

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

Jennifer Sargent

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

136B



SUBMITTAL DATE
December 23, 2010

FROM: TLMA - Planning Department

SUBJECT: GENERAL PLAN AMENDMENT NO. 1107 – EA41137 – Applicant: Christina Falik – Engineer/ Representative: Christina Falik - Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road – 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10)
REQUEST: The applicant proposes to remove the subject property from the Valle de los Caballos Policy Area and add it to the Citrus Vineyard Policy Area.

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND: The initiation of proceedings for any GPA requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:kh

(continued on attached page)

Dep't Recomm.: ☒ Policy
Per Exec. Ofc.: ☒ Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

15.1

when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Board of Supervisors: February 8, 2011
Continued From: January 11, 2011

General Plan Amendment No. 1107
E.A. Number 41137
Applicant: Kenneth and Christina Falik
Engineer/Rep.: Same as Applicant

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

FURTHER PLANNING CONSIDERATIONS:

At the Board of Supervisor's meeting on January 11, 2011, Supervisor Stone requested the general plan amendment initiation be continued for 30 days to allow him to contact the neighbor directly to the west of the subject site to find out if this neighbor (APN: 927-280-019) would like to be added to the Citrus Vineyard Rural Policy Area.

The neighboring parcel is proposed to be added to the Citrus Vineyard Policy Area with the adoption of the wine country plan anticipated to move forward to public hearing later this year. GPA01107 was applied for by the applicant (Gershon Bachus) because they would like to move forward with a proposed winery and special occasion facility operation at this time. Their neighbor would be included in the Citrus Vineyard Rural Policy Area when the County initiated wine country plan is adopted (if the plan is adopted as recommended).

RECOMMENDATIONS:

The Planning Director continues to recommend that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1107 from Valle de los Caballos to Citrus Vineyard Policy Area and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director on December 1, 2010:

Commissioner John Roth: No Comment

Commissioner John Snell: No Comment

Commissioner John Petty: Commissioner Petty agreed with staff to proceed with a recommendation to adopt initiation proceedings for the general plan amendment.

Commissioner Jim Porras: No Comment

Commissioner Jan Zuppardo: No Comment

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.1: GENERAL PLAN AMENDMENT NO. 1107 – EA41137 – Applicant:** Christina Falik – Engineer/ Representative: Same as applicant- Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road, Temecula, CA 92592– 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10).

II. **PROJECT DESCRIPTION**

The applicant proposes to amend the General Plan Policy Area from Valle de los Caballos to the Citrus Vineyard Policy Area for the subject site. – APN: 927-280-036.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.

The following person(s), spoke in favor of the subject proposal:

None

The following person(s), spoke in opposition of the subject proposal.

None

No one spoke in neutral of the subject proposal.

None

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommend to the Board of Supervisors;

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: December 1, 2010

General Plan Amendment No. 1107
E.A. Number 41137
Applicant: Kenneth and Christina Falik
Engineer/Rep.: Same as Applicant

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1107 from Valle de los Caballos to Citrus Vineyard Policy Area and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

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Commissioner Jan Zuppardo: No Comment



Agenda Item No.: 3.1
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: December 1, 2010

General Plan Amendment No. 1107
(Entitlement/Policy Amendment)
Applicant: Kenneth and Christina Falik

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant is proposing an Entitlement/Policy General Plan Amendment to remove the subject 20.01 acre site from the Valle de los Caballos Policy Area within the Southwest Area Plan and to add the subject site to the Citrus Vineyard Policy Area within the Southwest Area Plan. The project is located easterly of De Portola Road, northerly of Oak Mountain Road and southerly of Galway Downs Drive.

POTENTIAL ISSUES OF CONCERN:

Staff has no potential issues of concern with the proposal and the amendment is supported by the following:

The Citrus Vineyard Policy Area has been established as a distinct area in southwest Riverside County to ensure the continuation of the rural lifestyle and wine production in the area. The many wineries here provide a significant tourist attraction to the region. The subject site is located within an area that is dominated by the Citrus Vineyard Policy Area to the north, west and south. The Valle de los Caballos Policy Area can be found to the east, west and south of the subject site. The proposal does not conflict with the Riverside County vision and would be a reasonable extension of the Citrus Vineyard Policy Area due to the site's proximity to the current policy area boundary and similar uses in the area.

Several wineries are also located along De Portola Road. On the west side of De Portola, the wineries are allowed to have special events in keeping with the Citrus Vineyard Policy Area. This proposal would be a continuation of these land use patterns and would be in keeping with the overall vision for the area. Also, the applicant's proposal is consistent with the draft Wine Country plan for the Hospitality area.

