

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



ITEM: 23.2
(ID # 28996)

MEETING DATE:
Tuesday, November 04, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2400062 - No New Environmental Document is Required – Applicant: Thomas Decarlo – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – Location: East of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road – 2.14 Acres – Zoning: Residential Agriculture – 2 Acre Minimum (R-A-2) – REQUEST: Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 951-190-015. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** for the Temecula Valley Wine Country Community Plan and Policy Area, 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 10/27/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5045 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: November 4, 2025
xc: Planning, MC/COB/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. 2400062**, amending the zoning classifications for the Project parcel from Residential Agriculture - 2 acre minimum (R-A-2) to Wine Country - Residential (WC-R), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.5045** amending the zoning in the Temecula Valley Wine Country Community Plan and Policy Area shown on Map No. 2.2516, Change of Zone No. 2400062, attached hereto and incorporated herein by reference.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Funded [100%]			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

Summary

On October 14, 2024, the applicant, Thomas Decarlo, submitted Change of Zone No. 2400062 (CZ2400062) to the County of Riverside for consideration. The application proposes to change the subject site's zoning classification from Residential Agriculture 5 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) to bring the parcel into compliance with the Temecula Valley Wine Country Policy Area.

Background

On March 11, 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 new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; Therefore, zoning consistency was planned to occur as part of the development approval process.

Change of Zone No. 2400062 was submitted to the Riverside County Planning Department on October 14, 2024. The Project parcel has a General Plan Foundation Component Land Use Designation of Rural Community (RC) and Land Use Designation of Estate Density Residential (EDR). The subject parcel is located in the Wine Country-Residential District, which is a district located in the central and northeastern portions of the Policy Area. Any parcel with this designation is allowed to develop one-family dwellings, agricultural uses,

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

and Class I or II Wineries or Cottage Inns with an approved plot plan entitlement. The Project proposes a change of zone for APN 951-190-015 from Residential Agriculture – 2 acre minimum (R-A-2) to Wine Country – Residential (WC-R) in order to bring the parcel into consistency with the Temecula Valley Wine Country Policy Area.

At the July 30, 2025, Planning Commission hearing the project (CZ2400062) was presented. It was approved by the Planning Commissioners on a 4-0 vote.

Impact on Residents and Businesses

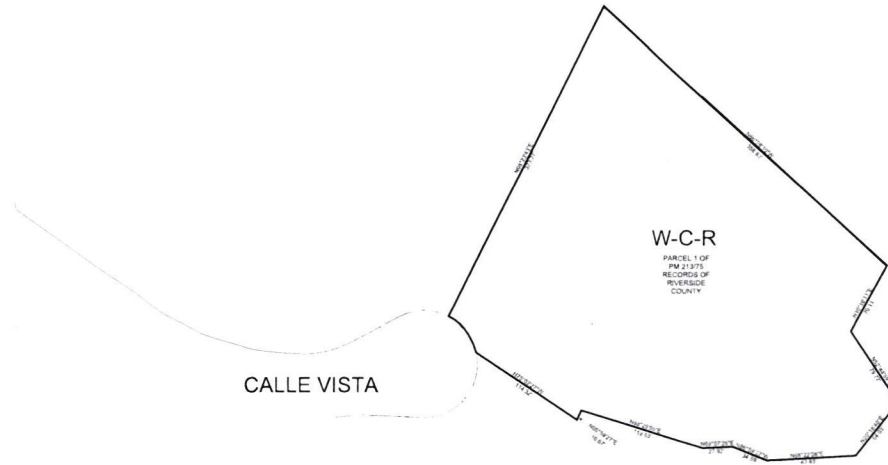
The Project is located within the Temecula Valley Wine Country Policy Area and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162. Findings found within this report are specific to the change of zone only. Any future project(s) will be subject to CEQA at the time of submittal.

No further environmental review is required at this time. All documents that support this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

ATTACHMENTS:

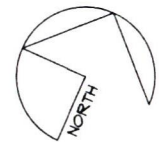
- Exhibit A – Planning Commission Report of Action 07.30.2025**
- Exhibit B – Planning Commission Staff Report (Form 11)**
- Exhibit C – Change of Zone Ordinance and Exhibit**
- Exhibit D – GIS Exhibits**
- Exhibit E – Mailing Labels and Radius Maps**

SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 WEST



MAP NO. 2.2516
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2.2516, ORDINANCE NO. 348.5045
CHANGE OF ZONE CASE NO. CZ2400062
ADOPTED BY ORDINANCE NO. 348.5045
(DATE:) November 4th, 2025
RIVERSIDE COUNTY BOARD OF SUPERVISORS

W-C-R WINE COUNTRY RESIDENTIAL



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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 4, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: November 4, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
 Deputy

SEAL



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JULY 30, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 st District Ariel Savage	2 nd District Marissa Gruytch Vice-Chair	3 rd District Shellie Clack	4 th District Bill Sanchez	5 th District Romelio Ruiz Chair
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CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE
ROLL CALL: Members Present: Savage, Gruytch, Clack, Sanchez
 Members Absent: Ruiz

1.0 CONSENT CALENDAR

1.1 SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT NO. 36813 – Applicant: Silver Beach Grand Corporation c/o Tony Tang –Representative: Rick Engineering Company c/o Bill Rohal, Darla Clauson – Second Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low-Density Residential (RC:VLDR) Land Use Designation – One-Family Dwellings (R-1) Zoning – REQUEST: Second Extension of Time for approved Tentative Tract No. 36813 to extend the expiration date an additional 3 years to July 23,2028 and will be subsequently extended an additional 1.5 years by AB2729 to January 23, 2030, to allow for the recordation of the final map to subdivide 38.271 acres for 38 residential lots, four (4) lettered lots for open space, emergency secondary access and a bio-retention basin, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depths of lots 9, 10, 11, 12 and 15 to exceed four times the width. – APN: 273-450-002, 273450-003, 273-450-017, 273-450-018, 273-450-019 – Project Planner: Hektor Soto at (951) 955-8702, or email at hsoto@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Vice-Chair Gruytch, 2nd by Commissioner Sanchez

By vote of 4-0 (Ruiz Absent) the Planning Commission took the following actions:

APPROVED the Second Extension of Time Request for Tentative Tract No. 36813.

2.0 PUBLIC HEARINGS CONTINUED

2.1 CHANGE OF ZONE NO. 2400062 - No New Environmental Document is Required – Applicant: Thomas Decarlo – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – Location: East of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road – 2.14 Acres – Zoning: Residential Agriculture – 2 Acre Minimum (R-A-2) – REQUEST: Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Vice-Chair Gruytch

By vote of 4-0 (Ruiz Absent) the Planning Commission took the following actions:

FOUND that No New Environmental Document is Required; and,

TENTATIVELY APPROVED Change of Zone No. 2400062.

PLANNING COMMISSION – REPORT OF ACTIONS – JULY 30, 2025

Area. APN: 951-190-015. Continued from July 16, 2025 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org.

3.0 PUBLIC HEARINGS – NEW

3.1 PUBLIC USE PERMIT NO. 230001 (PUP230001) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temecula Valley Charter School – Represented: Richard Hansberger – Grant Becklund (Grant Becklund Civil Engineering) – Third Supervisorial District – Rancho California Area – Highway 79 Policy Area – Land Use: Community Development: Medium Density Residential (CD:MDR) – Zoning: One-Family Dwellings (R-1) – Location: North of Thompson Road, south of Yates Road, and east of Washington Street – 11.99 Acres – REQUEST: Public Use Permit No. 230001 is a proposal to construct a charter school intended for children grades Transitional Kindergarten (TK) through eighth grade for approximately 900 students and approximately 70 staff on 11.99-acres. The total building area for the project is 53,992 sq. ft; consisting of a one-story main building of 17,292 sq. ft. along with 29 modular classrooms (single and double classroom buildings), four (4) restroom buildings, six (6) storage structures, and a trash enclosure. The site improvements will include 148 parking spaces, and outdoor recreational areas, including but not limited to turf areas, playground areas, basketball courts, wall ball, pickleball, soccer field, lunch patio structures, pedestrian access and circulation improvements, hardscape and landscape, lighting improvements, and infrastructure and utility improvements. APN: 472-210-002 – Project Planner: Haide Aguirre at (951) 955-1006, or email at haquirre@rivco.org.

3.2 CONDITIONAL USE PERMIT NO. 220023 (CUP220023) – Intent to Consider an Addendum No. 1 to Mitigated Negative Declaration (MND) – EA39577 – CEQ220071 – Applicant: Ranch RV & Self Storage – Engineer/ Representative: Ariel Ekema, Rancon Group – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR) – Location: South of Koon Street, west of McColery Road, north of Brumfield Street, and east of Winchester Road – Approximately 4.36 Gross Acres – Zoning: Specific Plan No. 286 Winchester 1800 (PA8) – REQUEST: CUP220023 is a proposal to construct a 145,978 sq. ft. recreational vehicle and self-storage facility on an approximately 4.36 acre lot. The facility includes six separate buildings of varying sizes and configuration including 1,027 self-storage units, a basement within Building “E,” and 1,758 sq. ft. of office space. The Project site will include

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez

By vote of 4-0 (Ruiz Absent) the Planning Commission took the following actions:

ADOPTED a Mitigated Negative Declaration; and,

APPROVED Public Use Permit No. 230001, subject to Conditions of Approval and Advisory Notification Document.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Vice-Chair Gruytch

By vote of 4-0 (Ruiz Absent) the Planning Commission took the following actions:

ADOPTED Addendum No. 1 to the Mitigated Negative Declaration; and,

APPROVED Conditional Use Permit No. 220023, subject to Conditions of Approval and Advisory Notification Document.

PLANNING COMMISSION – REPORT OF ACTIONS – JULY 30, 2025

39 spaces for RVs and 15 standard parking spaces for customer and employee use. In addition to the parking, the proposed project includes driveways, pedestrian walkways, and landscaped areas. APN: 476-560-006 - Project Planner: Krista Mason at (951) 955-1722, or email at kmason@rivco.org.

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: South of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for residential development for senior housing that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240036 is initiated by the Board of Supervisors. – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres – Project Planner: Elizabeth More-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240036.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240071 (GPA240071) – Applicant: Scott Taschner – Representative: SKR Architect Inc. c/o Brian Kite – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Existing Zoning: R-T (Mobile home Subdivision and Mobile home Park) and W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Desert (R: RD) – Location: North of Charles Street, east of Bennet Road, south of 18th Avenue, and west of Ford Avenue – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240071 to change the General Plan Foundation Component of nine (9) parcels from Rural: Rural Desert (R: RD) to Rural Community: Very Low Density Residential (RC:

Planning Commission Action:
Public Hearing: Closed

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

DID NOT RECOMMEND the Initiation of Foundation Component General Plan Amendment No. 240071.

