE NO. 2200055 and ADOPT ORDINANCE NO. 348.5021.**

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG.

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

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

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

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

Dated: July 1, 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 July 1, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200055, ADOPTION OF ORDINANCE NO. 348.5021

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 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: July 1, 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 July 1, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200055, ADOPTION OF ORDINANCE NO. 348.5021

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 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: July 1, 2024
Cindy Fernandez

951080009
AZIZ S. POULLATH
41825 CALLE CABRILLO
TEMECULA CA 92592

951080012
LESLIE LEMONT LINKOGLE
41720 CALLE CABRILLO
TEMECULA CA 92592

951080018
JAMES E. ALLMON
41950 CALLE CABRILLO
TEMECULA CA 92592

951080019
CYNTHIA L. HODGES
41970 CALLE CABRILLO
TEMECULA CA 92592

951080020
KRUSE FAMILY TRUST DATED 11/20/2019
41815 AVENIDA DE ANITA
TEMECULA CA 92592

951080022
E-THREE
26552 MAHONIA WAY
MURRIETA CA 92562

951080023
LINDA L. DOUGLAS
40920 ANZA RD
TEMECULA CA 92592

951080024
JESSE A. PIRSCHER
41930 CALLE CABRILLO
TEMECULA CA 92592

951080031
CHATEAU BLANC VINEYARD ESTATE
41821 CALLE CABRILLO
TEMECULA CA 92592

951080032
JENNIFER BROCK
33171 MADERA DE PLAYA
TEMECULA CA 92592

951080033
PATRICK S. MULVEY
41714 AVENIDA DE ANITA
TEMECULA CA 92592

951080034
NORMAN GERALD JOHN LIVING TRUST
DATED 07/25/2018
41733 CAMINO LORADO
TEMECULA CA 92592

951080035
SHERBECK LIVING TRUST
26465 LA TRAVIATA
LAGUNA HILLS CA 92653

951080036
THEODORE OLSZEWSKI
41936 AVENIDA DE ANITA
TEMECULA CA 92592

951080037
FRANCISCO BUSTOS
41960 AVENIDA DE ANITA
TEMECULA CA 92592

951080044
KATHRYN J. ADAMS
11651 FREDRICK
GARDEN GROVE CA 92840

951080045
TERRI LEE MILTENBERGER
33333 MADERA DE PLAYA
TEMECULA CA 92592

951090025
CHRIS VALLEJOS
19 BREEZE AVE NO 6
VENICE CA 90291

951090039
ROBERT W. MADDISON
33391 MADERA DE PLAYA
TEMECULA CA 92592

951120017
GABRIEL PAUL QUINTANILLA
41175 MESA VERDE CIR
TEMECULA CA 92592

951120018
VHMA FAMILY TRUST 7/17/17
31805 TEMECULA PKY STE 216
TEMECULA CA 92592

951280001
TELESZ FAMILY LIVING TRUST 12/6/18
33444 PAUBA RD
TEMECULA CA 92592

951280002
CHUNG CHIH TSAI
9176 SARA RIVER CIR
FOUNTAIN VALLEY CA 92708

951280003
KERSTIN J. VANZANTEN
33530 PAUBA RD
TEMECULA CA 92592

951280004
EDIK ESMAILIAN
33620 PAUBA ROAD
TEMECULA CA 92592

951280005
DAVID J. ORTIZ
33670 PAUBA RD
TEMECULA CA 92592

951280006
JACK EUGENE SPREIER
33754 PAUBA RD
TEMECULA CA 92592

965230001
DYLAN FARMER
33565 PAUBA RD
TEMECULA CA 92592

965230002
NEGIN STERN
41282 VIA DEL MONTE
TEMECULA CA 92592

965240005
SPAIN FAMILY TRUST DTD 9/22/23
41636 CHABLIS CT
TEMECULA CA 92591

965240006
CALLI J. WEAVER
33631 PAUBA RD
TEMECULA CA 92592



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

Receipt: 24-188110

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202400719
	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:
 24-188110
 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 07/01/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400719	
PROJECT TITLE CZ2200055, ORD. NO. 348.5021		

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
-----------------------------------	--

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **Approve Change of Zone No. 2200055 and Adoption of Ordinance No. 348.5021.** Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022. This proposed project is located North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED, APPROVE CHANGE OF ZONE NO. 2200055 and ADOPT ORDINANCE NO. 348.5021.**

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG.

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

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

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

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

Dated: July 1, 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-202400719
07/01/2024 04:12 PM Fee: \$ 0.00
Page 1 of 1

Removed: By: Deputy


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(951) 368-9229
neller@scng.com

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

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011679044
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	07/19/2024
<i>Total Amount:</i>	\$458.64
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$458.64
<i>Notice ID:</i>	M5Rqb8fwYWddd0t1WIDo
<i>Invoice Text:</i>	NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, THIRD SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 30, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to Approve Change of Zone No. 2200055 and Adoption of Ordinance No. 348.5021. Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022. This proposed project is located North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita in the Third Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED, APPROVE CHANGE OF ZONE NO. 2200055 and ADOPT ORDINANCE NO. 348.5021. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the

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

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011679044

FILE NO. 0011679044

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:

07/19/2024

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

Date: July 19, 2024.
At: Riverside, California



Signature

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **Approve Change of Zone No. 2200055 and Adoption of Ordinance No. 348.5021.** Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country - Residential (WC-R). 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 - Residential District that it is within - APN: 951-080-022. This proposed project is located North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED, APPROVE CHANGE OF ZONE NO. 2200055 and ADOPT ORDINANCE NO. 348.5021.**

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT (951) 955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document.

Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

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

Dated: July 1, 2024
Kimberly A. Rector, Clerk of the Board

BY: Cindy Fernandez, Clerk of the Board Assistant

The Press-Enterprise
Published: 7/19/24

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011684951

Customer's Reference Adoption Ord. No. 348.5021
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 08/05/2024

Amount: \$1,036.00

Payment Amount: \$0.00

7/20
21.3

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5021
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and East Corona Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2501, Change of Zone Case No. 2200055" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect thirty 30 days after its adoption.
Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 30, 2024**, the foregoing Ordinance was adopted by said Board by the following vote:

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

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

Published The Press-Enterprise Aug. 5, 2024

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
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951-368-9018 FAX

5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Adoption Ord. No. 348.5021

FILE NO. Adoption Ord. No. 348.5021

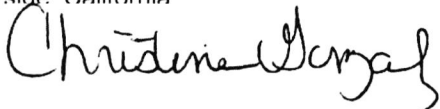
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in 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:

08/05/2024

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

Date: August 05, 2024.
At: Riverside California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011684951**

Ad Copy:

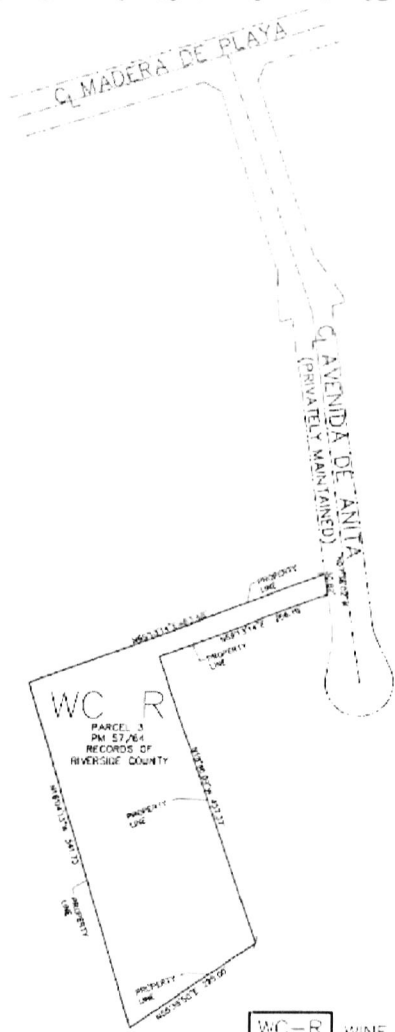
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5021
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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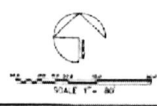
Section 2. This ordinance shall take effect thirty 30 days after its adoption.

RANCHO CALIFORNIA AREA
SECTION 34 TOWNSHIP 7S RANGE 2W RHC



WC-R WINE COUNTRY RESIDENTIAL

MAP NO. 22501
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 220055
ADOPTED BY ORDINANCE NO. 348,5021
DATE: July 30, 2024
RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN: 951-060-022

Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 30, 2024, the foregoing Ordinance was adopted by said Board by the following vote:

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

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

Published The Press-Enterprise Aug. 5, 2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – June 26, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Sanchez, Awad, Gruytch, Ruiz
Members Absent: Balderrama

1.0 CONSENT CALENDAR:

1.1 VACATE THE JULY 3, 2024, PLANNING COMMISSION MEETING - THE NEXT PLANNING COMMISSION MEETING TO BE HELD ON JULY 24, 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 4-0, the Planning Commission took the following actions:

APPROVED Vacating the July 3, 2024, Planning Commission Meeting.

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 CHANGE OF ZONE NO. 2200055 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines, Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

FIND No new Environmental Document is required; and,

APPROVE Change of Zone 2200055.

4.2 CHANGE OF ZONE NO. 1900030, TENTATIVE TRACT MAP NO. 38201, AND PLOT PLAN NO. 190026 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ190099 - Applicant: Enermax Global Development Inc., Vivian Liang – Engineer/Representative: Rick Engineering Company c/o, Juan Angeles – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Highest Density Residential (CD: HHDR) – Location: East of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, and west of Windsong Street – 4.56 Gross Acres – Zoning: Residential Incentive – (R-6) – REQUEST: Change of Zone No. 1900030 is a proposal to

Planning Commission Action:
Public Hearing: Closed

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

ADOPT A Mitigated Negative Declaration for Environmental Assessment No CEQ 190009; and,

APPROVE Change of Zone 1900030; and,

PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024

change the site’s Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). Tentative Tract Map No. 38201 is a Schedule “A” Tract Map that includes the subdivision of one (1) 4.56 gross acre lot into two (2) parcels; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size. Plot Plan No.190026 is a proposal to construct 46 single family detached condominiums and 44 attached townhouses for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, outdoor lounging area, bathroom/ storage facilities, and adjacent showers located within an 800 sq ft pool building – APN(s) 135-063-016 and 135-063-019. - Project Planner: Kim Zuppiger at (951)955-6646 or email at kzuppiger@rivco.org.

APPROVE Tentative Tract Map No. 38201; and,
APPROVE Plot Plan No. 190026.