The addition of the site into the Citrus Vineyard policy area would further maintain the rural and agricultural character that has been established in the area while allowing the site to be developed in a way that is envisioned for the area. Staff feels that it is logical to extend the Citrus Vineyard Policy Area to the said parcel; however, this will be left up to the Planning Commission and the Board of Supervisors.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 1107 removing the site from the Valle de los Caballos Policy Area and to add the site to the Citrus Vineyard Policy Area within the Southwest Area Plan. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

W

GPA01107

PP22271

CZ07444

PC Staff Report: December 1, 2010

Page 2 of 2

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on October 13, 2010.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$1,943.54.
3. The project site is currently designated as Assessor's Parcel Numbers: 927-280-036.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: Riverside 2005 Pg 90074

Existing Zoning Classification(s): RA 10

Existing Land Use Designation(s): residential ag - RR

Proposal (describe the details of the proposed general plan amendment):

Change area to C-V to comply with submitted
plot plan 22271.
to be included in the C-V policy area

Related cases filed in conjunction with this request:

Prior zone request change No. 7444 for A-1
now needs to be CV for events
Winery pp has been submitted

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☒ No ☐

Case No. PP 22271 / zone 7444

E.A. Nos. (if known) 42171 E.I.R. Nos. (if applicable): 524

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	<u>SC&E</u>	☒	☐
Gas Company	<u>SC&E</u>	☒	☐
Telephone Company	<u>Verizon</u>	☒	☐
Water Company/District	<u>Rancho Cal Water</u>	☒	☐
Sewer District	<u>on site disposal</u>	☐	☒

Is water service available at the project site: Yes ☒ No ☐

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☒

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The General Plan Wine Country 2020 will include our site. We are adjacent now to CU zone and have been working with the County since 2006 to be approved as a winery, tasting room w/ special events. Initially we were told to change zone to A-1-10 for winery which would allow us to have a tasting room, winery and events. All zone changes submitted to the County referenced this intent. We were advised recently that only CU zone will allow these activities and we must amend General Plan to include us in the CU zone.

See Attachments

III. AMENDMENTS TO POLICIES: -See Attachments

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: Southwest Area Plan

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): Valle de los Caballos -

C. PROPOSED POLICY (Attach more pages if needed): Will include 37750 de Portol in the CU zone.

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

Plot Plan has been in progress since
11/2006 for a winery, tasting room w/
events. We are in proposed wine country
community plan #1077, change of zone 711
which is scheduled for approval.

