

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



ITEM: 23.1
(ID # 26942)

MEETING DATE:

Tuesday, January 28, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2300032, ORDINANCE NO. 348.5027 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Koll Development – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community Estate Density Residential (RC-EDR) – Location: north of Summitville Street and east of Warren Road – 5.05 Acres – Zoning: Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) – REQUEST: Change of Zone No. 2300032 is a proposal to change the zoning classification of the 5.05 acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area – Winery District that it is within APN: 915-690-007 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

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

Continued on Page 2


ACTION:Policy


John Hildebrand, Planning Director 1/28/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and Ordinance 348.5027 is adopted with waiver of the reading.

Ayes: Medina, Washington, Perez and Gutierrez
Nays: None
Absent: Spiegel
Date: January 28, 2025
xc: Planning, COB-MC DL/AB/NS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 2300032**, to change the zoning of the project site from Residential Agriculture two-and-a-half-acre minimum (R-A-2 ½) to Wine Country-Winery (WC-W) based upon the findings and conclusions provided in this staff report, pending adoption of Ordinance No. 348.5027 related to Change of Zone No. 2300032; and,
3. **APPROVE ORDINANCE NO. 348.5027**, amending the zoning classification of the Project site in the Rancho California Area as shown on Map No. 2.2503 of Ordinance No. 348 (Change of Zone No. 2300032), attached hereto and incorporated herein by reference.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On January 10, 2024, the applicant, Koll Development, submitted Change of Zone No. 2300032 (CZ2300032) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Residential Agriculture two and a half acre minimum R-A-2 ½ to Wine Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District. 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 evaluated against all applicable ordinances and other requirements.

The Project is located within the Southwest Area Plan and the Rancho California Area. The Project site is north of Summitville Street and east of Warren Road.

On November 20, 2024, the Planning Commission recommended that the Board of Supervisors approve Change of Zone No. 2300032 by a vote of 3-0.

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

Impact on Residents and Businesses

The Project is 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. 348.5027
- D CZ2300032 Map No. 2.503
- E Memo to PC – Public Opposition to Project
- F Memo to BOS – Public Opposition to Project


Douglas Cordonez Jr. 1/22/2025


Aaron Gettis, Chief of Deputy County Counsel 1/17/2025

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

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

By: V. Manuel Perez
Chair, Board of Supervisors
V. Manuel Perez

By: *[Signature]*
Deputy
(SEAL)

By: 
AARON C. GETTIS
Chief Deputy County Counsel

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13 STATE OF CALIFORNIA)
14 COUNTY OF RIVERSIDE) ss

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16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
17 held on January 28, 2025, the foregoing ordinance consisting of 2 Sections was adopted by
18 the following vote:

19 AYES: Medina, Washington, Perez, and Gutierrez
20 NAYS: None
21 ABSENT: Spiegel

22 DATE: January 28, 2025

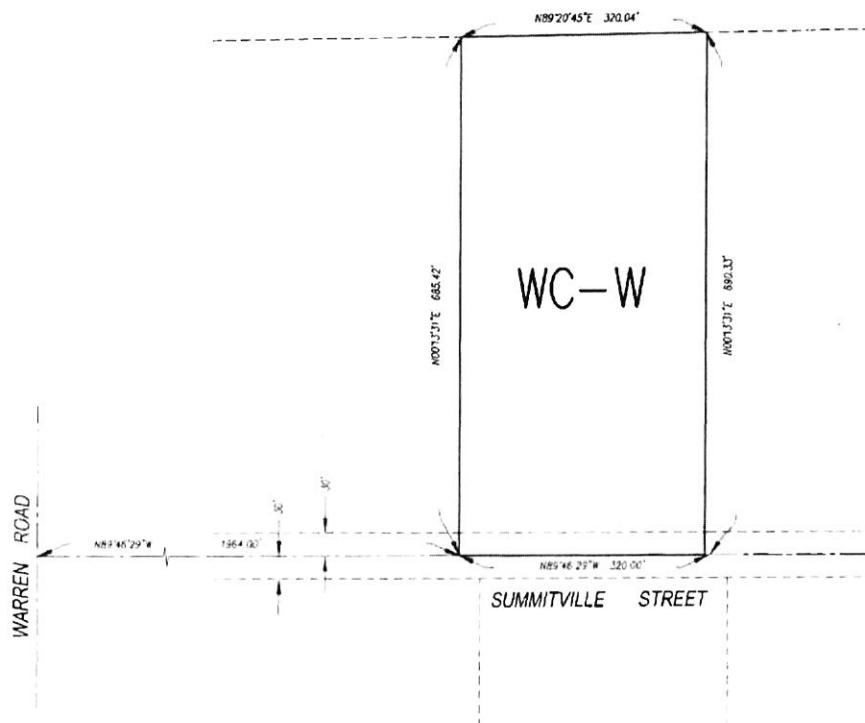
23 KIMBERLY A. RECTOR
24 Clerk of the Board

25 BY:  Deputy

26 SEAL

27
28 1/28/2025 23.1

RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.2503

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

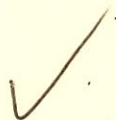
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2300032

ADOPTED BY ORDINANCE NO. 348.5027
(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SCALE IN FEET
0 100



**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: MR. Petrelli

Address: _____
(Only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 01-28-25 **Agenda #** 23.1 # 26942
Land use

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

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Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

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SPEAKER'S NAME: MRS. Petrella

Address: _____
(Only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 01-28-25 **Agenda #** 23.1 # 26942
Land use

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SPEAKER'S NAME: MICHAEL CADY

Address: _____
(Only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.1

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SPEAKER'S NAME: Greg Koll (Applicant)

Address: _____
(Only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 1/28/25 **Agenda #** 23.1

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RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 20, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Mussa Khiar

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Ruiz, Gruytch, Khiar, Sanchez
Members Absent: Clack

1.0 **CONSENT CALENDAR:**

NONE

2.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

3.0 **PUBLIC HEARINGS – NEW ITEMS:**

3.1 **PLOT PLAN NO. 220003 (PPT220003) – No Further California Environmental Quality Act (CEQA) documentation Required** – Applicant: Majestic Freeway Business Center – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – March Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Westerly of Harvill Avenue, southerly of Oleander Avenue, northerly of Markham Street, and easterly of Decker Road/Ellsworth Street – 14.24 Acres (Gross) – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 220003 is a proposal for the construction and operation of a total of 249,136 sq ft warehouse/ distribution/ manufacturing development on 14.24-acres – APNs: 314-040-013, 314-040-014, 314-040-015, 314-040-021, 314-040-023, 314-040-024, 314-040-025, 314-040-026, 314-040-028, 314-040-031 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

3.2 **GENERAL PLAN AMENDMENT No. 210003, CHANGE OF ZONE No. 2100010, TENTATIVE PARCEL MAP No. 38113 and PLOT PLAN No. 210015 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Hamo Rostamian Engineer/Representative: Denise Goodman – Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) and Community Development: Medium Density Residential (CD:HDR) – Location: North of Hidden River Road, south of 42nd Avenue, east of Washington Street, and west of Calico Glen Drive – 2.44 acres – Zoning: General Residential (R-3-2,000) and One-Family Dwellings (R-1-12,000) – **REQUESTS:** General Plan Amendment No. 210003 proposes to change the property's Land Use Designation to Community Development: Mixed Use (CD:MU). Change of Zone No. 2100010 proposes to change the zone for the property to Mixed Use (MU) and Tentative Parcel Map No. 38113 proposes to subdivide one (1) lot into two (2) lots; Plot Plan No. 210015 proposes the construction of a new, single-story daycare center to comprise 9,990 sq ft of floor area and maximum enrollment of 166 children, in conjunction with new playground area, landscaping, lighting and parking facilities – APN: 609-020-024 – Project Planner Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org

Planning Commission Action:

Public Hearing: Closed

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

FOUND That No New Environmental Documentation is Required; and,

APPROVED Plot Plan No. 220003, subject to the conditions of approval.