4.3 **GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 200022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 200022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

ADOPTED Planning Commission Resolution No. 2024-008; and,

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

FIND The Project is Exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE General Plan Amendment No. 200006; and,

TENTATIVELY APPROVE Change of Zone No. 200022; and,

APPROVE Conditional use Permit No. 200040 subject to the advisory notification document and conditions of approval.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**
ADJOURNMENT: 10:44am



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 25146)

MEETING DATE:

Wednesday, June 26, 2024

SUBJECT: CHANGE OF ZONE NO. 2200055 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2200055
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	951-080-022
Continued From:	



John Hildebrand, Planning Director 6/19/2024

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2200055 (CZ2200055) is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within.

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

The Project is located within the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Residential District. The Project site is located north of Pauba Road, south of Madera de Playa, and west of Avenida de Anita.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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. 2200055, to amend the zoning classification of the Project site from Rural Residential (R-R) to Wine Country-Residential (WC-R) 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 – Residential District
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Wine Country – Residential (WC-R)

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Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Vacant Lot
Surrounding Uses	
North:	Agricultural
East:	Residential
South:	Residential
West:	Residential and Agricultural
Located Within:	
City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes, Susceptible
Fault Zone:	No
Fire Zone:	High - SRA
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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PROJECT LOCATION MAP

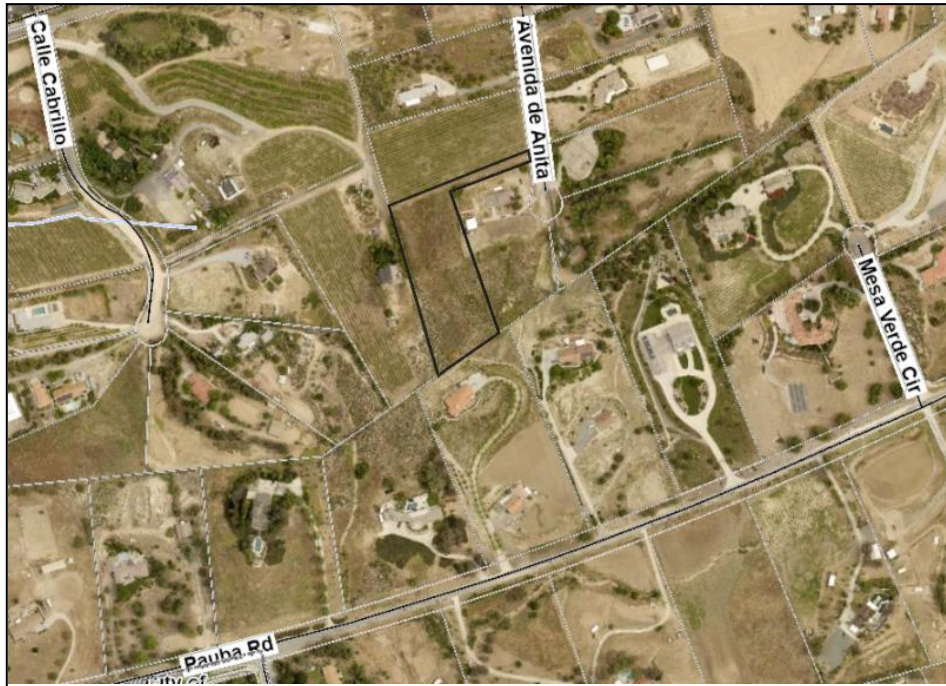


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

On November 22, 2022, the applicant, E – Three LLC, submitted Change of Zone No. 2200055 (CZ2200055) to the County of Riverside for consideration. The applicant proposes to change the subject site's zoning classification from Rural Residential, (R-R) to Wine Country-Residential (WC-R) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Residential District.

Current Site Characteristics

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The Project is comprised of one lot which is currently vacant of development. The property is approximately 2.58 acres. The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

General Plan Consistency

The Project's existing General Plan Land Use Designation is Agricultural (AG). The agriculture land use designation has been established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack an infrastructure that is supportive of urban development. Residential density is permitted at one dwelling unit per parcel provided that the parcel is 10 acres in size or larger. An additional dwelling unit may be allowed for each additional 10 acres being farmed for use by the owner, operator or employees, up to five total dwelling units per parcel. In addition, the Project site is located within the Temecula Valley Wine Country – Residential District Policy Area of the Southwest Area Plan. The primary purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities. The proposed WC-R 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 Rural Residential (R-R). The Project is proposing to change the subject site's current zone classification to Wine Country-Residential (WC-R). The change of zone proposal brings the subject site into consistency with the Temecula Valley Wine Country Policy Area – Residential District. With approval of the change of zone, the property would be subject to the development standards outlined in Article XIVd Section 14.99 (Development Standards) of Ordinance No. 348.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The Project is located in the Temecula Valley Wine Country Policy Area and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524 for the Policy Area. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The Project site has a General Plan Foundation Component of Agricultural (AG) and a Land Use Designation of Agricultural (AG). The Project is located within the Temecula Valley Wine Country Policy Area – Residential District of the Southwest Area Plan (SWAP) of the General Plan. within the Temecula Valley Wine Country – Residential District Policy Area of the Southwest Area Plan. The primary purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities. CZ2200055 would create consistency with the Wine Country Policy Area, thus allowing for the development of uses in the future that are consistent with both the SWAP and the General Plan.
2. Subject to the approval of Change of Zone No. 2200055, the Project site would have a zoning classification of WC-R, which is highly consistent with the Riverside County General Plan Land Use Designation of AG and in particular the Temecula Valley Wine Country Policy Area – Residential District. The Project does not include any development proposals within its scope. Any future development on the property would be subject to the development standards outlined in Article XIVd Section 14.99 (Development Standards) of Ordinance No. 348, the General Plan, and all other County and State Ordinances under which it will be required to be reviewed.
3. The subject property is currently located within the Residential District of the Temecula Valley Wine Country Policy Area, and, as such, it is located in close proximity to other residences located along Pauba Road, Avenida de Anita, and Madera de Playa Drive. The uses permitted on these properties are either similar and/or compatible uses to those permitted in the WC-R zone. The Project does not include any development proposals within its scope. Any future development on the property would be subject to further entitlement and review to determine compatibility with the surrounding area and with the General Plan Foundation Component, Land Use Designation, and Policy Area.

