

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

5138



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
February 25, 2014

**SUBJECT:** RESOLUTION NO. 2014-040 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2014 (GPA01077 and GPA00936)/ RESOLUTION NO. 2014-044 ADOPTING THE WINE COUNTRY COMMUNITY PLAN AND CERTIFYING PROGRAM EIR NO. 524 /ORDINANCE NO. 348.4729/TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND GREENHOUSE GAS REDUCTION WORKBOOK/CEQA EXEMPT FOR GPA00936. DISTRICTS 1, 2, 3, 4 and 5.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ADOPT RESOLUTION NO. 2014-044** adopting the Wine Country Community Plan and Certifying the Program EIR No. 524; and,

  
 \_\_\_\_\_  
 Juan C. Perez  
 TLMA Director/  
 Interim Planning Director

| 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 checked="" 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:   
 KARIN L. WATTS-BAZAN  
 DATE: 2/27/14  
 Departmental Concurrence

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

Prev. Agn. Ref.: GPA 936 1/28/14    District: 1, 2, 3, 4, and 5    Agenda Number:  
 #16.1/ GPA 1077-12/03/13#16.1-16.2

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**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Design Guidelines/Greenhouse Gas Reduction Workbook/Program EIR No. 524) and General Plan Amendment No. 936

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**ADOPT RESOLUTION NO. 2014 - 040** amending the Riverside County General Plan in accordance with the Board's actions taken on GENERAL PLAN AMENDMENT NO. 1077 amending the existing Southwest Area Plan (SWAP) and Circulation Element of the Riverside County General Plan; and GENERAL PLAN AMENDMENT NO. 936 amending the existing Mead Valley Area Plan (MVAP); and,

**ADOPT ORDINANCE NO. 348.4729** amending Riverside County Ordinance No. 348 to add the following four new zoning classifications that implement General Plan Amendment No. 1077: Wine Country-Winery Existing, Wine Country-Winery, Wine Country-Equestrian, and Wine Country-Residential; and,

**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; and,

**DIRECT** the Clerk of the Board to submit the **Notice of Determination** for the Program EIR No. 524 and the **Notice of Exemption** for GPA00936 to the County Clerk for filing and posting within five (5) working days of the approval for the above referenced projects.

**BACKGROUND:**

The first General Plan Amendment Cycle of 2014 is comprised of General Plan Amendment No. 936 and General Plan Amendment No. 1077. The individual General Plan Amendment and accompanying project components are described below.

**I. GENERAL PLAN AMENDMENT NO. 1077 (GPA01077) (Policies and Circulation Network Amendment)**

**A. Summary:**

General Plan Amendment No. 1077 (GPA01077), along with Ordinance No. 348.4729, Temecula Valley Wine Country Design Guidelines and Temecula Valley Greenhouse Gas Reduction Workbook composes the Temecula Valley Wine Country Community Plan (Project) and was considered by the Board of Supervisors in public hearings on September 24, 2013 and December 3, 2013. The Project's objectives are:

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.

The components of the Temecula Valley Wine Country Community Plan that were tentatively approved on December 3, 2013 are attached to this Form 11 as Attachment B through Attachment E and are described below.



Attachment B: Resolution No. 2014-040 Exhibit A: General Plan Amendment No. 1077 (General Plan Policy and Circulation Amendments) proposes to amend the following components of the General Plan:

- a. Revisions to the existing Southwest Area Plan (Third Supervisorial District)
  - 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 policies SWAP 1.1 through SWAP 1.20; 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 4B: 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);
- b. Revisions to the existing General Plan Circulation Element (County-wide)
  - i. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above;
  - ii. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;

Attachment C: Ordinance No. 348.4729 is 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.

Attachment D: The Temecula Valley Wine Country Design Guidelines will replace the existing Citrus Vineyard Policy Area Design Guidelines and will apply to the entire Project area.

Attachment E: The Temecula Valley Greenhouse Gas Reduction Workbook (workbook) provides greenhouse gas (GHG) reduction measures, pending adoption of an updated General Plan Air Quality Element and the County Climate Action Plan (CAP), to ensure that new development achieve the County's GHG emission reduction thresholds as set forth in the workbook. Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

Next step for Project Implementation:

The Wine Country Community Plan creates three districts for the subject area that includes the following: Winery District, Residential District and Equestrian District. Ordinance No. 348.4729 sets forth four (4) new zoning classifications that implements the policies established by General Plan Amendment No. 1077 and further refines the uses allowed in the area's three districts.

The adoption of Ordinance No. 348.4729 amends the County's Land Use Ordinance to add the new zoning classifications. It does not effectively change the zoning classification on individual parcels. Therefore, until a parcel's zoning classification is formally changed by a change of zone, property owners may continue conducting existing legal uses on their respective properties. If a



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property owner wants to change the existing use, a change of zone to the appropriate new zoning classification may be required to do so.