Planning Commission Action:

Public Hearing: Closed

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Planning Commission Resolution No. 2024-011; and

ADOPTED a Mitigated Negative Declaration; and,

TENTATIVELY APPROVE General Plan Amendment No. 210003; and,

TENTATIVELY APPROVE Change of Zone No. 2100010; and,

APPROVE Tentative Tract Map No. 38113; and,
APPROVE Plot Plan No. 210015, subject to conditions of approval.

3.3

CHANGE OF ZONE NO. 2300032 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Koll Development – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community Estate Density Residential (RC-EDR) – Location: North of Summitville Street and east of Warren Road – 5.05 Acres – Zoning: Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) – **REQUEST:** Change of Zone No. 2300032 is a proposal to change the zoning classification of the 5.05 acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area – Winery District that it is within APN: 915-690-007 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 3-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

FOUND That No New Environmental Document is Required; and,

TENTATIVELY APPROVE Change of Zone No. 2300032

4.0

GENERAL PLAN INITIATION PROCEEDINGS:

4.1

INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component) – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) This item is being **CONTINUED OFF CALENDAR** per applicant request.

Planning Commission Action:

Public Hearing: Open

The Planning Commission took the following action:

CONTINUED off calendar.

4.2

INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: North of Avenue D, east of Cole Avenue, south of Markham Street, and generally west of Ravenwood Drive – 103± Gross Acres – Existing Zoning: Very Low Density Residential (VLDR).

GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail twheeler@rivco.org.

Planning Commission Action:

Public Hearing: Open

The Planning Commission took the following action:

CONTINUED off calendar.

PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024

- 4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component** – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Avenue C, east of Wood Road, south of Markham Street, and generally west of Markham Street – 97.25 Gross Acres – Existing Zoning: Very Low Density Residential (VLDR). This item is being continued per applicant request.
- Planning Commission Action:**
Public Hearing: Open
- The Planning Commission took the following action:
CONTINUED off calendar.
- 4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240044 (GPA240044) Foundation Component** – Applicant: Sam Chebeir c/o Westates Holdings LLC – Engineer / Representative: Aaliyah Webb c/o Albert A. Webb Associates – Second Supervisorial District – Lake Mathews Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Open Space (OS) - Proposed: Community Development (CD) – Location: North of Silverton Court, east of Eagle Canyon Road, south of La Sierra Ave, and west of La Sierra Ave – 36.09 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5 acre minimum) & R-A-1 (Residential Agriculture, 1-acre minimum).
- Planning Commission Action:**
Public Hearing: Closed
- The Planning Commission recommendations were as follows:
District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support
- The Planning Commission took the following action:
RECOMMEND That General Plan Amendment No. 240044 (GPA240044) move forward to the Board of Supervisors.
- 4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1-Acre Minimum (R-R-1)
- Planning Commission Action:**
Public Hearing: Closed
- The Planning Commission recommendations were as follows:
District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support
- The Planning Commission took the following action:
RECOMMEND That General Plan Amendment No. 240004 (GPA240004) move forward to the Board of Supervisors.
- 4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) Foundation Component** – Applicant: Edward Divita c/o Discovery Land Co. – Engineer / Representative: Les Johnson c/o T&B Planning, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning Area/District – Eastern Coachella Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Open Space (OS) - Proposed: Community Development (CD) – Location: North of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street – 173.85 Gross Acres – Existing Zoning: R-1-20000 (One-Family Dwellings) R-A-2 (Residential Agriculture, 2 acre minimum), R-5 (Open Area Combining Zone - Residential Developments).
- Planning Commission Action:**
Public Hearing: Closed
- The Planning Commission recommendations were as follows:
District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support
- The Planning Commission took the following action:
RECOMMEND That General Plan Amendment No. 240010(GPA240010) move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024

- 4.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240064 (GPA240064) Foundation Component** – Applicant: Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline Lan Doan – Engineer / Representative: Mitch Adkison c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Krameria Avenue, east of Gardner Avenue, south of Van Buren Boulevard, and west of Porter Avenue – 3.76 Gross Acres – Existing Zoning: C-P-S (Scenic Highway Commercial).

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240064 (GPA240064) move forward to the Board of Supervisors.

- 4.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240066 (GPA240066) Foundation Component** – Applicant: Lawrence Canale – Engineer / Representative: Michael Brhel – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Community Development (CD) - Proposed: Community Development (CD) – Location: North of Van Buren Boulevard, east of King Avenue, south of Tava Lane, and west of Washington Street – 9.42 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1 acre minimum) & C-P-S (Scenic Highway Commercial).

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240066 (GPA240066) move forward to the Board of Supervisors.

- 4.9 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240070 (GPA240070) Foundation Component** – Applicant: Armando Benitez c/o Brandon's Diner – Engineer / Representative: Mitch Adkinson c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue – 3.45 Gross Acres – Existing Zoning: R-A (Residential Agriculture) & C-R (Rural Commercial).

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240070 (GPA240070) move forward to the Board of Supervisors.

- 4.10 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240077 (GPA240077) Foundation Component** – Applicant: Luis Mejia – Engineer / Representative: Alan Hillwig c/o Hillwig-Goodrow, Inc. – Second Supervisorial District – Gavilan Hills Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of El Baquero Road, east of Fort Lauderdale Lane, south of Los Beceros, and west of La Barranca Road – 66.77 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2 ½ acre minimum).

Planning Commission Action:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

District 1 – Support
District 2 – Support
District 3 – Absent
District 4 – Support
District 5 – Support

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240077 (GPA240077) move forward to the Board of Supervisors.

PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
Public comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:
ADJOURNMENT: 1:49 p.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.3

(ID # 26415)

MEETING DATE:

Wednesday, November 20, 2024

SUBJECT: CHANGE OF ZONE NO. 2300032 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Koll Development – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community Estate Density Residential (RC-EDR) – Location: North of Summitville Street and east of Warren Road – 5.05 Acres – Zoning: Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) – REQUEST: Change of Zone No. 2300032 is a proposal to change the zoning classification of the 5.05 acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area – Winery District that it is within APN: 915-690-007 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

PROPOSED PROJECT

Case Number(s): CZ2300032

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): 915-690-007

Continued From:

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2300032 (CZ2300032) is a proposal to change the zoning classification of the 5.05-acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area – Winery 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 Rancho California Area. The Project site is north of Summitville Street and east of Warren Road.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

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

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300032, to amend the zoning classification of the Project site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country-Winery (WC-W), in accordance with Exhibit A and 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:	Rural Community (RC)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Estate Density Residential (EDR)
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:	Conservation Habitat
East:	Estate Density Residential (EDR)
South:	Estate Density Residential (EDR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	Residential Agriculture, 2 ½ acre minimum (R-A-2 ½)
Proposed Zoning Classification:	Wine Country - Winery (WC-W)
Surrounding Zoning Classifications	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

North:	Rural Residential (R-R)
East:	Residential Agriculture, 2 ½ acre minimum (R-A-2-½)
South:	Residential Agriculture, 2 ½ acre minimum (R-A-2 ½)
West:	Residential Agriculture, 2 ½ acre minimum (R-A-2 ½)
Existing Use:	Single Family Residence and Agriculture
Surrounding Uses	
North:	Vacant Land
East:	Single Family Residence
South:	Single Family Residence
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.05 gross acres	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 149, 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJE



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 January 10, 2024, the applicant, Koll Development, submitted Change of Zone No. 2300032 (CZ2300032) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Residential Agriculture two and a half acre minimum R-A-2 ½ to Wine Country-Winery (WC-W) to bring the property into consistency with the Temecula Valley Wine Country Policy Area – Winery District.

Current Site Characteristics

The subject site is 5.05 gross acres and it is currently improved with a Single Family Residence and vineyards planted in the middle of the parcel. 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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.