* Please see attachments

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

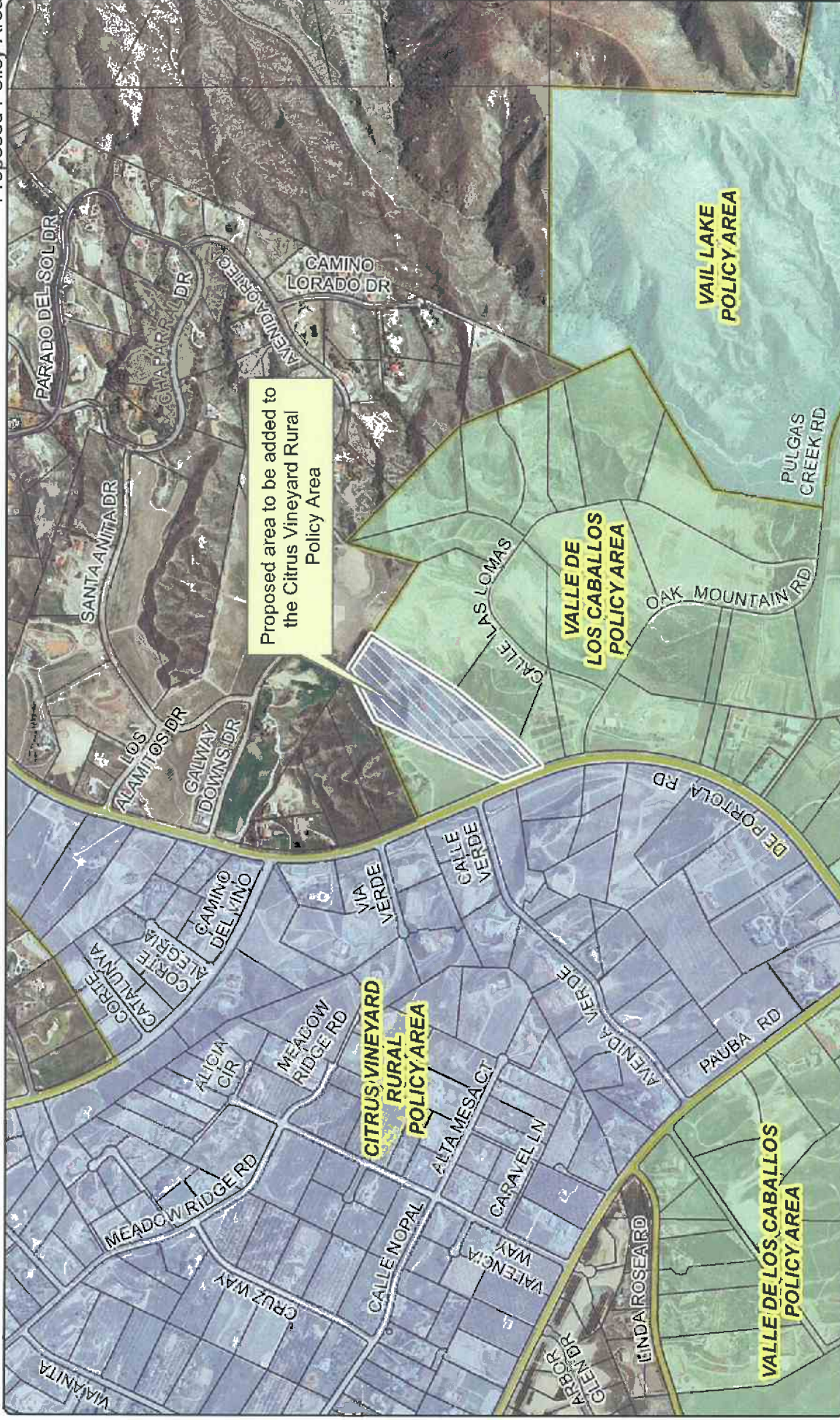
Existing Designation: _____

Proposed Designation: _____

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01107 PROPOSED POLICY AREA EXPANSION

Supervisor Stone
District 3

Date Drawn: 11/08/10
Proposed Policy Area



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

Assessors Bk. Pg. 927-28
Thomas Bros. Pg. 960 F4
Edition 2009

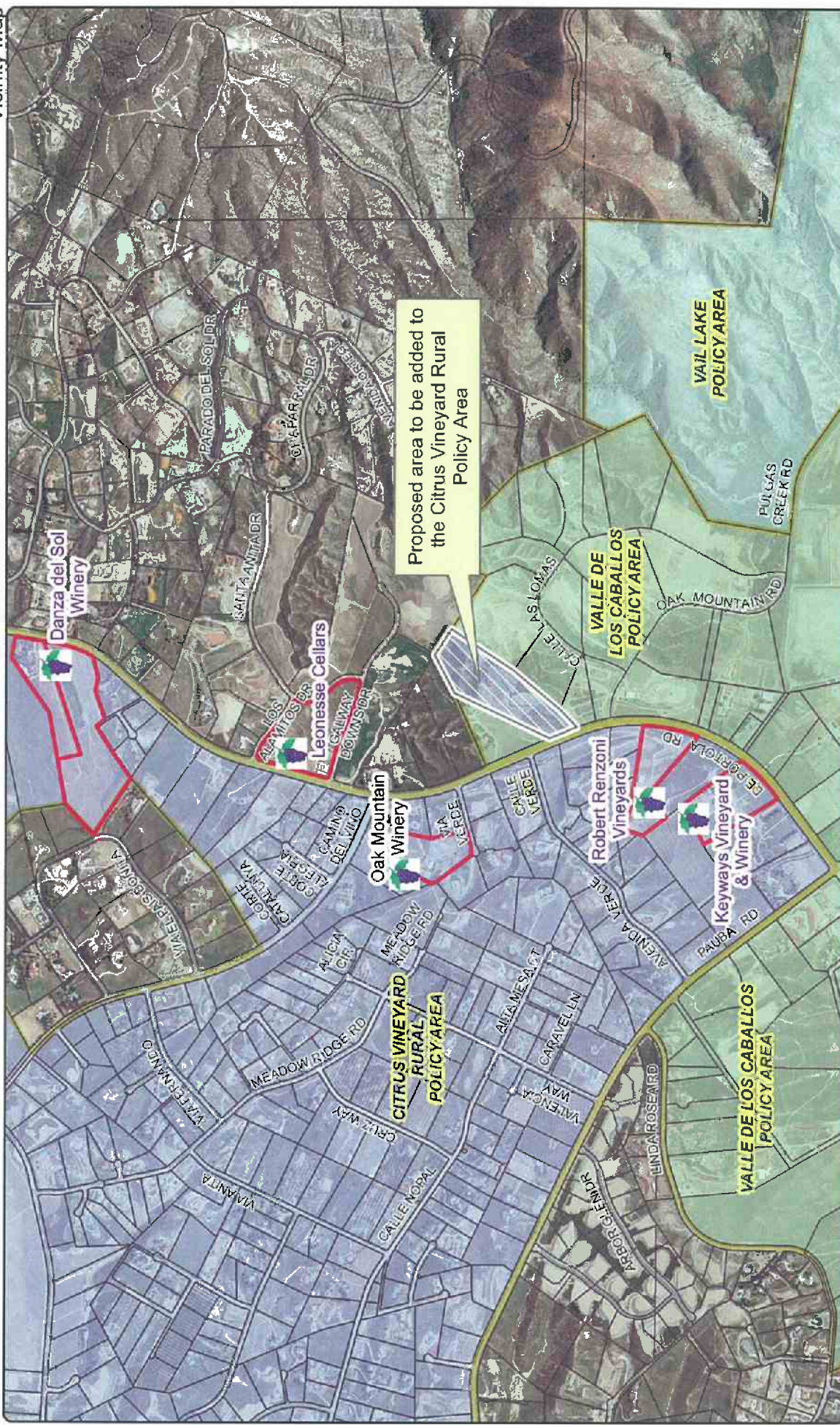
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.ca/riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01107 VICINITY MAP- NEARBY WINERIES

