

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

109 B



FROM: TLMA – Planning Department


SUBMITTAL DATE:
July 17, 2014

SUBJECT: TENTATIVE TRACT MAP NO. 31444, MINOR CHANGE NO. 2 and CHANGE OF ZONE NO. 7827 – No new environmental documentation is required - Applicant: Graperoad, LLC – Engineer/Representative: Ventura Engineering – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: Southeasterly of Rancho California Road, Westerly of Camino Del Vino, and Southerly of Monte de Oro – 220.9 Gross Acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum and Citrus Vineyard – 5 Acres Minimum (C/V-5) – REQUEST: The Minor Change to the Schedule D proposes to subdivide 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. The Change of Zone proposes to change the existing zoning of Citrus Vineyard 5 Acre Minimum and Citrus Vineyard 10 Acre Minimum to Wine Country – Winery Zone.

RECOMMENDED MOTION: That the Board of Supervisors:

- FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environmental have been adequately analyzed in the previously certified

JCP:pn


 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: Deposit based 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

FORM APPROVED COUNTY COUNSEL
 BY: 
 MICHELLE CLACK
 DATE: 7/16/14

Departmental Concurrence

- Positions Added
- Change Order

- A-30
- 4/5 Vote

Prev. Agn. Ref.: 10-10-23 | District: 3rd | Agenda Number:

16-2

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

FORM 11: Tentative Tract Map No. 31444 Minor Change No. 2 and Change of Zone No. 7827

DATE: July 17, 2014

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ENVIRONMENTAL IMPACT REPORT NO. 524 and in the adopted **MITIGATED NEGATIVE DECLARATION** associated with Environmental Assessment No. 39433 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or MND, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

2. **APPROVE CHANGE OF ZONE NO. 7827**, amending the zoning classification for the subject properties from C/V-5 and C/V-10 Zones to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4784** amending the zoning in the Rancho California Area shown on Map No. 2.2362 Change of Zone No. 7827 attached hereto and incorporated herein by reference; and,
4. **APPROVE TENTATIVE TRACT MAP NO. 31444 MINOR CHANGE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The Project was presented to the Planning Commission for recommendation to the Board on July 16, 2014. During which, a memo regarding changes to Condition of Approval Condition 10 Parks 1 and an update to the Notice of Determination was provided to the Planning Commission. Condition 10 Parks 1 was corrected to condition for the completion of trail grading as part of Phase II. The Notice of Determination was updated to reference the appropriate CEQA sections as described in the Staff Report. Staff also discussed changes to Condition of Approval 50 Trans. 5 and 90 Trans. 2 in regards to undergrounding of utilities. Transportation Department has clarified these conditions to only apply to undergrounding of utilities along Rancho California Road. The memo, its attachments and updates to the Conditions of Approval are provided in this Form 11 as Attachment B. The Planning Commission recommended approval of the project by a vote of 5-0.

TR31444 Minor Change No. 2

The Board of Supervisors approved Tentative Tract Map No. 31444 on January 31, 2006 to create three 10-acre winery lots and thirty-eight 5-acres residential lots, a total of 41 lots. A mitigated negative declaration was adopted for TR31444 based on the findings and conclusions in Environmental Assessment No. 39433 (EA 39433). The first minor change (TR31444M1) was approved on September 2, 2008 to reduce the number of lots.

The second minor change (TR31444M2) still proposes to subdivide 220.9 acres. This minor change reduces the total number of lots analyzed in EA 39433 from 41 lots to 31 with 24 residential lots, 4 winery lots and 3 production lots. There is no increase in residential density and the total acreage for the winery lots remains 75 acres. Additionally, reducing the number of residential lots and increasing the amount of agricultural production lots is a net reduction of impacts that were studied in EA 39433. Therefore, the intensity of TR31444 as modified by Minor Change No. 2 would be the same or less than that tentatively approved map analyzed in EA 39433 for the adopted MND.

The need for Change of Zone No. 7827

In order to be able to make the finding that the project is in conformance with the recently adopted General Plan Amendment No. 1077 (GPA1077), a Change of Zone from Citrus/Vineyard to Wine Country – Winery Zone is required. GPA1077 placed the project site within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area which requires the corresponding zoning to be Wine Country – Winery Zone.

Consistency between TR31444M2 and recently approved General Plan Amendment No. 1077

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TR31444 was approved prior to the adoption of the Temecula Valley Wine Country Policy Area (WCPA). The WCPA policy SWAP 1.5 requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps approved after March 11, 2014 within the Winery District. TR31444 was approved in 2006; therefore, the density requirement of SWAP 1.5 does not apply to the proposed TR31444M2. In 2006, TR31444 was approved under the Citrus/Vineyard Policy Area (CVPA) and the Citrus/Vineyard (C/V) Zone. The lots proposed for TR31444M2 are consistent with the minimum lot size requirements of the former CVPA and C/V Zone.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission Hearing.

ATTACHMENTS:

- A. **July 16, 2014 Planning Commission Agenda Item 3.6 Staff Report**
- B. **July 16, 2014 Memo to Planning Commission and Updated Conditions of Approval**
- C. **Ordinance No. 348. 4784**