PLANNING COMMISSION – REPORT OF ACTIONS – JULY 30, 2025

VLDR), to allow for submittal of an application for an implementing project that would allow the future development of the site with fifty-six (56) plus/minus approximately 1.25-acre single-family lots. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240071 is initiated by the Board of Supervisors. APNs: 659-100-005, -007, -008, -009, -012, -014, -015, -017, and -033 – 78.79 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

5.0 WORKSHOPS
NONE

6.0 PUBLIC COMMENTS
NONE

7.0 DIRECTOR'S REPORT
NONE

8.0 COMMISSIONER'S COMMENTS
NONE

ADJOURNMENT: 11:46 A.M.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

2.1

(ID # 28398)

MEETING DATE:

Wednesday, July 30, 2025

SUBJECT: CHANGE OF ZONE NO. 2400062 - No New Environmental Document is Required – Applicant: Thomas Decarlo – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – Location: East of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road – 2.14 Acres – Zoning: Residential Agriculture – 2 Acre Minimum (R-A-2) – REQUEST: Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 951-190-015. Continued from July 16, 2025 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2400062
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Jake Roberts
Project APN(s):	951-190-015
Continued From:	7/16/2025



John Hildebrand, Planning Director 7/22/2025

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 acre minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area.

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

The Project parcel is located east of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road. The parcel address for APN 951-190-015 is 34290 Calle Vista.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** for the Temecula Valley Wine Country Community Plan and Policy Area, 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. 2400062, amending the zoning classifications for the Project parcel from Residential Agriculture – 2 acre minimum (R-A-2) to Wine Country – Residential (WC-R), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	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 – Residential District
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Estate Density Residential (EDR)
South:	Estate Density Residential (EDR)
West:	Estate Density Residential (EDR)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Existing Zoning Classification:	Residential Agriculture – 2 Acre Minimum (R-A-2)
Proposed Zoning Classification:	Wine Country – Residential (WC-R)
Surrounding Zoning Classifications	
North:	Residential Agriculture – 5 Acre Minimum (R-A-5)
East:	Residential Agriculture – 2 Acre Minimum (R-A-2)
South:	Residential Agriculture – 5 Acre Minimum (R-A-5)
West:	Residential Agriculture – 5 Acre Minimum (R-A-5)
Existing Use:	
Surrounding Uses	
North:	Residential Development, Agriculture
East:	Residential Development
South:	Residential Development
West:	Residential Development

Project Details:

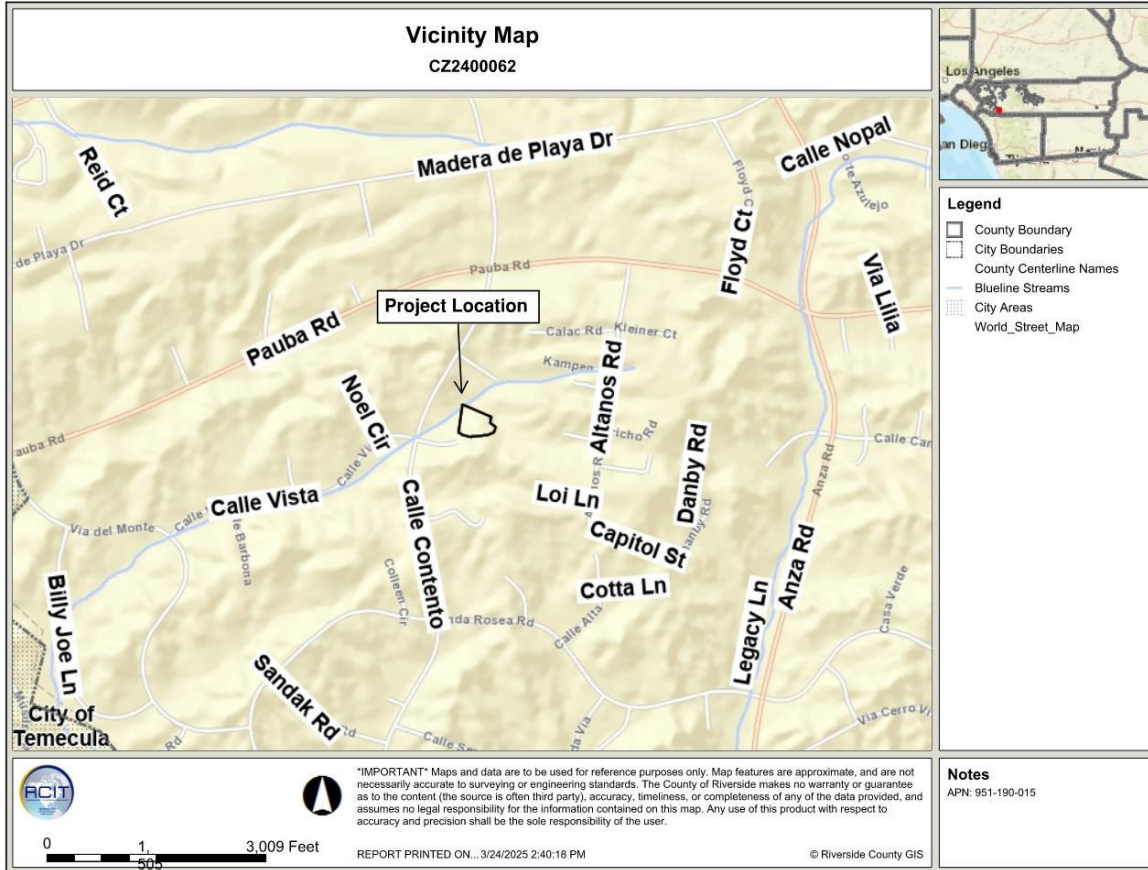
<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
APN 951-190-015	2.14 Acres	None

Located Within:

City’s Sphere of Influence:	No
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	Yes - High Fire
Mount Palomar Observatory Lighting Zone:	Yes - Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



PROJECT BACKGROUND AND ANALYSIS

Background:

On March 11, 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 new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; Therefore, zoning consistency was planned to occur as part of the development approval process.

Change of Zone No. 2400062 was submitted to the Riverside County Planning Department on October 14, 2024. The Project parcel has a General Plan Foundation Component Land Use Designation of Rural Community (RC) and Land Use Designation of Estate Density Residential (EDR). The subject parcel is located in the Wine Country-Residential District, which is a district

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

located in the central and northeastern portions of the Policy Area. Any parcel with this designation is allowed to develop one-family dwellings, agricultural uses, and Class I or II Wineries or Cottage Inns with an approved plot plan entitlement. The Project proposes a change of zone for APN 951-190-015 from Residential Agriculture – 2 acre minimum (R-A-20) to Wine Country – Residential (WC-R) in order to bring the parcel into consistency with the Temecula Valley Wine Country Policy Area.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The Project is located within the Temecula Valley Wine Country Policy Area and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. 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 CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162. Findings found within this report are specific to the change of zone only. Any future project(s) will be subject to CEQA at the time of submittal. All documents supporting this determination are located at the County of Riverside, Planning Department at 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The project site has a General Plan Foundation Component of Rural Community (RC) and Land Use Designation of Estate Density Residential (EDR).
2. The project site is located within the Temecula Valley Wine Country Policy Area – Residential District of the Southwest Area Plan (SWAP). The primary purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance tourism related activities. SWAP Policy 1.19 encourages residential development that complements the Temecula Valley Wine Country Policy Area as described in the WC-R Zone. Therefore, the project would bring the parcel into compliance with the Policy Area.
3. The Project parcel currently has a zoning classification of Residential Agriculture – 2 acre minimum (R-A-2), which is not consistent with the Temecula Valley Wine Country Policy Area – Residential District. The proposed change of zone to Wine Country – Residential

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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(WC-R) would make the zoning of the site consistent with the General Plan and, specifically, the Temecula Valley Wine Country Policy Area – Residential District.

Change of Zone Findings

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

Other Findings

1. The project is not located within a Western Riverside County Multiple Species Habitat Conservation Plan Cell.
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 tribal consultation is not required.
4. The Project is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Should the property owner of the parcels propose any type of new development, compliance with all lighting standards specified within Ordinance No. 655 for Zone B will be necessary.
5. The Project is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

is required. Should a development project be proposed at a later date, the Director of the Department of Forestry and Fire Protection or their designee would be notified.

- a. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. Station No. 95 located at 32131 South Loop Ranch, Temecula, CA 92591 Road approximately 1.1 miles north 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. 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 750 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from any person who indicated support or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's decision.