Supervisor Stone
District 3

Date Drawn: 11/08/10
Vicinity Map



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

Assessors Bk. Pg. 927-28
Thomas Bros. Pg. 960 F4
Edition 2009

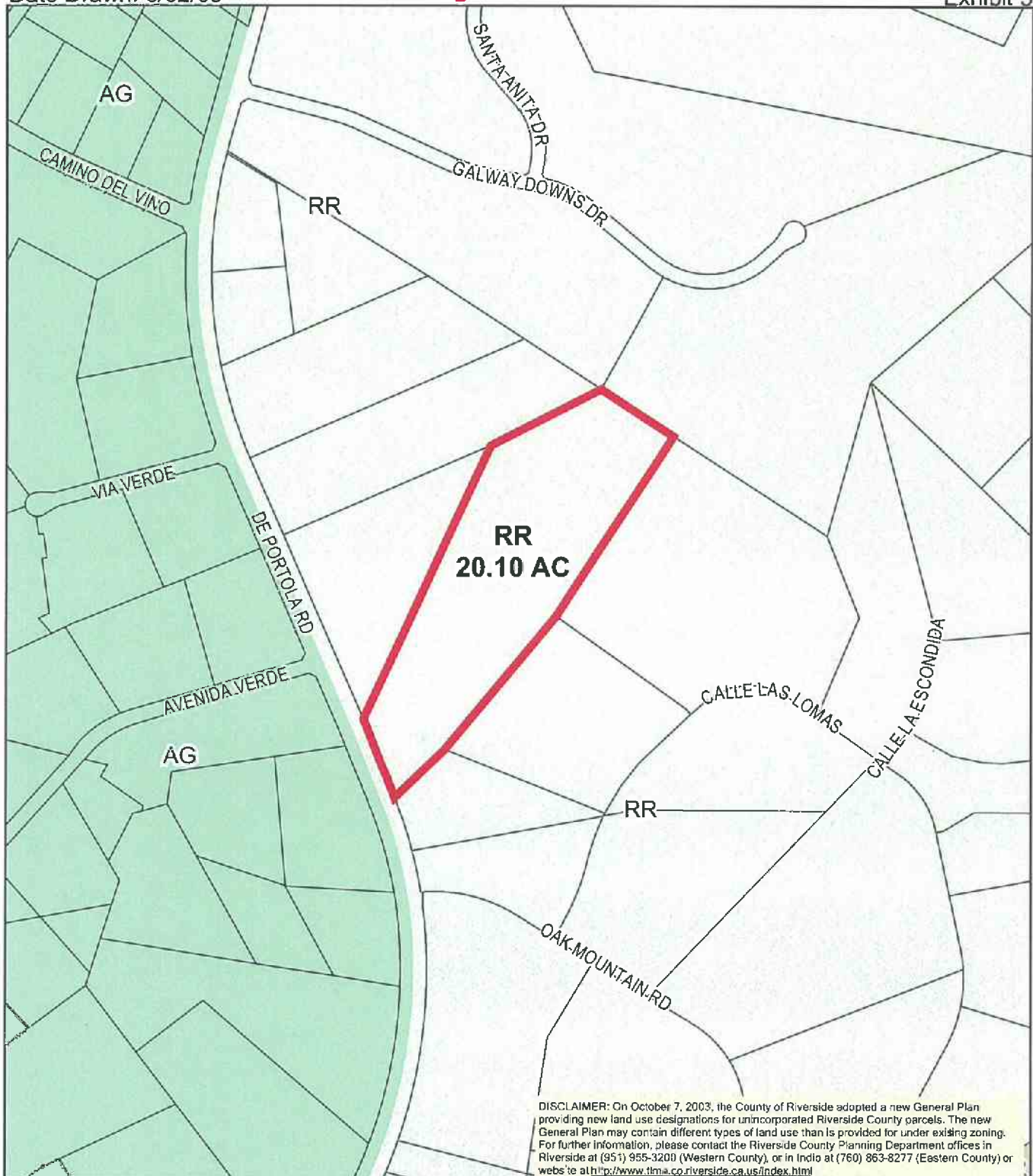


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Supervisor: Stone
District: 3
Date Drawn: 6/02/09

CZ07444 PP22217
Existing General Plan

Planner: Lisa Sheldon
Date: 7/22/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 31

