

308B



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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 29, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1056, and CHANGE OF ZONE NO. 7666 – (No New Environmental Documentation Required) (Technical Amendment) Applicant: County of Riverside Planning Department – Engineer / Representative: N/A - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Rural Residential: Estate Density Residential – Location: Easterly of the City of Temecula and northerly and southerly of Rancho California Road – 7,577 Gross Acres - Zoning: Citrus / Vineyard (C/V) Commercial – Citrus Vineyard (C-C/V) Residential Agriculture (R-A) Rural Residential (R-R) and Light Agriculture (A-1) - REQUEST: The General Plan Amendment is a proposal to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include Special Occasion Facilities as incidental uses that may be allowed on parcels of 10 or more acres with associated on-site vineyards. The Change of Zone proposes to amend the development standards of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for Special Occasion Facilities from five (5) acres with associated onsite vineyards to ten (10) or more acres with associated onsite vineyards and to change the setback requirements. In addition, minor grammatical corrections and clarification of development standards applicable to Special Occasion Facilities in the text of the ordinance are included in this change of zone request.

RECOMMENDED MOTION:

The Planning Commission recommends the Board of Supervisors:

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1056 to amend Policy 1.5 of the Citrus/ Vineyard Rural Policy Area of the Southwest Area Plan to include Special Occasion Facilities as incidental uses within the C/V Rural Policy Area that may be allowed on parcels of 10 or more acres with associated on-site vineyards in accordance with Exhibit #3, pending the final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

[Signature]
Ron Goldman
Planning Director

Damian Meins, Asst. Planning Director for

(Continued page 2)

RG:dm

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 4/10/09
Tina Grande
Operational Concurrence

APPROVED COUNTY COUNSEL DATE 4/1/09
BY [Signature]
POLICY DAVID H.K. HUFF

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5

APPROVE CHANGE OF ZONE NO. 7666 AND ADOPT RELATED ORD. 348.4638 amending the development standards of the Citrus/ Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for Special Occasion Facilities from five (5) acres with associated on-site vineyards to ten (10) or more acres with associated on-site vineyards, to revise setbacks for Special Occasion Facilities unaccompanied by a winery in accordance with the Ordinance Amendment, and to amend the text to clean up minor grammatical errors and to clarify development standards applicable to Special Occasion Facilities pending final adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND: Planning and County Counsel staff were asked to bring back recommendations to the Board on proposed changes for Special Occasion Facilities due to the growing concerns with incompatible land uses in Wine Country. A number of residents have testified that noise, traffic, trespass, and lewd behavior from Special Occasion Facilities have resulted in diminishing the "quality of life" for the area and a number of residents have indicated that Special Occasion Facilities are a viable business endeavor in Wine Country.

Staff conducted a community meeting on September 4, 2008, to ascertain concerns and issues from area stakeholders regarding imposing stricter requirements on Special Occasion Facilities. Approximately 100 residents, vintners, and other stakeholders attended the meeting and provided staff with comments. Community members voiced concern and support of stricter requirements for Special Occasion Facilities.

After the conclusion of the community meeting, staff conducted further analysis of land use compatibility issues, reviewed comments from the community meeting, and provided recommendations to the Planning Commission for consideration. The Planning Commission deliberated over the proposed changes and approved the Change of Zone on October 1, 2008 and the General Plan Amendment on November 5, 2008. During the March 17, 2009, Board of Supervisors' meeting, the Board continued the item to allow staff time to resolve provisions for the set backs for Special Occasion Facilities and to send out to community stakeholders for additional comment and review.

Based on the land use intensity of Special Occasion Facilities unaccompanied by a winery, such facilities being identified as the primary use of land, have been determined to be inconsistent with the intent of the ordinance, which is to encourage agricultural cultivation, vineyards, and wineries that would preserve the rural lifestyle, wine-making wine and long-term viability of the wine-industry. Therefore the recommendation to increase building setbacks from 50 feet to 100 feet for front, side, and rear yard requirements, except when the project site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, where the minimum front yard requirement shall be three hundred feet (300') will apply to Special Occasion Facilities unaccompanied by a winery. All recommendations have been incorporated and summarized in the staff report, staff report addendum and included in this request to the Board.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.5

1:30 p.m. being the time set for public hearing on the County Initiative for General Plan Amendment No. 1056 and Zone Change No. 7666. The General Plan Amendment proposes to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include Special Occasion Facilities as incidental uses that may be allowed on parcels of 10 or more acres with associated on-site vineyards and the Zone Change proposes to amend the development standards of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348, Section 14.73 to increase the acreage requirements for Special Occasion Facilities from five (5) acres with associated onsite vineyards to ten (10) or more acres with associated onsite vineyards and to change the setback requirements, located in in Rancho California Zoning Area – Southwest Area Plan, 3rd District, the Chairman called the matter for hearing.

Adam Rush, Planning staff, presented matter.

Supervisor Stone reported he intends to continue this matter for clarification and modification.

Dwayne Webster, David Bradley and Michael Newcomb spoke in opposition.

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 14, 2009 at 1:30 p.m.

I hereby certify that the foregoing is a full true and correct copy of an order made and entered on March 17, 2009 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 17, 2009
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.

16.5

xc: Planning⁽²⁾, COB

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

April 9, 2009

SUBJECT: Change of Zone No. 7666, General Plan Amendment No. 1056

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

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

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper:
Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Policy Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Press Enterprise and The Californian

Clerk Of The Board

Do Not Charge This Case

This case was continued from the March 17, 2009
Board of Supervisors Hearing as Agenda Item No. 16.5,
and is on the April 14, 2009 Long Range Agenda.

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
CFG05317

**Do not sent these documents until the Board has taken final action
on all of the referenced applications**

Revised: 04/09/09

Y:\Planning Case Files-Riverside office\GPA01056\11A coversheet GPA01056.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Rmg
4.9.09

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 29, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1056, and CHANGE OF ZONE NO. 7666 – (No New Environmental Documentation Required) (Technical Amendment) Applicant: County of Riverside Planning Department – Engineer / Representative: N/A - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Rural Residential: Estate Density Residential – Location: Easterly of the City of Temecula and northerly and southerly of Rancho California Road – 7,577 Gross Acres - Zoning: Citrus / Vineyard (C/V) Commercial – Citrus Vineyard (C-C/V) Residential Agriculture (R-A) Rural Residential (R-R) and Light Agriculture (A-1) - REQUEST: The General Plan Amendment is a proposal to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include Special Occasion Facilities as incidental uses that may be allowed on parcels of 10 or more acres with associated on-site vineyards. The Change of Zone proposes to amend the development standards of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for Special Occasion Facilities from five (5) acres with associated onsite vineyards to ten (10) or more acres with associated onsite vineyards and to change the setback requirements. In addition, minor grammatical corrections and clarification of development standards applicable to Special Occasion Facilities in the text of the ordinance are included in this change of zone request.

RECOMMENDED MOTION:

The Planning Commission recommends the Board of Supervisors:

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1056 to amend Policy 1.5 of the Citrus/ Vineyard Rural Policy Area of the Southwest Area Plan to include Special Occasion Facilities as incidental uses within the C/V Rural Policy Area that may be allowed on parcels of 10 or more acres with associated on-site vineyards in accordance with Exhibit #3, pending the final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

Damian Meins, Asst. Planning Director for

Ron Goldman
Planning Director

(Continued page 2)

RG:dm

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

FOR APPROVED COUNTY COUNSEL
BY: *[Signature]* 4/9/09
DATE: 4/9/09
Tina Grande
Departmental Concurrence
DAVID H. K. HUFF

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

Prev. Agn. Ref.

District: Third

Agenda Number:

APPROVE CHANGE OF ZONE NO. 7666 AND ADOPT RELATED ORD. 348.4638 amending the development standards of the Citrus/ Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for Special Occasion Facilities from five (5) acres with associated on-site vineyards to ten (10) or more acres with associated on-site vineyards, to revise setbacks for Special Occasion Facilities unaccompanied by a winery in accordance with the Ordinance Amendment, and to amend the text to clean up minor grammatical errors and to clarify development standards applicable to Special Occasion Facilities pending final adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND: Planning and County Counsel staff were asked to bring back recommendations to the Board on proposed changes for Special Occasion Facilities due to the growing concerns with incompatible land uses in Wine County. A number of residents have testified that noise, traffic, trespass, and lewd behavior from Special Occasion Facilities have resulted in diminishing the “quality of life” for the area and a number of residents have indicated that Special Occasion Facilities are a viable business endeavor in Wine Country.

Staff conducted a community meeting on September 4, 2008, to ascertain concerns and issues from area stakeholders regarding imposing stricter requirements on Special Occasion Facilities. Approximately 100 residents, vintners, and other stakeholders attended the meeting and provided staff with comments. Community members voiced concern and support of stricter requirements for Special Occasion Facilities.

