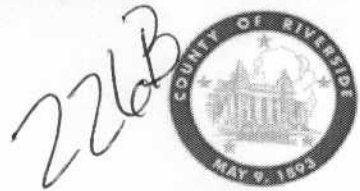


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 10, 2006

SUBJECT: General Plan Amendment No. 760 and Ordinance Amendment No. 348.4321

Environmental Assessment (EA) No. 40322 – Riverside County Initiative - Southwest Area Plan – Citrus Vineyard Policy Area – Third Supervisorial District – All Foundation Components within Citrus Vineyard Policy Area boundary – All Zoning Designations within Citrus Vineyard Policy Area boundary – PROPOSAL: 1) Amend the Riverside County General Plan and Zoning Ordinance 348, to allow the current density yield of 1 dwelling unit per 5 acres with clustering option and onsite provision of vineyards; otherwise, restrict the density yield to 1 dwelling unit per 10 acres for future subdivisions. 2) Amend the general plan and zoning ordinance to refine allowed incidental commercial uses in the policy area and C/V zone.

RECOMMENDED MOTION:

THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS TO THE BOARD OF SUPERVISORS:

1. Adoption of a Negative Declaration for Environmental Assessment No. 40322;
2. Tentative Approval of General Plan Amendment No. 760 and Ordinance Amendment No. 348.4321; and
3. Approval of the Citrus Vineyard Policy Area Design Guidelines.

PROJECT DESCRIPTION:

General Plan Amendment No. 760 is a proposal to amend the policies of Citrus Vineyard Policy Area of the Southwest Area Plan of the Riverside County General Plan. This amendment will allow the current density yield of 1 dwelling unit per 5 acres with clustering option and onsite provision of vineyards; otherwise, it will restrict the density yield to 1 dwelling unit per 10 acres for future subdivisions. In addition, this amendment will refine allowed incidental commercial

Robert C. Johnson, Director
Planning Department

MM

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
James P. Knight
DATE 12/29/05

Departmental Concurrence

Policy Policy

Consent Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref. May 10, 2005

District: 3

Agenda Number:

16.6

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uses in the policy area. **Ordinance Amendment No. 348.4321** is a proposal to add/amend the provisions and development standards of C/V and C-C/V zoning classifications to reflect the amended policies of the General Plan.

An Environmental Assessment (40322) is prepared to determine environmental effect of the project which determined that the proposed project could not have any significant adverse effect on the environment. The Citrus Vineyard Policy Area Design Guidelines are developed concurrently with this proposal to ensure that the future development in this area would enhance the wine country atmosphere.

BACKGROUND:

The Citrus Vineyard Policy Area, which applies to lands located easterly of City of Temecula, and northerly and southerly of Rancho California Road, encompasses one of the most important agricultural lands in the county. The existing and planned land uses commonly found in the policy area are intended to encourage agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the area; and
- Protect the area from incompatible uses, which could result in reduced agricultural productivity and increased urbanization.

Approximately twenty wineries and other smaller wine operations located within the policy area produce award-winning premium wines made possible by a unique microclimate and well-drained decomposed granite soils of this region. The community leaders as well as the county officials are alarmed by growth in the region, amount of subdivision activities in the area, and potential subsequent diminishment of wine country.

In the spring of 2005, the Temecula Valley Winegrowers Association (TVWA) contacted the Third Supervisorial District Office to address their concerns regarding viability of wine industry in this policy area. As a result, on May 10, 2005, upon the request of Supervisor Stone (Third District), the County Board of Supervisors recommended a policy approval to amend the General Plan and Zoning Ordinance to address the concerns of vintners. Subsequently, Planning Department was directed to process this county initiated effort to amend the policies and provisions of the Citrus Vineyard Policy Area as well as C/V and C-C/V zones.

The draft documents for Citrus Vineyard Policy Area amendments were prepared by planning staff and were reviewed by the Riverside County Planning Commission during:

- October 12, 2005 Public Hearing in Murrieta (Continued with Discussion; Staff Report- Attachment A), where the Planning Commission directed planning staff to conduct more comprehensive public outreach efforts, and to identify and address the issues of concern to all interest groups in the next proposal;
- November 16, 2005 Public Hearing in Riverside (Continued with Discussion; Staff Report- Attachment B), where the Planning Commission closed the public hearing for the project and provided direction to planning staff to make specific changes to the proposed draft documents; and
- December 07, 2005 Public Meeting in Riverside (Approval with Discussion; Staff Report- Attachment C), where the Planning Commission recommended a couple of refinements

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to draft language and approved the General Plan Amendment No. 760 and Zoning Ordinance Amendment No. 348.4321.

The documents under consideration in this Board Hearing are discussed and reviewed in the aforementioned public hearings and meetings; and are approved by the Planning Commission on December 07, 2005.

INFORMATIONAL ITEMS:

As of this writing, planning staff has received multiple petitions as well as written and oral correspondence from the public in support or opposition to this proposal. All the petitions and written correspondence are provided to the Board of Supervisors as an attachment (Attachment D) to this staff report.