The County will work with the existing horse ranches to ensure uses are in compliance with the Project. This step includes an inventory of existing horse ranches, review of existing permits, and a County-initiated change of zone. It is estimated that it will cost approximately \$10,000 in County Counsel staff time to assist the Planning Department in processing this County initiated change of zone. The overall work effort will cost the Planning Department approximately \$50,000 to complete.

Due to significant amount of public testimony during the December 3, 2013 public hearing, the Board removed the proposed Wine Country Trails and Bikeway Network map from the Wine Country Community Plan. The Board directed the Riverside County Park District Advisory Committee (DAC) to further refine the proposed Trails and Bikeway Network map and develop a comprehensive Trails Program for its implementation. On January 9, 2014, the District Advisory Committee directed the Staff to work with the County Trails Committee on the formation of an ad-hoc committee to provide additional review and consideration on the Trails network. The ad-hoc committee will consist of 7 to 9 members from the community and the 2-3 members from the County Trails Committee. The ad-hoc committee will submit their recommendations to the County Trails Committee for recommendation to the DAC. The DAC will review the Trails Committee findings and submit their recommendations to the Board of Supervisors for approval.

**B. 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.

**C. SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**II. General Plan Amendment No. 936 (GPA00936) (Land Use)**

**A. Summary:**

General Plan Amendment No. 936 in the First Supervisorial District proposes to amend the General Plan the General Foundation Component of the subject site from Rural Community (RC) to Community Development (CD) and to amend the land use designation from Low Density Residential (CD:LDR) to Commercial Retail (CD:CR). Tentative approval of GPA00936 was made by the Board of Supervisors on January 28, 2014, along with tentative approval of Change of Zone No. 7734, adoption of a finding of "Public Convenience and Necessity", and approval of Conditional Use Permit No. 3642 to allow improvements (façade enhancements, paving of the parking area, and street improvements) to an existing neighborhood retail center consisting of a 5,310 sq.ft. market with the sale of alcoholic beverage for off-premise consumption and a 1,785 sq.ft. retail building with propane gas sales.





**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Design**  
**Guidelines/Greenhouse Gas Reduction Workbook/Program EIR No. 524) and General Plan Amendment No.**  
**936**

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**B. Impact on Citizens and Businesses:**

This project has been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission on December 4, 2013 and the Board on January 28, 2014.

**C. SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A.** Resolution No. 2014-040 Amending the Riverside County General Plan – First Cycle of General Plan Amendments for 2014 (GPA01077 and GPA00936)
- B.** Resolution No. 2014-040 Exhibit A: General Plan Amendment No. 1077
- C.** Ordinance No. 348.4729
- D.** Temecula Valley Wine Country Design Guidelines
- E.** Temecula Valley Wine Country Greenhouse Gas Reduction Workbook
- F.** Resolution No. 2014-044 Adopting the Wine Country Community Plan and Certifying the Program EIR No. 524
- G.** EIR No. 524 Notice of Determination
- H.** General Plan Amendment No. 936 Exhibit 6
- I.** GPA00936 Notice of Exemption



**Attachment A:**

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Resolution No. 2014-040  
Amending the Riverside County General Plan  
First Cycle of General Plan Amendment for 2014 (GPA01077 and GPA00936)



RESOLUTION NO. 2014-040  
AMENDING THE RIVERSIDE COUNTY  
GENERAL PLAN  
(First Cycle General Plan Amendments for 2014)

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., public hearings were held before the Riverside County Board of Supervisors and before the Riverside County Planning Commission to consider proposed amendments to the Southwest Area Plan, the Mead Valley Area Plan and the Circulation Element of the Riverside County General Plan; and,

WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied; and,


WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

WHEREAS, the proposed general plan amendments described herein are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on March 11, 2014 that:

A. General Plan Amendment No. 1077 (GPA01077) is a component of the Temecula Valley Wine Country Community Plan (Project) and is a proposal to amend the Southwest Area Plan (SWAP) and the Circulation Element to remove the Citrus/Vineyard and Valle de los Caballos Policy Areas, incorporate the Temecula Valley Wine Country Policy Area (WCPA), update the circulation network within the WCPA and update the Non-motorized Transportation section within the Circulation Element.