After the conclusion of the community meeting, staff conducted further analysis of land use compatibility issues, reviewed comments from the community meeting, and provided recommendations to the Planning Commission for consideration. The Planning Commission deliberated over the proposed changes and approved the Change of Zone on October 1, 2008 and the General Plan Amendment on November 5, 2008. During the March 17, 2009, Board of Supervisors’ meeting, the Board continued the item to allow staff time to resolve provisions for the set backs for Special Occasion Facilities and to send out to community stakeholders for additional comment and review.

Based on the land use intensity of Special Occasion Facilities unaccompanied by a winery, such facilities being identified as the primary use of land, have been determined to be inconsistent with the intent of the ordinance, which is to encourage agricultural cultivation, vineyards, and wineries that would preserve the rural lifestyle, wine-making wine and long-term viability of the wine-industry. Therefore the recommendation to increase building setbacks from 50 feet to 100 feet for front, side, and rear yard requirements, except when the project site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, where the minimum front yard requirement shall be three hundred feet (300’) will apply to Special Occasion Facilities unaccompanied by a winery. All recommendations have been incorporated and summarized in the staff report, staff report addendum and included in this request to the Board.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 5, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.1: GENERAL PLAN AMENMENT NO. 1056** – No Furhter Environmental Documentation is Required– Applicant: County of Riverside — Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG), Rural Residential (RR), and Estate Density Residential (EDR) – Location: Easterly of the City of Temecula, and northerly and southerly of Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning: Citrus/Vineyard (C/V), Commercial –Citrus Vineyard (C-C/V), Residential Agricultural (R-A), Rural Residential (R-R), and Light Agricultural (A-1). (Continued from 7/23/08 and 8/20/08). (Legislative)

II. PROJECT DESCRIPTION

The general plan amendment proposes to amend Policy 1.5 of the Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan. The amendment will revise Policy 1.5 to include special occasion facilities as incidental uses and requires that such facilities be located on ten (10) or more acres with associated onsite vineyards.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Derek Hull, at 951-955-9076 or e-mail drhull@rctlma.org.

No one spoke in favor, neutral or in opposition to the subject proposal.

III. CONTROVERSIAL ISSUES

NONE

IV. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Porras absent), recommended to the Board of Supervisors:

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT No. 1056** to amend Policy 1.5 of the General Plan's Southwest Area Plan that may include Special Occasion Facilities as an incidental use and require that such facilities be located on ten (10) or more acres with associated onsite vineyards based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 1056** to the Board of Supervisors.

V. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 1, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 5.2: CHANGE OF ZONE NO. 7666 – No New Environmental Documentation Required – Applicant: County of Riverside — Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) – Location: Easterly of the City of Temecula, and northerly and southerly of Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning: Citrus/Vineyard (C/V). (Continued from 7/23/08 and 8/20/08). (Legislative)

II. PROJECT DESCRIPTION

The change of zone proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections and clarification of development standards applicable to special occasion facilities in the text of the ordinance are included in this change of zone request.

III. MEETING SUMMARY

The following staff presented the subject proposal:
Project Planner, Derek Hull, at 951-955-9076 or e-mail drhull@rctlma.org.

No one spoke in favor, neutral or opposition to the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors:

TENTATIVE APPROVAL of CHANGE OF ZONE No. 7666 to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for “Special Occasion Facilities” from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards, clarification of development standards applicable to special occasion facilities and minor grammatical corrections and in the text of the ordinance in accordance with Exhibit #2.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER AUGUST 20, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.4: CHANGE OF ZONE NO. 7666** – No New Environmental Documentation Required (EA40322) – Applicant: County of Riverside – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) – Location: Easterly of the City of Temecula, and northerly and southerly of Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning: Citrus/Vineyard (C/V). (Continued from 7/23/08). (Legislative)
- II. PROJECT DESCRIPTION**
The change of zone proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections and clarification of development standards applicable to special occasion facilities in the text of the ordinance are included in this change of zone request.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Derek Hull, at 951-955-9076 or e-mail drhull@rctlma.org.
- The following spoke in favor of the subject proposal:
Scott Miller, Neighbor, 39897 Calle Cabernet, Temecula, California 92591
Robin Renuaker, Neighbor, 33809 Vno, Temecula, California 92591
- The following spoke in opposition of the subject proposal:
J. Niewonger, Other Interested Person, 31594 Railroad Canyon Rd.
Eileen Rivard, Other Interested Person, 40205 Calle Cabernet, Temecula, Ca. 92591
Becky Knode, Neighbor, 39860 Calle Cabernet, Temecula, California 92591
Al Rattan, Other Interested Person, 42031 Main Street, Temecula, California 92590
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to 10/1/08.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER JULY 23, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.4: GENERAL PLAN AMENMENT NO. 1056 / CHANGE OF ZONE NO. 7666 –**
No New Environmental Documentation Required (EA40322) – Applicant: County of Riverside –
Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture:
Agriculture (AG: AG) – Location: Easterly of the City of Temecula, and northerly and southerly of
Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning:
Citrus/Vineyard (C/V) - (Legislative)

II. PROJECT DESCRIPTION

The general plan amendment proposes to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan. The amendment will revise Policy 1.5 to include special occasion facilities as incidental uses and require that such facilities be located on ten (10) or more acres with associated onsite vineyards. The change of zone proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections are included in this change of zone request.

MEETING SUMMARY

The subject proposal did not require a presentation.

Project Planner, Derek Hull, at 951-955-9076 or e-mail drhull@rctlma.org.

The following spoke in favor of the subject proposal:

Scott Miller, Neighbor, 39897 Calle Cabernet, Temecula, California 92591

Robin Rennacker, Other Interested Person, 33805 Vino Way, Temecula, California 92591

The following spoke in a neutral position of the subject proposal:

Leah DiBernardo, Applicant, 27636 Ynez Road Ste. 298, Temecula, California 92591

David Bradley, Neighbor, 33133 Vista Del Monte, Temecula, California

The following gave time to David Bradley:

Charlie Pelter, Neighbor, 40275 Calle Contento, Temecula, California 92591

The following spoke in opposition of the subject proposal:

Al Rattan, Other Interested Person, 42031 Main St., Temecula, California

Jim Niswongon, Other Interested Person, 31594 Railroad Canyon Road, Canyon Lake, Ca. 92587

Adrian McGreggor, Neighbor, P.O. Box 894108, Temecula, California 92589

The following gave time to Jim Niswongon:

Susan Williams, Other Interested Person, 38201 Augusta Dr., Murrieta, California 92563

The following gave time to Adrian McGreggor:

Thelma Grant, Other Interested Person, 27068 Jarn, Perris, California 92570

The following did not wish to speak but want to be recorded as in opposition of the subject proposal:

Juan Reyes, Other Interested Person, 37000 Buck Road, Temecula, California

Eileen Rivard, Other Interested Person, 40205 Calle Cabernet, Temecula, California 92591

Albert Abbott, Other Interested Person, 40350 Camino Del Vino, Temecula, California

Judy & Edward Gorman, Neighbor, 39485 Calle Contento, Temecula, California

**PLANNING COMMISSION
MINUTE ORDER JULY 23, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 7/23/08
AGENDA ITEM NO. 5.4 PAGE 2

Tina Vecchi, Other Interested Person, 32610 Vista Del Monte Rd., Temecula, Ca. 92591

III. CONTROVERSIAL ISSUES
NONE

IV. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, continued the subject proposal without discussion to August 20, 2008.

V. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rcplma.org.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Derek Hull
Planning Commission: November 5, 2008
Continued from July 23, 2008

General Plan Amendment No.: 1056
Applicant: County of Riverside Planning
Department
E.A.: No Further Documentation Required
(E.A. No. 40322)

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1056 is a proposal to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include Special Occasion Facilities as incidental uses that may be allowed on parcels of 10 or more acres with associated on-site vineyards. (The revised policy will read as follow with the addition notated in red italics):

SWAP Policy 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more and may allow *Special Occasion Facilities* on 10 or more acres, provided that at least 75% of the project site is planted in vineyards.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

BACKGROUND:

July 23, 2008

GPA 1056 was initially scheduled for public hearing on July 23, 2008. During the public hearing, County Counsel determined that any changes to Citrus Vineyard Rural Policy Area would require a General Plan Initiative Process (GPIP) first before an amendment to the policy could be considered. During the July 23, 2008 Planning Commission meeting, GPA 1056 and CZ 7666 were separated to allow for the Commission to take action on the Change of Zone application only.