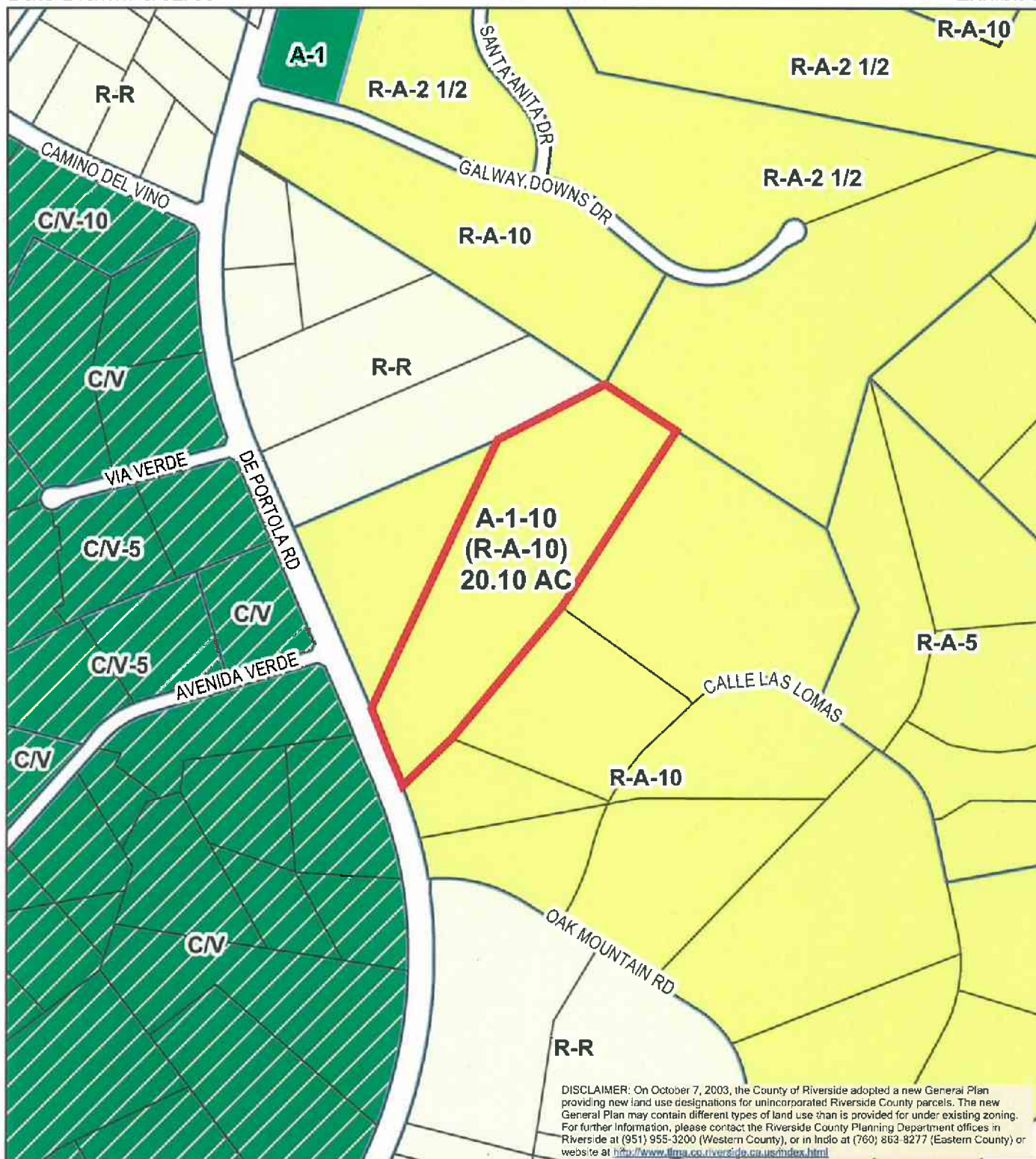


Assessors
Bk. Pg. 927-28
Thomas
Bros. Pg. 960 F4

Supervisor: Stone
District: 3
Date Drawn: 6/02/09

CZ07444 PP22217
PROPOSED ZONING

Planner: Lisa Sheldon
Date: 7/22/09
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 31



Assessors
Bk. Pg. 927-28
Thomas
Bros. Pg. 960 F4

Supervisor: Stone
District: 3
Date Drawn: 6/02/09

CZ07444 PP22217