- 1. The Project area is 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 located in the Third Supervisorial District, as shown on "Figure 4: Southwest Area Plan Proposed Overlay and Policy Areas" of exhibit entitled "Exhibit A: General Plan

FORM APPROVED COUNTY COUNSEL  
BY:   
DATE: 03/25/14  
MICHELLE CLACK

1 Amendment No. 1077", a copy of which is attached hereto and incorporated by this  
2 reference.

3 2. GPA01077 proposes text and figure amendments to the SWAP to remove the  
4 Citrus/Vineyard Policy Area and delete its corresponding policies SWAP 1.1 through  
5 SWAP 1.6; as well as to remove the Valle De Los Caballos Policy Area and delete its  
6 corresponding policy SWAP 2.1. The former Citrus/Vineyard and Valle De Los Caballos  
7 Policy Areas respectively cover approximately 7,576 acres and 2,913 acres. The  
8 Amendment removes these policy areas from Figure 4. The Amendment also incorporates  
9 the WCPA into the SWAP, which includes the following: addition of policies SWAP 1.1  
10 through SWAP 1.20; update to "Table 2: Statistical Summary of the Southwest Area  
11 Plan"; illustrate the WCPA on Figure 4; add new "Figure 4B: Temecula Valley Wine  
12 Country Boundary and Districts"; and update the circulation network within the WCPA as  
13 shown in "Figure 7: Southwest Area Proposed Circulation" and Circulation Element  
14 "Figure C-1: Circulation Element Proposed". The WCPA covers an area that is  
15 approximately 17,910 acres. The WCPA encompasses the majority of the areas formerly  
16 covered by the Citrus/Vineyard Policy Area and the Valle De Los Caballos Policy Area, as  
17 well as approximately 7,516 acres within the surrounding vicinity of these policy areas to  
18 the west, east, south and north.

19 3. The WCPA establishes the following three Wine Country Districts: Wine Country –  
20 Winery District, approximately 9,734 acres, Wine Country – Equestrian District,  
21 approximately 3,171 acres, and Wine Country – Residential District, approximately 5,005  
22 acres. The Amendment also includes the Winery District Overlay within the Wine  
23 Country – Winery District, which is a land use overlay covering approximately 112 acres.  
24 The Wine Country Districts and Winery District Overlay are shown on "Figure 4B:  
25 Temecula Valley Wine Country with Districts" of Exhibit A, and is incorporated by this  
26 reference. Also shown on Figure 4B, are 31 wineries that are on less than 20 gross acres  
27  
28

1 that have current land use entitlements and will be within the Wine Country – Winery  
2 Existing Zone pursuant to Ordinance No. 348.4729.

- 3 4. GPA01077 also amends the General Plan circulation network within the WCPA, updates  
4 “Figure 7: Southwest Area Plan Proposed Circulation” as included in Exhibit A,  
5 incorporated by this reference, and the Circulation Element “Figure C-1: Circulation  
6 Element Proposed” as included in Exhibit A, incorporated by this reference. The  
7 Amendment also updates the non-motorized transportation section of the Circulation  
8 Element, specifically policies C 15.1 through C 17.1 and C 17.3 through C18.3, as well as  
9 updates “Figure C-8: Trails Type Classification Details”, which are included in Exhibit A.
- 10 5. The Project does not change the zoning classifications on individual parcels. The Project  
11 only establishes land use development policies that implement the County’s goals of  
12 preserving and enhancing the viticulture potential, rural lifestyle and equestrian activities  
13 within this unique area of the County. The Project’s policies will help coordinate growth  
14 in a manner that avoids land use conflicts and implements the County’s vision to  
15 adequately provide supporting infrastructure to keep up with growth in the Project area.
- 16 6. The Project, as approved, does not apply to the two parcels owned by the Calvary Church  
17 Bible Fellowship (Calvary). There was much testimony during the public hearings  
18 regarding Calvary’s parcels. Concerns were voiced by existing residents, surrounding  
19 property owners and Calvary. Calvary intends to continue using its properties for religious  
20 exercise, and such use falls within the Religious Land Use and Institutionalized Persons  
21 Act (RLUIPA). Not applying the Project to Calvary’s parcels allows the County to ensure  
22 there is no violation of RLUIPA by maintaining existing land use policies and regulations  
23 to accommodate this religious exercise.
- 24 7. After considering all the competing interests presented during the public hearings, the  
25 Board made the reasonable accommodation to approve the Project, but not apply it to  
26 Calvary’s parcels. The two parcels owned by Calvary total approximately twenty (20)  
27 acres, while the Project’s policy area covers approximately 17,000 acres. Not applying the  
28

1 Project to Calvary's 20 acres allows Calvary to continue its legal uses on the parcels,  
2 which supports the surrounding community, while also allowing the County to achieve a  
3 balanced land use pattern that reduces land use inconsistencies and ensures appropriate  
4 infrastructure for traffic, water and sewer for the anticipated growth of the area. This  
5 furthers the County's vision to promote development and preservation of unique  
6 communities in which each community exhibits a special sense of place and quality of  
7 design.