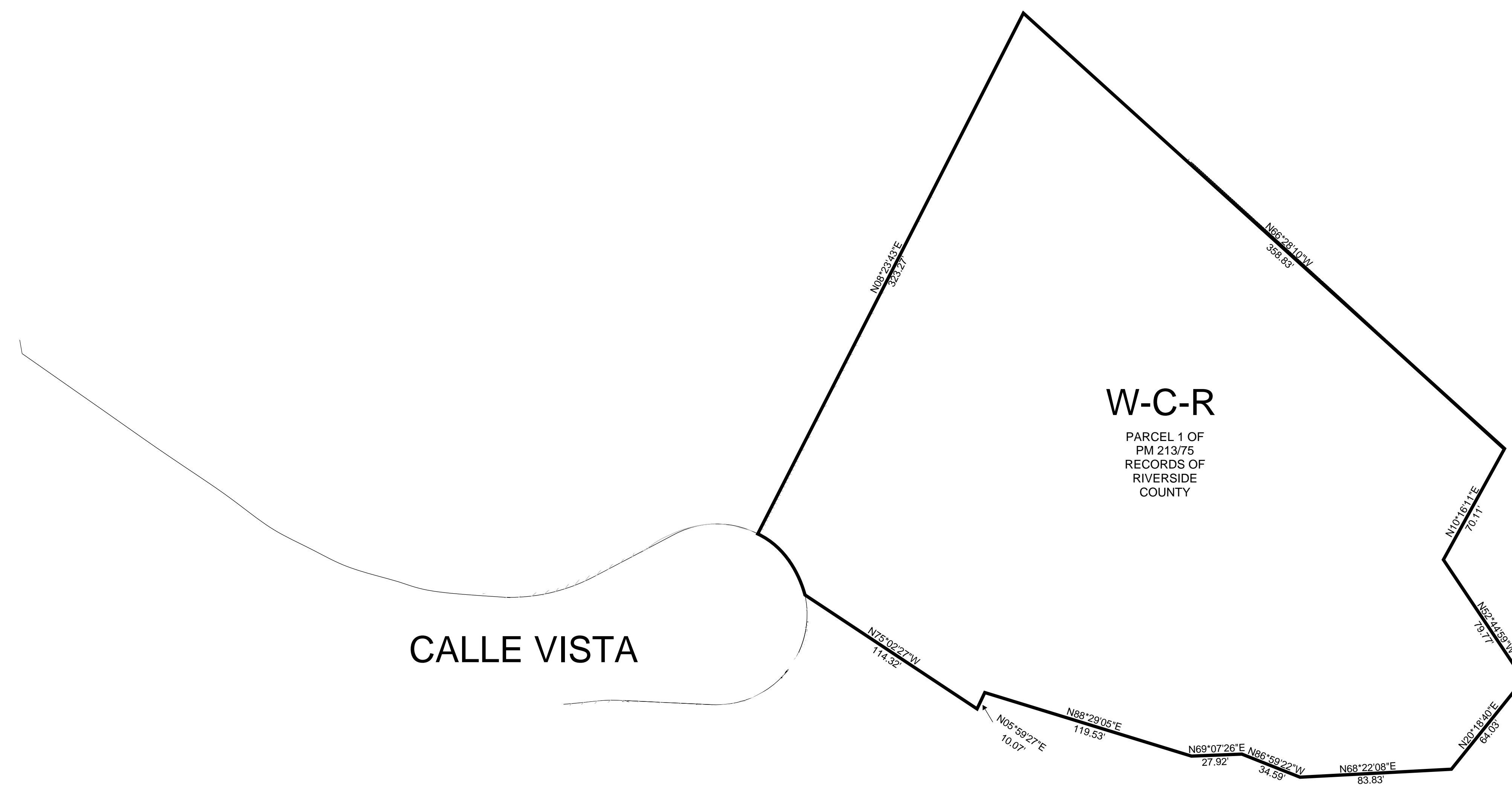
ATTACHMENTS

- Exhibit A –CZ2400062 - Change of Zone Exhibit
- Exhibit B – GIS Exhibits
- Exhibit C – Mailing Labels

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

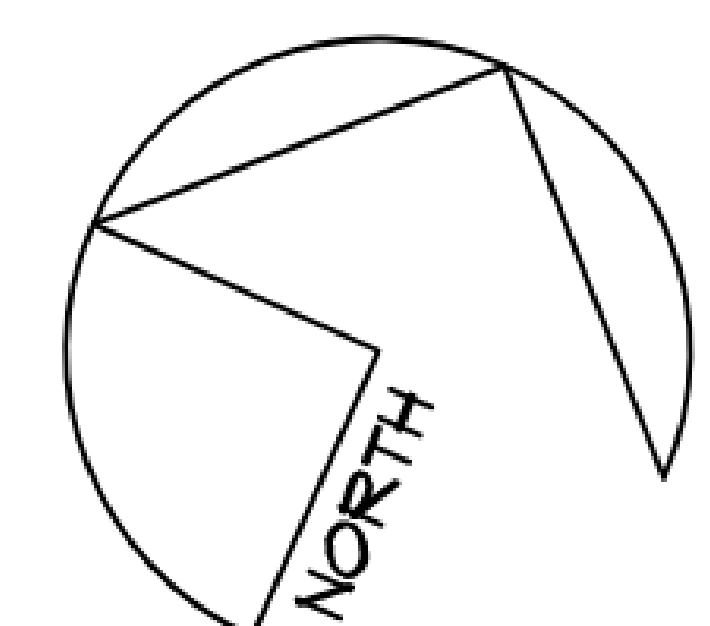
Exhibit D – Radius Map
Exhibit E – Draft CZ Ordinance

SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 WEST



MAP NO. 2.2516
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2.2516, ORDINANCE NO. 348.5045
CHANGE OF ZONE CASE NO. CZ2400062
ADOPTED BY ORDINANCE NO. 348.5045
(DATE:) November 4th, 2025
RIVERSIDE COUNTY BOARD OF SUPERVISORS

W-C-R WINE COUNTRY RESIDENTIAL



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2400062

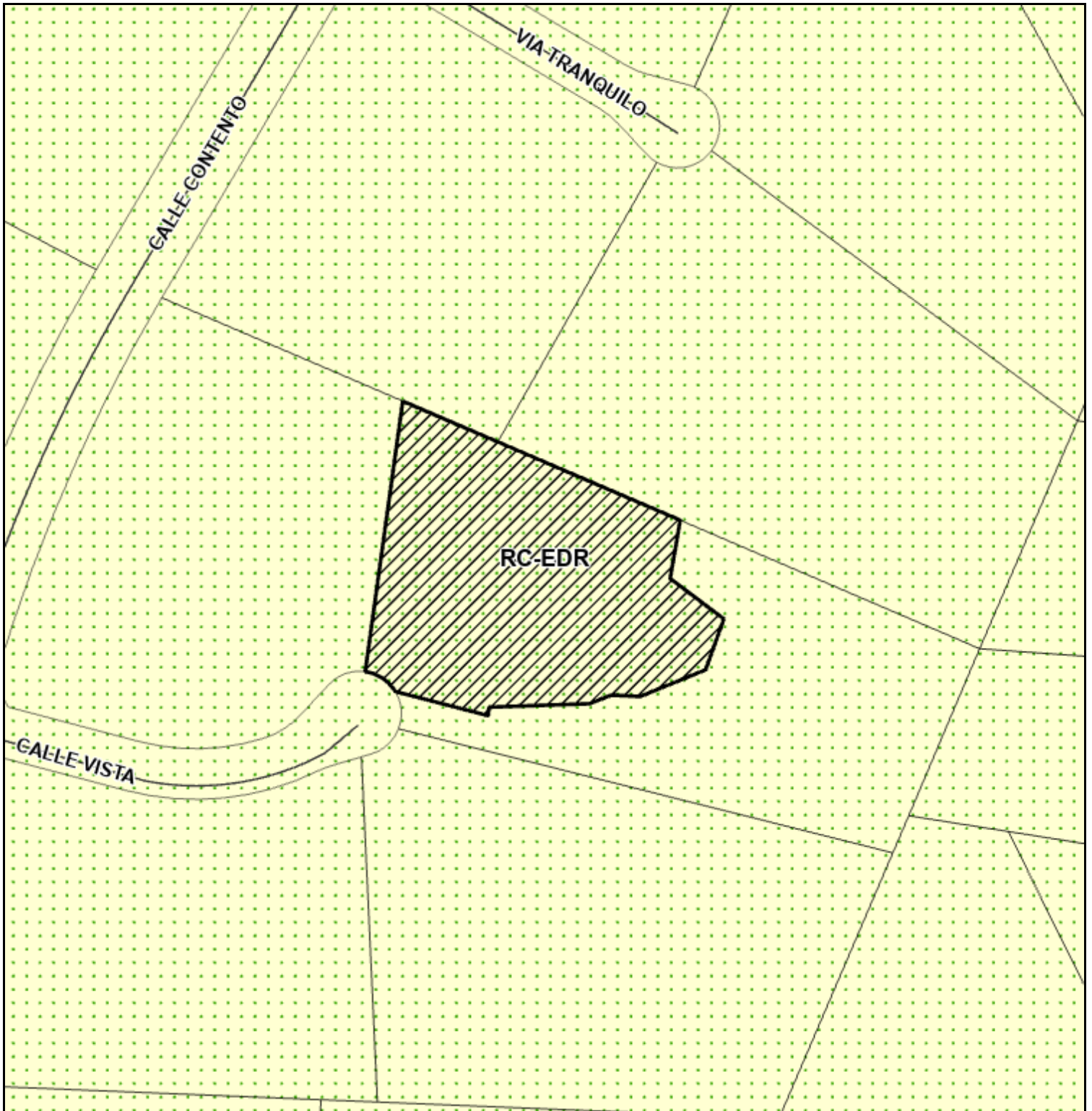
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

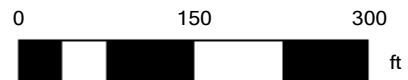
Date: 3-18-2025

Exhibit: 5



Zoning Area/District: RANCHO CALIFORNIA

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2400062

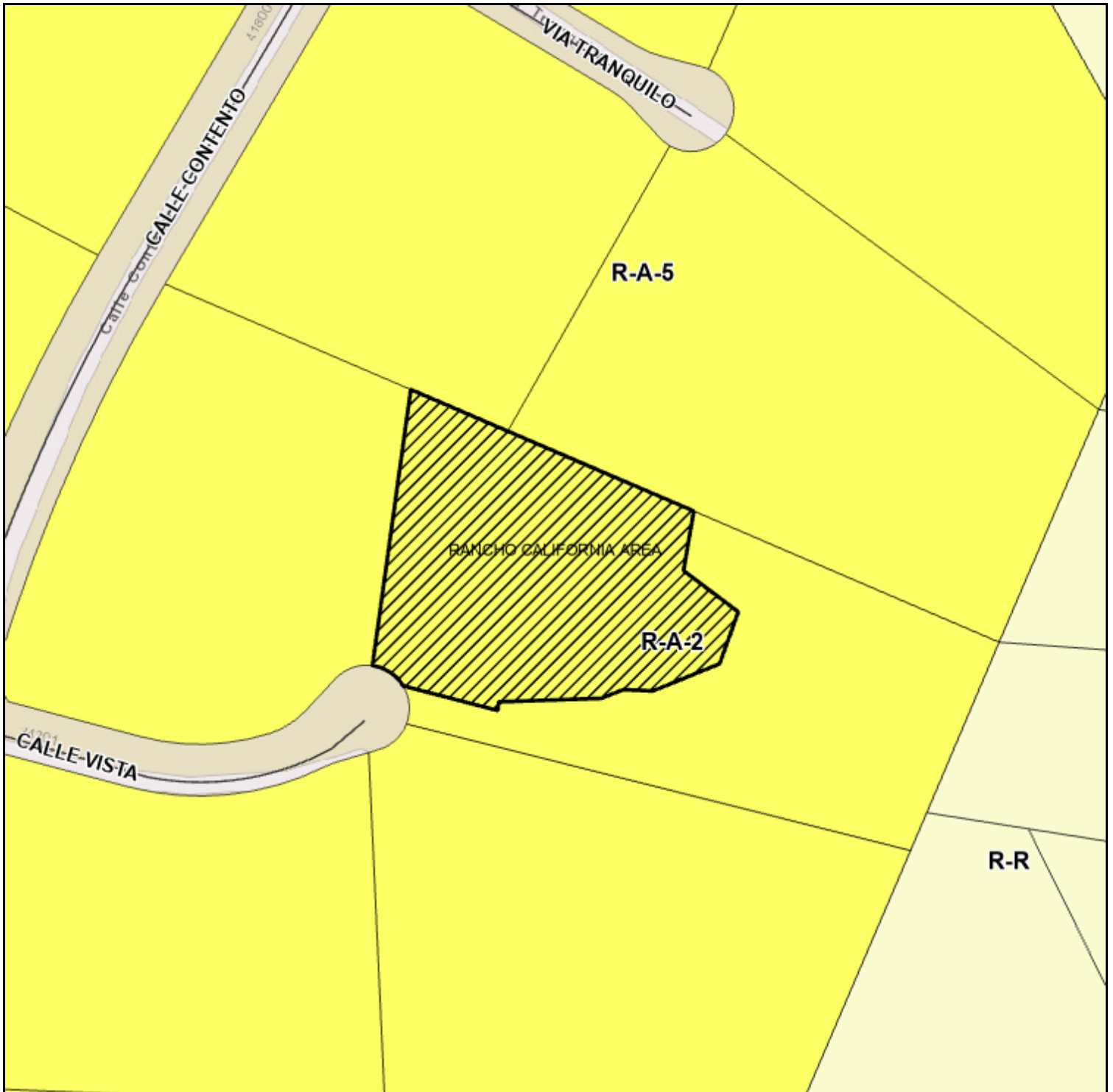
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