August 6, 2008

GPA 1056 was re-advertised and was considered before the Planning Commission on August 6, 2008. The Planning Commission provided the following comments regarding GPA 1056.

Planning Commission Comments:

Commissioner John Petty:

- 1) It is reasonable to consider the Technical Amendment for the Citrus Vineyard Rural Policy Area with the understanding that additional recommendations are forthcoming for the policy.
- 2) This Technical Amendment only addresses Special Occasion Facilities.

Commissioner John Snell:

- 1) This amendment only applies to Special Occasion Facilities and does not include Bed and Breakfast inns.

The Planning Commission recommended to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1056.

September 2, 2008

GPA 1056 was heard by the Board of Supervisors during the September 2, 2008, meeting. Supervisor Stone recommended to change the language of the project description to read, "may include Special Occasion Facilities" to clarify that lot size was not the only consideration for final approval of such facilities. No other changes were recommended from the Board regarding GPA 1056. The Board approved the initiation of GPA 1056. The language of the project description has been revised to accommodate this request.

ADDITIONAL INFORMATION:

The Citrus/Vineyard Rural Policy Area encompasses one of the most important agricultural land areas in the county. In addition to vineyards and other agricultural uses, the project area is comprised of wineries, single-family residential units, bed and breakfast inns, restaurants and special occasion facilities. The existing and planned land uses commonly found in the area are intended to encourage agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring; and
- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

General Plan Policies:

Six specific policies are indentified in the Southwest Area Plan (SWAP) for the Citrus/Vineyard Rural Policy Area:

SWAP 1.1 -Maintain a rural and agricultural character in the Citrus/ Vineyard area through continued implementation of the Citrus/ Vineyard (C/V) zone and judicious use of the C-C/V zone. These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a "rural" or "wine-country" theme and by discouraging curbs, gutters, sidewalks, and street lights.

SWAP 1.2 -Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.

SWAP 1.3 -Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.

SWAP 1.4 -Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens, in conjunction with wineries on 10 acres or more provided that at least:

- 75% of the project site is planted in vineyards;

- 75% of the grapes utilized in wine production and retail wine sales area grown or raised within the county; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

SWAP 1.5 -Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, country inns on 10 acres or more, provided that at least 75% of the project site is planted in vineyards. **(SWAP 1.5 inadvertently omitted the inclusion of Special Occasion Facilities; GPA 1056 will add Special Occasion Facilities on 10 or more acres.)**

SWAP 1.6 –Continue to provide for incidental commercial uses, such as bed and breakfast, inns country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the County; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

FURTHER PLANNING CONSIDERATION:

The County initiated the last General Plan Amendment (GPA 00760) for the Citrus Vineyard Rural Policy Area on 1-17-06. During the last amendment, Special Occasion Facilities were omitted from the update.

In accordance with the C/V Rural Policy Area, “the policies protects against the location of uses that are incompatible with agricultural uses and which could lead to conflicts with adjacent uses”.

In recent years, the “Wine Country” area has experienced a great deal of development activity, including the construction of new wineries and vineyards, bed and breakfast inns, and restaurants. There has also been a growing interest to operate Special Occasion Facilities in Wine Country. These uses have drawn major criticism for not complying with the intent of the Policy and C/V Ordinance. In many instances the activities of these facilities, including the number of events, types of activities, noise and traffic issues associated with patrons attending events and general concern of reduction of agricultural productivity, directly conflicts with the preservation of a rural-lifestyle and wine-making atmosphere.

To ensure that Special Occasion Facilities comply with the intent of both the Policy and the Ordinance, County officials engaged in a number of activities:

1. County Counsel and the Planning Department analyzed the existing Policy and Ordinance for applicability.
2. The Planning Department held a community meeting to ascertain additional feedback on proposed changes.
3. County Departments conducted internal meetings to discuss implications of proposed changes.
4. County officials consulted local vintners regarding the activities of Special Occasion Facilities.

In most instances, comments from the various groups recommended that to protect the unique character of Wine Country, the County should enact stricter development standards for Special Occasion Facilities. Some residents expressed opposition to the proposed changes.

A summary of parcels impacted by the proposed change in acreage requirement is listed below:

- As of September 15, 2008, the C/V Rural Policy Area contained approximately 970 total parcels.

- Of this number, approximately 164 parcels were comprised of five (5) to ten (10) acres.
- The number of impacted parcels based on the proposed change is less than 17 percent of the total parcels for C/V Rural Policy Area.
- There are currently no APPROVED or PERMITTED **Stand Alone** Special Occasion Facilities in Wine Country.
- Map 1.1 illustrates the location of parcels within the C/V Rural Policy Area; notice that many parcels lie within residential areas and Special Occasion Facilities may prove to be incompatible with existing uses.

Based on the aforementioned analysis, County Counsel and the Planning Department made the determination that more stringent requirements are needed for Special Occasion Facilities to protect the rural lifestyle and wine-making atmosphere of Wine Country. Therefore, Staff is recommending to increase the acreage requirement for Special Occasion Facility from five (5) acres to ten (10) acres with associated on-site vineyards and to comply with the remaining development standards as outlined in the C/V Ordinance.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Agriculture, Rural Residential, and Estate Density Residential |
| 2. Existing Zoning (Ex. #2): | Citrus/Vineyard (C/V), Commercial –Citrus Vineyard (C-C/V), Residential Agricultural (R-A), Rural Residential (R-R), and Light Agricultural (A-1) |
| 4. Surrounding Zoning (Ex. #2): | Numerous, primarily R-A-2 ½; R-A-5; SP; R-R |
| 5. Existing Land Use (Ex. #1): | Wineries, single-family residential units, bed and breakfast inns, restaurants and Special Occasion Facilities. |
| 6. Surrounding Land Use (Ex. #1): | Wineries, vineyards, orchards, single-family residential units, bed and breakfast inns, restaurants, vacant land and Special Occasion Facilities. |
| 7. Project Data: | Total Acreage: 7,577 Acres (11.83 Square Miles) |
| 8. Environmental Concerns | No Further Documentation Required
(E.A. No. 40322) |

RECOMMENDATIONS:

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT No. 1056** by amending Policy 1.5 of the General Plan's Southwest Area Plan to read, Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more and may allow *Special Occasion Facilities* on 10 or more acres, provided that at least 75% of the project site is planted in vineyards, based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 1056 to the Board of Supervisors.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Specific Plan;
 - b. An Airport Influence Area;
 - c. A Redevelopment Area;
 - d. A Flood zone;
 - e. A High Fire Area;
3. The project site is located within:
 - a. The Community of Rancho California;
 - b. An Agricultural Preserve;
 - c. A Fault zone;
 - d. The Temecula Valley Unified School District;
 - e. The Stephen's Kangaroo Rat Fee Area;
 - f. Citrus/Vineyard Rural Policy Area;
 - g. A MSHCP criteria cell or cell group; and,
 - h. Ordinance 655 Mount Palomar Lighting Influence Area, Zones A & B.

4
5 **RESOLUTION**
6 **RECOMMENDING ADOPTION OF**
7 **GENERAL PLAN AMENDMENT NO. 1056**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on
10 November 5, 2008, to consider the above-referenced matter; and,

11 **WHEREAS**, all the procedures of the General Plan Amendment and the Riverside County Rules
12 to Implement the Amendment have been met and the goals and objectives of the Citrus Vineyard Rural
13 Policy Area in the Southwest Area Plan are mentioned in accordance with the above-referenced
14 Amendment and Rules; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
18 of the County of Riverside, in regular session assembled on November 5, 2008, that it has reviewed and
19 considered the environmental document prepared or relied on and recommends the following based on the
20 staff report and the findings and conclusions stated therein:

21
22 **ADOPTION** of General Plan Amendment No. 1056.
23
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GPA NO. 01056
GENERAL PLAN AMENDMENTS TO CITRUS/VINEYARD POLICY AREA
OF THE SOUTHWEST AREA PLAN

(All added text is marked with *italic* font style and highlighted)

1. SWAP 1.2 Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.
2. SWAP 1.3 Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.
3. SWAP 1.4 Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, *and* delicatessens, in conjunction with wineries on 10 acres or more provided that at least:
 - 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
 - The winery facility has a capacity to produce 3,500 gallons of wine annually.
4. Add a policy under Citrus/Vineyard Policy Area section of the Southwest Area Plan on page 24 stating as follows:
SWAP 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and *Special Occasion Facilities on 10 acres or more*, provided that at least 75% of the project site is planted in vineyards.
5. SWAP 1.6 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:
 - 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
 - The winery facility has a capacity to produce 3,500 gallons of wine annually.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Derek Hull
Planning Commission: October 1, 2008
Continued From: August 20, 2008
Addendum Date: November 12, 2008

Change of Zone No. 7666
E.A.: No Further Documentation Required
Applicant: County of Riverside Planning Department

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7666 proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections and clarification of development standards applicable to special occasion facilities in the text of the ordinance are included in this change of zone request.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

BACKGROUND:

During the Planning Commission meeting on October 1, 2008, the Commission, as a part of the motion, recommended to increase building setbacks from 50 feet to 100 feet for front, side, and rear yard requirements, except when the project site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, where the minimum front yard requirement shall be three hundred feet (300'). The Commission specifically indicated in its recommendation that a provision be included for all structural uses to comply with the new setback requirement. Staff will incorporate new development requirements in the Board of Supervisors' packet. For additional project information, refer to the staff report for CZ 7666.



Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Derek Hull
Planning Commission: October 1, 2008
Continued From: August 20, 2008

Change of Zone No. 7666
E.A.: No Further Documentation Required
(E.A. No. 40322)
Applicant: County of Riverside Planning
Department

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7666 proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections and clarification of development standards applicable to special occasion facilities in the text of the ordinance are included in this change of zone request.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

BACKGROUND:

The last amendment to the Citrus Vineyard Zoning Ordinance occurred in 2006. Ordinance Amendment No. 348.4321 was originally approved by the Planning Commission on December 7, 2005 and subsequently adopted by the Board of Supervisors on May 16 2006.

A Negative Declaration for Environmental Assessment No. 40322 was adopted for the Board of Supervisors on May 16, 2006. After reviewing that E.A. in context of this project, staff has determined that the E.A. adequately addresses this project and therefore no new Environmental Assessment will be required.

The proposed project was continued from the July 23, 2008 to allow staff to conduct additional research. During the August 20, 2008 public hearing, the Commission continued the item until October 1, 2008 to allow the Planning Department to conduct a community meeting on Special Occasion Facilities. On September 3, 2008, the Planning Department hosted a community meeting at Saint Jeanne de Lestonnac Catholic School to discuss proposed changes to the C/V Ordinance and Rural Policy. Approximately 100 residents, property owners, and vintners attended the community meeting. Planning staff shared the proposed changes and addressed questions from the public.

ADDITIONAL INFORMATION:

The intent of the C/V Ordinance encourages agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring; and
- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

Zoning:

All C/V zoning designations are located within the Citrus/Vineyard Rural Policy Area. A special occasion facility, as defined in Ordinance 348. 14.72f, "is an outdoor facility in conjunction with a dwelling unit or a winery, which may include a structure or building, which is used on special occasions for public assembly for a period of time in return for compensation. Special occasions may involve, but not be limited to, weddings, concerts, parties, spectator oriented events or other celebrations".

FURTHER PLANNING CONSIDERATION:

In accordance with the C/V Ordinance, "the intent of the zoning classification is to preserve the rural lifestyle, wine-making atmosphere, and long term viability of the wine industry where such activities are occurring and that would protect such areas from incompatible uses which could result in a reduction of vineyards. The intent of allowing limited incidental commercial uses is to provide economic viability to the primary vineyard and winery operations".

In recent years, the "Wine Country" area has experienced a great deal of development activity, including the construction of new wineries and vineyards, bed and breakfast inns, restaurants and Special Occasion Facilities. Among these uses, Special Occasion Facilities have drawn major criticism for not complying with the intent of the policy and ordinance. In many instances the activities of these facilities, including the number of events, types of activities, noise and traffic issues associated with patrons attending events and general concern of reduction of agricultural productivity, directly conflicts with the preservation of a rural-lifestyle and wine-making atmosphere. To ensure that Special Occasion Facilities comply with the intent of both the policy area and the zoning ordinance, County officials analyzed and amended the ordinance to protect the unique character of Wine Country.

County Counsel and the Planning Department were requested to review the C/V policy and ordinance and revise as needed to include more stringent requirements for Special Occasion Facilities. Staff's recommendations to change the C/V Ordinance is as follows:

1. Amend the language in the C/V zoning classification to increase the acreage requirements for Special Occasion Facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. The increase in acreage will lessen the intensity of commercial activity and reduce noise and traffic impacts to adjacent neighbors by providing a greater buffer area.
2. Amend the C/V Ordinance to include Special Occasion Facilities to comply with the following setback requirements: 100 feet front, side, and rear yard setbacks except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, where the front setback requirement will be 300 feet.

ENVIRONMENTAL CONCERNS:

No further Environmental Documentation is required pursuant to CEQA Guidelines Section 15162 Subsection B. Environmental Assessment No. 40322 for a Negative Declaration was adopted by the Board of Supervisors on May 16, 2006.

RECOMMENDATIONS:

TENTATIVE APPROVAL of **CHANGE OF ZONE No. 7666** to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for "Special Occasion Facilities" from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards, clarification of development standards applicable to special occasion facilities and minor grammatical corrections and in the text of the ordinance in accordance with Exhibit #2; and,

CONCLUSIONS:

1. The proposed project is not in conformance with all elements of the Riverside County General Plan. A proposal to change the policies within the C/V Rural Policy Area to conform with the proposed changes to the C/V Ordinance is forthcoming.
2. The proposed project is consistent with all applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with all applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the Citrus/Vineyard Rural Policy Area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS:

1. The proposed project preserves the rural lifestyle and wine-making atmosphere of the C/V Ordinance by further restricting Special Occasion Facilities to ten (10) or more acres.
2. The project area is located in the C/V Rural Policy Area.
3. The proposed project protects the unique identity of the C/V Rural Policy Area and further the County's vision of improved quality of life in the area.
4. The proposed project only affects properties that are designated with the C/V zoning classification and located within the C/V Rural Policy Area.
5. The proposed amendment will limit the incidental commercial uses of Special Occasion Facilities to ten (10) acres or more through out the area thus providing economic viability to the primary vineyard and winery operations.
6. No further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162 Subsection B. Environmental Assessment No. 40322 for a Negative Declaration was adopted at the Board of Supervisors on May 16, 2006.

INFORMATIONAL ITEMS:

1. As of this writing, three (3) letters, in support, and two (2) letters, in opposition have been received by the Planning Department.

EXISTING ORDINANCE WITH RED LINE
TEXT CHANGES

1 ORDINANCE NO. 348.4638

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 AMENDING ORDINANCE NO. 348
5 RELATING TO ZONING

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

7 Section 1. Section 14.71 of Ordinance No. 348 is amended to read as follows:

8 “SECTION 14.71. INTENT. The Board of Supervisors (“Board”) finds that there is a need
9 in the County of Riverside for a zone classification within the “Citrus Vineyard Rural
10 Policy Area” of the Riverside County General Plan that would encourage agricultural
11 cultivation, vineyards, and wineries that would preserve the rural lifestyle, wine-making
12 atmosphere and long term viability of wine-industry where such activities are occurring
13 and that would protect such areas from incompatible uses which could result in reduced
14 agricultural productivity and increased urbanization within the policy area.

15 The Citrus/Vineyard (C/V) zone classification is intended to meet the above-referenced
16 objectives. Limited incidental commercial uses, such as wine sales, sampling rooms,
17 restaurants, delicatessens, bed and breakfast inns, and hotels and [REDACTED]
18 shall be permitted only when they are secondary, and directly related, to the agricultural
19 operations as defined in Section 14.72. The intent of allowing limited incidental
20 commercial uses is to provide economic viability to the primary vineyard and winery
21 operations. In conjunction with development, the use of rural road standards as outlined on
22 Ordinance No. 460 (Regulating the Division of Land) shall be implemented so as to
23 reinforce the rural intent of this zone classification. The introduction of curbs, gutters, and
24 streetlights shall be discouraged.

25 In addition, the Board finds that there is a need for additional development standards within
26 the “Citrus Vineyard Policy Area” of the Riverside County General Plan that would
27 enhance winemaking atmosphere and long-term viability of the wine-industry. The Board
28 further finds that there is a need for allowing clustering of residential density to encourage

1 permanent preservation of vineyards and innovation in design, planning, and management
2 of new tract maps and parcel maps within the Citrus Vineyard Policy Area of the General
3 Plan.”

4 Section 2. Subsection g. of Section 14.72 of Ordinance No. 348 is amended to read as follows:

5 “g. “VINEYARD”. A farm where grapevines are planted, grown ~~or~~ raised ~~■~~
6 ~~■~~.”

7 Section 3. New subsections d. and e. are added to Section 14.72 of Ordinance No. 348 to read
8 as follows:

9 “d. “GRAPES”. A smooth-skinned fruit that grows in clusters on vines, the juice of
10 which is fermented to make grape wine.”

11 “e. “GRAPEVINES”. Vines used to grow grapes.”

