

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: No Further Documentation Needed (E.A. 40322)

Project Case Type (s) and Number(s): General Plan Amendment No. 1056

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Derek Hull, Project Planner

Telephone Number: (951) 955-9076

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 1056 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 revised policy will read as follow with the addition notated in red italics):

SWAP Policy 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more and may allow *Special Occasion Facilities* on 10 or more acres, provided that at least 75% of the project site is planted in vineyards.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

B. Type of Project: Site Specific ☐; Countywide ☐; Community ☒; Policy ☒.

C. Total Project Area: Approximately 7,577 Acres (11.83 Square Miles)

D. Assessor's Parcel No(s): See attached map

E. Street References: See attached map

F. Section, Township & Range Description or reference/attach a Legal Description:
Numerous

G. Brief description of the existing environmental setting of the project site and its surroundings: All C/V zoning designations are located within the project boundaries of the Citrus/Vineyard Policy Planning Area. The area encompasses approximately 7,577 Acres (11.83 square miles). More specifically the project area is located easterly of the City of Temecula, and northerly and southerly of Rancho California Road.

The area encompasses one of the most important agricultural land areas in the county. In addition to vineyards and other agricultural uses, the project area is comprised of wineries, single-family residential units, bed and breakfast inns, restaurants and Special Occasion

Facilities. The existing and planned land uses commonly found in the area are intended to encourage agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring and
- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Area Plan(s): Southwest Area Plan

B. Foundation Component(s): Agriculture, Rural Community and Rural

C. Land Use Designation(s): Agriculture, Rural Resident, and Estate Density Residential

D. Overlay(s), if any: N/A

E. Policy Area(s), if any: Citrus/Vineyard (C/V)

F. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Rural, Open Space, and Rural Community

3. **Land Use Designation(s):** Predominantly Estate Density Residential, Open Space, and Rural Residential

4. **Overlay(s) and Policy Area(s), if any:** Valle de Los Caballos

G. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

H. Existing Zoning: Citrus/Vineyard (C/V)

I. Proposed Zoning, if any: N/A

J. Adjacent and Surrounding Zoning: Numerous, primarily R-A-2 ½; R-A-5; SP; R-R

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| ☐ Aesthetics | ☐ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agriculture Resources | ☐ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☐ Land Use/Planning | ☐ Transportation/Traffic |

- | | | |
|---|---|---|
| ☐ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Other |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

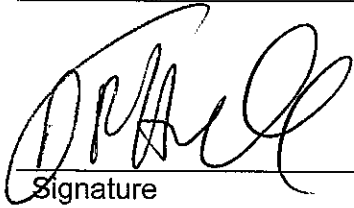
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☒ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous

EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

10/17/08

Date

Derek Hull, Project Planner
Printed Name

For Ron Goldman, Planning Director

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: **EA 40322**

RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: No Further Documentation Needed (E.A. 40322)

Project Case Type (s) and Number(s): Change of Zone No. 7666

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Derek Hull, Project Planner

Telephone Number: (951) 955-9076

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7666 proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. 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.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

B. Type of Project: Site Specific ☐; Countywide ☐; Community ☒; Policy ☒.

C. Total Project Area: Approximately 7,577 Acres (11.83 Square Miles)

D. Assessor's Parcel No(s): See attached map

E. Street References: See attached map

F. Section, Township & Range Description or reference/attach a Legal Description:
Numerous

G. Brief description of the existing environmental setting of the project site and its surroundings: All C/V zoning designations are located within the project boundaries of the Citrus/Vineyard Policy Planning Area. The area encompasses approximately 7,577 Acres (11.83 square miles). More specifically the project area is located easterly of the City of Temecula, and northerly and southerly of Rancho California Road.

The area encompasses one of the most important agricultural land areas in the county. In addition to vineyards and other agricultural uses, the project area is comprised of wineries, single-family residential units, bed and breakfast inns, restaurants and Special Occasion Facilities. The existing and planned land uses commonly found in the area are intended to encourage agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring and

- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

- A. General Plan Area Plan(s):** Southwest Area Plan
- B. Foundation Component(s):** Agriculture, Rural Community and Rural
- C. Land Use Designation(s):** Agriculture, Rural Resident, and Estate Density Residential
- D. Overlay(s), if any:** N/A
- E. Policy Area(s), if any:** Citrus/Vineyard (C/V)
- F. Adjacent and Surrounding:**
- 1. Area Plan(s):** Southwest Area Plan
 - 2. Foundation Component(s):** Rural, Open Space, and Rural Community
 - 3. Land Use Designation(s):** Predominantly Estate Density Residential, Open Space, and Rural Residential
 - 4. Overlay(s) and Policy Area(s), if any:** Valle de Los Caballos
- G. Adopted Specific Plan Information**
- 1. Name and Number of Specific Plan, if any:** N/A
 - 2. Specific Plan Planning Area, and Policies, if any:** N/A
- H. Existing Zoning:** Citrus/Vineyard (C/V)
- I. Proposed Zoning, if any:** Text Change to Citrus/Vineyard (C/V)
- J. Adjacent and Surrounding Zoning:** Numerous, primarily R-A-2 ½; R-A-5; SP; R-R