Change of Zone Findings

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STAFF REPORT**

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 Residential 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 Western Riverside County 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 that no new environmental document is needed. Therefore, AB52 is not required.
1. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Implementing projects within the Specific Plan will be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
2. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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, Temecula, CA 92591., approximately 3 miles North of the Project site.
- b. The Project 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

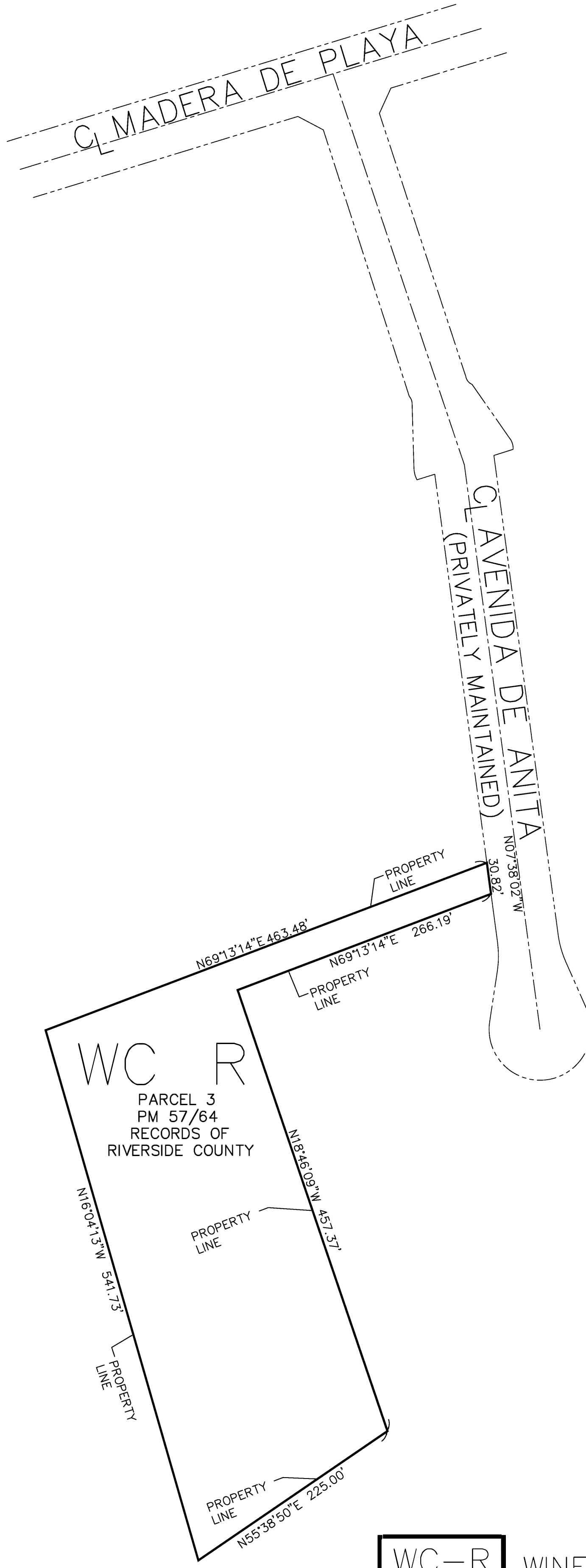
This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site, and on-site noticing was present on the property for at least 14-days prior to the hearing date.

As of the writing of this report, Planning Staff has/has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

ATTACHMENTS

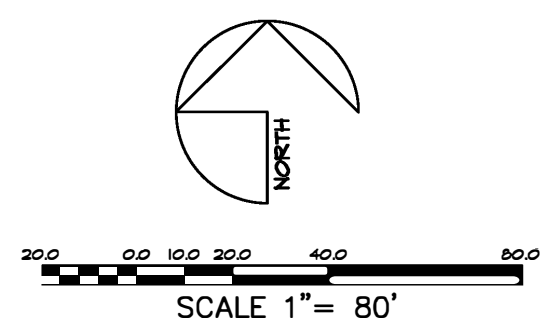
1. Exhibit A – CZ2200055 Exhibit
2. Exhibit B – GIS Exhibits
3. Exhibit C – Radius Map Exhibit
4. Exhibit D – Mailing Labels

RANCHO CALIFORNIA AREA
SECTION 34 TOWNSHIP 7S RANGE 2W RHO



WC-R WINE COUNTRY RESIDENTIAL

MAP NO. 2.2501
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2200055
ADOPTED BY ORDINANCE NO. 348.5021
DATE: July 30, 2024
RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200055

