



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

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**Foundation GPA No.:** 1197  
**Supervisory District:** Third  
**Area Plan:** Southwest  
**Zoning Area/District:** Rancho California Area  
**Property Owner(s):** SFT Realty Galway Downs, LLC  
**Project Representative(s):** Michael Newcomb

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**PROJECT DESCRIPTION:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres.

**LOCATION:** Generally located south of De Portala Road, east of Los Caballos Road and west of Pauba Road.

**PROJECT APNs:** 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005



Figure 1: Project Location Map

**PROJECT DETAILS:** This project Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres. This General Plan Amendment application does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:**

1. All of the subject properties were acquired by the current owner (SFT) after adoption of the Wine Country Plan. The owners of each of the properties, did not participate in a meaningful way during the discussion with the County of Riverside and were oblivious to the fact that their properties were either left out of the Plan and/or were zoned as Wine Country – Equestrian rather than Wine Country – Winery.
2. Key commission participants and advocates of the Winer Country Plan held either (1) financial conflicts of interest or were (2) apathetic regarding the 79-south corridor and failed to adequately articulate the need that these properties be zoned as WC-W, rather than WC-E, in order to ensure the intended growth and expansion of the Temecula Valley Wine Region.
3. A Examination of the terrain and review of the properties by the new owner (SFT) demonstrates that utilizing these properties for sole equestrian use is impractical given the extreme terrain changes and would pose an unreasonably dangerous risk to riders, rendering the property potentially unusable without significant grading and disruption of the natural terrain and habitat.
4. A study of the properties demonstrates that the highest and best use of these properties is to rezone to WC-W as it would expand the WC-W zone in the 79-South area and allow for intelligent expansion of the area without impacting the existing residential and equestrian uses.

The above oversights justify rezoning from WC-E to WC-W and a moderate expansion of the WC-W zone.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	238.5
Number of Parcels:	5
Sphere of Influence:	No
Policy Area:	Temecula Valley Wine Country Policy Area – Equestrian District
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Rural (R)
Existing General Plan Land Use:	Rural Residential (RR) and Rural Mountainous (RM)
Proposed General Plan Land Use:	Rural Residential (RR) and Rural Mountainous (RM)
<b>Surrounding General Plan Land Use</b>	
North:	Rural Residential (RR)
East:	Rural (R) and Rural Residential (RR)
South:	Rural Mountainous (RM)
West:	Agriculture (AG)
Existing Zoning Classification:	R-R (Rural Residential) and WC-E (Wine Country – Equestrian)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	WC-E (Wine Country – Equestrian)
East:	WC-E (Wine Country – Equestrian) and R-R (Rural Residential)
South:	R-R (Rural Residential)
West:	R-R (Rural Residential) and A-1-20 (Light Agriculture)
Existing Development and Use:	Vacant Land
<b>Surrounding Development and Use</b>	
North:	Residential, Agriculture, and Vacant Land
East:	Residential, Agriculture, and Vacant Land
South:	Vacant Land
West:	Residential, Agriculture, and Vacant Land

**Environmental Information:**

WRCMSHCP Criteria Cell:	Parcel 927-580-003 is located in Criteria Cell #7184, therefore, this GPA will be required to file a HANS application. The Cell Criteria describes conservation from 30-40% of the cell focusing in the southern portion of the Cell, which is where parcel 927-580-003 is located. The northern portion of this parcel may be required for conservation, and a preliminary review indicates that it is. The remaining four parcels are not
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	located within criteria cells. If/when there is an implementing project, the entire project site will still need to show compliance with the MSHCP, which could potentially result in additional portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Other Lands and Local Importance
Fire Hazard Area:	Yes – High and Very High
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	Yes – (Northern portion of site) RCFC
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within a half-mile of Fault Line
Fault Zone:	Yes – Within a half-mile of Fault Zone
Paleontological Sensitivity:	Yes – High Sensitivity

**Utility Information:**

Water Service:	Yes – Eastern Municipal Water District
Sewer Service:	No – Septic (Area Service provided by Eastern Municipal Water District)



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01197

LAND USE

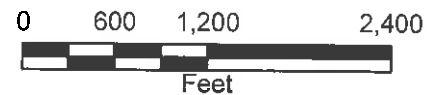
Supervisor: Washington  
District 3

Date Drawn: 08/12/2016  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rctdms.org>

