



MEMORANDUM

RIVERSIDE COUNTY EXECUTIVE OFFICE

Bill Luna
County Executive Officer

April 10, 2009

TO: Kecia Harper-Ihem, Clerk of the Board
FROM: Jay E. Orr, Assistant CEO
RE: CONTINUANCE

Please continue the following item to May 5, 2009:

.9.4 - FACILITIES MANAGEMENT and TRANSPORTATION: Public Haring on Adoption of Resolution 2009-012, Authorizing Resolution of Necessity Regarding the Road Improvement, Widening and Extension of Clinton Keith Road and other roads in Western Riverside County (portion of APN 392-340-028), and Approval of Budget Adjustments, 3rd District. (4/5 vote required) (9.7 of 03/24/09)

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MEMORANDUM

EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

Bill Luna

County Executive Officer

Jay E. Orr

Assistant County Executive Officer

TO: Kecia Harper-Ihem, Clerk of the Board

FROM: Jay E. Orr, Assistant CEO

DATE: April 10, 2009

RE: OFF-CALENDAR

TLMA/PLANNING is requesting that the following item be taken off-calendar:

16.4 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Further Public Hearing on GENERAL PLAN AMENDMENT NO. 1061 / SPECIFIC PLAN NO. 293 AMENDMENT NO. 5 / CHANGE OF ZONE NO. 7461 / TENTATIVE TRACT MAP 30976, / TENTATIVE TRACT MAP 30977 / TENTATIVE TRACT MAP 34677.

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**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

DATE 4/10/09
Tina Grande
Supervisory Concurrence

APPROVED COUNTY COUNSEL DATE 4/1/09
BY DAVID H.K. HUFF
Policy

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.