General Plan Consistency

The Project's existing General Plan Land Use Designation is Estate Density Residential (RC-EDR). This designation has been established to allow the development of detached single family residential dwelling units and ancillary structures on large parcels. In addition, the Project site is located within the Temecula Valley Wine Country – Winery District Policy Area of the Southwest Area Plan which provides the option of developing under RC-EDR or the Wine Country Winery District. 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 Rural Community Estate Density Residential 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 Residential Agriculture Two and a Half Acre Minimum (R-A-2 1/2). The Project is proposing CZ2300032 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 Standards Findings below.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

FINDINGS AND CONCLUSIONS

In order for the County to approve a 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 Rural Community Estate Density Residential (RC-EDR). 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. CZ2300032 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. 2300032, 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 Estate Density Residential and specifically the Wine Country Policy Area. Any potential further development of the site will have to comply with the applicable standards identified in Section 14.93 (WC-W Development Standards) of Ordinance No. 348 and the California Environmental Quality Act (“CEQA”).
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. CZ2300032 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.
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 Warren Road and Summitville Street. 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

5. Ordinance No. 348 Section 14.93 A.15 states that “All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses”. The Project is not currently proposing a residential development on this site at this time. If there is any future residential 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 including the requirement of recording a Right-to-Farm covenant.

Change of Zone Findings

1. All Procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed. The California Environmental Quality Act (CEQA) review was conducted for CZ2300032 and it was determined that 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.
2. 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 Western Riverside County Multiple 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 (Mt. Palomar). The Project and any future

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

development project are required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

5. 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 construction or development within an SRA. The Project does not propose any new development at this time; therefore, no notification is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.
 - a. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. Station No. 96 located at 37700 Glen Oaks Rd approximately 2.7 miles southeast of the Project parcel.
 - b. The Project parcel currently meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. No new development is currently proposed with 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 OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 1,200 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 received no written communication or phone calls in support or opposition to the project.

No written communication or phone calls were received indicating either support or opposition to the proposed Project.

ATTACHMENTS

1. Exhibit A – CZ2300032 Exhibit
2. Exhibit B – GIS Exhibits
3. Exhibit C – Radius Map Exhibit
4. Exhibit D – Mailing Labels

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AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as further amended by placing in effect in the Rancho California Area, the zone or zones as map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. e of Zone Case No. 2300032" which map is made a part of this ordinance.

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

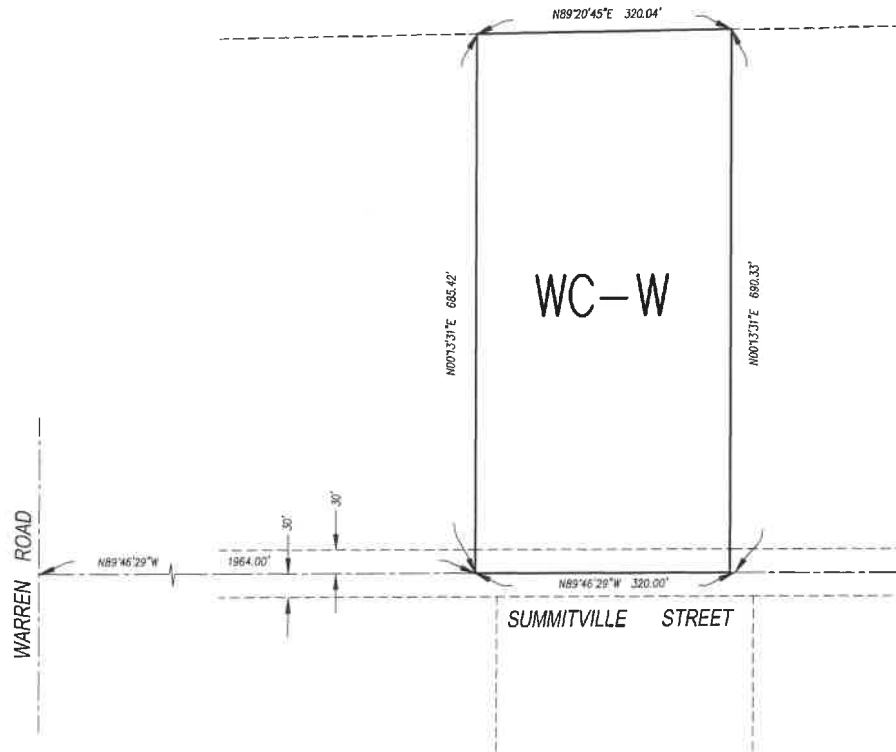
By: _____
Chair, Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM
January 2, 2025

By: Aaron C. Gettis
AARON C. GETTIS
Chief Deputy County Counsel

RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.2503

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2300032

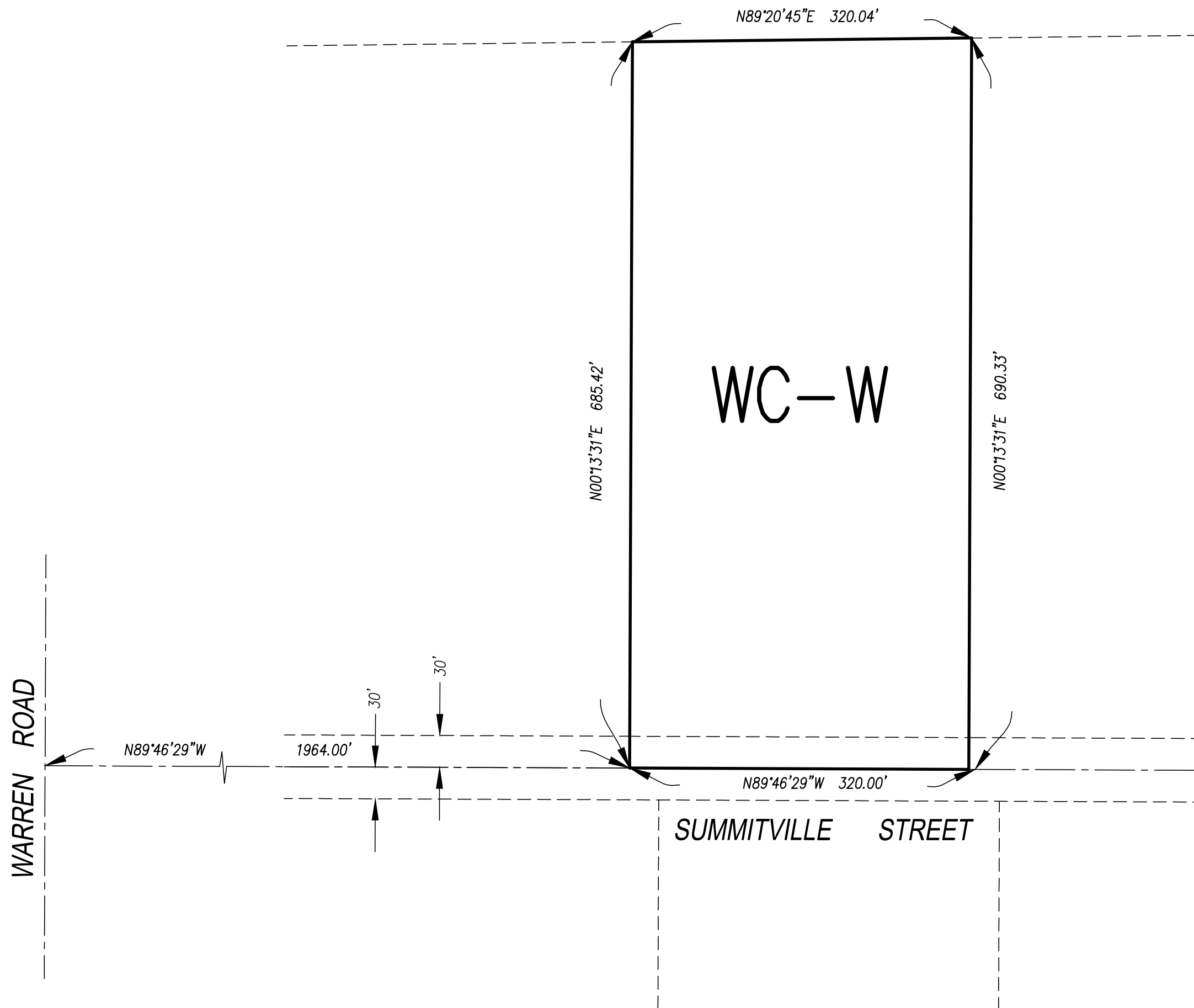
ADOPTED BY ORDINANCE NO. 348.5027

(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W

WINE COUNTRY- WINERY

MAP NO. 2.2503

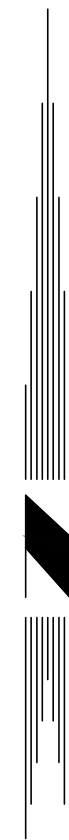
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

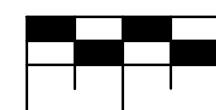
CHANGE OF ZONE CASE NO. 2300032

ADOPTED BY ORDINANCE NO. 348.5027
(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET



0 100



John Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: September 19, 2024

TO: Planning Commission

FROM: Joseluis Aparicio, Project Planner

RE: CZ2300032 - Item 3.3 – Letters in Opposition

Since completion of the staff report package, the following comments in opposition to the project have been received by staff and are attached along with staff's responses.

