

# RIVERSIDE COUNTY PLANNING COMMISSION



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING  
COMMISSIONERS  
2012**

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## PROPOSED TEMECULA VALLEY WINE COUNTRY POLICY AREA

**9:00 A.M.**

**DECEMBER 5, 2012**

### AGENDA

• SPECIAL MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**  
CITY OF TEMECULA COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA CA 92590

CALL TO ORDER - ROLL CALL  
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

**1.0** CONSENT CALENDAR

1.1 **NONE**

**2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

**3.0** PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 **PLOT PLAN NO. 24606 – RECOMMENDATION: CONTINUE OFF CALENDAR** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: SureSite Consulting, LLC – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Thornton Avenue, southerly of Stetson Avenue, on the easterly side of Girard Street and westerly of Yale Street, more specifically 27100 Girard Street – 9.34 Gross Acres – Zoning: Heavy Agriculture – 1 Acre Minimum (A-2-1) – **REQUEST:** The

plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 60 foot high palm tree with twelve (12) panel antennas located on three (3) sectors along with one (1) microwave antenna. The project includes six (6) equipment cabinets and one (1) GPS antenna surrounded by a six (6) foot high concrete masonry wall enclosure designed to match existing walls in the area in a 527 square foot lease area. Two live palm trees (25 ft and 35 ft high) and additional landscaping are also proposed to be planted around the project area. The project site currently contains a church and the proposed wireless communication facility will be located on the southerly portion of the property adjacent to an existing trash enclosure. Access to the facility will be provided via a 12 ft wide access road from Girard Street. Pulled and set for hearing at the May 23, 2012 Planning Commission and continued from the June 20, 2012 Planning Commission. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

3.2 **GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524.** The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land 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. The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.

Continued from July 25, 2012, August 22, 2012, and September 26, 2012.  
(Public Hearing Closed to Further Public Testimony)

4.0 WORKSHOPS:

4.1 **NONE**

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS

3.1

Agenda Item No.:  
Area Plan: San Jacinto Valley  
Zoning District: Ramona  
Supervisory District: Third/Third  
Project Planner: Damaris Abraham  
Planning Commission: December 5, 2012  
Continued from: July 18, 2012  
Continued from: June 20, 2012  
Continued from: May 23, 2012

PLOT PLAN NO. 24606  
Environmental Assessment No. 42336  
Applicant: T-Mobile West Corporation  
Engineer/Representative: SureSite  
Consulting, LLC

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 60 foot high palm tree with twelve (12) panel antennas located on three (3) sectors along with one (1) microwave antenna. The project includes six (6) equipment cabinets and one (1) GPS antenna surrounded by a six (6) foot high concrete masonry wall enclosure designed to match existing walls in the area in a 527 square foot lease area. Two live palm trees (25 ft and 35 ft high) and additional landscaping are also proposed to be planted around the project area. The project site currently contains a church and the proposed wireless communication facility will be located on the southerly portion of the property adjacent to an existing trash enclosure. Access to the facility will be provided via a 12 ft wide access road from Girard Street.

The project is located northerly of Thornton Avenue, southerly of Stetson Avenue, on the easterly side of Girard Street, and westerly of Yale Street, more specifically 27100 Girard Street.

### FURTHER PLANNING CONSIDERATIONS:

**June 20, 2012**

On April 23, 2012 the project was approved at Director's Hearing and set for Planning Commission Receive and File on May 23, 2012. On May 23, 2012, the Planning Commission set the project for hearing on June 20, 2012 in order for the applicant to provide more information regarding alternative sites that were analyzed for this project and to provide additional propagation maps at lower heights.

An email received on May 23, 2012 from the applicant's representative indicated that the applicant is placing the project on hold and will not be providing the needed propagation maps at this time. Therefore, planning staff is recommending the project be continued to December 5, 2012 Planning Commission hearing. This will give the applicant approximately six months to make a decision on whether to move forward with the project or not.