EXISTING GENERAL PLAN

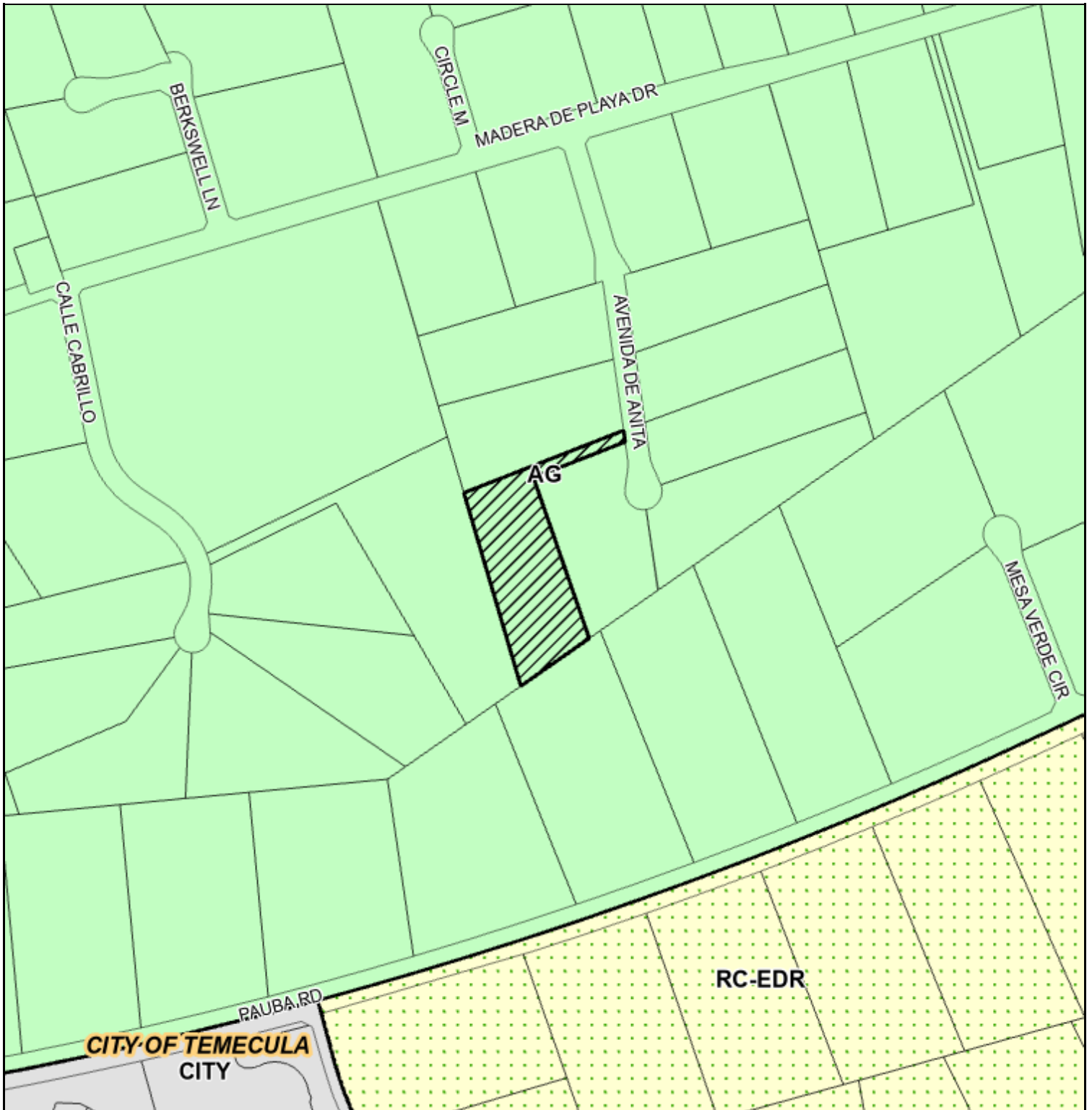
Supervisor: CHUCK WASHINGTON

District: 3

Date: 5-23-2024

Exhibit: EXISTING GENERAL

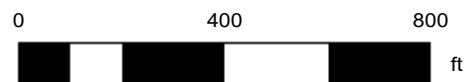
PLAN



Zoning Area/District: RANCHO CALIFORNIA

Author: TLMA PLANNING

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.rclma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200055