Planner: Lisa Sheldon
Date: 7/22/09
Exhibit 1

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 31

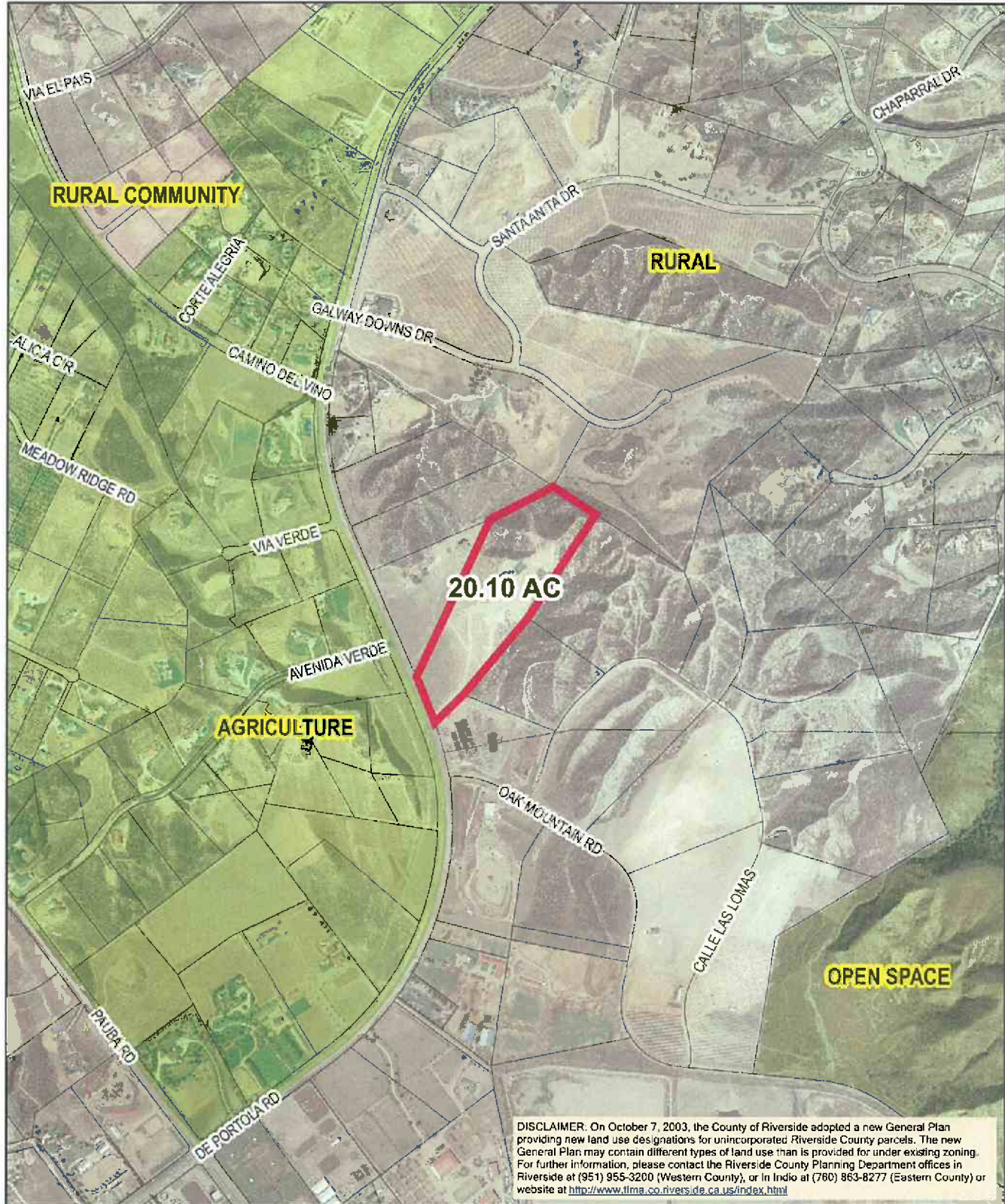


Assessors
Bk. Pg. 927-28
Thomas
Bros. Pg. 960 F4

Supervisor: Stone
District: 3
Date Drawn: 6/02/09

CZ07444 PP22217
DEVELOPMENT OPPORTUNITY

Planner: Lisa Sheldon
Date: 7/22/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 31