- 8 8. Furthermore, removing 20 acres from the total 17,000 acres will not hinder the Project's  
9 purpose because there is still ample opportunity in the remaining acres for development  
10 that will preserve and expand winery and equestrian operations. Further, as Calvary's  
11 parcels will remain citrus/vineyard zoning, any future development on said parcels will  
12 require compliance with the 75% planting requirement. Therefore, future development on  
13 Calvary's parcels will be similar to development allowed under the Project and will further  
14 the County's goals of preserving the viticulture and rural lifestyle of the Project area.
- 15 9. Additionally, based on information and testimony provided in the public hearings, the  
16 Board agreed to remove approximately 200 other parcels from the Project as requested by  
17 the various property owners. These requests were unrelated to religious uses. Removing  
18 these parcels from the Project was based on their existing and designated land uses,  
19 topography, location within the Project's boundary and being located ideally for a Tourist  
20 Information Center or Park and Ride facility. Removing these parcels allows the County  
21 to balance land uses in the area while also fulfilling the Project's purpose which is to  
22 provide a blueprint for future growth in the area to ensure development enhances the  
23 quality of life for existing and future residents, while providing opportunities for continued  
24 preservation and expansion of winery and equestrian operations within the area.
- 25 10. This Amendment is associated with Ordinance No. 348.4729, Temecula Valley Wine  
26 Country Design Guidelines and Temecula Valley Wine Country Greenhouse Gas  
27  
28



1 Reduction Workbook, which were considered concurrently with GPA01077 at the public  
2 hearings before the Planning Commission and the Board of Supervisors.

- 3 11. Ordinance No. 348.4729 establishes four new zoning classifications to implement the  
4 WCPA policies. The Temecula Valley Wine Country Design Guidelines updates the  
5 existing Citrus Vineyard Design Guidelines (design guidelines) and is applicable to future  
6 development within the WCPA. The Temecula Valley Wine Country Greenhouse Gas  
7 Reduction Workbook (workbook) serves to implement the greenhouse gas (GHG)  
8 reduction policies and objectives of Riverside County.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
10 on this matter, both written and oral, including Program Environmental Impact Report No. 524, that:

- 11 1. The Project area is located in the Southwest Area Plan (SWAP).  
12 2. The Project area is approximately 18,005 acres.  
13 3. The Southwest Area Plan Land Use Map determines the extent, intensity, and locations of  
14 land uses within the SWAP.  
15 4. The parcels within the Project Area includes various land use designations including,  
16 Agriculture (AG), Rural Residential (RR), Rural Mountainous (RM), Rural Community-  
17 Estate Density Residential (RC-EDR), and Open Space-Conservation Habitat (OS-CH).  
18 5. The parcels within the Project Area includes various zoning classifications including,  
19 Citrus Vineyard (C/V), Commercial-Citrus Vineyard (C/CV), Light Agriculture (A-1),  
20 Residential-Agriculture (R-A), Rural Residential (R-R), Heavy Agriculture (A-2),  
21 Watercourse (W-2), Open Area Combining Zone Residential Development (R-5), and  
22 One Family Dwelling (R-1).  
23 6. The Southwest Area Plan includes policy areas that provides focused policies unique to  
24 specific communities to guide future development; these policy areas are shown on SWAP  
25 Figure 4.  
26 7. The Project area includes areas formerly covered by the Citrus/Vineyard Policy Area of  
27 approximately 7,576 acres and the Valle de los Caballos Policy Area of approximately  
28 2,913 acres, as well as approximately 7,516 acres within the vicinity of these policy areas.

- 1           8.       The areas that were once covered by the Citrus/Vineyard and Valle de los Caballos Policy  
2           Areas and not included in the WCPA will develop according to the underlying land use  
3           designations and zoning classifications. Future development for these areas will undergo  
4           its own development review and environmental assessment.
- 5           9.       The Project area is composed of rural residential estate lots, vineyards, wineries and  
6           ancillary uses, citrus groves, light agriculture uses, equestrian establishments, residential  
7           uses with equestrian amenities, a private school and vacant undeveloped properties.
- 8           10.      The adjacent land uses to the Project area includes urbanizing areas within the City of  
9           Temecula as well as existing residential subdivisions, retail commercial, educational and  
10          office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway  
11          79. Lake Skinner, Vail Lake, Pechanga Casino, campgrounds, and recreational vehicle  
12          parks as well as related recreational amenities exist in the vicinity as well.
- 13          11.      In 2009, the Board of Supervisors initiated the Project to comprehensively review the  
14          region's vision and policies to properly coordinate growth at a regional level to achieve  
15          harmonious coexistence between all interests.
- 16          12.      The Project has been developed to achieve the following goals: ensure that the Temecula  
17          Valley Wine Country region develops in an orderly manner that maximizes the area's  
18          viticulture and related uses, balance the needs to protect existing rural lifestyles in the area,  
19          ensure that the Riverside County General Plan and its supporting regulatory documents  
20          provide a comprehensive blueprint that will achieve the community's vision, ensure  
21          adequate provisions, such as, but not limited to, development review and development  
22          standards for the establishment of wineries, equestrian operations, associated auxiliary  
23          uses, and other compatible uses.
- 24          13.      To meet the goals provided above, the Project's objectives are as follows: to preserve and  
25          enhance viticulture potential, rural lifestyle and equestrian activities; to continue to allow  
26          for an appropriate level of commercial tourist activities that is incidental to viticulture  
27          activities; to coordinate where, and under what circumstances, future growth should be  
28          accommodated; and, to develop provisions such as, but not limited to, development review

1 and development standards to ensure that future growth is balanced and coordinated with  
2 the appropriate public services, infrastructure and other basic necessities for a healthy and  
3 livable community.