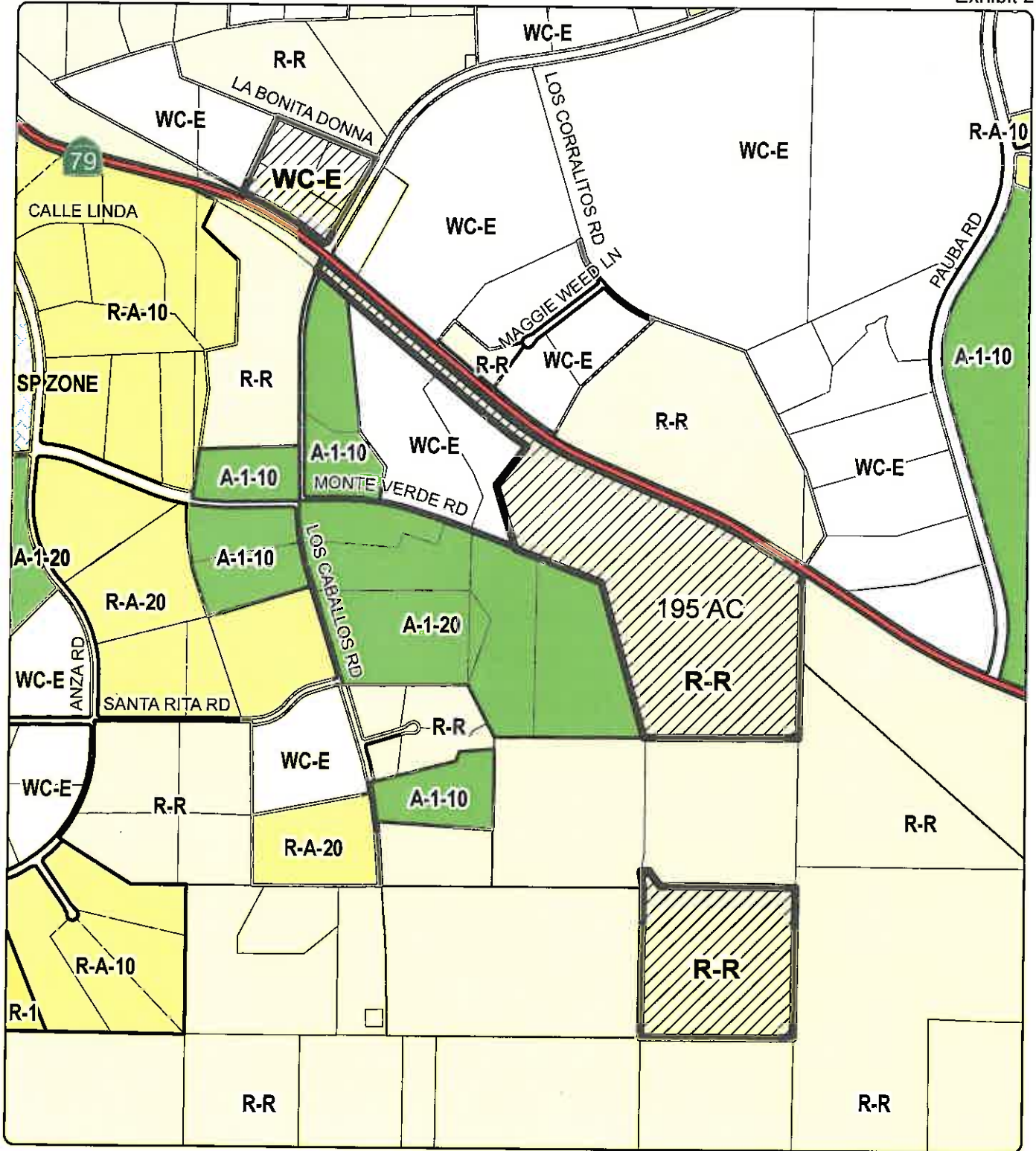
RIVERSIDE COUNTY PLANNING DEPARTMENT

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EXISTING ZONING

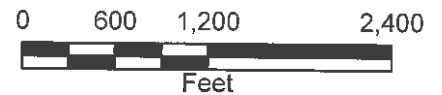
Supervisor: Washington  
District 3

Date Drawn: 08/12/2016  
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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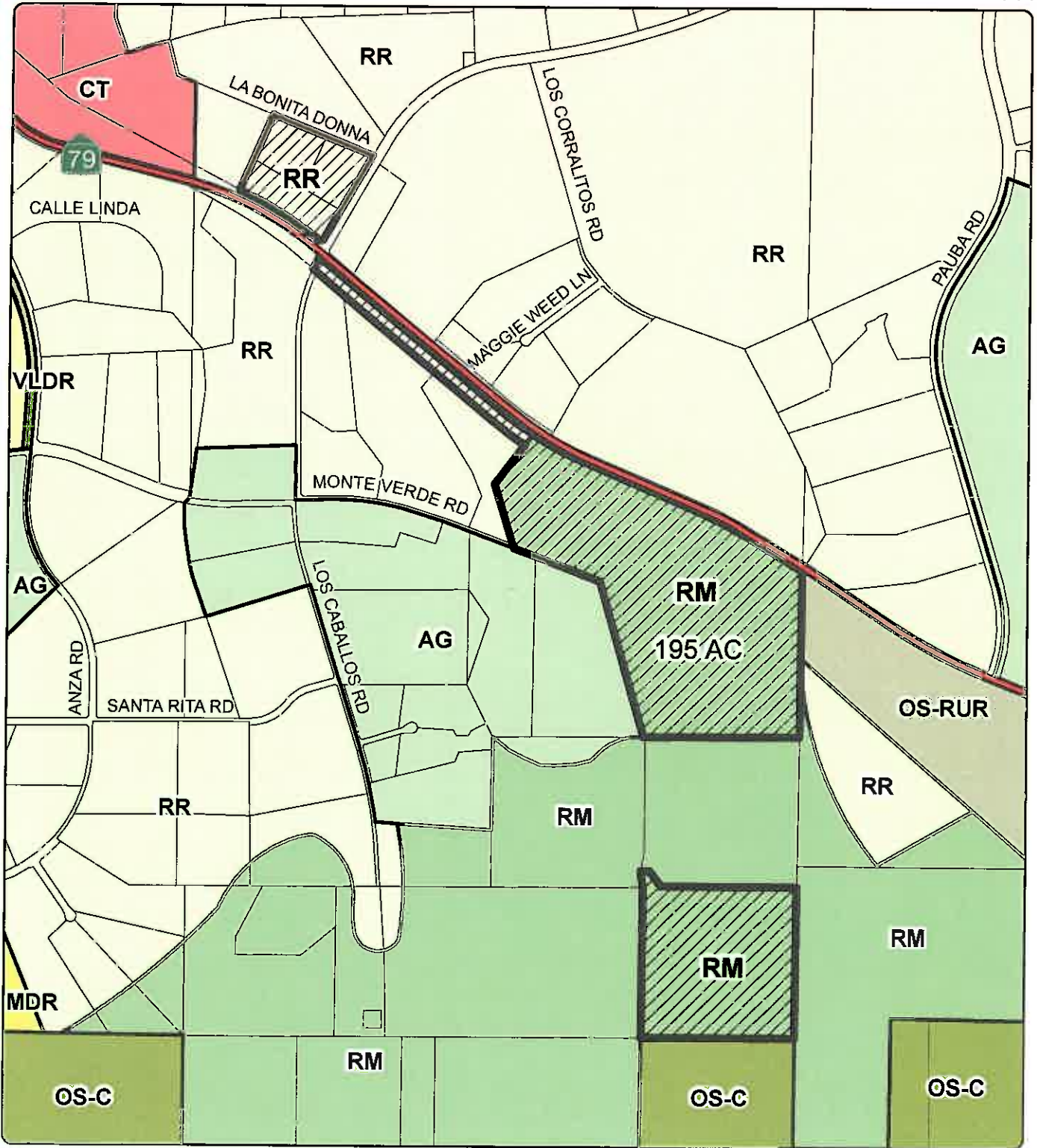
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GPA01197

PROPOSED GENERAL PLAN

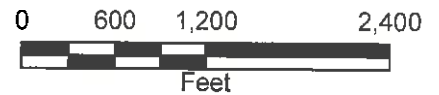
Supervisor: Washington  
District 3

Date Drawn: 08/12/2016  
Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



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Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

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Building & Safety  
JUN 02 2016  
RIVERSIDE

## APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01197

### I. GENERAL INFORMATION:

#### APPLICATION INFORMATION:

Applicant Name: SFT REALTY GALWAY DOWNS, LLC, a California limited liability company

