

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

553



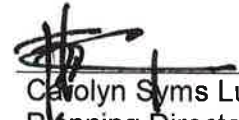
FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 20, 2013

SUBJECT: TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN: PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524 (PEIR NO. 524)/ GENERAL PLAN AMENDMENT NO. 1077 (GPA NO. 1077)/ ORDINANCE NO. 348.4729/ AND TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK; Entitlement/Policy – Applicant: County of Riverside – Engineer/Representative: N/A – 3rd Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Various Land Use Designations – Citrus Vineyard Policy Area and Valle de los Caballos Policy Area – 18,990 Acres – Zoning: Various

RECOMMENDED MOTION: That the Board of Supervisors:

1. **TENTATIVELY CERTIFY PROGRAMATIC ENVIRONMENTAL IMPACT REPORT NO. 524**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Board of Supervisors and;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1077** amending the existing Southwest Area Plan (SWAP) and Circulation Element of the Riverside County General Plan


Carolyn Syms Luna
Planning Director

Frank Coyle

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				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

FORM APPROVED COUNTY COUNSEL

BY:  MICHELLE CLACK
DATE: 11/26/13

Departmental Concurrence

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

Prev. Agn. Ref.: 16-3 of 09/24/13

District: 3/3

Agenda Number:

16 - 1

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based upon the findings and conclusions incorporated in the staff report, and subject to resolution adoption by the Board of Supervisors;

3. **ADOPT ORDINANCE NO. 348.4729** amending Riverside County Ordinance No. 348 to add the following four new zoning classifications that implement the General Plan: Wine Country-Winery Existing, Wine Country-Winery, Wine Country-Equestrian, and Wine Country-Residential;
4. **ADOPT the TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY GREENHOUSE GAS REDUCTION WORKBOOK** that replaces the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Reduction Workbook.

BACKGROUND:

Summary

PROJECT DESCRIPTION:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

PROJECT LOCATION AND SETTINGS:

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake.

This area contains some of Riverside County's prime agriculture lands within the Temecula Valley. Previous efforts to guide development in the SWAP included the creation of two policy areas in the County's General Plan – the Citrus Vineyard Rural Policy Area and the Valle de los Caballos Policy Area – intended to promote agricultural and equestrian uses respectively. In response to the increased development activity that has occurred over the past decade, the Project was developed after a comprehensive review of the region's vision and policies that are outlined in the General Plan and the zoning ordinance.

Many of the existing uses within the Project area are composed of rural residential estate lots (greater than one acre in size), vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, residential uses

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with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time, a total of approximately 42 existing wineries are located within the Project area. Ancillary uses to these wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Adjacent land uses to the Project area include urbanizing areas within the City of Temecula as well as existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, Pechanga Casino, campgrounds, recreational vehicle parks, as well as related recreational amenities are also located in the immediate vicinity of the Project area.

PROJECT COMPONENTS:

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Ordinance No. 348.4729 to ensure consistency between the General Plan and Ordinance No. 348. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementation directions related to potential future development projects within the Project area. Below is an outline of the Project's components:

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:
 - a. Revisions to the existing Southwest Area Plan
 - i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area; Revisions to the SWAP Statistical Summary Table;
 - ii. Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area (SWAP Policy Areas Figure 4);
 - iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District- Overlay and existing wineries that are on less than 20 acres;
 - iv. Revisions to the SWAP Circulation Network (SWAP Figure 7);
 - v. Revisions to the SWAP Trails and Bikeway Systems map (SWAP Figure 8);
 - b. Revisions to the existing General Plan Circulation Element
 - i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;
 - ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; and
 - iii. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above;
2. Ordinance No. 348.4729: An amendment to the Riverside County Ordinance No. 348 to add four new zoning classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
3. Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Reduction Workbook.

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It should be noted that while the proposed Project represents an increase in new development compared to existing conditions in Wine Country, it is considerably less dense than currently allowed in the County's General Plan policies and zoning classifications.

PUBLIC HEARINGS

Public hearings on the Project were held before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, December 5, 2012 and December 19, 2012. On December 19, 2012 Planning Commission made the following recommendations to the Board of Supervisors:

- 1) Tentatively certify Program EIR No. 524;
- 2) Tentatively approve GPA No. 1077 as modified by the Planning Commission; and
- 3) Adopt Ordinance No. 348.4729 as modified by the Planning Commission;

The Project was before the Board of Supervisors on September 24, 2013. The Board packet relating to this Project is attached as Attachment A. Upon review of the proposed Project, the Planning Commission's recommendations and consideration of public testimony, the Board of Supervisors directed staff to modify the Planning Commission's recommendations for Ordinance 348.4729.

The Board's modifications to Ordinance No. 348.4729 were referred back to the Planning Commission pursuant to Government Code Section 65857 and Section 20.3a.e. of Ordinance No. 348 which provide the following:

"...any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission shall first be referred back to the Planning Commission for a report and recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Planning Commission to report within 40 days after the reference, or such longer period of time as may be specified by the Board of Supervisors, shall be deemed to be an approval of the proposed modification."

The Board modifications to the Ordinance included the following:

1. A reformat of Ordinance No. 348, 4729,
2. Clarification to various definitions, permitted uses and development standards,
3. Modifications to the Trails and Bikeway Network,
4. Modifications to the boundaries of the Wine Country Winery Zones.