4 14. GPA01077 is an Entitlement/Policy Amendment, which requires the following findings to  
5 be made: the proposed change does not involve a change in or conflict with the Riverside  
6 County Vision, any General Plan Principle set forth in General Plan Appendix B or any  
7 Foundation Component designation in the General Plan; the proposed amendment would  
8 either contribute to the achievement of the purposes of the General Plan or, at a minimum,  
9 would not be detrimental to them; and, special circumstances or conditions have emerged  
10 that were unanticipated in preparing the General Plan.

11 15. GPA01077 does not involve a change in or conflict with the Riverside County Vision  
12 because it supports the following General Plan vision statements: agricultural land that  
13 remains economically viable, either as a permanent or temporary economic resource, is well  
14 protected by polices, ordinances, and design regulations applicable to new development  
15 that may be planned nearby; more efficient use of developable land is facilitating the  
16 continued use of agricultural lands and the acquisition of open space; and jobs/housing  
17 balance is significantly improved overall, as well as within subregions of the County.

18 16. GPA01077 expands on the current Citrus/Vineyard Policy Area and Valle de los Caballos  
19 Policy Area boundaries and policies to achieve balance between the activities and  
20 employment associated with wineries, equestrian activities and residential interests.  
21 GPA01077 ensures the Project area's growth remains concentrated on agriculture, equine  
22 lands, large lot estates and open spaces by requiring these uses as the primary uses. These  
23 uses make up the area's environmental character as provided in the SWAP special note on  
24 implementing vision, "From the vineyards to the ecological preserve, there are an  
25 abundance of activities based on the environmental setting unique to the Southwest  
26 planning area. Not only are these attractions visually appealing, they are also a major  
27 economic draw for the Southwest planning area. The tourism and products generated by  
28 these natural resources carry out the Vision within the Southwest planning area by

1 preserving, maintaining, and actively using such destinations as the Santa Rosa Plateau, the  
2 Citrus/Vineyard areas, and the surrounding hillsides, while promoting the individuality of  
3 the communities within and around these attractions.”

- 4 17. GPA01077 also establishes policies that minimize land use conflicts, such as limiting uses  
5 on development projects that are less than 20 acres and requiring 20 acres or more for  
6 development with higher intensity uses. Additionally, the Amendment encourages the  
7 area’s very low intensity rural lifestyle by requiring a 10 acre minimum for residential lot  
8 size and supports the goal to maintain the area’s equestrian, rural residential and  
9 agricultural activities.
- 10 18. GPA01077 is also consistent with the following Land Use Element policies: LU 1.5: the  
11 County shall participate in regional efforts to address issues of mobility, transportation,  
12 traffic congestions, economic development, air and water quality, and watershed and  
13 habitat management, child care with cities, local and regional agencies stakeholders, Indian  
14 nations, and surrounding jurisdictions; LU 2.1a: provide a land use mix at the countywide  
15 and area plan levels based on projected need and supported by evaluation of impacts to the  
16 environment, economy, infrastructure, and services; LU 2.1b: accommodate a range of  
17 community types and character, from agricultural and rural enclaves to urban and suburban  
18 communities; LU 3.1a: accommodate communities that provide a balanced mix of land  
19 uses, including employment, recreation, shopping, and housing.; LU 3.3: promote the  
20 development and preservation of unique communities in which each community exhibits a  
21 special sense of place and quality of design; LU 4.1: require that new developments be  
22 located and designed to visually enhance, not degrade the character of the surrounding  
23 area; LU 5.2: monitor the capacities of infrastructure and services in coordination with  
24 service providers, utilities, and outside agencies and jurisdictions to ensure that growth  
25 does not exceed acceptable levels of services; LU 6.4: retain and enhance the integrity of  
26 existing residential, employment, agricultural, and open space areas by protecting them  
27 from encroachment of land uses that would result in impacts from noise, noxious fumes,  
28 glare, shadowing, and traffic; LU 6.5: require buffering to the extent possible between