Contact Person: KEN SMITH, Manager E-Mail: kens@galwaydowns.com

Mailing Address: 44040 JERAMIE DR

TEMECULA CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 232-1880

Fax No: (      )     

Engineer/Representative Name: MICHAEL NEWCOMB / NEWCOMB LAW GROUP

Contact Person: MICHAEL W. NEWCOMB E-Mail: MICHAEL@NEWCOMBLAWGROUP.COM

Mailing Address: 45089 VINE CLIFF STREET

TEMECULA CA 92592  
City State ZIP

Daytime Phone No: ( 951 ) 541-0220

Fax No: ( 951 ) 541-9360

Property Owner Name: SFT REALTY GALWAY DOWNS, LLC, a California limited liability company

Contact Person: KEN SMITH, Manager E-Mail: kens@galwaydowns.com

Mailing Address: 44040 JERAMIE DR

TEMECULA CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 232-1880

Fax No: (      )     

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY  
GENERAL PLAN**

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Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

KEN SMITH, MANAGER

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

  
\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 917-110-014; 927-180-002; 927-580-003; 927-580-004; & 927-580-005

Approximate Gross Acreage: TOTAL GROSS = 195 (40,140,5,4.9, and 5.8 respectively)

General location (nearby or cross streets): North of Emerson Wildlife Preserve, South of HWY 79-S, East of Los Caballos Road, West of Pauba Road

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): No Change

Existing General Plan Land Use Designation(s): '014=RR; '002=RR,RM; '003=RR; '004=RR; '005=RR

Proposed General Plan Land Use Designation(s): No Change

General Plan Policy Area(s) (if any): Temecula Valley Wine Country Policy Area - Equestrian Dist.

Existing Zoning Classification(s): '014=None; '002,'003,'004, '005=Wine Country Equestrian Zone

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

The Proposed Foundation Component Amendment proposes to move the subject properties from the Wine Country - Equestrian District in the case of '002 through '005; and "no" District in the case of '014 to the WINE COUNTRY - WINERY DISTRICT. Parcel '014 would be added to Wine Country Policy Area, the remaining parcels are already within the policy area.

Are there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s).

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known)

EIR No. (if applicable):

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies):

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	
		Yes	No
Electric Company	Southern California Edison	X	
Gas Company	Southern California Gas		X
Telephone Company	Verizon / Frontier Communications	X	
Water Company/District	Eastern Municipal Water District	X	

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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?		
Sewer District	Eastern Municipal Water	Yes	No
			X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Distance from property '002 to Sewer and Gas is approximately 2 miles along Highway 79-South.  
 Electric, Telephone and Water are currently servicing the property or within a short insignificant distance.

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) ([http://webintprod.agency.tlma.co.riverside.ca.us/MMC\\_Viewer/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm))

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)                     *Jim Smith manager*                     Date                     *6/2/16*                      
 Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY  
GENERAL PLAN**

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**II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:**

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.

(Please be specific. Attach separate pages if needed.):

1. All of the subject properties were acquired by the current owner (SFT) after adoption of the Wine Country Plan. The owners of each of the properties, did not participate in a meaningful way during the discussion with the County of Riverside and were oblivious to the fact that their properties were either left out of the Plan and/or were zoned as Wine Country - Equestrian rather than Wine Country - Winery.

2. Key commission participants and advocates of the Wine Country Plan held either (1) financial conflicts of interest or were (2) apathetic regarding the 79-South corridor and failed to adequately articulate the need that these properties be zoned as WC-W, rather than WC-E, in order to ensure the intended growth and expansion of the Temecula Valley Wine Region.

3. A examination of the terrain and review of the properties by the new owner (SFT) demonstrates that utilizing these properties for sole equestrian use is impractical given the extreme terrain changes and would pose an unreasonably dangerous risk to riders, rendering the property potentially unusable without significant grading and disruption of the natural terrain and habitat.

4. A study of the properties demonstrates that the highest and best use of these properties is to rezone to WC-W as it would expand the WC-W zone in the 79-South area and allow for intelligent expansion of the area without impacting the existing residential and equestrian uses.

The above oversights justify rezoning from WC-E to WC-W and a moderate expansion of the WC-W zone.

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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**III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:**

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

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There is no conflict because the properties would be contiguous to existing WC-W zoned properties and changing from WC-E to WC-W results in a minor expansion of the WC-W zone in an under utilized portion of the existing Plan are.