From: Aparicio, Joseluis
Sent: Tuesday, November 19, 2024 8:58 AM
To: Paul Berinson
Subject: RE: Change of Zone No. CZ300032 for APN 915-690-007

Hi Mr. Berinson,

I wanted to follow up and provide the Zoom Meeting invite for Tomorrow's Planning Commission Meeting.

Fill this form out here. <https://rivco.org/constituent-speaking-request>

The Change of Zone is item No. 3.3

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

-----Original Message-----

From: Aparicio, Joseluis
Sent: Monday, November 18, 2024 9:47 AM
To: Paul Berinson <info@berinsontackle.com>
Subject: RE: Change of Zone No. CZ300032 for APN 915-690-007

Good Morning,

Thank you for the comment, I will save this email thread to share with the Planning Commissioners and Planning Director on Wednesday.

Regarding the concerns stated below for CZ2300032 the Change of Zone from Residential Agriculture to Wine Country Winery by itself would likely not create additional noise within the residential area. Any future development that requires discretionary review with a public hearing will be conditioned to reduce impacts such as noise and for the appropriate off-site improvements as part of the review process.

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

-----Original Message-----

From: Paul Berinson <info@berinsontackle.com>

Sent: Sunday, November 17, 2024 7:47 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Change of Zone No. CZ300032 for APN 915-690-007

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.

To whom it may concern,

We are opposed to changing the zoning Zone No. CZ300032 for APN 915-690-007 as it will create additional noise in a residential area near our home at 36395 Indian Knoll Road.

Thank you,
Paul and Agnes Berinson

From: Aparicio, Joseluis
Sent: Tuesday, November 19, 2024 10:04 AM
To: Mcgee Industries
Subject: RE: Concerns of hearing on November 20, Summitville St Temecula...

Hello Ms. McGee,

Thank you for providing comments. I'll compile these comments to share with the Planning Commissioners at tomorrow's hearing.

If you would like to attend the hearing tomorrow you may attend in person, or online by registering through the link below. The Project is Item No. 3.3

<https://rivco.org/constituent-speaking-request>

Let me know if there is anything else we can assist with.

Thank you

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

-----Original Message-----

From: Mcgee Industries <sandy@mcgeeindustries.com>
Sent: Tuesday, November 19, 2024 9:56 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Concerns of hearing on November 20, Summitville St Temecula...

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.

Hello Mr. Aparicio,

I'm sending this email to express my concerns of the zone change requested for APN 915-690-007 at Summitville St in Temecula. I am a neighbor to this property for 12 years. We are a quiet neighborhood at this end of the street. There are two wineries at the start of Summitville St, but once past the wineries it becomes the quiet neighborhood we've enjoyed these past 12 years.

My concern in changing zoning on the above property, is the level of noise and traffic that a WC-W zone will have on my safe, quaint street. I enjoy having two wineries at the entrance of my street and celebrate their success. But I'm not ready to welcome that same commercial busyness, just one lot down

from my private residence. This would interrupt the lifestyle I've invested in, to have a secluded, secure neighborhood. The owners of the above property have numerous options to grow their business by using their existing winery space. Even their own private residence, which is located next to their winery. The above property is located about 1/3 of a mile into our neighborhood, not near the winery activity. Please consider my above concerns as well as how this change of zoning will affect the natural inhabitants and environment of this area.

Thank you Mr. Aparicio for your time and hearing my concerns,

Sandy McGee

36594 Summitville St
Temecula CA 92592

(907)538-9289

From: Aparicio, Joseluis
Sent: Tuesday, November 19, 2024 8:58 AM
To: Chuck Pitkin
Subject: RE: cz2300032 apn 915-690-007

Hi Mr. Pitkin,

I wanted to follow up and provide the Zoom Meeting invite for Tomorrow's Planning Commission Meeting.

Fill this form out here. <https://rivco.org/constituent-speaking-request>

The Change of Zone is item No. 3.3

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: Aparicio, Joseluis
Sent: Monday, November 18, 2024 10:16 AM
To: Chuck Pitkin <candmtractor@aol.com>
Subject: RE: cz2300032 apn 915-690-007

Good Morning Mr. Pitkin,

Thank you for the comments, I will save this email thread to share with the Planning Commissioners and Planning Director on Wednesday.

Regarding the concerns stated below for CZ2300032 the Change of Zone from Residential Agriculture to Wine Country Winery (WC-W) any future development that requires a Plot Plan will also trigger discretionary review which involves an additional public notice for the project prior to a public hearing. As part of the review any future development would be required to mitigate for impacts and provide applicable offsite improvements.

Regarding this being the first step to a Winery, The WC-W Zone would allow for a Class I Winery for Wine Production only with an approved Plot Plan as the parcel is restricted to 5.05 gross acres. Additionally, Class I Wineries are subject to the discretionary review process outlined above and are not permitted to have any commercial activities such as special events, Wine Club, or to operate as a Hotel.

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: Chuck Pitkin <candmtractor@aol.com>
Sent: Monday, November 18, 2024 9:19 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: cz2300032 apn 915-690-007

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Hi Joseluis

I'm responding to the zone change on Summitville for Mr Dofo. I know this is just a formality but this is a residential neighborhood and already have 2 wineries to deal with in our little neighborhood. We have way to much noise and traffic the way it is on our narrow roads do to the existing 2 wineries. I live on Travis Ct / Indian Knolls which is dirt. These wineries use these roads as back entrances for there employees and deliveries and lost customers causing excess dust and noise. Weekends are a non stop flow of traffic through the neighborhood. I know this is just a zone change, but it is the first step to becoming a winery. We don't need anymore wineries in this neighborhood.

Charles Pitkin
Travis Ct
951-972-6661

From: Aparicio, Joseluis
Sent: Tuesday, November 19, 2024 9:39 AM
To: Mike Cady
Cc: Dalia Gourgy; nader.gourgy@yahoo.com; Brady, Russell
Subject: RE: Opposed to zone change- cz2300032 Re: Hearing on November 20

Hi Mr. Cady,

Thank you for the additional comments. I'll compile these comments to share with the Planning Commissioners at tomorrow's hearing.

I know you had stated you may be present at the County for the Public Hearing but if desired you may also attend virtually by filling out this form here. The Project is Item No. 3.3

<https://rivco.org/constituent-speaking-request>

Let me know if there is anything else we can assist with.

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: Mike Cady <mcady654@gmail.com>
Sent: Tuesday, November 19, 2024 5:42 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Cc: Dalia Gourgy <dgourgy@yahoo.com>; nader.gourgy@yahoo.com; Brady, Russell <rbrady@RIVCO.ORG>
Subject: Re: Opposed to zone change- cz2300032 Re: Hearing on November 20

Mr. Aparicio. Further thoughts. The appropriate zoning is correct as it is and needs no changing. Denying the zone change would remove the necessity from challenging it at a Winery Development Application stage, another step too far down the road to reverse it. The entrance to our neighborhood is now thru 2 expanding wineries. Their expansion does not need to include a remote commercial winery operation in the middle of a residential neighborhood. On the expansions. Doffo winery is processing a plot plan that allows them to operate as a winery? They've been operating as such since 2020 without a plot plan that allows it? They've been operating as such since before that while they waited for their zone change to process. They've operated as a winery for years without proper compliance. This isn't a matter of calling Code Enforcement to enforce compliance. Planning has

offered various avenues thru various agencies to prevent, forestall and police these pending issues generated by a zone change. Don't approve a zone change that initiates these issues. I understood this hearing was to be "discretionary" meaning to my mind the decision hadn't already been decided. Am I wrong? I'll close for now but am certain (apologetically) I'll have more to say. Regards, Mike Cady PS I would ask planning which planner is the contact for the Doffo Winery plot plan application?