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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| ☐ Aesthetics | ☐ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agriculture Resources | ☐ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☐ Land Use/Planning | ☐ Transportation/Traffic |
| ☐ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Other |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

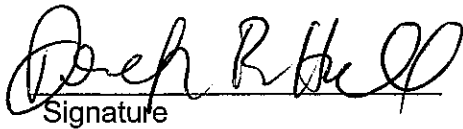
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negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



6/10/08

Date

Derek Hull, Project Planner
Printed Name

For Ron Goldman, Planning Director

VI. EARLIER ANALYSES

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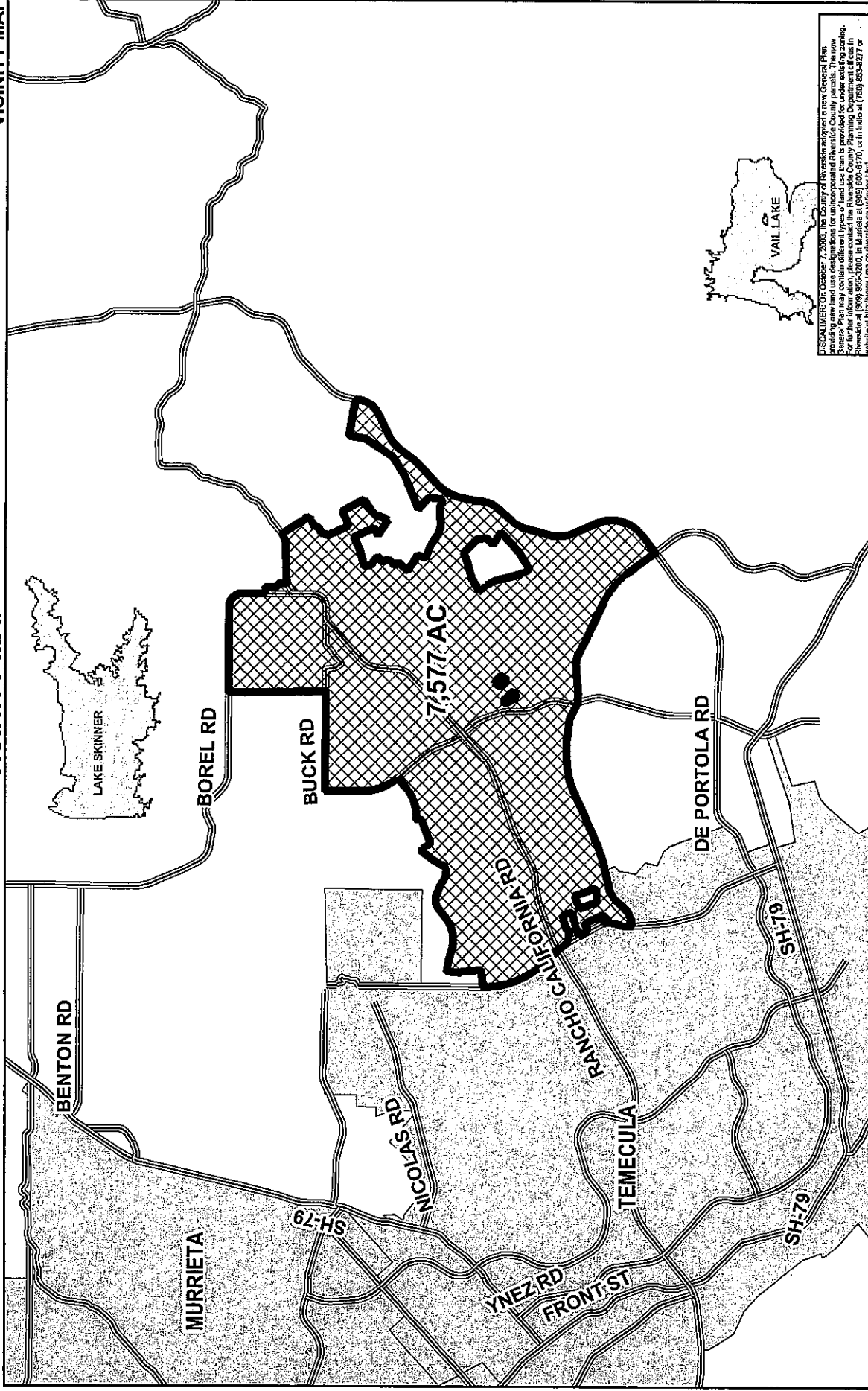
Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA01056 VICINITY MAP