Staff presented the Board modifications to Planning Commission on November 6, 2013 and November 20, 2013. As noted in these two staff reports, the recommended modifications are consistent with the analysis in the Program EIR No. 524. These staff reports and minutes are attached as Attachment B. Public testimony provided to the Planning Commission regarding the Board modifications focused on the trails network implementation and the subregion south of Highway 79.

There were many speakers that spoke in favor and against the project. Those that opposed the project, generally raised concerns over liability, privacy, diminishing property value, trash and crime associated with the trails network. The residents within the Project's Residential District requests the removal of the Regional and

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Regional-Open space trails from the proposed map. Most of the speakers want to remain involved as the trails are implemented.

The Highway 79 subregion of approximately 818 acres was analyzed as a Winery District and 138 acres was analyzed as Equestrian District in the Draft Program Environmental Impact Report No. 524. On December 19, 2012, after considering public testimonies, which include surveys, letters and petitions, the Planning Commission voted to keep this area within the Project area and modify this region to include three Wine Country Districts. To date staff received requests from 9 property owners' or their representatives to remove 13 parcels of approximately 192 acres from the Project Area, as well as requests from 12 property owners to keep 16 parcels of approximately 262 acres within the Project Area. Of those that wish to remain in the Project area they have either requested Winery or Equestrian District for their properties. On November 20, 2013, the Commission discussed whether or not this area should be included or removed from the Project boundary. There was concern expressed with the compatibility of the land uses within the surrounding area. If this area is removed from the Project boundary, it will not impact the analysis of the EIR since approximately 956 acres would be deleted from the boundary.

The Planning Commission upon review of the Board modifications and public comments made the following recommendations on November 20, 2013:

1. Approve by a vote of 5-0 the revision to the format of Ordinance No. 348.4729;
2. Approve by a vote of 5-0 clarifications to definitions, permitted uses and development standards in Ordinance No. 348.4729 set forth in Table A of the staff report, with a clarifying modification to the definition of Commercial Equestrian Establishment;
3. Approve by a vote of 5-0 modifications to the trails network planning document for equestrian trails associated with Ordinance No. 348.4729, asking for sensitivity to property owners near trails;
4. Approve by a vote of 4-1, (Chairman Petty voted no) the modification to the boundaries of the Wine Country Zones set forth in Ordinance No. 348.4729 with a recommendation to remove the portion south of Highway 79 approximately 956 acres from the Wine Country Community Plan.

The modifications to the Trails and Bikeway Network were also presented to the Riverside County Park District Advisory Committee (DAC) for consideration. Mr. Marc Brewer, Senior Park Planner presented an overview of the Project and its Trails and Bikeway map to the DAC on November 7, 2013. The November 7, 2013 District Advisory Commission Staff Report is attached as Attachment C. After considering valuable input from the public, the DAC voted 7-0 (3 members absent) in favor of the plan recommending approval to the Planning Commission.

The Planning Commission's recommendations for Ordinance 348.4729 are shown in Attachment D-1 in red text; a clean version that incorporates these changes is provided as Attachment D-2. Attachment D-3 is a clean version of Ordinance No. 348.4729 that does not include Planning Commission's recommendations. Other components of the Project were updated to be consistent with Ordinance No. 348.4729. This includes update to the proposed General Plan Southwest Area Plan (SWAP) policies, SWAP Figure 4 Policy Areas and SWAP Figure 4a Temecula Valley Wine Country Policy Area with Districts, and SWAP Figure 8 Trails and Bikeway Systems (Attachment E). For Board's consideration, the Planning Commission recommended removal of the area south of Highway 79 is presented in Attachment E-1. If this area is removed from the project, the Valle de los Caballos Policy Area and corresponding SWAP policy will remain intact for approximately 318 acres south of Highway 79 and the proposed trails system will be removed from consideration.

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ADDITIONAL LETTERS TO THE BOARD OF SUPERVISORS TO CONSIDER:

For Board consideration, additional public comment received since September 24, 2013 that were provided to the Planning Commission and the Board are provided as Attachment F.

Impact on Citizens and Businesses

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County. The Project's Draft Program EIR No. 524 identified specific mitigation measures that will reduce the level of many significant impacts to a less than significant level. It also identified areas where, after implementation of all feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated to less than significant (see Attachment A: Table A on Page 5 of September 24, 2013 Form 11.) Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. It should be noted that the proposed "Project", while representing a substantial increase in new development compared to existing conditions, the Project is considerably less dense than currently allowed in the County's General Plan Policies and zoning classifications.

SUPPLEMENTAL:

Additional Fiscal Information

An item will be presented before the Board at a future meeting to program the funding mechanism to complete and implement this project.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **Attachment A: September 24, 2013 Board of Supervisors Item No. 16.3**
- B. **Attachment B: 11/6/2013 and 11/20/13 Planning Commission Staff Report**
- C. **Attachment C: 11/7/2013 Park District Advisory Commission Staff Report**
- D. **Attachment D-1: Ordinance No. 348.4729 with Planning Commission's recommendations shown in red**
- E. **Attachment D-2: Clean version of Ordinance No. 348.4729 with incorporation of Planning Commission's recommendations**
- F. **Attachment D-3: Clean version of Ordinance No. 348.4729 without Planning Commission's recommendations**
- G. **Attachment E: Modification to GPA No. 1077 to be consistent with Ordinance No. 348.4729**
- H. **Attachment E-1: Modification to GPA No. 1077 to be consistent with November 20, 2013 Planning Commission Ordinance No.348.4729 Modifications**
- I. **Attachment F: Letters received since September 24, 2013**