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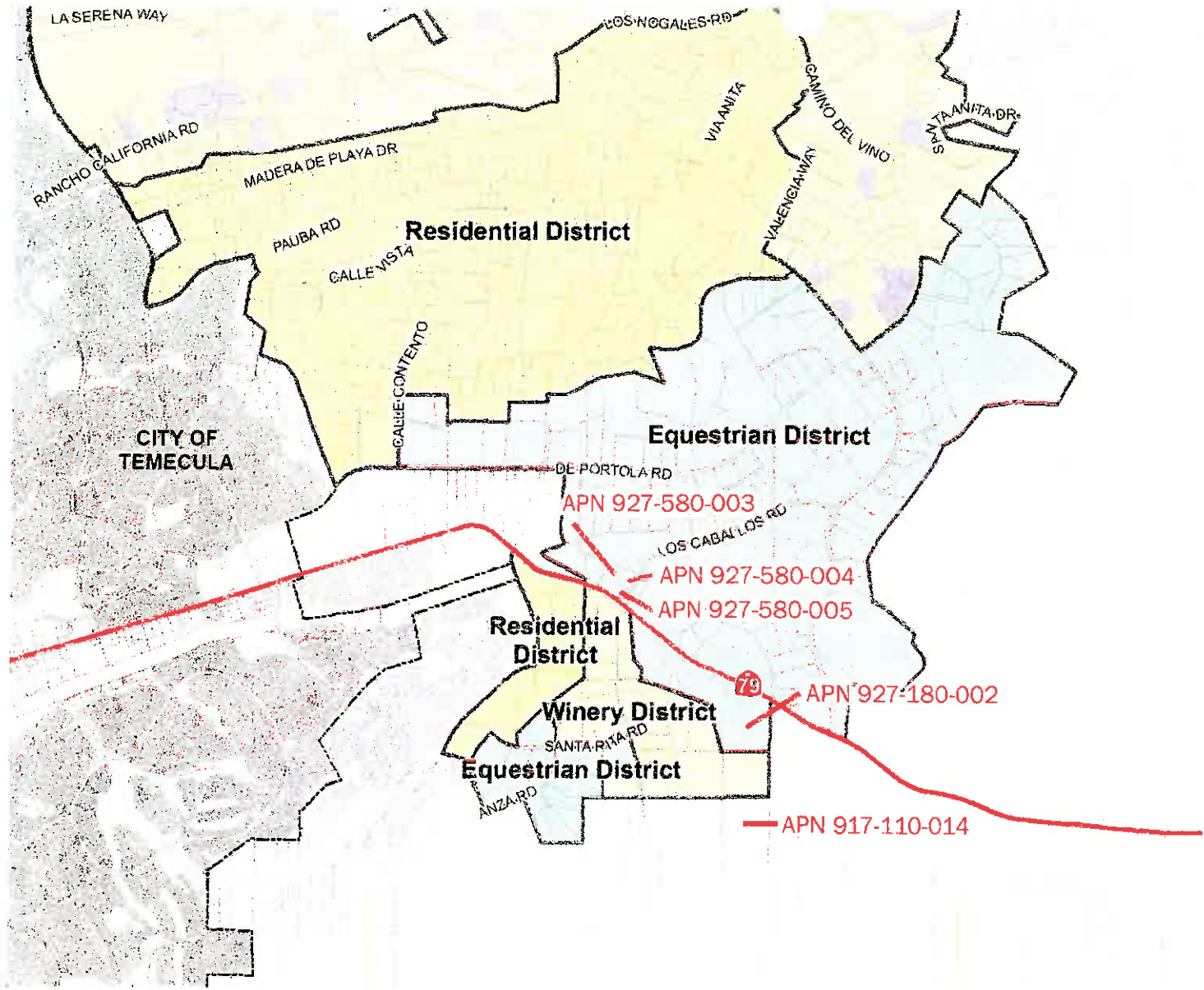
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**NOTES:**


1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.


Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
  - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
    - o This completed application form.
    - o Application filing fees.
    - o Site map showing the project area and extent.
    - o Any additional maps/plans relevant to illustrate the project area location.



-  Existing Wineries (Less than 20 acres gross)
-  Highways
-  Equestrian District
-  Residential District
-  Winery District
-  Winery District Overlay
-  City Boundary
-  Waterbodies

 December 2, 2013

 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**WINE**