12 Section 4. Subsection h. of Section 14.72 of Ordinance No. 348 is amended to read as follows:

13 “h. “WINERY”. An agricultural facility designed and used to crush, ferment, ~~■~~ and
14 process grapes into wine.”

15 Section 5. Existing subsections d., e., f., g., and h. of Section 14.72 of Ordinance No. 348 are
16 relettered as subsections f., g., h., i., and j. respectively.

17 Section 6. Subsection b.(3) of Section 14.73 of Ordinance No. 348 is amended to read as
18 follows:

19 “(3) The following appurtenant and limited incidental commercial uses, only with an
20 established on-site vineyard and a minimum gross parcel size of five (5) acres:

21 ~~(a) Special occasion facility; or~~

22 ~~(b) Bed and breakfast inns, and day spas and cooking schools only in~~
23 ~~conjunction with a bed and breakfast inn.”~~

24 Section 7. Existing subsection 1. of Section 14.74 of Ordinance No. 348 is designated as
25 subsection a.

26 Section 8. New subsection e. is added to Section 14.74 of Ordinance No. 348 to read as
27 follows:

28 “e. The following standards shall apply to all special occasion facilities unaccompanied by a

1 winery in the C/V zone:

- 2 (1) The minimum lot size for a special occasion facility shall be ten (10) gross acres in
3 conjunction with on-site vineyards.
- 4 (2) Seventy-five percent (75%) of the net lot area shall be planted in vineyards prior to
5 issuance of a building permit.
- 6 (3) Buildings and structures shall be designed in a “rural” or “wine country” theme.
- 7 (4) Minimum front, side and rear yard requirements shall be one hundred feet (100’); except
8 when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road,
9 Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, the
10 minimum front yard requirement shall be three hundred feet (300’).
- 11 (5) Maximum height for special occasion facilities shall be thirty feet (30’) on a single level
12 building pad and forty feet (40’) on a terraced building pad, when the tallest elevation is
13 measured from the lowest finished floor level.
- 14 (6) Loading, trash, and service areas shall be screened by structures or landscaping and shall
15 also be located and designed in such a manner as to minimize noise and odor issues to
16 adjacent properties.
- 17 (7) Automobile parking spaces shall be provided as required by Section 18.12 and shall be
18 consistent with the rural standards of the “Citrus Vineyard Rural Policy Area” of the
19 Riverside County General Plan.
- 20 (8) Outside storage areas and the material therein shall be screened with structures or
21 landscaping.
- 22 (9) All roof mounted mechanical equipment shall be screened from the ground elevation
23 view to a minimum sight distance of thirteen hundred twenty feet (1,320’).”

24 Section 9. Existing subsections e., f., and g. of Section 14.74 of Ordinance No. 348 are
25 relettered as subsections f., g., and h. respectively.

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Section 10. This ordinance shall take effect thirty (30) calendar days after its adoption.

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

By: _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:
April __, 2009

By: _____
DAVID H. K. HUFF
Deputy County Counsel

**EXISTING ORDINANCE REFLECTING
NEW CHANGES**

1 permanent preservation of vineyards and innovation in design, planning, and management
2 of new tract maps and parcel maps within the Citrus Vineyard Policy Area of the General
3 Plan.”

4 Section 2. Subsection g. of Section 14.72 of Ordinance No. 348 is amended to read as follows:

5 “g. “VINEYARD”. A farm where grapevines are planted, grown, raised or cultivated
6 for the purpose of producing grape wine.”

7 Section 3. New subsections d. and e. are added to Section 14.72 of Ordinance No. 348 to read
8 as follows:

9 “d. “GRAPES”. A smooth-skinned fruit that grows in clusters on vines, the juice of
10 which is fermented to make grape wine.”

11 “e. “GRAPEVINES”. Vines used to grow grapes.”

12 Section 4. Subsection h. of Section 14.72 of Ordinance No. 348 is amended to read as follows:

13 “h. “WINERY”. An agricultural facility designed and used to crush, ferment, or
14 process grapes into wine.”

15 Section 5. Existing subsections d., e., f., g., and h. of Section 14.72 of Ordinance No. 348 are
16 relettered as subsections f., g., h., i., and j. respectively.

17 Section 6. Subsection b.(3) of Section 14.73 of Ordinance No. 348 is amended to read as
18 follows:

19 “(3) The following appurtenant and limited incidental commercial uses, only with an
20 established on-site vineyard and a minimum gross parcel size of five (5) acres: Bed and
21 breakfast inns, and day spas and cooking schools only in conjunction with a bed and
22 breakfast inn.”

23 Section 7. Existing subsection 1. of Section 14.74 of Ordinance No. 348 is designated as
24 subsection a.

25 Section 8. New subsection e. is added to Section 14.74 of Ordinance No. 348 to read as
26 follows:

27 “e. The following standards shall apply to all special occasion facilities unaccompanied by a
28 winery in the C/V zone:

- 1 (1) The minimum lot size for a special occasion facility shall be ten (10) gross acres in
2 conjunction with on-site vineyards.
- 3 (2) Seventy-five percent (75%) of the net lot area shall be planted in vineyards prior to
4 issuance of a building permit.
- 5 (3) Buildings and structures shall be designed in a “rural” or “wine country” theme.
- 6 (4) Minimum front, side and rear yard requirements shall be one hundred feet (100’); except
7 when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road,
8 Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, the
9 minimum front yard requirement shall be three hundred feet (300’).
- 10 (5) Maximum height for special occasion facilities shall be thirty feet (30’) on a single level
11 building pad and forty feet (40’) on a terraced building pad, when the tallest elevation is
12 measured from the lowest finished floor level.
- 13 (6) Loading, trash, and service areas shall be screened by structures or landscaping and shall
14 also be located and designed in such a manner as to minimize noise and odor issues to
15 adjacent properties.
- 16 (7) Automobile parking spaces shall be provided as required by Section 18.12 and shall be
17 consistent with the rural standards of the “Citrus Vineyard Rural Policy Area” of the
18 Riverside County General Plan.
- 19 (8) Outside storage areas and the material therein shall be screened with structures or
20 landscaping.
- 21 (9) All roof mounted mechanical equipment shall be screened from the ground elevation
22 view to a minimum sight distance of thirteen hundred twenty feet (1,320’).”

23 Section 9. Existing subsections e., f., and g. of Section 14.74 of Ordinance No. 348 are
24 relettered as subsections f., g., and h. respectively.

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Section 10. This ordinance shall take effect thirty (30) calendar days after its adoption.

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

By: _____
Chairman, Board of Supervisors

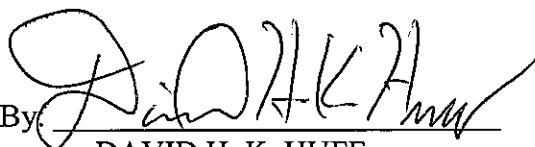
ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:
April 9, 2009

By: 
DAVID H. K. HUFF
Deputy County Counsel

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: No Further Documentation Needed (E.A. 40322)

Project Case Type (s) and Number(s): General Plan Amendment No. 1056

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Derek Hull, Project Planner

Telephone Number: (951) 955-9076

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 1056 is a proposal to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include Special Occasion Facilities as incidental uses that may be allowed on parcels of 10 or more acres with associated on-site vineyards. (The revised policy will read as follow with the addition notated in red italics):

SWAP Policy 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more and may allow *Special Occasion Facilities* on 10 or more acres, provided that at least 75% of the project site is planted in vineyards.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: Approximately 7,577 Acres (11.83 Square Miles)

D. Assessor's Parcel No(s): See attached map

E. Street References: See attached map

F. Section, Township & Range Description or reference/attach a Legal Description:
Numerous

G. Brief description of the existing environmental setting of the project site and its surroundings: All C/V zoning designations are located within the project boundaries of the Citrus/Vineyard Policy Planning Area. The area encompasses approximately 7,577 Acres (11.83 square miles). More specifically the project area is located easterly of the City of Temecula, and northerly and southerly of Rancho California Road.