Planner: Mustafa Bahar
Date: 6/23/08
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. If there is a conflict between the new General Plan and existing zoning, the new General Plan shall prevail. For more information, please contact the Planning Department at (951) 955-3200, or visit the website at <http://www.ltrm.ca.gov/landuse/gp.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR1W & T8SR1W
Section : 4, 6, 13, 19, 20, 23 > 31, 33 > 36

Assessors
Bk. Pg.
Thomas
Bros. Pg. 409 E3

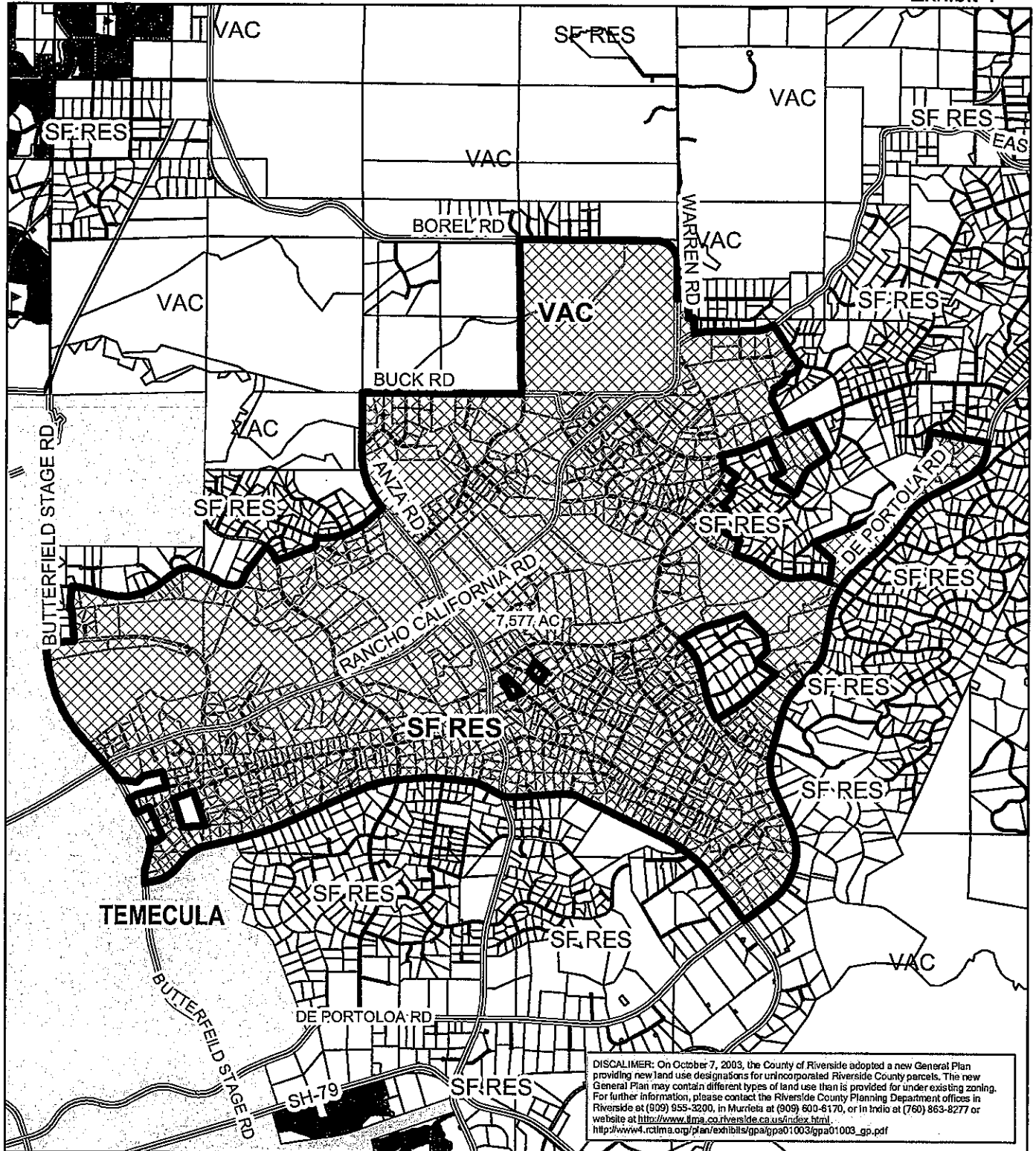


Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA01056

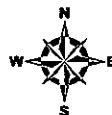
Land Use

Planner: Mustafa Bahar
Date: 6/23/08
Exhibit 1



Zone
District: Rancho California
Township/Range: T7SR1W & T8SR1W
Section: 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT



0 3,750 7,500 15,000 22,500 Feet

Assessors
Bk. Pg.
Thomas 409 E3
Bros. Pg.
22,500