EXISTING ZONING

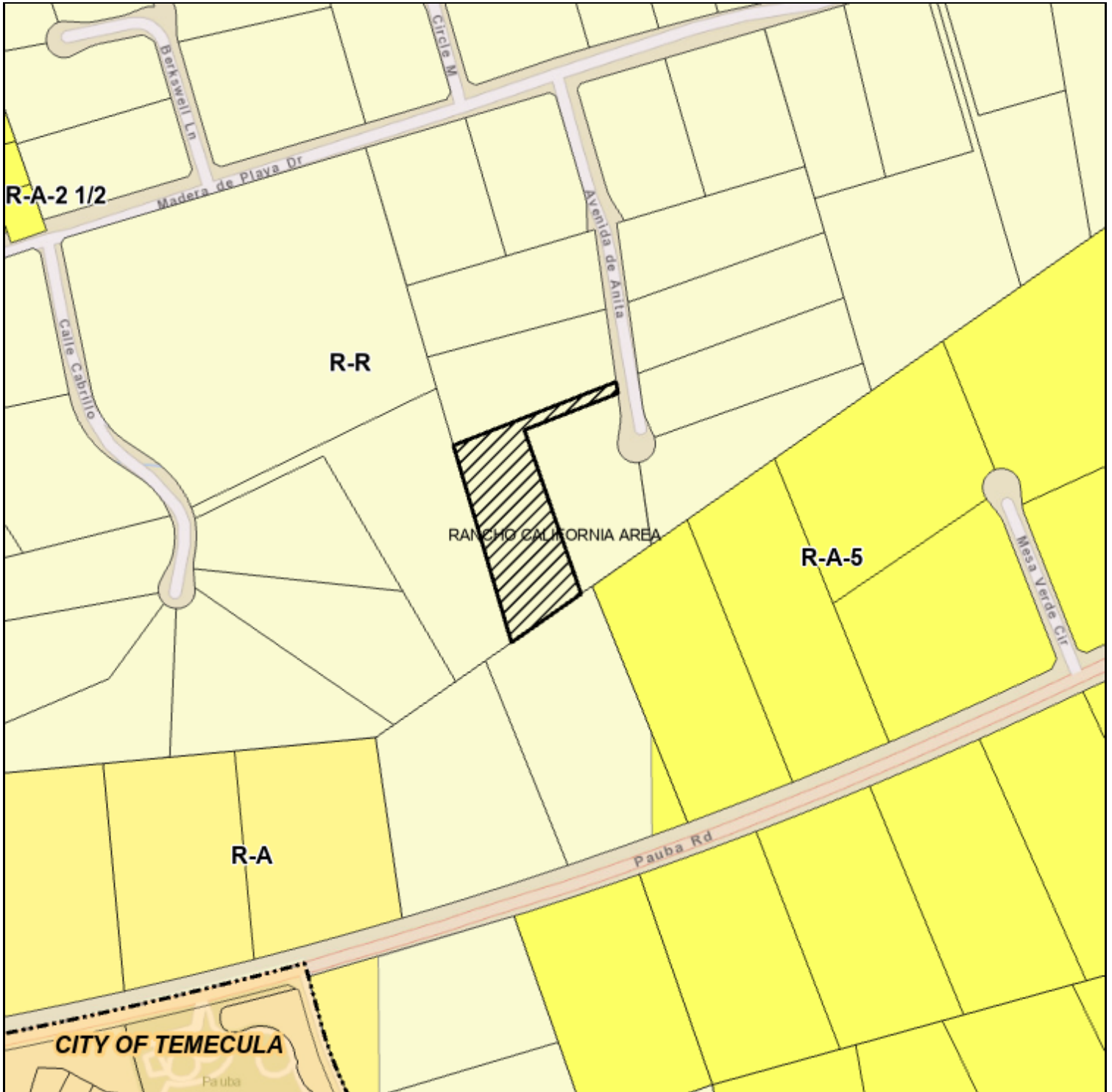
Supervisor: CHUCK WASHINGTON

District: 3

Date: 5-23-2024

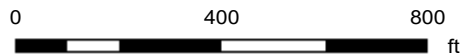
Exhibit: EXISTING ZONING

MAP



Zoning Area/District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200055

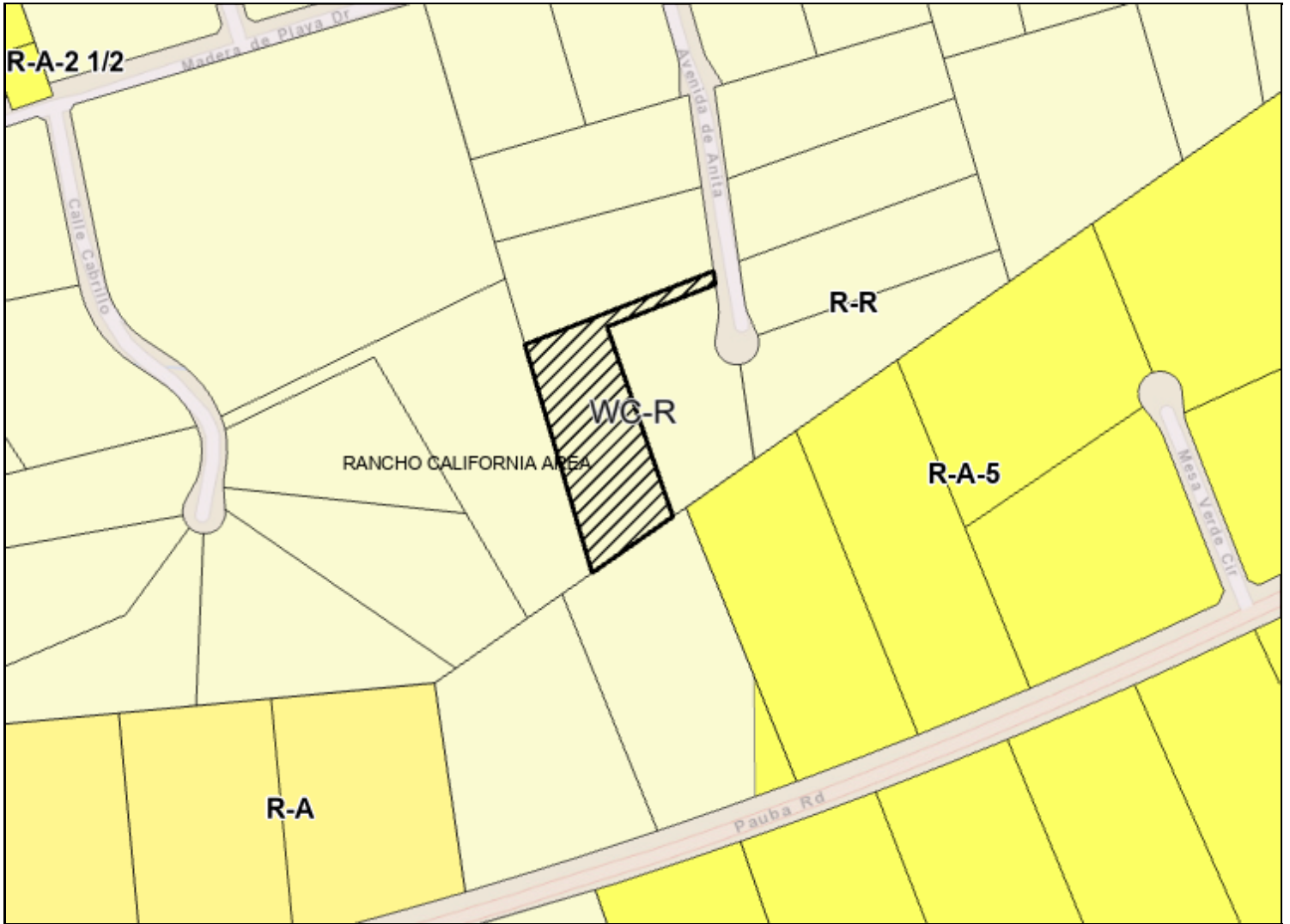
PROPOSED ZONING

Supervisor: CHUCK WASHINGTON

District: 3

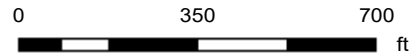
Date: 5-23-2024

Exhibit: PROPOSED ZONING
MAP