On Mon, Nov 18, 2024, 4:54 PM Mike Cady <mcady654@gmail.com> wrote:

Mr. Aparicio. If I may jump in here, the requested zone change is permissible by the Wine District overlay but the zone change is not appropriate. All the surrounding properties are zoned RA2 1/2 or RR5. There is no contiguous WC C zoning. If the subject site was surrounded by WC C zoning I could see the appropriateness of the change of zone. Not the case. The district overlay map doesn't require us to comply with WC W zoning, only allows it. Also. Some part of planning departments zone change consideration focuses on the impact to surrounding residents. I'm thinking you have and will receive input from those affected, all stating opposition to this change of zone. Numerous residents, numerous reasons, all valid. It might be difficult to declare negative impact to residents. Seems possible planning shows more concern for "environmental factors" than the people living here. For now. Thank you. Mike Cady

On Mon, Nov 18, 2024, 3:12 PM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Hi Mrs. Gourgy,

Thank you for being available to discuss over the phone with Russell and I.

To summarize the Change of Zone is for a Zone Change from Residential Agriculture Zone to Wine Country Winery Zone which is consistent with the Temecula Valley Wine Country Community Plan Winery District that it is within. So the Wine Country Winery Zone is actually the most appropriate zone for this area.

Processing of grapes is currently allowed within the Residential Agriculture Zone; the benefit of changing the zone to Wine Country Winery is to allow for the processing of Wine on site rather than transporting the grapes off site to another Winery.

The other concerns regarding the impacts of a potential Class I Winery are best oriented towards a Winery Development Application and not this current Change of Zone application scheduled for the November 20th Agenda.

Regarding the concerns for the current use on the site the best contact to address those concerns would be with Riverside County Code Enforcement.

You may still attend the public hearing on Wednesday November 20th in person or via zoom.

I'll send over the Zoom Link and Speaker Registration once I receive it.

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: Dalia Gourgy <dgourgy@yahoo.com>

Sent: Monday, November 18, 2024 12:53 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Cc: nader.gourgy@yahoo.com; Cady Mike <mcady654@gmail.com>

Subject: Opposed to zone change- cz2300032 Re: Hearing on November 20

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 Mr Aparicio,

I understand that there is a hearing regarding the project number above for a zone change from RA Residential to wine country winery. I currently live next-door to this property. The initial building was set to be a residential property with Storage. The entire building looks quite commercial and not residential at all. However, we have lived with this eyesore next to us for the last couple years.

Now I understand, they are attempting to change their zoning to be WC – W which will allow them to be a class I Winery and they are planning to have a wine processing plant inside of this large 5000 square-foot storage area.

My concerns are several:

1-Mr. Doffo plans on commercially producing and processing wine at this location. I understood that if allowed it must be less than 1500 ft.². The storage location obviously is much larger than that.

2-doffo Winery already has a large area on the main road which they can easily process their grapes at without causing problems in our residential area. They also recently had a zone change at another property across the street from their current winery which was changed to a winery classification as well. Both of these locations should give them ample areas to do any wine processing they want to do without infringing upon our residential locations further down the road.

3-in addition, this supposed Residential building with a 5000 square-foot storage area has been built on 2 1/2 acres of the 5 acre plot that they have. Currently less than 50% of the 2 1/2 acres has been planted with grape vines. It is my understanding that if they wanted a winery classification that they must have 75% of the 5 acres planted with grape vines which currently it is not the case.

4-Lastly and most importantly, this particular 5 acre parcel, which they are trying to change the zone for exists in the midst of a purely residential location. If allowed to change the zone it would bring added traffic, added noise, added eyesore equipment to our quiet neighborhood and allow their employees to come and go as they please.

5-potentially, if the 5 acre lot on the opposite side of them was also acquired. They would then have a 10 acre area which they could enlarge into a higher class Winery and bring larger problems to our residential area.

I feel that the initial intention we were told regarding this particular parcel was that it would be a residential location. I feel that we have been misled now that they are attempting to change the zone into something that is more commercial right next-door to our home and in the midst of our Residential Neighborhood.

I strongly oppose any zone change regarding the parcel noted above. They already have multiple other locations with correctly designated winery zones to pursue whatever processing they would like to do. It is not in the best interest of our neighborhood to allow the wine processing to enter our residential locations.

I am attaching photos of the building and surrounding areas for you to better understand my concerns. As you can see from the pictures, they already have processing equipment on site before the results of this hearing have even been determined. You can also see a lot of the building supplies and shipping container visible from the street which Causes an eyesore from the main roadway. This does not maintain the aesthetic beauty that was intended in our quiet residential neighborhood.

I would appreciate a callback to discuss prior to the hearing on Wednesday, which I do plan to attend.

Thank you for your time and your attention to this matter. I know several other neighbors who are also opposed to this zone change and I will have them contact you or email you with their concerns as well.

Sincerely,

Dalia Gourgy MD

714-293-4951

[Sent from Yahoo Mail for iPhone](#)

<IMG_0417.jpeg>

<IMG_0424.jpeg>

<IMG_0421.jpeg>

<IMG_0427.jpeg>

<IMG_0430.jpeg>

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[County of Riverside California](#)

From: Aparicio, Joseluis
Sent: Thursday, November 14, 2024 3:55 PM
To: Mike Cady
Subject: RE: Project no.cz2300032

Hi Mr. Cady,

Thank you for answering my call today. Here is a summary of the things we spoke about today for reference.

Regarding the specs for the Class I Winery they are limited to 1,501 square feet in size and are only allowed to produce wine. Class I Wineries are not allowed to have any accessory commercial uses with their Winery.

Speculatively if they were move forward with a Class I Winery proposal as allowed with an approved plot plan in the WC-W Zone it would be a discretionary review subject to a 10 day mailing notice ahead of the hearing to the surrounding neighbors but without the Physical Notice Posting. So, you would be notified and invited to said hearing.

Speculatively if the applicant were to acquire the adjacent parcel, they would only be able to apply for a Class II Winery which does allow some other minor commercial adjacent uses as described in Ordinance No. 348 provided the speculative two parcels meet the gross acreage requirement.

Again I understand the intent of this conversation was to be more informed about the processes and it is appreciated. If there is any opposition or support to the Zone Change which is going to Planning Commission on November 20th 2024 feel free to reach out via email or mail to voice that concern.

Regarding attending planning commission if you desire to attend online reach out to me so that I can coordinate getting you a virtual speaker card and the Zoom Link. If you attend in person you can fill out a speaker card in person on the day of the hearing.

Thank you

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: Mike Cady <mcady654@gmail.com>
Sent: Thursday, November 14, 2024 1:33 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Re: Project no.cz2300032

Good afternoon Mr. Aparicio. In regards to cz 2300032. More questions, please. The applicant has 5 gross acres. Its my understanding that a winery 1 classification is the only permissible classification available for a 5 acre parcel? If so, what are the guidelines/ specifications for class 1 winery. I've attempted to locate the information in the 348 ordinance to see what this zone change will or won t allow. Haven t been successful yet,hence my desire to speak with you. I will phone again. If need be I ll plan a trip to planning before the hearing. Short version, I'm not interested in another winery in our neighborhood. Its a residential neighborhood, not a wine tour. Looking forward to conversation with you. Thank you,, Mike Cady.