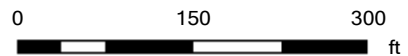
Date: 3-18-2025

Exhibit: 2



Zoning Area/District: RANCHO CALIFORNIA

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2400062

LAND USE

Supervisor: CHUCK WASHINGTON

District: 3

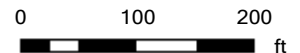
Date: 3-18-2025

Exhibit: 1



Zoning District: RANCHO CALIFORNIA

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2400062

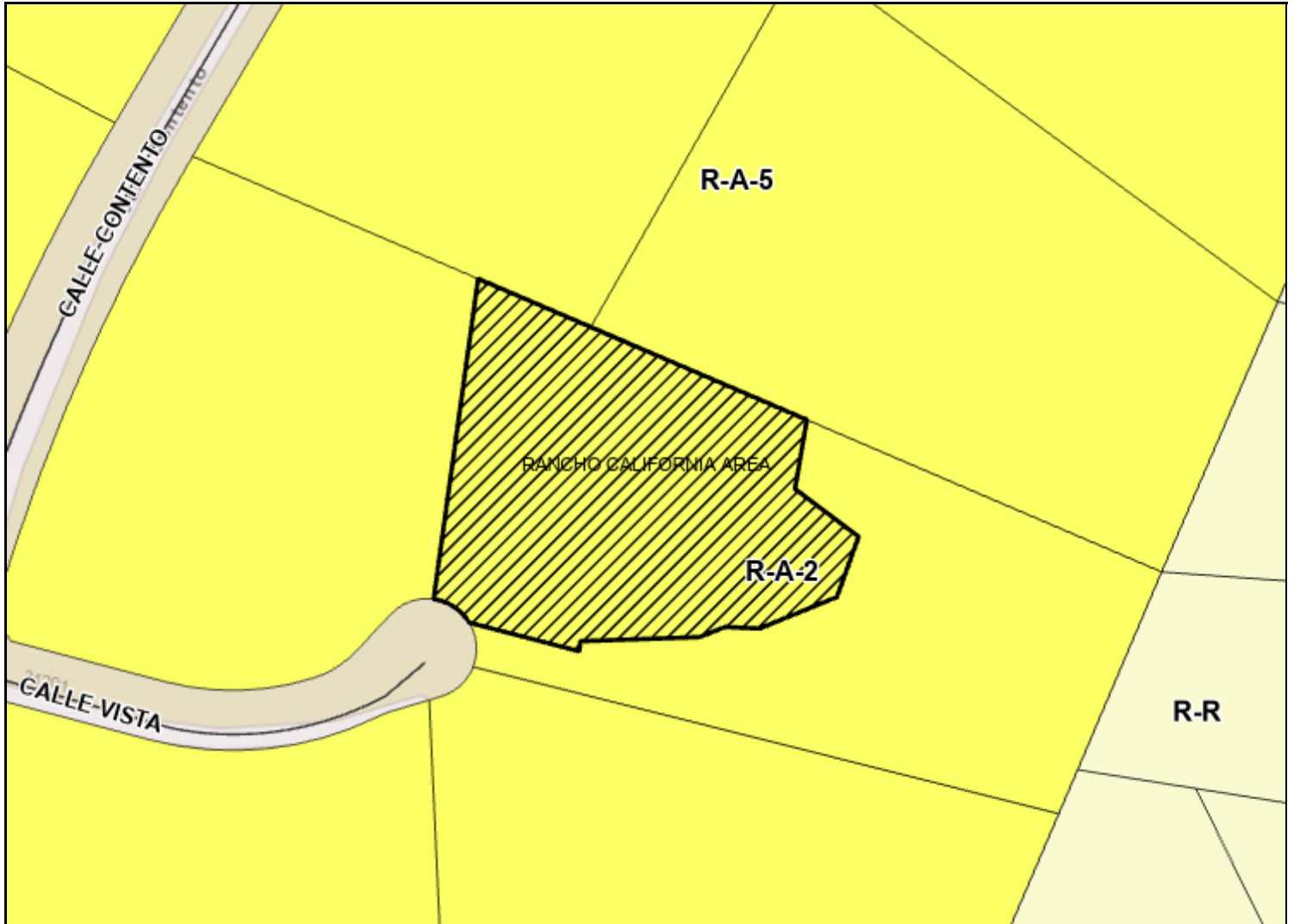
PROPOSED ZONING

Supervisor: CHUCK WASHINGTON

Date: 3-18-2025

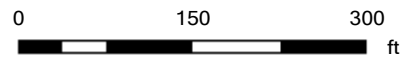
District: 3

Exhibit: 3



Zoning Area/District: RANCHO CALIFORNIA

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951180001
WRIGHT ROBIN PREMA REVOCABLE
TRUST
301 EVENING STAR LN
NEWPORT BEACH CA 92660

951180004
GEOFFREY AARON
34385 JERICHO RD
TEMECULA CA 92592

951180005
VICTORINO S. MURO
34390 SCOTELLA RD
TEMECULA CA 92592

951180007
PAMELA D. ROMERO
34385 SCOTELLA RD NO 12
TEMECULA CA 92592

951180010
JUAN LLAMAS
34410 LOI LN
TEMECULA CA 92592

951180011
TWILA CLAY POLOPOLUS
34380 LOI LN
TEMECULA CA 92592

951180016
MANUEL A. TERAN
34375 LOI LN
TEMECULA CA 92592

951190001
RODRIGUEZ TRUST DATED 10/07/2024
41915 CALLE CONTENTO RD
TEMECULA CA 92591

951190003
HENRY YAN HUEI WANG
9199 MCELWEE RIVER CIR
FOUNTAIN VALLEY CA 92708

951190004
RAY RESHAT ZEOLLARI
34255 CALLE VISTA
TEMECULA CA 92592

951190005
ROBERT FARRELL SMITH
PO BOX 891600
TEMECULA CA 92589

951190006
HIBBERTS GENTRY FAMILY TRUST
DATED 7/23/2019
PO BOX 890848
TEMECULA CA 92589

951190007
VALENCIA JOSEPH CHARLES &
MARILYN JEAN LIVING TRUST DTD
4/26/17
124 AVENIDA DEL PONIENTE
SAN CLEMENTE CA 92672

951190008
VVUS
100 THE EMBARCADERO PENTHOUSE
SAN FRANCISCO CA 94105

951190009
NORMAN GERALD JOHN LIVING TRUST
DATED 07/25/2018
41733 CAMINO LORADO
TEMECULA CA 92592

951190010
JULIE NORWOOD
34330 COOPERMAN CIR
TEMECULA CA 92592

951190011
NORMAN GERALD JOHN LIVING TRUST
DATED 07/25/2018
41733 CAMINO LORADO
TEMECULA CA 92592

951190012
JULIE A. PARSONS
34330 COOPERMAN CIR
TEMECULA CA 92592

951190015
DECARLO FAMILY TRUST DTD 10/19/06
30650 RANCHO CALIFORNIA RD # D406-
210
TEMECULA CA 92591

951190016
RICHARD A. GEREAU
34300 CALLE VISTA
TEMECULA CA 92592

965250002
JOSE ALEJANDRO RAMIREZ PEREZ
10619 SHELLYFIELD RD
DOWNEY CA 90241

965250003
GREGORY B. RICHTER
41800 CALLE CONTENTO
TEMECULA CA 92592

965250015
O CONNOR SHAWN LIVING TRUST DTD
6/12/2020
41930 NOEL CIR
TEMECULA CA 92592

965250016
PHILLIP YOUNG
41904 CALLE CONTENTO
TEMECULA CA 92592

965270015
AARON KINARD
41945 CALLE CONTENTO
TEMECULA CA 92592

THE PRESS-ENTERPRISE

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pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

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

Account Number: 5209148
Ad Order Number: 0011758608
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 10/09/2025
Total Amount: \$1514.31
Payment Amount: \$0.00
Amount Due: \$1514.31
Notice ID: gqzxPQL44jHJIYgBSr6D
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 4, 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. 2400062. Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 951-190-015. This proposed project is located: East of Calle Contenido, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road in the Third Supervisorial District. The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors APPROVE Change of Zone No. 2400062 and ADOPT Ordinance No. 348.5045. On July 30, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>. FOR FURTHER

Planning
11/14/2025
23.2

THE PRESS-ENTERPRISE

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

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011758608

FILE NO. 0011758608

PROOF OF PUBLICATION

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

10/09/2025

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

Date: October 9, 2025.
At: Riverside, California



Signature

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 4, 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. 2400062**. Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture - 2 Acre Minimum (R-A-2) to Wine Country - Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 951-190-015. This proposed project is located: East of Calle Contento, north of Calle Vista, south of Via Tranquillo, and west of Altanos Road in the Third Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **APPROVE Change of Zone No. 2400062 and ADOPT Ordinance No. 348.5045.**

On July 30, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctima.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAKE ROBERTS, PROJECT PLANNER, AT (951) 955-3107 OR EMAIL JROBERTS@RIVCO.ORG.