**July 18, 2012**

This project was scheduled for the June 20, 2012 Planning Commission hearing. However, the June 20, 2012 hearing was subsequently cancelled and the project is now being scheduled for the July 18, 2012 Planning Commission hearing and will be re-advertised with a 10 day public hearing notice.

**December 5, 2012**

The applicant has indicated that they would like to withdraw this plot plan from further entitlement processing. Therefore, staff requesting the project to be continued off calendar.

D.M.

**RECOMMENDATION:**

**CONTINUE WITHOUT DISCUSSION OFF CALENDAR.**

DA:da  
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Date Prepared: 11/08/12

**Agenda Item: 3.2**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third/Third**  
**Planning Commission: December 5, 2012**  
**Continued From: July 25, 2012, August 22, 2012, and September 26, 2012**

**WINE COUNTRY COMMUNITY PLAN –**  
**General Plan Amendment No. 1077, Ordinance**  
**Amendment No. 348.4729, and Program**  
**Environmental Impact Report No. 524**  
**Applicant: County of Riverside**  
**EIR Consultant: RBF Consulting**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **WINE COUNTRY COMMUNITY PLAN**

#### **PROJECT BACKGROUND:**

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

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 Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land 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. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524 (PEIR No. 524).

#### **PUBLIC HEARINGS:**

The Project was discussed before the Planning Commission on July 25, 2012, August 22, 2012, and September 26, 2012. At the first two public hearings, the Commission received an extensive amount of public testimony and letters regarding the Project on a variety of topics.

The majority of the public testimony focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. It was staff's understanding that the Commission did not feel comfortable moving forward with a recommendation to the Board of Supervisors on the Project due to the amount of public testimony to include churches and



private schools. Thus, it was the position of the Commission to revise the Project description to include churches which would therefore require the circulation of the revised PEIR No. 524.

At the conclusion of the August 22, 2012 hearing, the Planning Commission directed staff to develop options that would include churches, temples and other places of religious worship in the Project description and report back to the Planning Commission. The Commission also directed staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to revise the PEIR No. 524. Additionally, the Commission closed the public hearing to further public testimony. The public hearing remained open for all other matters.

#### **AD HOC SUBCOMMITTEE MEETINGS:**

The Ad Hoc Subcommittee meetings were conducted on September 4, 2012 and September 11, 2012 to discuss potential options. At the Planning Commission hearing held on September 26, 2012, Staff requested additional time to evaluate the options discussed during the subcommittee meetings. Thus, the Planning Commission continued the Project to December 5, 2012 to allow additional time to evaluate project options, scopes of services, fee schedules and time frames. Since the September 26, 2012 Planning Commission hearing, staff has evaluated three potential options.

#### **PRELIMINARY PROJECT ASSUMPTIONS:**

The following preliminary assumptions are anticipated if the Commission chooses to revise the Project and associated PEIR No. 524:

##### Preliminary Assumptions for Churches, temples and other places of religious worship (Churches):

- The use of Churches is *similar* in characteristics as a special occasion facility within the Project area; therefore, the minimum development standards that apply to a “Winery with Special Occasion Facility” would apply to Churches. This includes, but not limited to, minimum of 20 acres, 75% planting of vines, noise study and setbacks requirements.

The Project assumes “Winery with Special Occasion Facilities” to only occur in the Winery District areas designated within the Project boundary. Thus, churches would only be assumed to potentially occur in the Wine Country-Winery District. Special Occasion Facilities are not permitted as a primary or a secondary use in the Wine Country-Residential District and are permitted only secondary to a commercial equestrian establishment with a minimum of 100 acres in the Wine Country-Equestrian District.