On Wed, Nov 13, 2024, 8:52 AM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Hi Mr. Cady,

Apologies for not being in the office on Tuesday. I understand you spoke to Tim Wheeler the Principal Planner for District 3 about Board Procedures for On Site Posting and Planning Department Noticing Procedures and Development Processes.

I am the project Planner for this Specific Change of Zone Case CZ2300032 so if there are any further questions regarding the Change of Zone feel free to call me or email me to discuss.

Thank you

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: Mike Cady <mcady654@gmail.com>
Sent: Sunday, November 10, 2024 12:56 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Project no.cz2300032

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.

Mr. Aparicio. Good morning. My name is Mike Cady. I live on the same street, opposite side from the proposed project. So, I have concerns. The notice of public hearing was not posted on the site property within 14 days of the Nov. 20 hearing. I would ask for a postponement to a later date, giving me and my neighbors a chance to discuss possible impacts of the zone change. Also, I would like a conversation of explanation regarding the county guidelines of this project. I will phone tomorrow (Mon) regarding same. Looking forward to talking with you. Thank you. Mike Cady

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[County of Riverside California](#)

From: Aparicio, Joseluis
Sent: Tuesday, November 19, 2024 8:58 AM
To: Kim
Subject: RE: Summitville Temecula hearing notice

Good Morning,

I wanted to follow up and provide the Zoom Meeting invite for Tomorrow's Planning Commission Meeting.

Fill this form out here. <https://rivco.org/constituent-speaking-request>

The Change of Zone is item No. 3.3

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

-----Original Message-----

From: Aparicio, Joseluis
Sent: Monday, November 18, 2024 9:57 AM
To: Kim <kimreneau@hotmail.com>
Subject: RE: Summitville Temecula hearing notice

Good Morning,

Thank you for the comment, I will save this email thread to share with the Planning Commissioners and Planning Director on Wednesday.

Regarding the concerns stated below for CZ2300032 the Change of Zone from Residential Agriculture to Wine Country Winery by itself would not result in additional commercialization. Any future development that requires a Plot Plan will also trigger discretionary review which involves an additional public notice for the project prior to a public hearing. As part of the review any future development would be required to mitigate for impacts and provide applicable offsite improvements.

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

-----Original Message-----

From: Kim <kimreneau@hotmail.com>

Sent: Sunday, November 17, 2024 8:02 PM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Re: Summitville Temecula hearing notice

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We live at 36432 Indian Knoll Rd. Temecula. Our phone number is 714-497-6742.

Sent from my iPhone

> On Nov 17, 2024, at 7:49 PM, Kim <kimreneau@hotmail.com> wrote:

>

> My name is Kim Reneau. My husband, Guy, and I are 100% opposed to zoning the property on Summitville requested by Doffo Winery. We love having the Winery at the end of the street and we love having our privacy in the residential area.

> We are opposed to any further commercialization of our residential neighborhood.

> Guy and Kim Reneau

>

> Sent from my iPhone

From: Aparicio, Joseluis
Sent: Tuesday, November 19, 2024 8:57 AM
To: DAVID ORTIZ
Subject: RE: Zone No 2300032

Hi Mr. Ortiz,

I wanted to follow up and provide the Zoom Meeting invite for Tomorrow's Planning Commission Meeting.

Fill this form out here. <https://rivco.org/constituent-speaking-request>

The Change of Zone is item No. 3.3

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

-----Original Message-----

From: Aparicio, Joseluis
Sent: Monday, November 18, 2024 10:17 AM
To: DAVID ORTIZ <daortiz53@aol.com>
Subject: RE: Zone No 2300032

Hi Mr. Ortiz,

Thank you for the comment, I will save this email thread to share with the Planning Commissioners and Planning Director on Wednesday.

Regarding the concerns stated below for CZ2300032 the Change of Zone from Residential Agriculture to Wine Country Winery by itself would not result in additional commercialization. Any future development that requires a Plot Plan will also trigger discretionary review which involves an additional public notice for the project prior to a public hearing. As part of the review any future development would be required to mitigate for impacts and provide applicable offsite improvements.

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

-----Original Message-----

From: DAVID ORTIZ <daortiz53@aol.com>

Sent: Monday, November 18, 2024 9:52 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Re: Zone No 2300032

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.

To whom it may concern,

I am sending this as a resident in the residential area in the vicinity of the subject property noted above.

I do not support the zone change requested. I support maintaining this small residential community as currently exists without allowing further commercialisation of our community.

This change will only serve to detract from the quality of life currently enjoyed by the residents in the existing configuration of our community.

Thank you.

David Ortiz

Daortiz53@aol.com

Sent from my iPhone

R. Scott & Lynne Ellen Sanders

November 18, 2024

36308 Summitville St.

Temecula, CA. 92592

Riverside County Planning Dept.

Joseluis Aparicio

P.O. Box 1409

Riverside, CA 92502-1409

Dear Riverside County Planning Dept. Members,

I am writing to you regarding project CZ2300032. This letter is to state and record our opposition and objection to this change of zone application from R-A-2-1/2 to WC-W. We have owned our property at 36308 Summitville St. for over 37 years and have lived here for over 34 years. When we originally purchased it, our neighborhood zoning was R-R-5. Over the years, some parcels have changed to R-A-2-1/2, and some now are WC-W.

We do not want to see winery operations, which include production and manufacturing, truck traffic, customer traffic, and special events to be conducted in the center of our neighborhood. We are asking that you only allow winery activities to be conducted on just the current WC-W properties and to allow the rest of our neighborhood to continue being a residential neighborhood.

Thank you for your consideration.

Sincerely,

R. Scott Sanders

Lynne Ellen Sanders



John Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: January 22, 2025

TO: Board of Supervisors

FROM: Joseluis Aparicio, Project Planner

RE: CZ2300032 – Letters in Opposition

Since completion of the staff report package, the following comments in opposition to the project have been received by staff and are attached along with staff's responses.

From: Aparicio, Joseluis
Sent: Monday, January 13, 2025 9:12 AM
To: Mike Cady
Subject: RE: Cz2300032

Hi Mr. Cady,

Since this conversation is not related to CZ2300032 I will start another email thread to provide a response.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
[jlaparcio @Rivco.org](mailto:jlaparcio@Rivco.org) | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Mike Cady <mcady654@gmail.com>
Sent: Friday, January 10, 2025 10:24 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Re: Cz2300032

Mr. Aparicio. My neighbor whose zoning is RA 5 would like to subdivide her property to 2 1/2 acres. Would a zone change and a parcel map accomplish that?

On Thu, Jan 2, 2025, 2:26 PM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Hi Mr. Cady,

We are currently preparing the Change of Zone for a board hearing by the end of January.

Planning does not evaluate or submit code enforcement complaints.

If it is believed that the property owner is in violation of Zoning Ordinance No. 348 then a code enforcement complaint can be filed by you.

Code Enforcement can be reached at 951-955-2004 or Code@rivco.org

<https://ce.rctlma.org/who-call>

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

[jlaparicio @Rivco.org](mailto:jlaparicio@Rivco.org) | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Mike Cady <mcady654@gmail.com>
Sent: Thursday, January 2, 2025 2:14 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Cz2300032

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.

Good afternoon Mr. Aparicio. I'm checking on the progress of CZ2300032. Has the report for presentation to the Board of Supervisors been completed? When last I emailed, my question was "is it necessary for me to file a code enforcement complaint to bring the project into compliance?"

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From: Aparicio, Joseluis
Sent: Thursday, January 2, 2025 2:27 PM
To: Mike Cady
Cc: Wheeler, Timothy; Brady, Russell
Subject: RE: Cz2300032

Hi Mr. Cady,

We are currently preparing the Change of Zone for a board hearing by the end of January.

Planning does not evaluate or submit code enforcement complaints.

If it is believed that the property owner is in violation of Zoning Ordinance No. 348 then a code enforcement complaint can be filed by you.