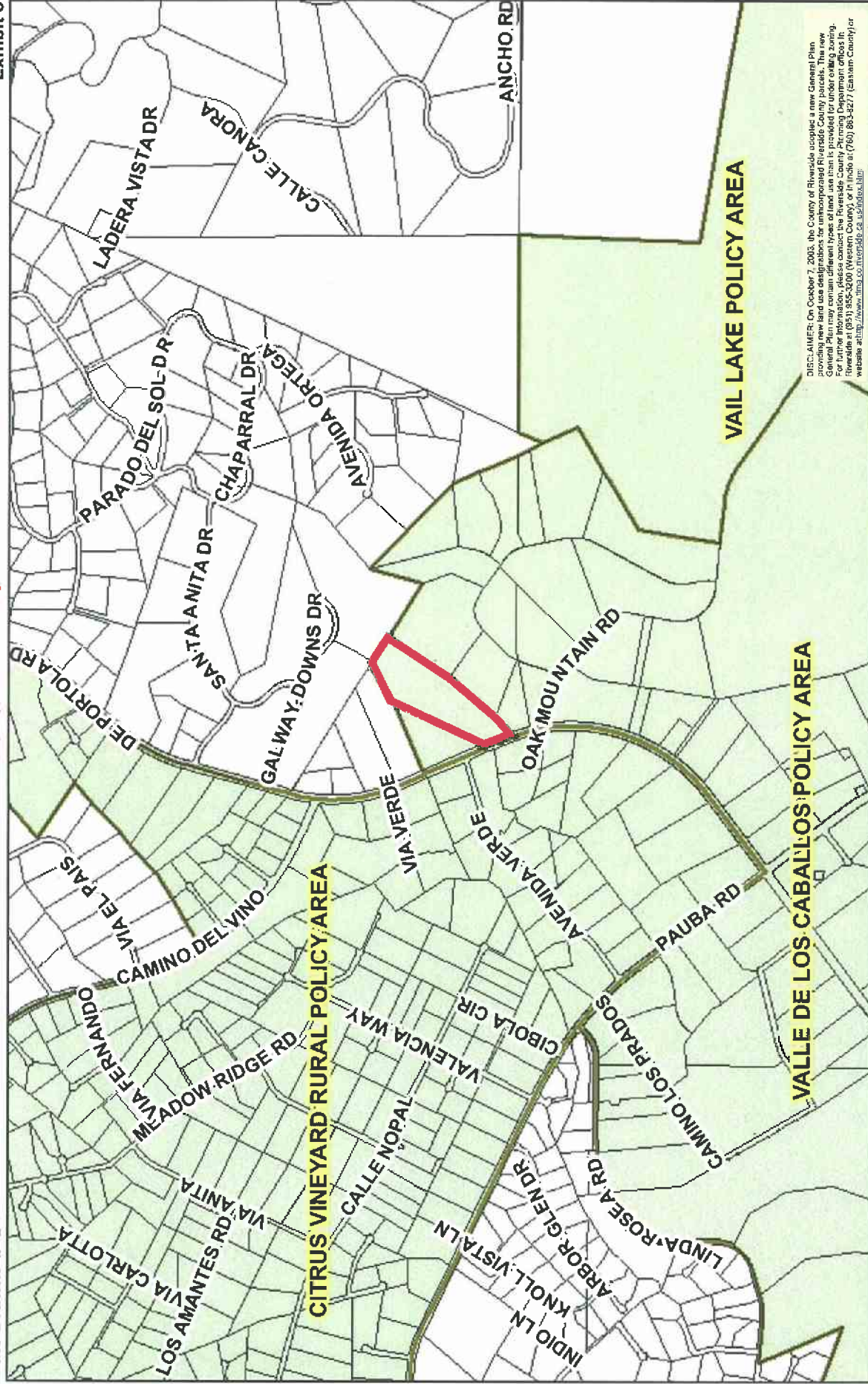
Assessors
Bk. Pg. 927-28
Thomas
Bros. Pg. 960 F4