Zoning Area/District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2200055

LAND USE

Supervisor:CHUCK WASHINGTON

Date: 5-23-2024

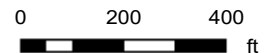
District: 3

Exhibit: LAND USE MAP



Zoning District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

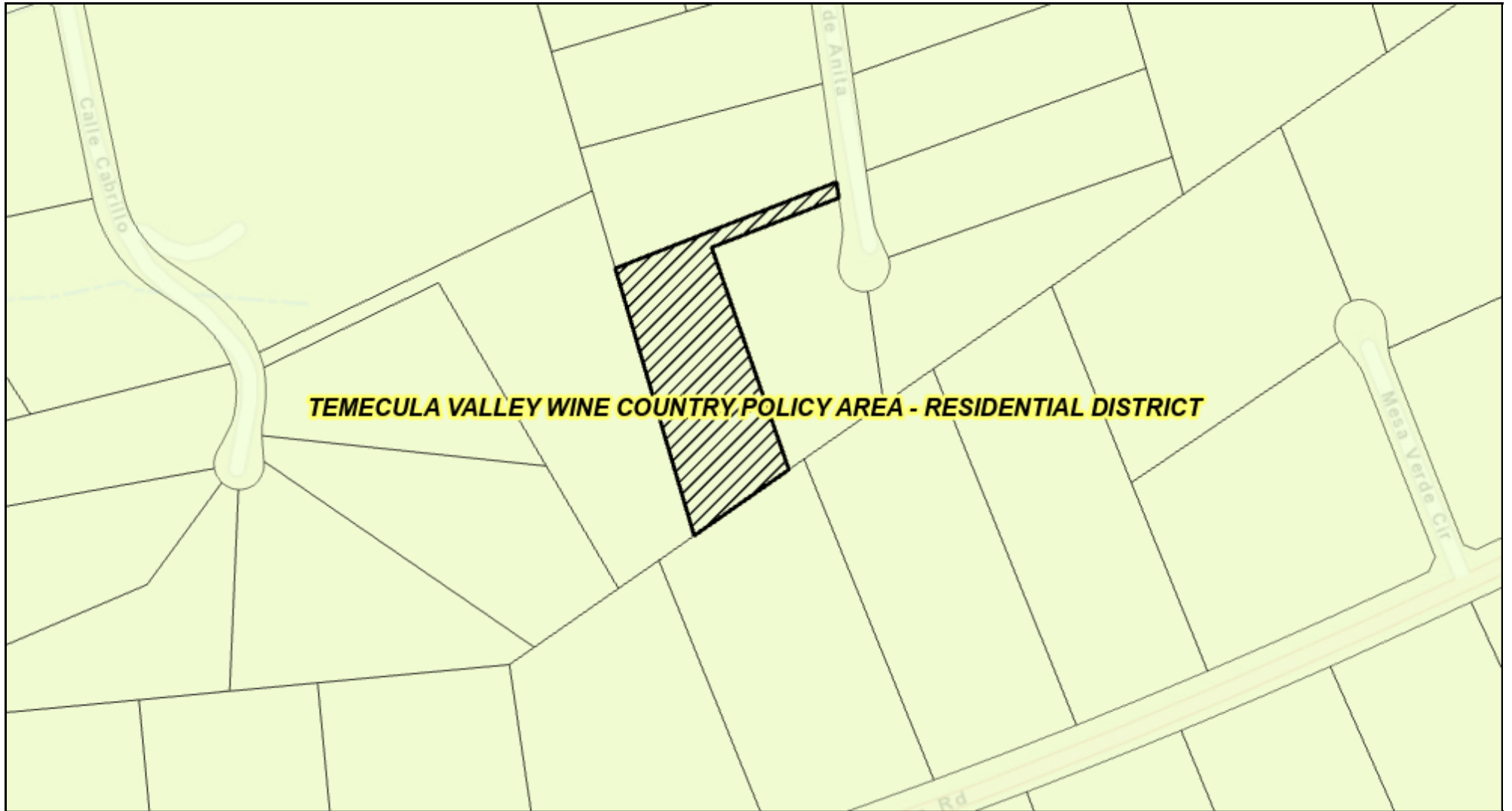
CZ2200055

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

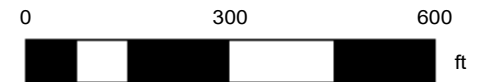
Date: 5-23-2024

District: 3