Code Enforcement can be reached at 951-955-2004 or Code@rivco.org

<https://ce.rctlma.org/who-call>

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
[jlaparicio @Rivco.org](mailto:jlaparicio@Rivco.org) | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Mike Cady <mcady654@gmail.com>
Sent: Thursday, January 2, 2025 2:14 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Cz2300032

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Good afternoon Mr. Aparicio. I'm checking on the progress of CZ2300032. Has the report for presentation to the Board of Supervisors been completed? When last I emailed, my question was "is it necessary for me to file a code enforcement complaint to bring the project into compliance?"

From: Aparicio, Joseluis
Sent: Thursday, December 19, 2024 10:06 AM
To: Mike Cady
Cc: Wheeler, Timothy
Subject: RE: CZ2300032

Hi Mr. Cady,

I've copied Mr. Wheeler on this email to review the request.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035 | Fax (951) 955-1811
[jlaparcio @Rivco.org](mailto:jlaparcio@Rivco.org) | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Mike Cady <mcady654@gmail.com>
Sent: Thursday, December 19, 2024 10:00 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Re: CZ2300032

Good morning. I'm writing this e mail with the idea that Mr. Wheeler is Cc ed as well. I appreciate yesterday s meeting and the information provided. Re: cz 2300032, I was asked what action I was seeking. I requested as a condition for change of zone approval, that a class 1 winery entitlement plot plan application be filed and approved prior to or concurrent with zone change approval. I provided evidence of the subject site operating wine production supporting the request to require proper entitlement. The course of action suggested by planning was, file a code enforcement complaint. A question, would not a filed code violation complaint on the subject property require planning to amend their report to the Board of Supervisors? A sense of urgency exists as an additional violation of inappropriate zoning for such activity will be included in a Code Enforcement complaint. Is it absolutely necessary to take the Code Enforcement option?

On Wed, Dec 18, 2024, 4:54 PM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Hi Mr. Cady,

I added the case to the subject line to better keep track of our emails.

The parcel report list was the internal view of Map My County that only staff has access to.

There's a public link for Map My County that has information such as Zoning on the parcels that can be accessed publicly.

https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public

Joseluis Aparicio | TLMA Contract Planner

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Main (951) 955-6035 | Fax (951) 955-1811

[jlaparicio @Rivco.org](mailto:jlaparicio@Rivco.org) | <http://planning.rctlma.org/>



How are we doing? (Click the link and tell us)

From: Mike Cady <mcady654@gmail.com>
Sent: Wednesday, December 18, 2024 4:30 PM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject:

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.

Mr. Aparicio. Thank you for today's meeting. I always come away better informed. The permits associated with specific parcels list that Tim put up on the monitor screen was that an internal link or can it be accessed publicly? I have a recollection of viewing something similar at the assessors office. What has and has not been permitted on neighboring properties is the area of my inquiry. Helpful info moving forward.

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[County of Riverside California](#)

From: Aparicio, Joseluis
Sent: Tuesday, December 3, 2024 11:14 AM
To: Mike Cady
Subject: RE: CZ2300032

Hi Mr. Cady,

I scheduled the conference room for 10am on December 18th. Make sure to sign in when you arrive so that we know to let you in.

Reminder that CZ2300032 to change the zone to Wine Country Winery does not propose any development. If a winery is proposed on that site through a subsequent plot plan, then such Class I Winery would be conditioned by the transportation department to make the appropriate off-site improvements.

Regarding the intent of the Winery District we can discuss further on the 18th.

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: Mike Cady <mcady654@gmail.com>
Sent: Tuesday, December 3, 2024 10:04 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Re: CZ2300032

Mr. Aparicio. The 10 o'clock December 18th time, is suitable. However I will continue this conversation prior to and up till that meeting. Back to planning staff's assertion that this project is appropriate in regards to the winery district's overlay map, I would say it is not. I had the opportunity to view the overlay map. What I saw, every winery on that map fronted, if not a major thoroughfare then an accepted county road. No wineries were accessed thru a residential neighborhood. Summitville Street is not a thoroughfare, it is not a county road, how then can county grant access to commercial enterprise thru a residential neighborhood on a private road? In that respect, it seems county is overstepping its authority encroaching on the rights and properties of private citizens. If it is within county's authority I would say it is then county's obligation to improve the road to county standards. Just a thought. If you remove the winery district overlay map, is this change of zone appropriate to the surrounding area? All surrounding area is residential zoning excluding county parkland (sensitive species?) bordering a side of the subject site.

The project is not contiguous to any wine country zoning. Not appropriate. I m thinking the establishment of the winery district is to facilitate complimentary growth of wine country, not impose it on residents. I ll continue shortly.

On Mon, Dec 2, 2024, 1:30 PM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Hi Mr. Cady,

We can meet on Wednesday December 18th at the following times. Let me know which time works best for you so I can schedule the conference room on the 12th floor for this meeting.

10am to 10:30am

11am to 11:30am

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: Mike Cady <mcady654@gmail.com>

Sent: Monday, December 2, 2024 8:57 AM

To: Aparicio, Joseluis <JLAparicio@Rivco.org>

Subject: Re: Cz 2300032

Mr. Aparicio. I'm looking forward to a meeting with planning staff when it is arranged. Regards. Mike Cady

On Mon, Nov 25, 2024, 11:43 AM Mike Cady <mcady654@gmail.com> wrote:

Thank you for the consideration. It is appreciated. Mike Cady

On Mon, Nov 25, 2024, 11:30 AM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

Hi Mr. Cady,

Yes these additional emails in opposition will be collected and compiled ahead of the January Board of Supervisor's Hearing for the Change of Zone along with what was provided to the Planning Commissioners.

The commissioners were provided a memorandum (Attached) that contained the emails with expressed concerns included.

The staff presentation can only capture so much which is why the supplemental memorandum with the emails was provided to the commissioners.

I will provide you with the report of actions for the 11.20.2024 Planning Commission once it is created.

Regarding meeting to discuss the concerns and objections in further detail that is not an issue, I will discuss with Russell and Tim and gather some availability to meet and discuss in December.

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: Mike Cady <mcady654@gmail.com>
Sent: Monday, November 25, 2024 11:07 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Cz 2300032

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.

Mr. Aparicio. Good morning. Mr. Brady has assured me that time, testimony and consideration beyond planning staff's presentation to the planning commission's public hearing November 20, 2024 will be accepted, studied, weighed and considered in the preparation of the report prior to being submitted to the board of supervisors for their consideration. Although being available to the planning commission at the time of the hearing, their only real understanding was the planning report delivered before the commission that day. That understanding being the bullet points delivered by staff. Several neighbors offered comments describing noise, traffic and dust creation as objections to the change of zone. The actual number of neighborhood respondents was several more than several. So, my point again, our opposition to the cz was understated by planning staff. I'm waiting for a copy of the report to the commission, a copy of the tentative approval of cz 2300032 and the vote tentatively approving same to better frame our opposing views. I would like to schedule time with planning, in person to clarify and expand our views with visual aids and further discussion. To that end, I can easily be available at times convenient to the planning department. A planning clearance was necessary for the building department's approval of a building permit on the subject site. One point of discussion. Aside from staff's assertion that the wine districts overlay map makes this change appropriate, is it appropriate and compatible with existing zoning and surrounding area? I'm looking forward to working with planning staff on this matter. Mike Cady

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From: Aparicio, Joseluis
Sent: Monday, November 25, 2024 11:31 AM
To: Mike Cady
Cc: Brady, Russell; Wheeler, Timothy
Subject: RE: Cz 2300032
Attachments: [Memo to PC - Item No. 3.3 Opposition to Project.pdf](#)

Hi Mr. Cady,

Yes these additional emails in opposition will be collected and compiled ahead of the January Board of Supervisor's Hearing for the Change of Zone along with what was provided to the Planning Commissioners.

The commissioners were provided a memorandum (Attached) that contained the emails with expressed concerns included.

The staff presentation can only capture so much which is why the supplemental memorandum with the emails was provided to the commissioners.

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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: Mike Cady <mcady654@gmail.com>
Sent: Monday, November 25, 2024 11:07 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Subject: Cz 2300032

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.