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

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

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

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

Dated: October 1, 2025
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UN CAMBIO DE ZONA Y ADOPCIÓN DE

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 4 de noviembre de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Cambio de Zona No. 2400062**. El Cambio de Zona n.º 2400062 (CZ2400062) es una propuesta para cambiar la clasificación actual de la zona de Agricultura Residencial - Mínimo de 2 Acres (R-A-2) a Zona Vitivinícola Residencial (WC-R) para el APN 951-190-015, que comprende aproximadamente 2,14 acres. El cambio de zonificación propuesto adecuaría la parcela al Área de Política de la Zona Vitivinícola del Valle de Temecula, APN: 951-190-015. Este proyecto se ubica al este de la calle Contento, al norte de la calle Vista, al sur de Vía Tranquillo y al oeste de la carretera Altanos en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **APRUEBE el cambio de zona No. 2400062 y ADOPTÉ la Ordenanza No. 348.5045.**

El 30 de julio de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, con una votación de 4 a 0. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctima.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNIQUESE CON JAKE ROBERTS, PLANIFICADOR DEL PROYECTO, AL (951) 955-3107 O ENVÍE UN CORREO ELECTRÓNICO A JROBERTS@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o antes de ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental relacionado. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 1 de octubre de 2025 Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, Asistente de la secretaria de la Junta

25x2 = 50



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

DATE: 9/30/2025

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Jake Roberts
(BOS Date 11-04-2025)

SUBJECT: **MT#28996** – CZ2400062.

(Charge your time to these case numbers)

SUBJECT: (MT#28996) TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2400062 No New Environmental Document is Required – Applicant: Thomas Decarlo – **Third Supervisorial District** – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – **Location:** East of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road – 2.14 Acres – Zoning: Residential Agriculture – 2 Acre Minimum (R-A-2) **REQUEST:** Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 951-190-015 - Project Planner: Jake Roberts at (951) 955-3107 or email at jroberts@rivco.org. [Applicant Fees 100%].

Planning Commission Date: 07.30.2025 / Commissioner Vote: 4 – 0

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

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

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

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

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

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 SEP 29 PM 3:43

PROPERTY OWNERS CERTIFICATION FORM
APN 951-190-015

I, Jake Roberts, certify that on
(Print Name)

9/30/2025 the attached property owners list
(Date)

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

Distance Buffered: 750'

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

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

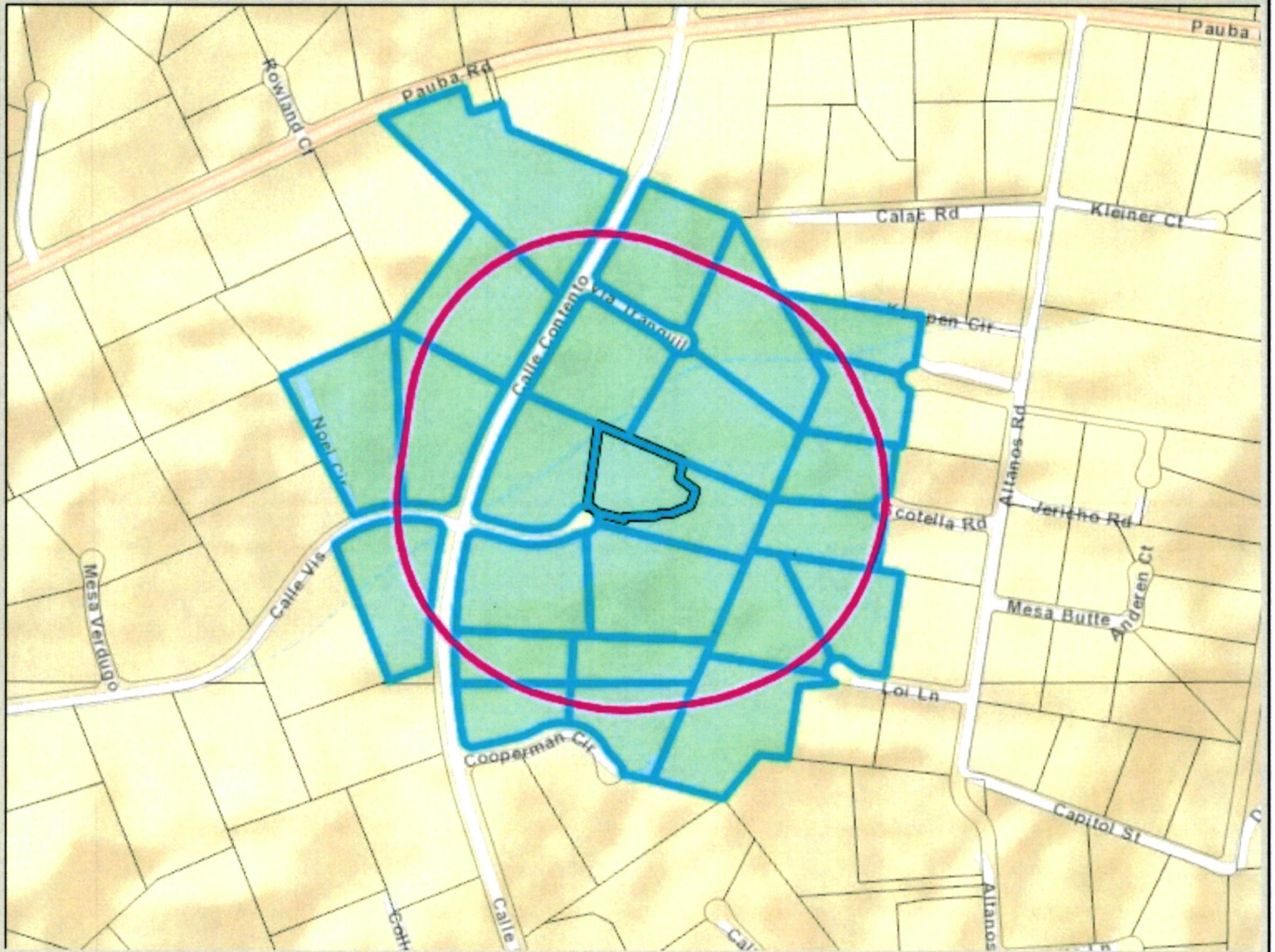
NAME: Jake Roberts

TITLE/REGISTRATION Assistant Planner

ADDRESS: 4080 Lemon Street, 12th, Floor, Riverside, CA 92501

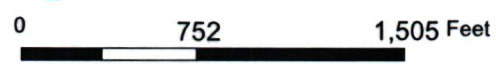
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3107

Riverside County GIS Mailing Labels



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes



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

REPORT PRINTED ON... 3/18/2025 2:48:38 PM

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

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAKE ROBERTS, PROJECT PLANNER, AT (951) 955-3107 OR EMAIL JROBERTS@RIVCO.ORG.

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Dated: October 1, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UN CAMBIO DE ZONA Y ADOPCIÓN DE ORDENANZA, EN EL TERCER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 4 de noviembre de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Cambio de Zona No. 2400062**. El Cambio de Zona n.º 2400062 (CZ2400062) es una propuesta para cambiar la clasificación actual de la zona de Agricultura Residencial - Mínimo de 2 Acres (R-A-2) a Zona Vitivinícola Residencial (WC-R) para el APN 951-190-015, que comprende aproximadamente 2,14 acres. El cambio de zonificación propuesto adecuaría la parcela al Área de Política de la Zona Vitivinícola del Valle de Temecula. APN: 951-190-015. Este proyecto se ubica al este de la calle Contenido, al norte de la calle Vista, al sur de Vía Tranquilo y al oeste de la carretera Altanos en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **APRUEBE el cambio de zona No. 2400062 y ADOPTÉ la Ordenanza No. 348.5045.**

El 30 de julio de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, con una votación de 4 a 0. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctlma.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON JAKE ROBERTS, PLANIFICADOR DEL PROYECTO, AL (951) 955-3107 O ENVÍE UN CORREO ELECTRÓNICO A JROBERTS@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o antes de ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental relacionado. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 1 de octubre de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, Asistente de la secretaria de la Junta

951180001
WRIGHT ROBIN PREMA REVOCABLE
TRUST
301 EVENING STAR LN
NEWPORT BEACH CA 92660

951180004
GEOFFREY AARON
34385 JERICHO RD
TEMECULA CA 92592

951180005
VICTORINO S. MURO
34390 SCOTELLA RD
TEMECULA CA 92592

951180007
PAMELA D. ROMERO
34385 SCOTELLA RD NO 12
TEMECULA CA 92592

951180010
JUAN LLAMAS
34410 LOI LN
TEMECULA CA 92592

951180011
TWILA CLAY POLOPOLUS
34380 LOI LN
TEMECULA CA 92592

951180016
MANUEL A. TERAN
34375 LOI LN
TEMECULA CA 92592

951190001
RODRIGUEZ TRUST DATED 10/07/2024
41915 CALLE CONTENTO RD
TEMECULA CA 92591

951190003
HENRY YAN HUEI WANG
9199 MCELWEE RIVER CIR
FOUNTAIN VALLEY CA 92708

951190004
RAY RESHAT ZEOLLARI
34255 CALLE VISTA
TEMECULA CA 92592

951190005
ROBERT FARRELL SMITH
PO BOX 891600
TEMECULA CA 92589

951190006
HIBBERTS GENTRY FAMILY TRUST
DATED 7/23/2019
PO BOX 890848
TEMECULA CA 92589

951190007
VALENCIA JOSEPH CHARLES &
MARILYN JEAN LIVING TRUST DTD
4/26/17
124 AVENIDA DEL PONIENTE
SAN CLEMENTE CA 92672

951190008
VVUS
100 THE EMBARCADERO PENTHOUSE
SAN FRANCISCO CA 94105

951190009
NORMAN GERALD JOHN LIVING TRUST
DATED 07/25/2018
41733 CAMINO LORADO
TEMECULA CA 92592

951190010
JULIE NORWOOD
34330 COOPERMAN CIR
TEMECULA CA 92592

951190011
NORMAN GERALD JOHN LIVING TRUST
DATED 07/25/2018
41733 CAMINO LORADO
TEMECULA CA 92592

951190012
JULIE A. PARSONS
34330 COOPERMAN CIR
TEMECULA CA 92592

951190015
DECARLO FAMILY TRUST DTD 10/19/06
30650 RANCHO CALIFORNIA RD # D406-
210
TEMECULA CA 92591

951190016
RICHARD A. GEREAU
34300 CALLE VISTA
TEMECULA CA 92592

965250002
JOSE ALEJANDRO RAMIREZ PEREZ
10619 SHELLYFIELD RD
DOWNEY CA 90241

965250003
GREGORY B. RICHTER
41800 CALLE CONTENTO
TEMECULA CA 92592

965250015
O CONNOR SHAWN LIVING TRUST DTD
6/12/2020
41930 NOEL CIR
TEMECULA CA 92592

965250016
PHILLIP YOUNG
41904 CALLE CONTENTO
TEMECULA CA 92592

965270015
AARON KINARD
41945 CALLE CONTENTO
TEMECULA CA 92592

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 4, 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. 2400062**. Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 951-190-015. This proposed project is located: East of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road in the Third Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **APPROVE Change of Zone No. 2400062 and ADOPT Ordinance No. 348.5045**.