Supervisor Stone
District 3
Date Drawn: 6/02/09

CZ07444 PP22217

POLICY AREAS

Planner: Lisa Sheldon
Date: 7/22/09
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

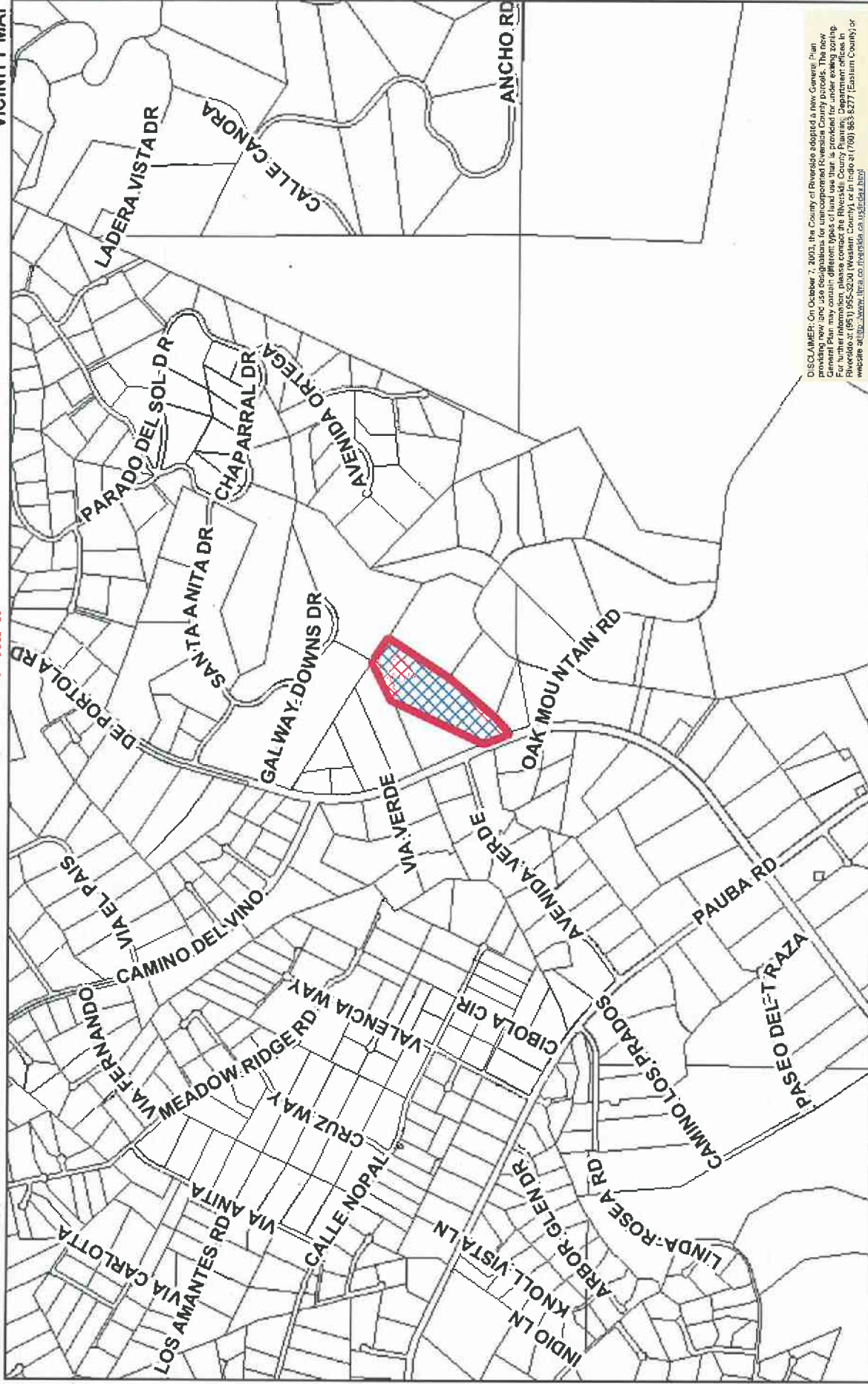
Area: Rancho California
Township/Range: T7SR1W
Section: 31

Assessors
Bk. Pg. 927-28
Thomas
Bros. Pg. 960 F4

Supervisor Stone
District 3
Date Drawn: 6/02/09

CZ07444 PP22217 VICINITY MAP

Planner: Lisa Sheldon
Date: 7/22/09
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 31

Assessors
Bk. Pg. 927-28
Thomas
Bros. Pg. 960 F4