1 urban uses and adjacent rural/equestrian oriented land uses; LU 7.1: accommodate the  
2 development of a balance of land uses that maintain and enhance the County's fiscal  
3 viability, economic diversity, and environmental integrity; LU 7.9: allow home enterprise  
4 and home occupation activities consistent with preserving the quality of the residential  
5 environment in which they are located; LU 7.12: improve the relationship and ratio  
6 between jobs and housing so that residents have an opportunity to live and work within the  
7 County; LU 8.4: allow development clustering and/or density transfers in order to preserve  
8 open space, natural resources, and/or biologically sensitive resources; LU 10.2: ensure  
9 adequate separation between pollution producing activities and sensitive emission  
10 receptors, such as hospitals, residences, child care centers and schools; LU 12.6: require  
11 that adequate and accessible circulation facilities exist to meet the demands of a proposed  
12 land use; LU 13.1: preserve and protect outstanding scenic vistas and visual features for  
13 the enjoyment of the traveling public; LU 18.1: protect agricultural uses. . .by discouraging  
14 inappropriate land division in the immediate proximity and allowing only uses and  
15 intensities that are compatible with agricultural uses; LU 18.5: continue to participate in  
16 the California Land Conservaion Act (the Williamson Act) of 1965; LU 18.6: adhere to  
17 Riverside County's Right-to-Farm Ordinance; and, LU 19.3: ensure that development does  
18 not adversely impact the open space and rural character of the surrounding area.

- 19 19. Regarding the General Plan Principles, GPA01077 supports the Community Development,  
20 Design, Agricultural, Rural Development, and Economic Development General Plan  
21 Principles. Specifically, GPA01077 achieves the following: it addresses regional issues of  
22 mobility, transportation system development, traffic congestion reduction, clean air and  
23 clean water, watershed management and habitat linkage; establishes policies that are  
24 tailored to local needs in order to accommodate the particular level of anticipated  
25 maturation in the Temecula Valley Wine Counry region; ensures a balance of jobs,  
26 housing and services within this region; promotes development of "unique community  
27 identity" within the Project area; supports agriculture as an economic land use and other  
28 indirect benefits, such as visual open space; protects the long-term agricultural areas from

1 urban encroachment; supports rural lifestyle; provides employment-generating uses in  
2 Riverside County and stimulates the growth of businesses focused on national and  
3 international markets; provides for the continued and expanded production of agriculture  
4 products by conserving areas appropriate for agriculture and related infrastructure and  
5 supporting services; stimulates home enterprise and home occupation activities as much as  
6 possible, consistent with preserving the quality of the residential environment in which  
7 they are located.

- 8 20. Regarding the Foundation Component designation, GPA01077 does not change a  
9 Foundation Component designation. GPA01077 revises the existing Southwest Area Plan  
10 and Circulation Element as described herein. Additionally, The Foundation Components  
11 found in the WCPA are Agriculture, Rural and Rural Community. GPA01077 supports the  
12 general characteristics of these Foundation Components such as as large lots sizes, single  
13 family residential units, recreational, agricultural, viticultural and equestrian uses.
- 14 21. The purpose of the General Plan is to guide growth and development within the  
15 unincorporated Riverside County. It is the blueprint for the public and private  
16 development that decision makers rely on to build communities through land use decisions.
- 17 22. The Project's purpose is to provide a blueprint for future growth within the Project's area  
18 to ensure development enhances the quality of life for existing and future residents, while  
19 providing opportunities for the preservation and expansion of winery and equestrian  
20 operations within the area. Specifically, the Project's policies ensure the distinct  
21 characteristics of each Wine Country Districts are maintained, ensures expansion of  
22 viticulture uses to occur throughout the WCPA by allowing wineries, permitting densities  
23 that will enhance the area's rural characteristics, promoting and supporting the area's  
24 tourist potential and agriculture uses, ensures the future development and implementation  
25 of an integrated trails network, and provides development design features to ensure new  
26 development will meet the County's greenhouse gas reduction targets.
- 27 23. Additionally, the Circulation Element encourages the development of a well-planned trails  
28 system that will provide for an improved quality of life by providing a recreational amenity

1 and a viable alternative to the automobile. GPA01077 updates the circulation network  
2 within the WCPA to reflect the rural characteristics of WCPA, updates the Circulation  
3 Element Non-Motorized Transportation policies C 15.1 through C 18.3 and updates Figure  
4 C-8 Trails Type Classification Details to establish a future trails network within this Policy  
5 Area and throughout Riverside County.

6 24. For the reasons stated above, GPA01077 contributes to the achievement of the purposes of  
7 the General Plan, is consistent with the policies of the Southwest Area Plan, with all  
8 policies of the Riverside County General Plan and serves as a blueprint for growth that  
9 reinforces the community's desire to preserve the area's rural ambiance while promoting  
10 winery and equestrian activities.