On July 30, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAKE ROBERTS, PROJECT PLANNER, AT (951) 955-3107 OR EMAIL JROBERTS@RIVCO.ORG.

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

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

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

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

Dated: October 1, 2025

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

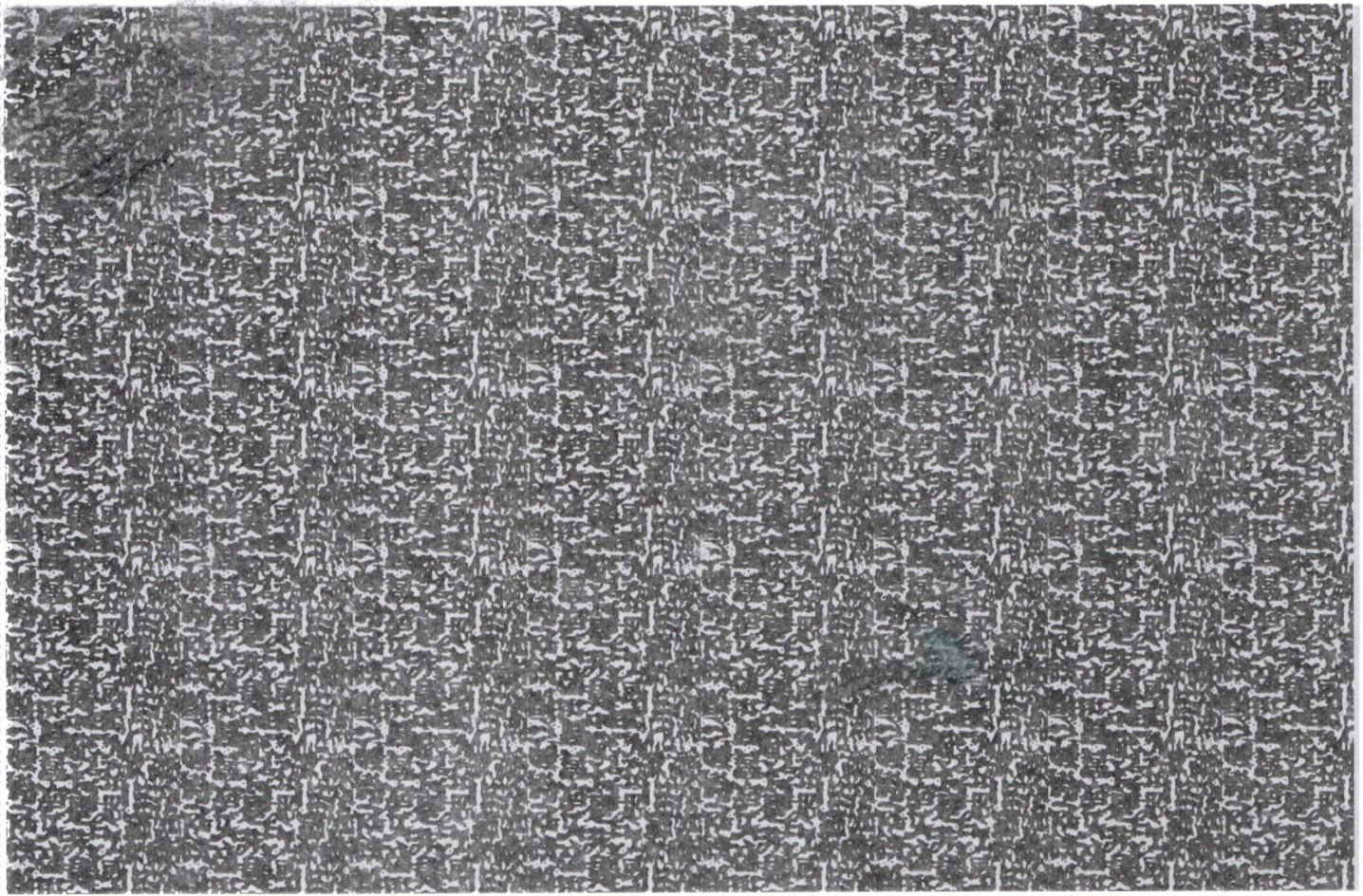
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POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 4 de noviembre de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Cambio de Zona No. 2400062**. El Cambio de Zona n.º 2400062 (CZ2400062) es una propuesta para cambiar la clasificación actual de la zona de Agricultura Residencial - Mínimo de 2 Acres (R-A-2) a Zona Vitivinícola Residencial (WC-R) para el APN 951-190-015, que comprende aproximadamente 2,14 acres. El cambio de zonificación propuesto adecuaría la parcela al Área de Política de la Zona Vitivinícola del Valle de Temecula. APN: 951-190-015. Este proyecto se ubica al este de la calle Contento, al norte de la calle Vista, al sur de Vía Tranquilo y al oeste de la carretera Altanos en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **APRUEBE el cambio de zona No. 2400062** y **ADOpte la Ordenanza No. 348.5045**.

El 30 de julio de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, con una votación de 4 a 0. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctlma.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON JAKE ROBERTS, PLANIFICADOR DEL PROYECTO, AL (951) 955-3107 O ENVÍE UN CORREO ELECTRÓNICO A JROBERTS@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o antes de ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental relacionado. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

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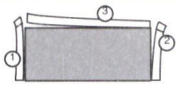
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Fecha: 1 de octubre de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, Asistente de la secretaria de la Junta

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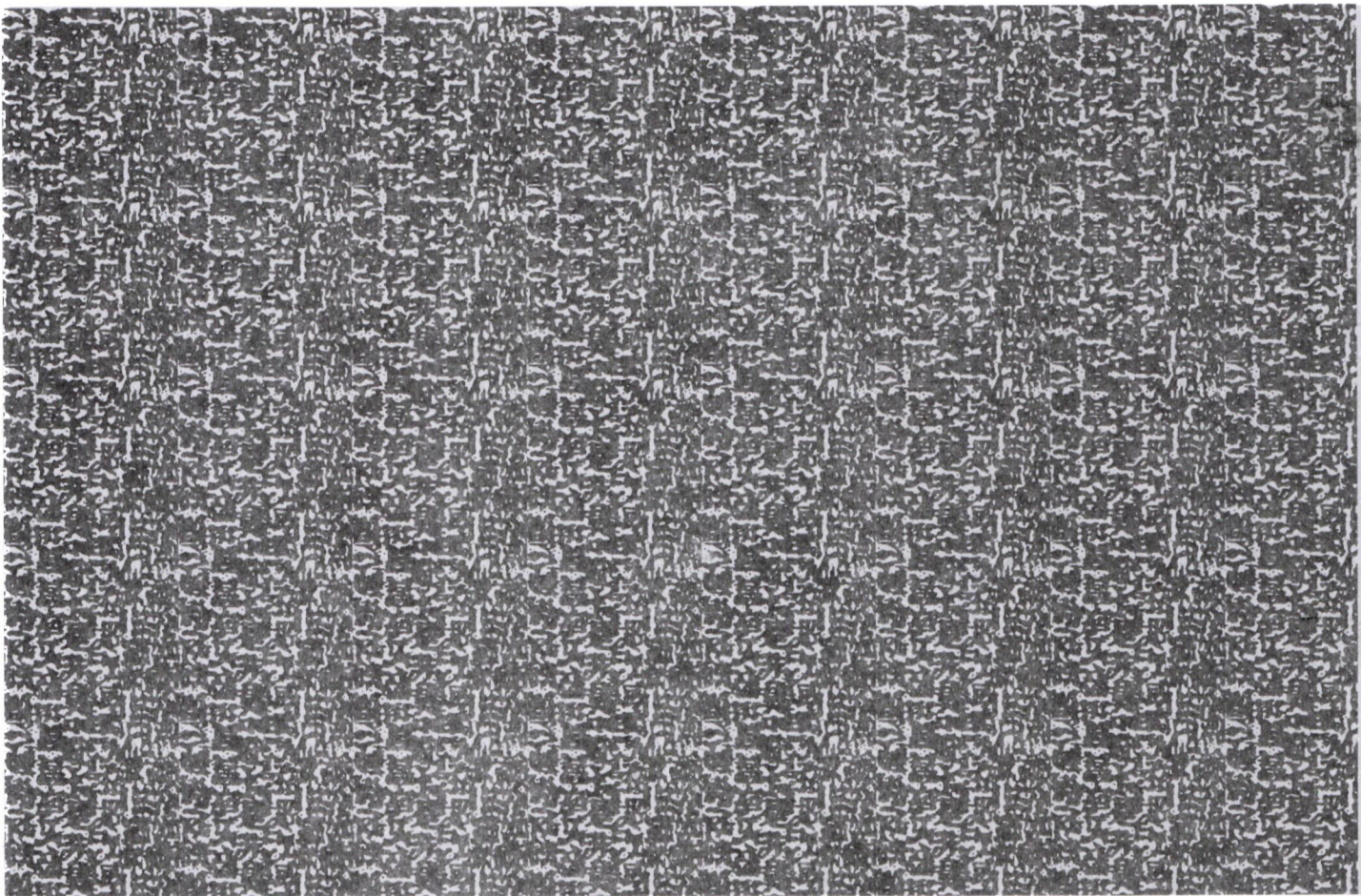
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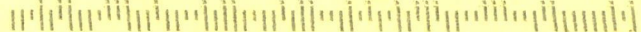
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UN CAMBIO DE ZONA Y ADOPCIÓN DE ORDENANZA, EN EL TERCER DISTRITO DE SUPERVISIÓN

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El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **APRUEBE el cambio de zona No. 2400062 y ADOPTÉ la Ordenanza No. 348.5045.**

El 30 de julio de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, con una votación de 4 a 0. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctlma.org/Public-Hearings>.