Preliminary Assumptions for Private Schools:

- Private schools are defined by the California Department of Education as “a school that is owned or operated by a private person, firm, association, organization, or corporation, rather than by a public agency”. The site locations for private schools are not subject to State Education Code; but the structural integrity of the building is subject to the Private Schools Building Safety Act of 1986 (Education Code Section 17320-17336);
- To ensure private schools are aesthetically similar in characteristics with the surrounding uses, the following development standards that applies to a winery with a special occasion facility would apply to private schools: 20 acres minimum lot size, 75% planting of vines and set-back requirements;
- To protect the safety and welfare of the private school's student body and staff additional analysis on hazardous material, air quality and agriculture pesticides use will be necessary;
- The public services analysis for the current Project finds that the surrounding schools have the capacity to serve the Wine Country area. Thus, the revised technical studies will assume no more than two private schools to potentially occur within the Project Boundary.

Preliminary General Assumptions:

- The revised PEIR No. 524 would analyze two sites that would include combined Churches and private schools, two sites that would only include Churches and two sites that would only include private schools for a total of six sites within the Wine Country-Winery Zone.
- The findings of the revised PEIR No. 524 may lead to additional policies, development standards and mitigation measures to address the potential environmental impacts from Churches and private schools.

Additionally, the following general scope of work for the revised PEIR No. 524 is anticipated:

GENERAL SCOPE OF WORK TO REVISE THE PEIR No. 524:

Task 1: Secure funding and revise contract agreements with the following consulting firms:

- RBF Consulting;
- PCR Services Corporation;
- Fehrs & Peers; and
- Best Best & Krieger LLP

Task 1.1: Project initiation and research: Formalize land use assumptions for Churches and private schools;



Task 2: Revise technical studies based on updated land use assumptions, as well as, to address other issues presented during the first two public hearings. This includes, but is not limited to, revisions to the traffic, noise, air quality, noise, and water quality studies.

Task 3: Based on the revised technical studies and public testimony, revise various sections of the Draft PEIR No. 524 which may include, but is not limited to, agricultural and forestry resources, air quality, greenhouse gases, land use, noise, traffic and circulation, mitigation measures and the project description;

Task 4: Public review period for Draft PEIR No. 524. This task would include coordination to circulate the revised PEIR No. 524 for public comments.

Task 5: Prepare Response to Comments. This task would include response preparation and coordination with the environmental consultant, sub consultants, the County and legal support to adequately address comments received on the revised PEIR No. 524.

Task 6: Project management, coordination and team meetings (10).

Task 6.1: Public Hearings: Planning Commission (3) and Board of Supervisor (2). This task would include attendance of the consultant team, the County, and legal support at two Planning Commission and Board of Supervisors hearings.

Task 7: Prepare Final PEIR No. 524. This task includes the preparation and review of the Final PEIR No. 524.

Task 8: Public review period for Final PEIR No. 524. This task would include coordination to distribute the final document to those who submitted comments on the draft document (Task 4).

### **CONTRACT STATUS:**

The total allocated amount for the period of FY 2008-2013 is \$1,498,073 for the preparation of the Community Plan and the PEIR No. 524.

#### EIR Consultant

The total allocated amount for the preparation of the PEIR No. 524 is \$296,346 for the EIR Consultant. At this time, there is only \$1,880 remaining in the allocated budget for the completion of the document.

#### County Staff, County Counsel, and Sub Consultants

The total allocated amount for the preparation of the PEIR No. 524 and the Community Plan is \$1,201,727. Up to the September 26, 2012 Planning Commission hearing, \$1,144,605 has been spent on the Project, including the PEIR No. 524. At this time, there is only \$57,122 remaining in the budget to complete the Project.



**OPTIONS:**

**Option No. 1 - Full PEIR Revision, Churches and Private Schools (Two Combined Churches/Private Schools, Two Separate Churches and Two Separate Private Schools):**

This option would involve revisions to General Plan Amendment No. 1077 and Ordinance Amendment No. 348.4729 to add Churches and private schools, as conditionally permitted uses in the Project. Private schools are included in this option due to numerous public requests to include this type of use in the Project. Since the development scenario described in the Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple Churches or private schools in this region, additional analyses and circulation of the revised PEIR No. 524 will be necessary.