The area encompasses one of the most important agricultural land areas in the county. In addition to vineyards and other agricultural uses, the project area is comprised of wineries, single-family residential units, bed and breakfast inns, restaurants and Special Occasion

Facilities. The existing and planned land uses commonly found in the area are intended to encourage agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring and
- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. **General Plan Area Plan(s):** Southwest Area Plan

B. **Foundation Component(s):** Agriculture, Rural Community and Rural

C. **Land Use Designation(s):** Agriculture, Rural Resident, and Estate Density Residential

D. **Overlay(s), if any:** N/A

E. **Policy Area(s), if any:** Citrus/Vineyard (C/V)

F. **Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Rural, Open Space, and Rural Community

3. **Land Use Designation(s):** Predominantly Estate Density Residential, Open Space, and Rural Residential

4. **Overlay(s) and Policy Area(s), if any:** Valle de Los Caballos

G. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

H. **Existing Zoning:** Citrus/Vineyard (C/V)

I. **Proposed Zoning, if any:** N/A

J. **Adjacent and Surrounding Zoning:** Numerous, primarily R-A-2 ½; R-A-5; SP; R-R

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |

- | | | |
|---|---|---|
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous

EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

10/17/08

Date

Derek Hull, Project Planner

Printed Name

For Ron Goldman, Planning Director

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: **EA 40322**

RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: No Further Documentation Needed (E.A. 40322)

Project Case Type (s) and Number(s): Change of Zone No. 7666

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Derek Hull, Project Planner

Telephone Number: (951) 955-9076

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7666 proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections and clarification of development standards applicable to special occasion facilities in the text of the ordinance are included in this change of zone request.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: Approximately 7,577 Acres (11.83 Square Miles)

D. Assessor's Parcel No(s): See attached map

E. Street References: See attached map

F. Section, Township & Range Description or reference/attach a Legal Description:
Numerous

G. Brief description of the existing environmental setting of the project site and its surroundings: All C/V zoning designations are located within the project boundaries of the Citrus/Vineyard Policy Planning Area. The area encompasses approximately 7,577 Acres (11.83 square miles). More specifically the project area is located easterly of the City of Temecula, and northerly and southerly of Rancho California Road.

The area encompasses one of the most important agricultural land areas in the county. In addition to vineyards and other agricultural uses, the project area is comprised of wineries, single-family residential units, bed and breakfast inns, restaurants and Special Occasion Facilities. The existing and planned land uses commonly found in the area are intended to encourage agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring and

- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

- A. General Plan Area Plan(s):** Southwest Area Plan
- B. Foundation Component(s):** Agriculture, Rural Community and Rural
- C. Land Use Designation(s):** Agriculture, Rural Resident, and Estate Density Residential
- D. Overlay(s), if any:** N/A
- E. Policy Area(s), if any:** Citrus/Vineyard (C/V)
- F. Adjacent and Surrounding:**
 - 1. **Area Plan(s):** Southwest Area Plan
 - 2. **Foundation Component(s):** Rural, Open Space, and Rural Community
 - 3. **Land Use Designation(s):** Predominantly Estate Density Residential, Open Space, and Rural Residential
 - 4. **Overlay(s) and Policy Area(s), if any:** Valle de Los Caballos
- G. Adopted Specific Plan Information**
 - 1. **Name and Number of Specific Plan, if any:** N/A
 - 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- H. Existing Zoning:** Citrus/Vineyard (C/V)
- I. Proposed Zoning, if any:** Text Change to Citrus/Vineyard (C/V)
- J. Adjacent and Surrounding Zoning:** Numerous, primarily R-A-2 ½; R-A-5; SP; R-R

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

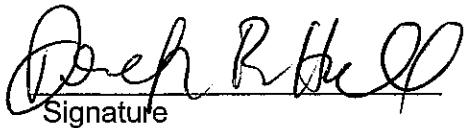
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or

negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



6/10/08

Date

Derek Hull, Project Planner
Printed Name

For Ron Goldman, Planning Director

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: **EA 40322**

RCIP: Riverside County Integrated Project

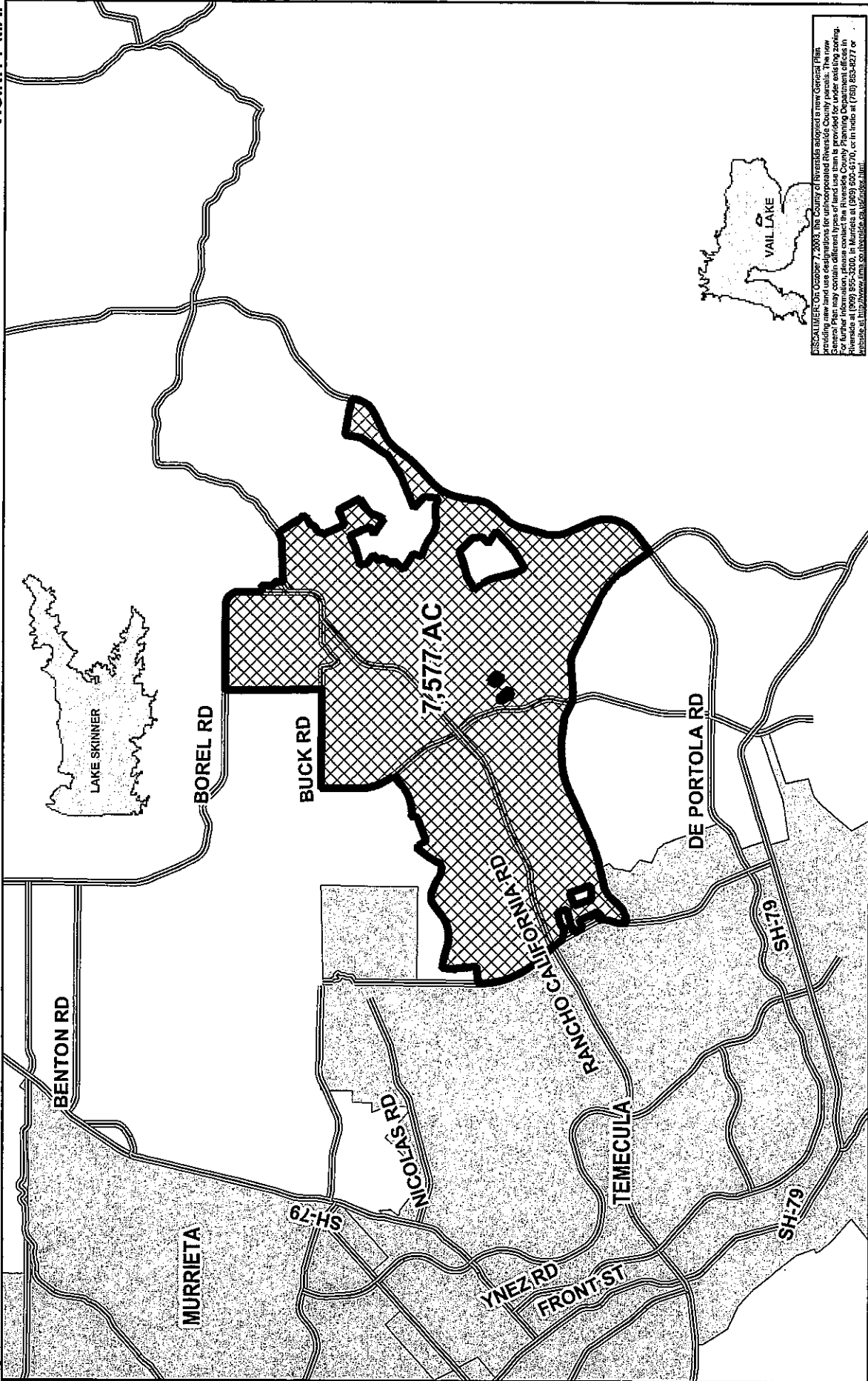
Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