11 25. Special circumstances or conditions have also emerged that were unanticipated in  
12 preparing the 2003 General Plan. Specifically, the number of wineries, residential  
13 subdivisions, and equestrian uses within the Project's area has rapidly increased at a rate  
14 not expected under the anticipated growth modeling contained within the General Plan.  
15 These uses are significant tourist attractions to the region, which in turn provides a  
16 continual economic benefit to the surrounding businesses. However, if this increase in  
17 growth is left unmanaged, it will continue to strain the existing infrastructure, agriculture,  
18 environmental resources, and rural ambiance. The Project's purpose is to manage this  
19 growth and balance the various community interests.

20 26. Furthermore, the Amendment will not be detrimental to public health, safety, and welfare.

21 27. Program Environmental Impact Report No. 524 was prepared to analyze GPA01077 and  
22 its related cases. A Mitigation Monitoring Plan and statement of overriding considerations  
23 were prepared and are specifically set forth in Board of Supervisors' Resolution No. 2014-  
24 044, which is incorporated herein by reference in its entirety.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
26 on this matter, including Program Environmental Impact Report No. 524 and Resolution No. 2014-044,  
27 the Board **CERTIFIES EIR NO. 524**, and that EIR No. 524 was presented to the Board and has been  
28 reviewed and considered by the Board in evaluating the Project; that EIR No. 524 has been completed in

1 compliance with CEQA; and that EIR No. 524 is an accurate and objective statement that complies with  
2 the California Environmental Quality Act and reflects the County's independent judgment and analysis.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that in consideration of the facts  
4 and findings set forth above, the Board **ADOPTS** General Plan Amendment No. 1077 as described herein  
5 and as shown on the exhibit entitled "Exhibit A: General Plan Amendment No. 1077", which also  
6 includes the following: "Figure 4: Southwest Area Plan Proposed Overlay and Policy Areas", "Figure  
7 4B: Temecula Valley Wine Country with Districts", "Figure 7: Southwest Area Plan Proposed  
8 Circulation", "Figure C-1: Circulation Element Proposed", "Figure C-8: Trails Type Classification  
9 Details".

10 **B. General Plan Amendment No. 936 (GPA00936)** is a proposal to amend the foundation  
11 component and land use designation for 2.2 acres from Rural Community: Low Density Residential (RC:  
12 LDR) to Community Development: Commercial Retail (CD:CR) located at the northwest corner of  
13 Carroll Street and Markham Street in the Mead Valley Zoning Area of the First Supervisorial District as  
14 shown on the exhibit entitled "CZ07734 GPA00936 CUP03642 Proposed General Plan, Exhibit 6", a  
15 copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No.  
16 936 is associated with Change of Zone No. 7734 and Conditional Use Permit No. 3642 (CUP No. 3642),  
17 which were considered concurrently with this amendment at the public hearings before the Planning  
18 Commission and Board of Supervisors on December 3, 2013 and January 28, 2014. Change of Zone No.  
19 7734 proposes to amend the zoning classification for the subject property from Rural Residential ½ Acre  
20 Minimum (R-R-½) to General Commercial (C-1/C-P). CUP No. 3642 will allow improvements to the  
21 existing building's façade, landscaping and parking area. Additionally, it will allow the sale of propane  
22 gas and alcoholic beverages for offsite consumption.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
24 this matter, both written and oral, that:

- 25 1. The site is located in the Mead Valley Area Plan.
  - 26 2. The Mead Valley Area Plan Land Use Map determines the extent, intensity, and location  
27 of land uses within the Mead Valley Area.
- 28



- 1           3.    The site is designated Rural Community: Low Density Residential as reflected on the
- 2           Mead Valley Area Plan. The existing designation is Rural Community: Low Density
- 3           Residential.
- 4           4.    GPA00936 proposes to change the Mead Valley Area Plan Land Use Designation on
- 5           approximately 3.42 acres from Rural Community: Low Density Residential to Community
- 6           Development: Commercial Retail as reflected on Exhibit 6.
- 7           5.    Surrounding land use designations consist of Rural Community: Low Density Residential
- 8           to the north, east, south, and west.
- 9           6.    The 3.42 acre project site's current zoning is Rural Residential – ½ Acre Minimum (R-R-
- 10          ½).
- 11          7.    The site is surrounded by properties zoned Rural Residential – ½ Acre Minimum (R-R- ½)
- 12          to the west, north, south, and east.
- 13          8.    Surrounding land uses include scattered single family residences and vacant land to the
- 14          north, east and west and south.
- 15          9.    The proposed amendment contributes to the achievement of the purposes of the General
- 16          Plan or, at a minimum, would not be detrimental to them. The General Plan provides
- 17          guidance to planners, the public and the decision makers on the ultimate pattern of
- 18          development in the County of Riverside. The land use pattern is an expression of the
- 19          community's values and visions. The land use pattern of the Mead Valley Area Plan
- 20          reflects a commitment to the continuation of the rural/semi-rural lifestyle in this part of the
- 21          County. This amendment ensures that a market that has existing in the area for over 30
- 22          years can continue its operations under the appropriate land use designation. This will
- 23          allow the neighborhood residents who cannot or have difficulty traveling to large grocery
- 24          stores to continue using this neighborhood market.
- 25          10.   GPA00936 does not involve a change or conflict with the Riverside County Vision.
- 26          Specifically, the Riverside County Vision recognizes that "each of the County's rural areas
- 27          and communities has a special character that distinguishes them from urban areas and from
- 28          each other. They benefit from some conveniences such as small-scale local commercial