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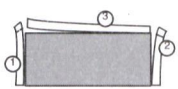
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Fecha: 1 de octubre de 2025

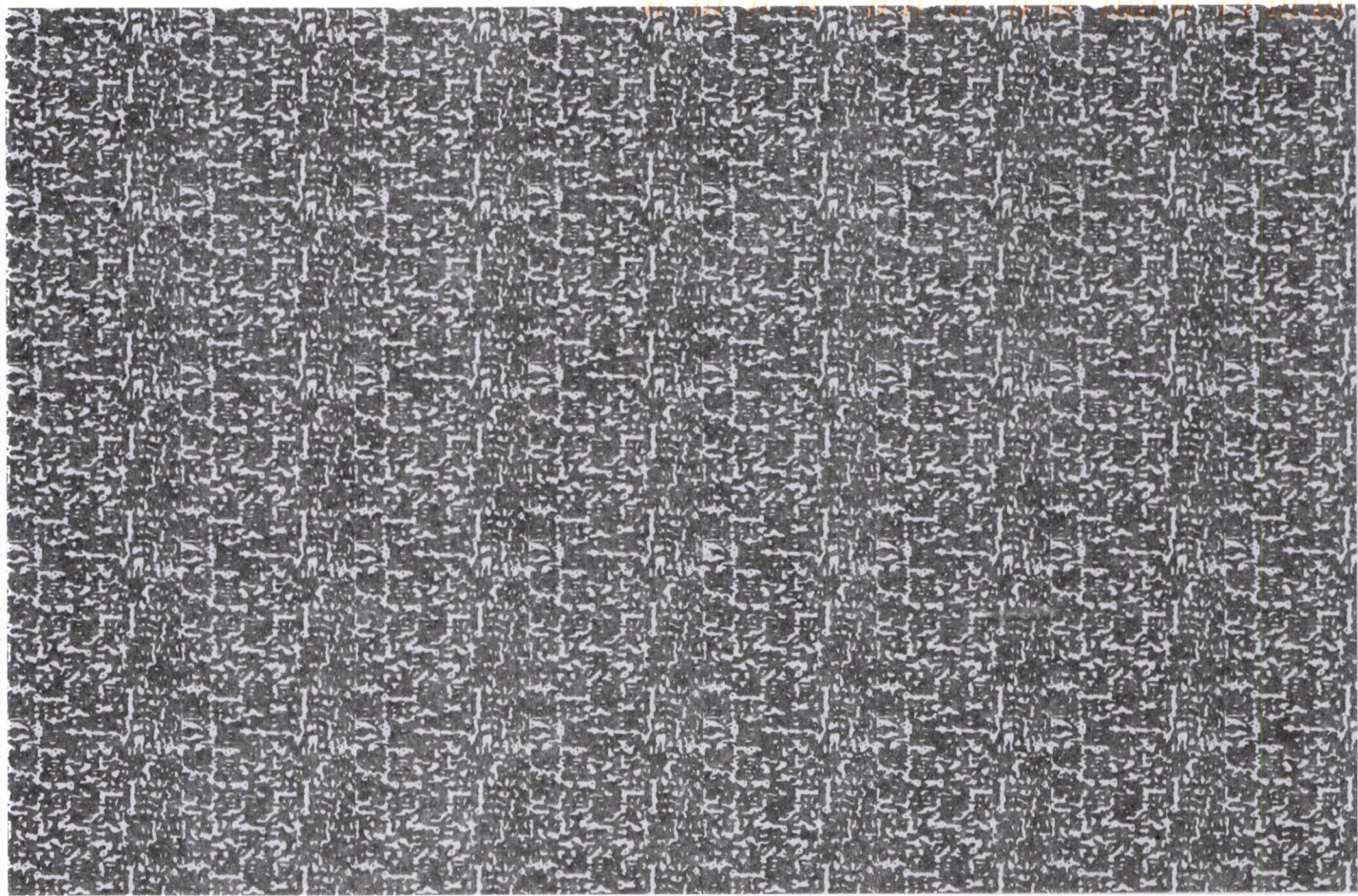
Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, Asistente de la secretaria de la Junta



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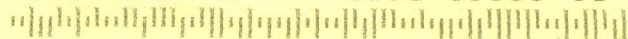
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C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, IN THE THIRD SUPERVISORIAL DISTRICT

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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 4, 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. 2400062**. Change of Zone No. 2400062 (CZ2400062) is a proposal to change the existing zone classification of Residential Agriculture – 2 Acre Minimum (R-A-2) to Wine Country – Residential (WC-R) for APN 951-190-015, which is composed of approximately 2.14 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 951-190-015. This proposed project is located: East of Calle Contento, north of Calle Vista, south of Via Tranquilo, and west of Altanos Road in the Third Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **APPROVE Change of Zone No. 2400062 and ADOPT Ordinance No. 348.5045.**

On July 30, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

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

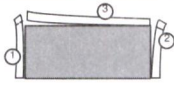
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: October 1, 2025

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

* 8549033 8549080

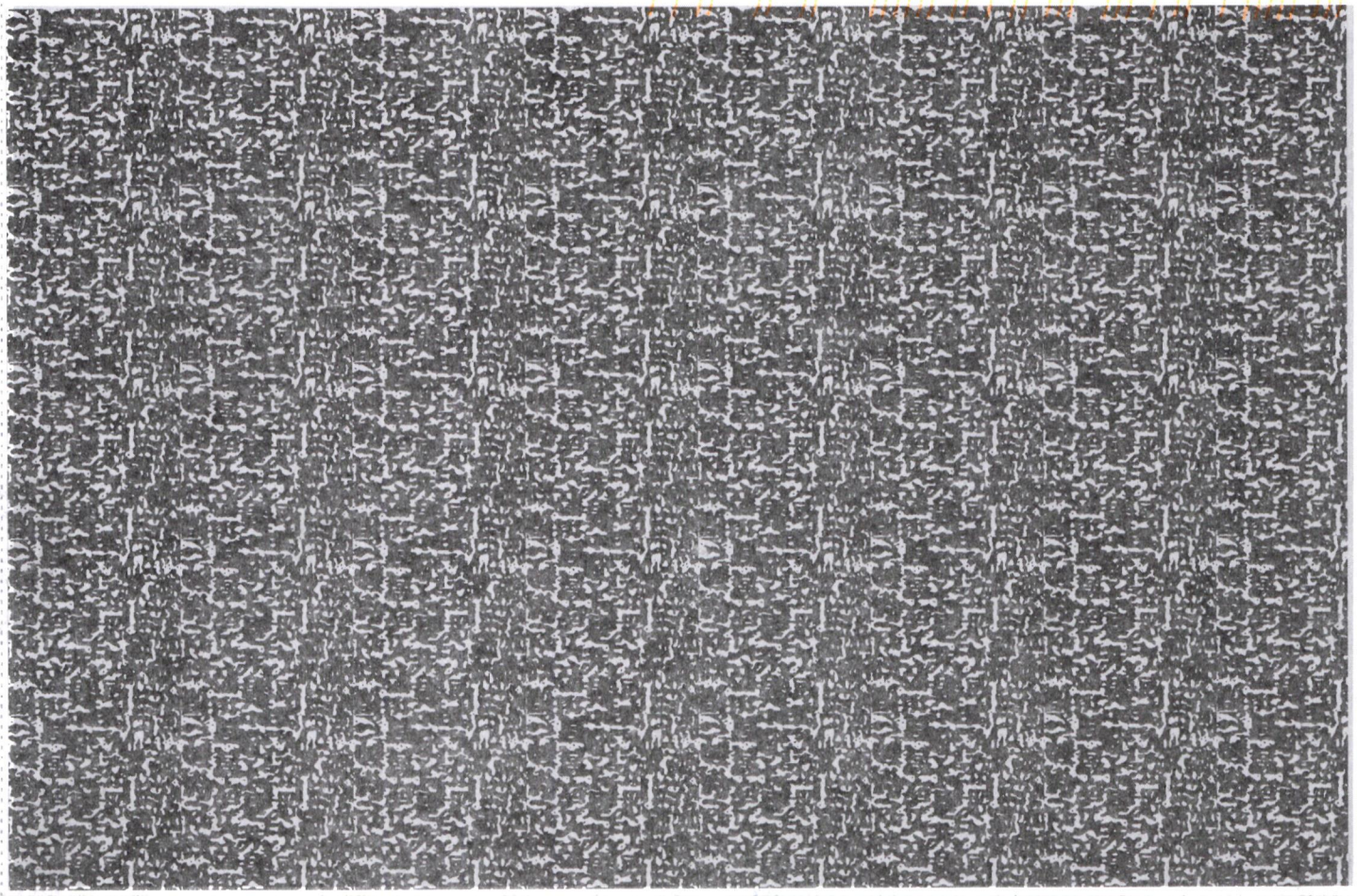
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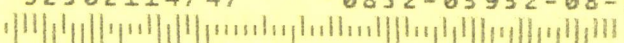
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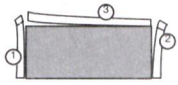
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34390 SCOTELLA RD
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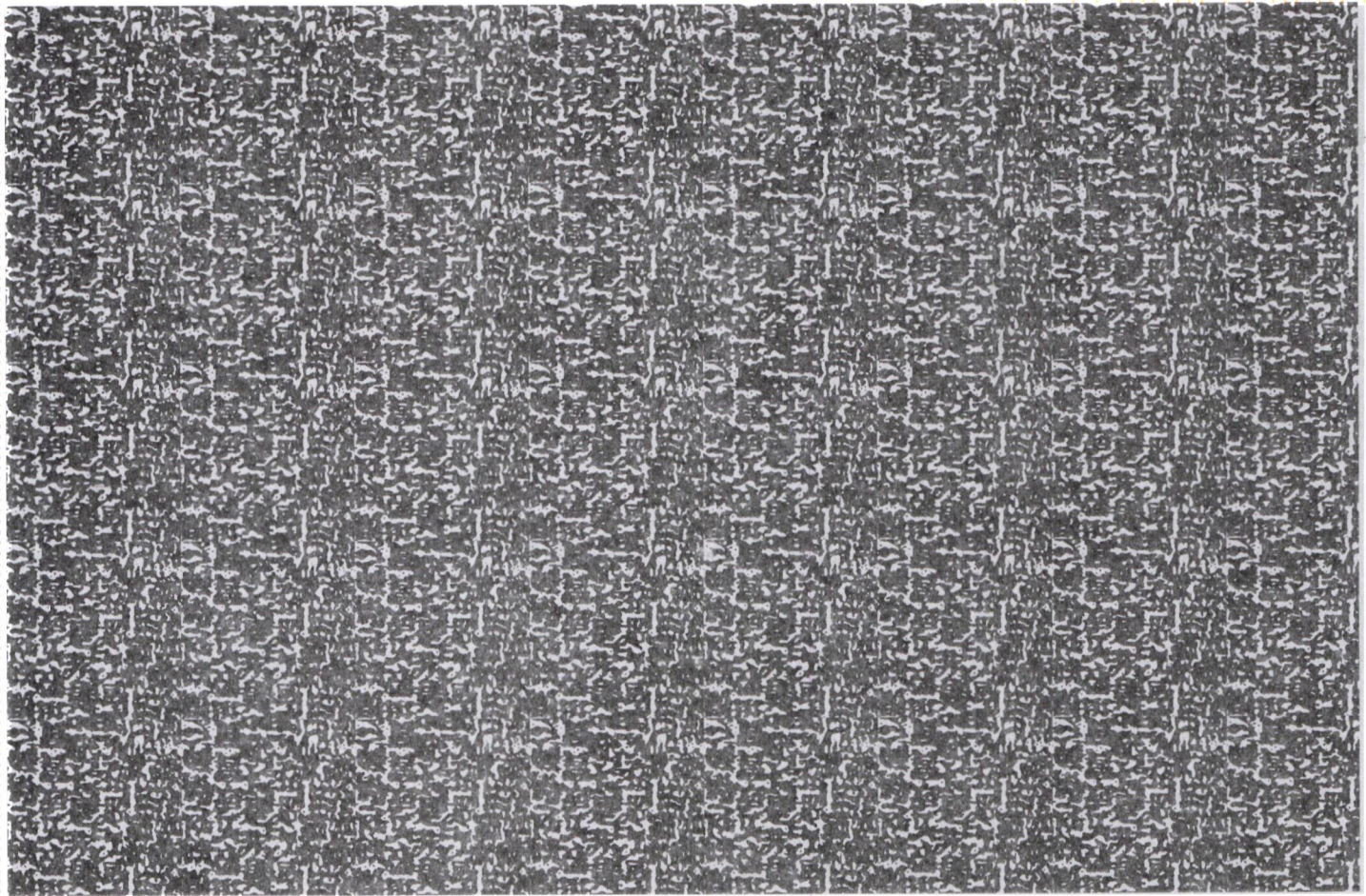
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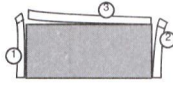
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VALENCIA JOSEPH CHARLES &
MARILYN JEAN LIVING TRUST DTD
4/26/17
124 AVENIDA DEL PONIENTE
SAN CLEMENTE CA 92672