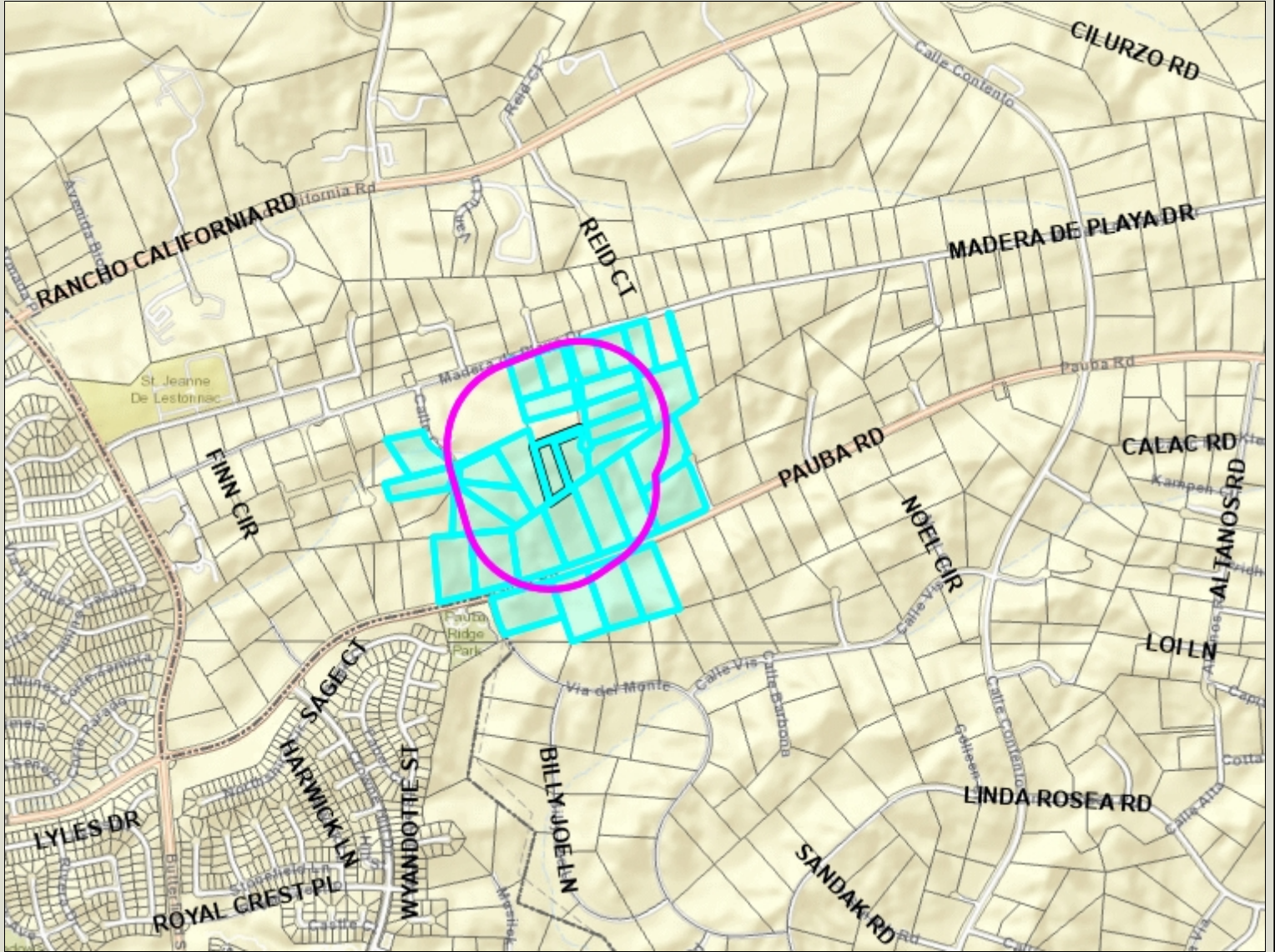
Zoning Area/District: RANCHO CALIFORNIA

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Riverside County GIS Mailing Labels

CZ2200055 Mailing Radius



Legend

- County Boundary
- Cities
- Centerline Names
- Parcels
- World Street Map

Notes

800ft Mailing Radius to 31 surrounding addresses.



0 1,774 3,549 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.

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