GPA01056
VICINITY MAP

Planner: Mustafa Bahar
Date: 6/23/08
VICINITY MAP

Supervisor Stone
District 3
Date Drawn: 6/11/08

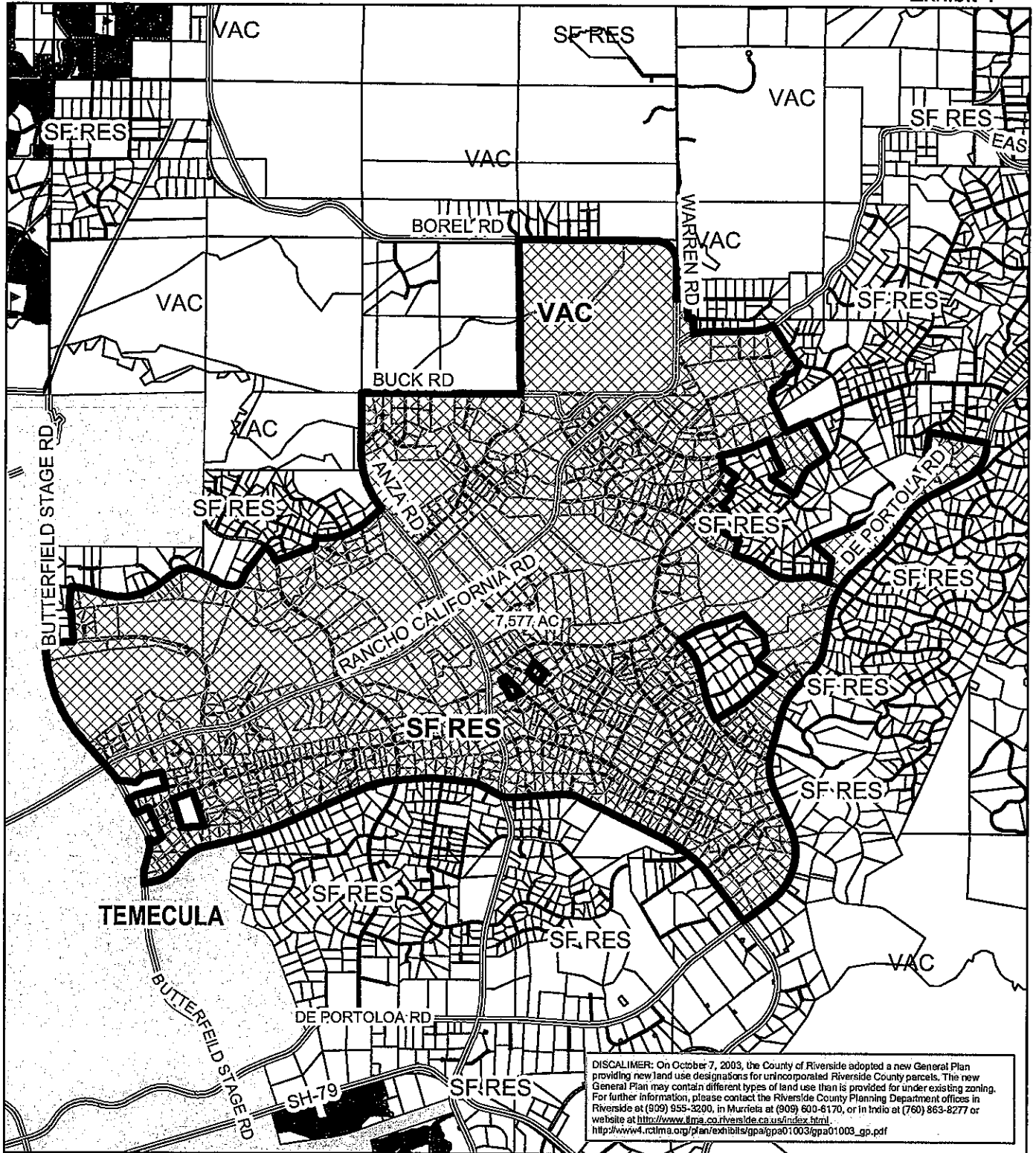


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Rancho California
Area: T7SR1W & T8SR1W
Township/Range: 4, 6, 13, 19, 20, 23 > 31, 33 > 36
Section : 0

Assessors
Bk. Pg.
Thomas
Bros. Pg. 409 E3



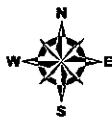


DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.rcta.org/planning/exhibits/gpa/gpa01003gp.pdf>

Zone
 District: Rancho California
 Township/Range: T7SR1W & T8SR1W
 Section: 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg.
 Thomas 409 E3
 Bros. Pg.
 22,500