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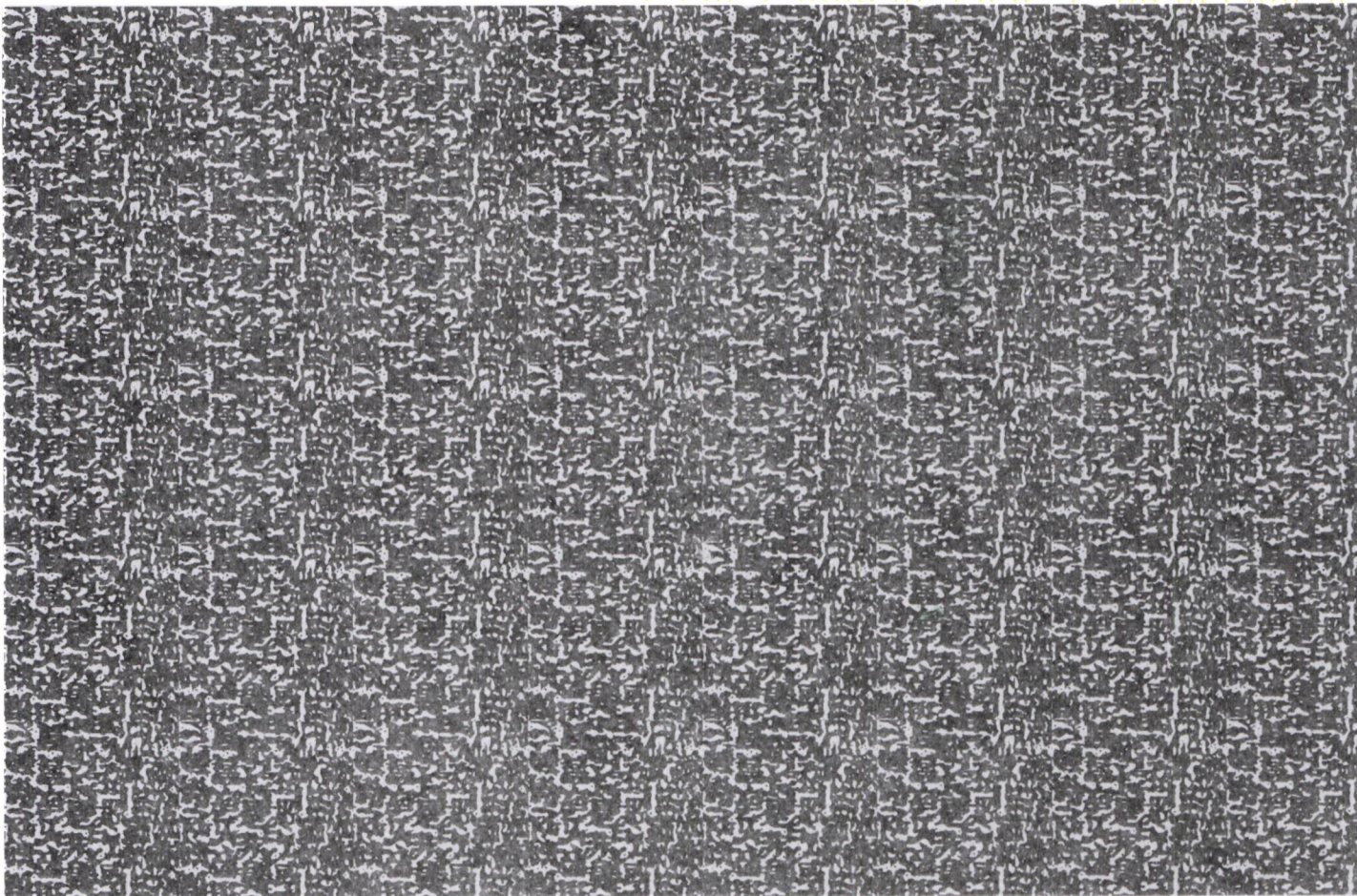
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124 AVENIDA DEL PONIENTE
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The Press-Enterprise

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951-368-9222
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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011764156

Customer's Reference Adoption: Ordinance
/ PO Number: / No. 348.5045

Publication: The Press-Enterprise

Publication Dates: 11/13/2025

Amount: \$709.60

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5045
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. 2.2516, Change of Zone Case No. 2400062" 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 November 4, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025

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: Adoption: Ordinance / No. 348.5045

FILE NO. No. 348.5045

PROOF OF PUBLICATION

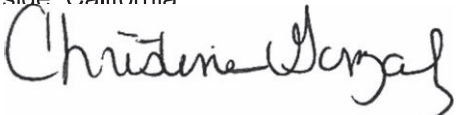
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper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

11/13/2025

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

Date: November 13, 2025.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

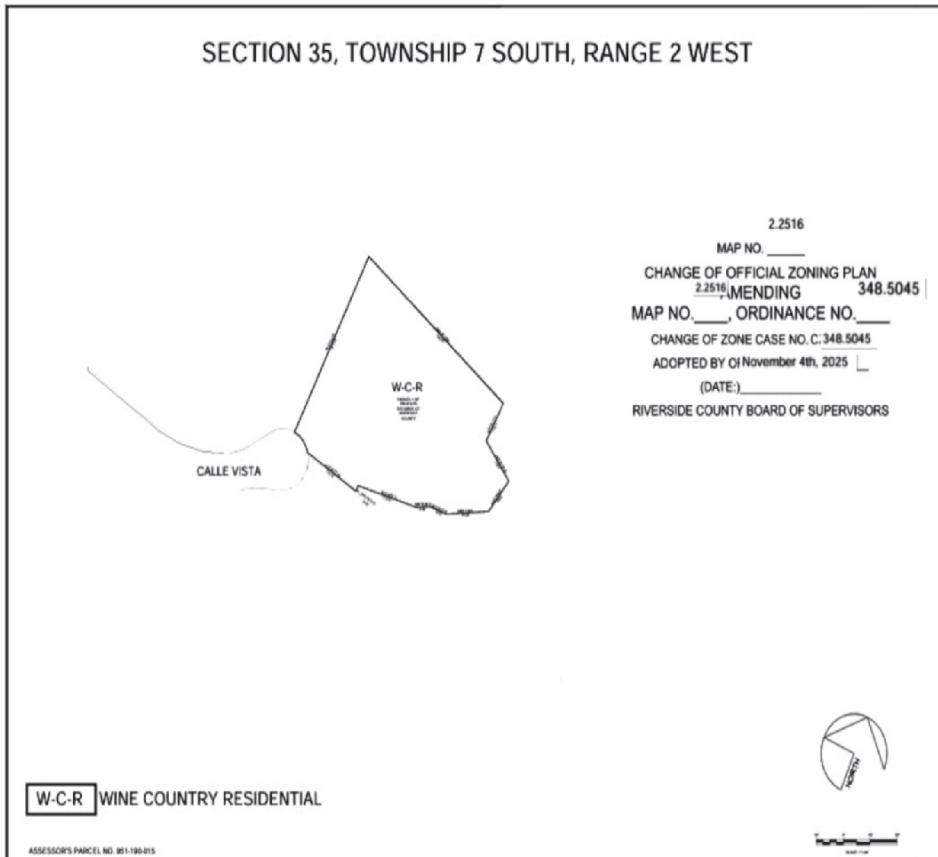
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Ad Copy:

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NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025