1 services and all-weather access roads, yet maintain an unhurried, uncrowded life style.  
2 Rural residents accept the fact that they must travel some distance for more complete  
3 services and facilities.” GPA00936 supports this vision statement of the General Plan by  
4 ensuring that the existing market will be able to operate and serve the surrounding rural  
5 community.

- 6 11. During the review process, it was determined that the existing commercial use was  
7 established prior to the adoption of the comprehensive 2003 Riverside County Integrated  
8 Plan (RCIP) General Plan. The prior Mead Valley Community Plan permitted “very  
9 limited rural commercial land uses that primarily serve the surrounding neighborhood . . .  
10 on R-R-1/2, C-R and R-R zoned properties within the Category III residential designations.  
11 . . .” (1989 Mead Valley Community Plan). The prior land use designation on these parcels  
12 was Rural ½ Acre Minimum, which is within the Category III residential designation.  
13 Proper permits for the existing market were obtained in early 1970 to provide general food.  
14 Since then, the use has not changed and continues to serve the surrounding neighborhood.
- 15 12. The 2003 RCIP General Plan designation of RC: LDR for these parcels does not reflect the  
16 existing commercial use. GPA00936 will ensure that the existing land use is consistent  
17 with the Riverside County General Plan.
- 18 13. GPA00936 would not create an internal inconsistency among the General Plan Elements  
19 and does not involve a change in or conflict with a General Plan Principle. The proposed  
20 amendment will allow consistency with the existing land use as a market that has been in  
21 operation over three decades. The foundation amendment was initiated by the Board of  
22 Supervisors on September 15, 2009 to make the existing land use and the General Plan  
23 designation consistent. The Commercial Retail land use designation allows for the  
24 development of commercial retail uses at a neighborhood, community and regional level,  
25 as well as for professional office and tourist-oriented commercial uses. The amount of  
26 land designated for Commercial Retail development within the County's land use plan  
27 exceeds that amount which is anticipated to be necessary to serve the County's population  
28 at build out. This oversupply will ensure that flexibility is preserved in site selection

1 opportunities for future retail development within the County. Land Use Element Policy  
2 LU 25.2 requires that once 40% of the area designated Commercial Retail within any Area  
3 Plan is built out, commercial retail development applications that are proposed within that  
4 Area Plan will only be considered for approval based on demonstrated market need, as  
5 well as a demonstrated ability to accommodate the traffic impacts the development will  
6 generate. To accurately carry out this policy, the proposed amendment will ensure that  
7 existing commercial uses are accounted for.

8 14. Additionally, the proposed amendment will improve the ratio of jobs-to-workers in the  
9 County. The proposed use has and will continue to provide jobs in the retail market.  
10 Although the number of employees may not be high, it is steady and will provide a  
11 continued income source for the employees.

12 15. In light of the above, the proposed amendment is consistent with the goals and policies of  
13 the Mead Valley Area Plan, with all policies of the Riverside County General Plan and will  
14 not be detrimental to public health, safety or welfare.

15 16. GPA00936 and associated entitlements allow the existing facility to continue operating at  
16 its current site. The associated entitlements will allow improvements to the existing  
17 building's façade, landscaping and parking area. There is no expansion of the existing  
18 facility. Therefore, it is exempt from CEQA pursuant to CEQA Guidelines Section 15301,  
19 Section 15303, and Section 15311.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** GPA00936  
21 **EXEMPT** from CEQA and **ADOPTS** General Plan Amendment No. 936 (GPA0936) amending the Land  
22 Use Designation for 2.2 acres from Rural Community: Low Density Residential (RC: LDR) to  
23 Community Development: Commercial Retail (CD:CR) located southerly at the northwesterly corner of  
24 Carroll Street and Markham Street in the Mead Valley Zoning Area of the First Supervisorial District as  
25 described herein and shown on the exhibit entitled "CZ07767 GPA00936/ CUP03642 Proposed General  
26 Plan, Exhibit 6".  
27  
28

1        **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
2 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
3 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.  
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27 CYCLES\FINAL GPA CYCLE RESOLUTION FOR 1077 AND 936.DOCX  
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