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the board of supervisors for their consideration. Although being available to the planning commission at the time of the hearing, their only real understanding was the planning report delivered before the commission that day. That understanding being the bullet points delivered by staff. Several neighbors offered comments describing noise, traffic and dust creation as objections to the change of zone. The actual number of neighborhood respondents was several more than several. So, my point again, our opposition to the cz was understated by planning staff. I m waiting for a copy of the report to the commission, a copy of the tentative approval of cz 2300032 and the vote tentatively approving same to better frame our opposing views. I would like to schedule time with planning, in person to clarify and expand our views with visual aids and further discussion. To that end, I can easily be available at times convenient to the planning department. A planning clearance was necessary for the building department s approval of a building permit on the subject site. One point of discussion. Aside from staffs assertion that the wine districts overlay map makes this change appropriate, is it appropriate and compatible with existing zoning and surrounding area? I'm looking forward to working with planning staff on this matter. Mike Cady

From: Aparicio, Joseluis
Sent: Wednesday, November 27, 2024 11:32 AM
To: Morfin Acevedo, Melissa
Cc: Brady, Russell
Subject: RE: CZ2300032
Attachments: [Memo to PC - Item No. 3.3 Opposition to Project.pdf](#)

Hi Melissa,

Thank you, I hope your day is also going well!

Regarding Mr. Cady's concerns with CZ2300032 staff is currently gathering some availability to meet with him in person to further discuss his concerns and have opted to push the hearing out to January 28th 2025.

Regarding his and the neighbors comments staff compiled all the comments into a Memo to the Planning Commissioners. The comments themselves however are better oriented toward an actual development application such as a Winery Plot Plan rather than the Change of Zone which on it's own is not permitting any development to occur.

Also to add staff's basis for the recommendation of approval for the Change of Zone is that it is consistent with the Temecula Valley Wine Country Community Plan – Winery District that the subject parcel is within.

Staff will also be compiling all the comments received ahead of a Board Hearing in January 2025.

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: Morfin Acevedo, Melissa <MMAcevedo@Rivco.org>
Sent: Wednesday, November 27, 2024 11:14 AM
To: Aparicio, Joseluis <JLAparicio@Rivco.org>
Cc: Brady, Russell <rbrady@RIVCO.ORG>
Subject: CZ2300032

Hi Joseluis,

I hope your day is going well! I was just following up on Mr. Mike Cady's concerns with CZ2300032.

How are his and the neighbor's comments being evaluated and what is the ETA for it to go before the board?

Melissa Morfin

TLMA Liaison to

Supervisor Chuck Washington

Third District, Riverside County

Phone: (951) 955-1033

From: Mike Cady <mcady654@gmail.com>
Sent: Wednesday, November 20, 2024 3:07 PM
To: Aparicio, Joseluis
Subject: My text with neighbors

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.

Good morning. I'm thinking and hoping Mr. Aparicio is being inundated with emails. Talking with Dalia and her conversation with Mr. Aparicio, maybe we're more behind in this matter than we realize. I would suggest that attending would be more helpful than not. The planning dept 10 day notification requirement is highly unfair for us, considering they've been on the case for a year or so. The concession Mr. Aparicio has given is this hearing is discretionary, the final decision has not been made but is a long way towards that outcome. Never the less, we have legitimate concerns that need to be addressed and considered. Working on that. I just called our supervisor and am waiting for a call back from their liaison to the planning dept. Am hoping to stir things up some more. Try to make it uncomfortable for them to move this forward. I have a few other ideas relating to that. Short version. I believe your appearance and anyone else's is a positive step and necessary to deny the zone change. I'm repeating myself but don't want to see our neighborhood being a stop on a wine tour. Looking forward to tomorrow and seeing my neighbors. Might not be the last time we talk today. Situation still developing.

From: Mike Cady <mcady654@gmail.com>
Sent: Wednesday, November 20, 2024 3:12 PM
To: Aparicio, Joseluis
Subject: Cc d text

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Some of the language, mildly inciteful. Just desired planning truly listened to our concerns. Thank you

From: Aparicio, Joseluis
Sent: Tuesday, December 10, 2024 5:24 PM
To: Mike Cady
Subject: Planning Commission Report of Actions 11.20.2024
Attachments: [11-20-24 PC Report of Actions.pdf](#)

Hi Mr. Cady,

As promised here is the report of actions for Planning Commission on 11.20.2024.

CZ2300032 is item no. 3.3.

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



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Riverside, California 92502

Account Number:	5209148
Ad Order Number:	0011713039
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	01/10/2025
Total Amount:	\$761.97
Payment Amount:	\$0.00
Amount Due:	\$761.97
Notice ID:	wHziwFhu6ifdN7UEQfD0
Invoice Text:	<p>NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF ORDINANCE 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 st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, January 28, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2300032 and Adoption of Ordinance No. 348.5027. Change of Zone No. 2300032 is a proposal to change the zoning classification of the 5.05acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area – Winery District that it is within APN: 915- 690-007 . This proposed project is located: North of Summitville Street and east of Warren Road . – Zoning in the Third Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is EXEMPT from the California Environmental Quality Act (CEQA) , Approve Change of Zone 2300032 and Adopt Ordinance No. 348.5027. On November 20, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 3-0. 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</p>

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

Publication: The Press-Enterprise

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Ad Desc: 0011713039

FILE NO. 0011713039

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

01/10/2025

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

Date: January 10, 2025.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF ORDINANCE 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 st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 28, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2300032 and Adoption of Ordinance No. 348.5027.** Change of Zone No. 2300032 is a proposal to change the zoning classification of the 5.05acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country - Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area - Winery District that it is within APN: 915- 690-007 . This proposed project is located: North of Summitville Street and east of Warren Road. - Zoning in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA) , **Approve Change of Zone 2300032 and Adopt Ordinance No. 348.5027.**

On November 20, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 3-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

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

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: January 7, 2025
Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 1/10/25

The Press-Enterprise

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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

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Account Number: 5209148

Ad Order Number: 0011719274

Customer's Reference
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 02/11/2025

Amount: \$1,056.40

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5027
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2503, Change of Zone Case No. 2300032," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.
V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 28, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

Published The Press-Enterprise Feb. 11, 2025

The Press-Enterprise

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

Legal No. **0011719274**

Ad Copy:

PROOF OF PUBLICATION

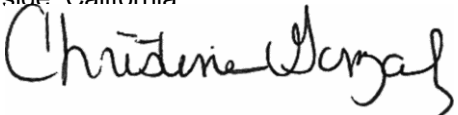
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper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

02/11/2025

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

Date: February 11, 2025.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

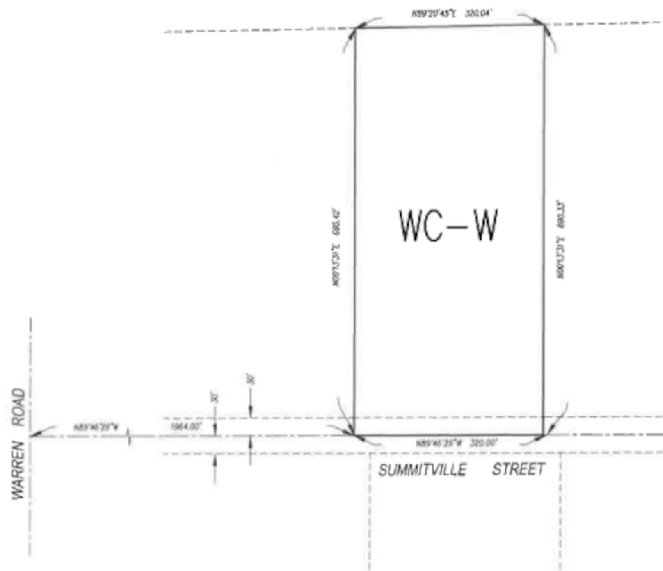
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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RANCHO CALIFORNIA AREA
SEC. 18, T.7S., R.1W. S.B.B & M.



WC-W WINE COUNTRY- WINERY

MAP NO. 2.2503
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2300032
ADOPTED BY ORDINANCE NO. 348.5027
(DATE:)
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 915-690-007

V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County,

held on **January 28, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

Published The Press-Enterprise Feb. 11, 2025