

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

505



FROM: Transportation and Land Management (TLMA)

SUBMITTAL DATE:
November 19, 2013

SUBJECT: Use of 3rd District Public Facilities Developer Agreement Funds for the Temecula Valley Wine Country Community Plan. 3rd/3rd; [\$29,138 plus future \$220,862 for a total of \$250,000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Allocate the use of \$29,138 of 3rd District Developer Agreement Funds for Public Facilities (Sub-fund 30558) to complete the Temecula Valley Wine Country Community Plan.
2. Approve the use of an additional allocation of \$220,862 of future 3rd District Development Agreement Funds to be collected. The funds are to be transferred to the Transportation and Land Management Agency (TLMA), on a quarterly basis as they are collected.

BACKGROUND:

Summary

The Temecula Valley Wine Country Community Plan (WCCP) was initiated by the County Board of Supervisors (BOS Agenda item 3.66 on October 21, 2008 and 3.7 on March 17, 2009) to ensure that the region continues to grow in a manner that maximizes the area's unique viticulture potential, and preserves its equestrian character and rural lifestyle. The WCCP includes a General Plan Amendment, a Zoning Ordinance Amendment, and a Design Guidelines update.

Juan C. Perez, Director of
Transportation and Land
Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 29,138	\$ varies	\$ 250,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: 3 rd District Developer Agreement Funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

3-41

Departmental Concurrence

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

FORM 11: Use of 3rd District Public Facilities Developer Agreement Funds for the Temecula Valley Wine Country Community Plan. 3rd/3rd; [\$29,138 plus future \$220,862 for a total of \$250,000]

DATE: November 19, 2013

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BACKGROUND:

Summary (continued)

The Board held a Public Hearing on September 24, 2013 on the plan and is referring it back to the Planning Commission for finalization, and it is currently scheduled to return to the Board for consideration on December 3, 2013.

The WCCP has received extensive public review and scrutiny. During the WCCP public hearing process in the summer and fall of 2012, additional tasks occurred outside of the original scope of services as requested by the Planning Commission in response to public comments. There are also associated implementation items that will follow the adoption of the WCCP, such as the finalization of a signage program.

The additional tasks are summarized below:

1. Five additional Planning Commission meetings. The Commission directed us to analyze alternatives to the plan.
2. Preparation of supplemental EIR responses to comments received. Dozens of comment letters have been received on this project.
3. Finalize the components of the Temecula Valley Wine Country Community Plan and implementing Ordinance, including the Final EIR. This task is ongoing until final Board approval.
4. Additional staff and consultant meetings and coordination with Stakeholders. This task is ongoing and will continue after plan approval during the implementation phases.
5. Amend the adopted Design Guidelines manual to create a sign program for directional off-site signage.
6. Staff and consultant support costs for all of the above.

The current balance of unallocated 3rd District Public Facilities Developer Agreement Funds is \$29,138. These funds are regularly increasing as units subject to Developer Agreements in 3rd District continue to build. This Board action would commit a future allocation of up to \$220,862 to TLMA, which together with the \$29,138 currently available would total a funding commitment of \$250,000, to reimburse TLMA for the cost of completing and implementing the plan. The cumulative commitment of an additional \$250,000 from the 3rd District Developer Agreement funds is expected to fund this community plan to completion, depending on the final outcome of the Planning Commission and Board hearings.

Impact on Citizens and Businesses

The Wine Country Community Plan will provide a blueprint for balanced expansion of viticulture and tourist uses in the Temecula Wine Country area while preserving its unique equestrian and rural lifestyle.

SUPPLEMENTAL:

Additional Fiscal Information

N/A