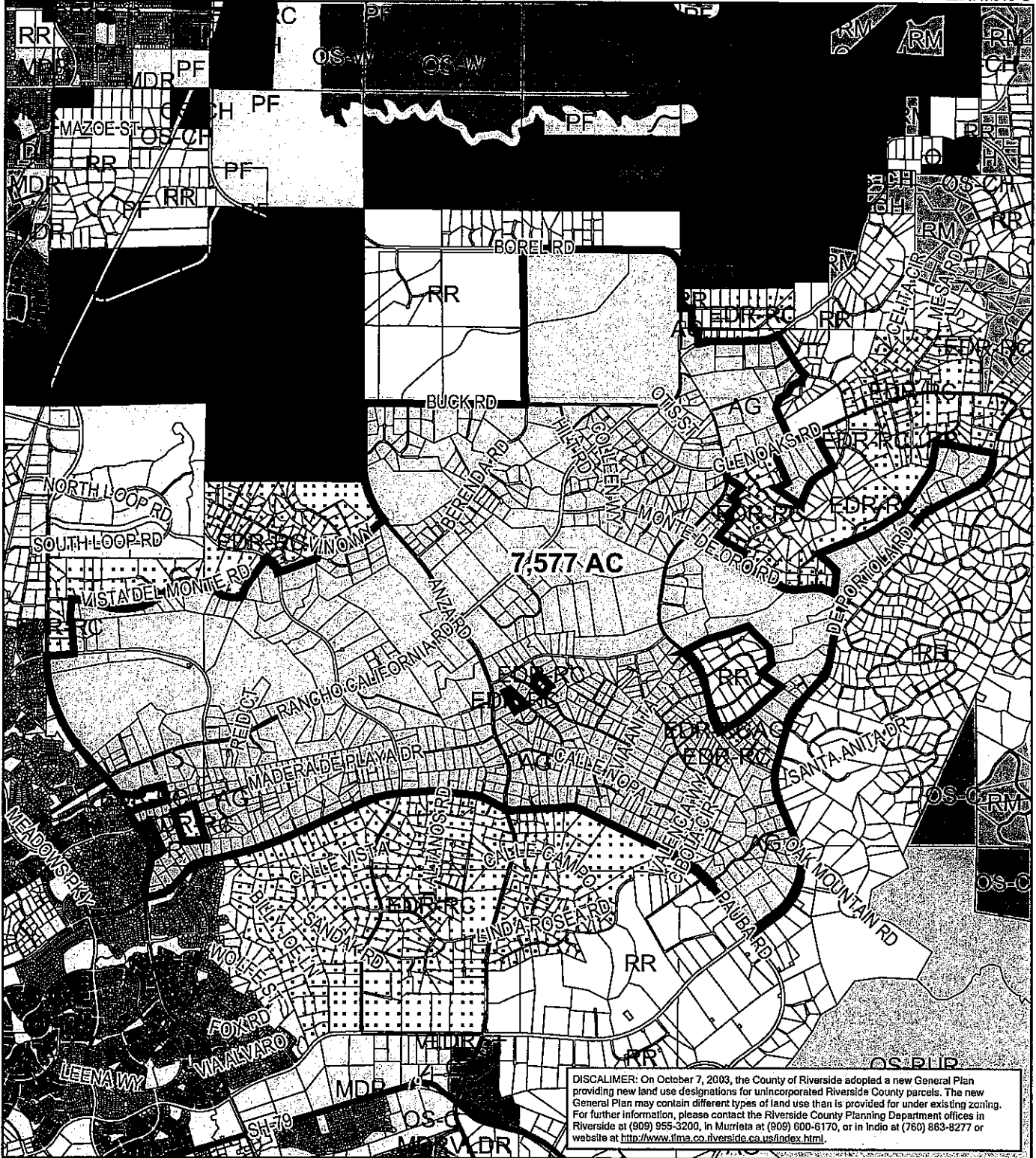


Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA01056

Existing General Plan

Planner: Mustafa Bahar
Date: 6/23/08
Exhibit 5



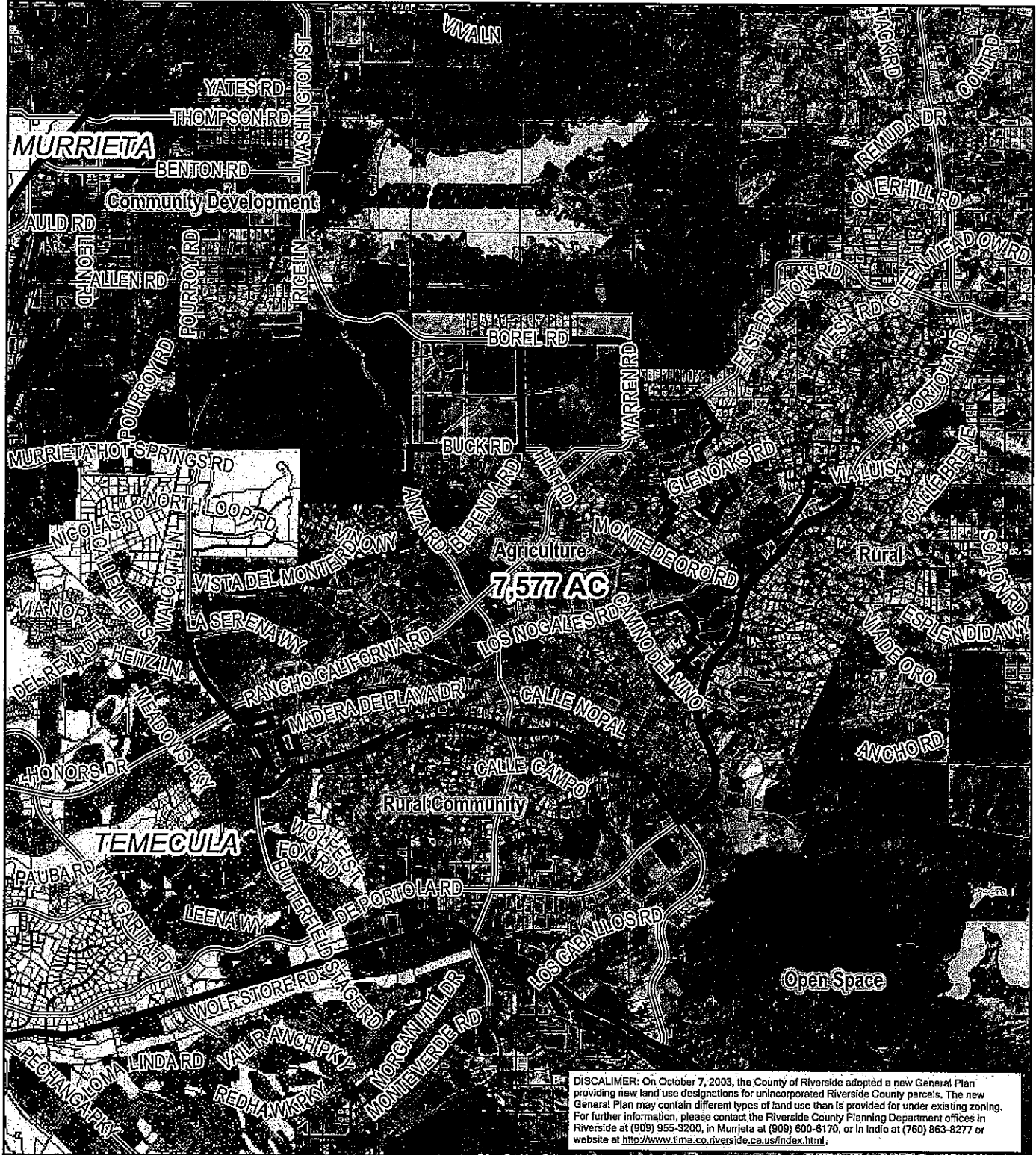
Zone
Area: Rancho California
Township/Range: T7SR1W & T8SR1W
Section : 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg.
Thomas
Bros. Pg. 409 E3



GPA1056
DEVELOPMENT OPPORTUNITY



DISCALIMER: 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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6176, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

Area
 Plan: Rancho California
 Township/Range: T7SR1W & T8SR1W
 Section: 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg.
 Thomas
 Bros. Pg. 409 E3

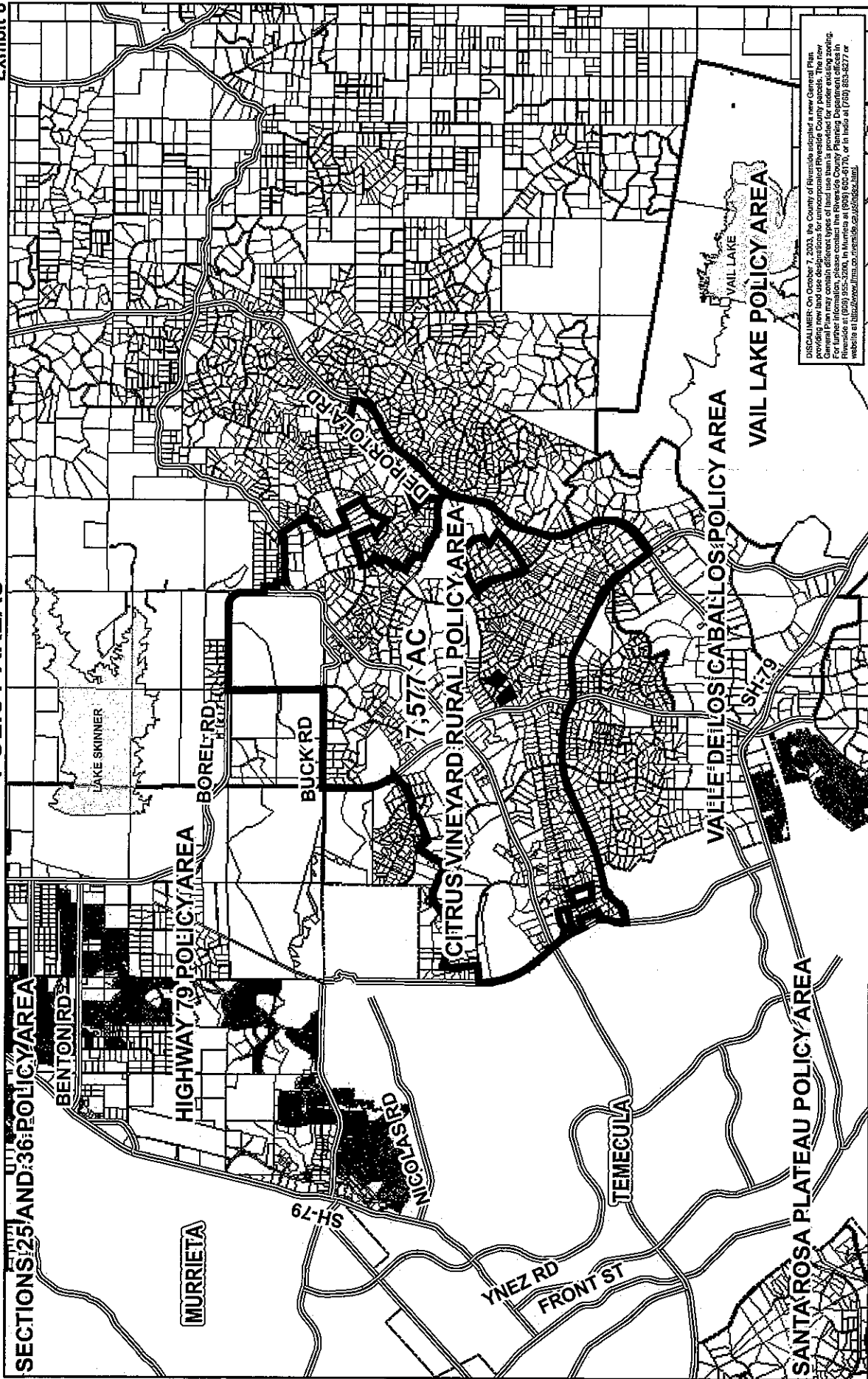


Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA01056

POLICY AREAS

Planner: Mustafa Bahar
Date: 6/23/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan may contain different types 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) 355-2260, in Murrieta at (951) 666-8770, or in Indio at (760) 855-8277 or visit us at <http://planning.riverside.ca.gov/planning/index.html>.

Zone
Area: Rancho California
Township/Range: T7SR1W & T8SR1W
Section : 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg.
Thomas
Bros. Pg. 409 E3

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County Planning Commission** to consider the project shown below:

GENERAL PLAN AMENMENT NO. 1056 / CHANGE OF ZONE NO. 7666 – No New Environmental Documentation Required (EA40322) – Applicant: County of Riverside — Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) – Location: Easterly of the City of Temecula, and northerly and southerly of Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning: Citrus/Vineyard (C/V) - **REQUEST:** The general plan amendment proposes to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan. The amendment will revise Policy 1.5 to include special occasion facilities as incidental uses and require that such facilities be located on ten (10) or more acres with associated onsite vineyards. The change of zone proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections are included in this change of zone request. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 23, 2008
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Derek Hull, at 951-955-9076 or e-mail drhull@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT,
Attn: Derek Hull, P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

GENERAL PLAN AMENMENT NO. 1056 – No Further Environmental Documentation is Required– Applicant: County of Riverside — Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG), Rural Residential (RR), and Estate Density Residential (EDR) – Location: Easterly of the City of Temecula, and northerly and southerly of Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning: Citrus/Vineyard (C/V), Commercial –Citrus Vineyard (C-C/V), Residential Agricultural (R-A), Rural Residential (R-R), and Light Agricultural (A-1) - REQUEST: The general plan amendment proposes to amend Policy 1.5 of the Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan. The amendment will revise Policy 1.5 to include special occasion facilities as incidental uses and require that such facilities be located on ten (10) or more acres with associated onsite vineyards. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter. or as
DATE OF HEARING: November 5, 2008
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Derek Hull, Principal Planner at 951-955-9076 or e-mail drhull@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Derek Hull
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0806026

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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paid by: JV 0001224817
paid towards: CFG05317 CALIF FISH & GAME: DOC FEE
FISH & GAME POSTING FEE CZ07666
at parcel #:
appl type: CFG3

By _____ Jun 10, 2008 16:51
MBRASWEL posting date Jun 10, 2008

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Additional info at www.rctlma.org