This option includes updating the following existing studies within the PEIR No. 524 prepared by the EIR consultant and sub consultants: traffic, air quality, greenhouse gases, noise and water quality. This all inclusive approach will disclose potential environmental impacts of adding Churches and private schools as allowable uses in the Project; and, thereby, provide necessary information to the recommending body and subsequently the Board of Supervisors when they are considering whether to include such uses in the Project; and if allowed under what conditions.

**Estimated Cost and Schedule**

The total cost to complete the revision of PEIR No. 524 for this option is \$575,000. This would include \$222,000 for the County (Planning, Transportation, and GIS/RCIT), \$155,000 for legal services (County Counsel and Best Best & Krieger), and \$198,000 for the EIR Consultant (RBF Consulting) and sub consultants (PCR Services Corporation and Fehrs and Peers).

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$65,000
Task 3: Revise Draft PEIR No. 524:	\$150,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$90,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$65,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	\$30,000

**Estimated Total:                   \$575,000**

Funding sources for Task 1 of this option has not been identified at this time. Once identified and secured, contract amendments with the EIR consultants will be presented to the Board for consideration and action. The revised Project and associated PEIR No. 524 is anticipated to be completed in approximately 9 months after funding is secured and the contract amendments are approved by the Board. Timing includes three months to complete the technical studies and the



revised Draft PEIR No. 524; two months for the public review period; two months to prepare and complete the response to comments; and finally, two months for the public hearings.

In the meantime, land use applications within the Project boundary will continue to be processed under the County's existing General Plan and Zoning Ordinance.

**Option No. 2- Consider the Project After Final Decision on the Proposed Calvary Church Proposed Project.**

At this time, Calvary Church has submitted an application to amend the current C/V zoning classification to add Churches and private schools as conditionally permitted uses. The application is currently being processed by the County and, at this time, is not before the Planning Commission for consideration. The Calvary Church's proposed project will undergo its own environmental analysis and public hearings before the appropriate decision-makers.

In this option, Calvary Church's proposed project would be processed by the County and the Project would be continued off calendar until Calvary Church's proposed project is considered and acted upon by the Board of Supervisors. The estimated time to process Calvary Church's proposed project and associated environmental documents is approximately six months.

**Estimated Cost and Schedule**

Since the environmental documents for Calvary Church's proposed project would be studying Churches and private schools in the current C/V zoning classification, the County may be able to use some of the documents for its revised PEIR No. 524. This may help reduce the overall cost to revise PEIR No. 524. However, circulation of the revised PEIR No. 524 would still be required. Therefore, the scope of services would be similar to Option No. 1. The schedule to complete this option would be approximately six months after Calvary Church's proposed project is acted upon by the Board of Supervisors. The County will identify and secure funding while Calvary Church's proposed project is being processed; one month to revise PEIR No. 524; two months for the re-circulation period; two months for the completion of the response to comments; and two months for the public hearings. The cost to complete this option is approximately \$450,000. This includes approximately \$175,000 for the EIR Consultant; \$180,000 for the County; and \$95,000 for legal support.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$15,000
Task 3: Revise Draft PEIR No. 524:	\$100,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$80,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$55,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>
<b>Estimated Total:</b>	<b>\$450,000</b>



**Option No. 3 – Proceed with Original Project Proposal**

Based on the costs associated with Options Nos. 1 and 2 and the potential challenges with securing funding for the revised PEIR No. 524, this option would consist of the original Project proposal as presented at the July 25, 2012 and August 22, 2012 Planning Commission hearings which does not include the inclusion of Churches and private schools within the Project description.

Under this option, the Planning Commission may consider removing the property owned by Calvary Church from the Project's boundaries. If removed, Calvary Church's property would maintain its existing land use designation and zoning classification. A text amendment to Ordinance No. 348 would still be needed to allow Churches and private schools as conditionally permitted uses in the C/V zoning classification.

**Estimated Cost and Schedule**

The cost to complete this option is approximately \$90,000. This includes approximately \$50,000 for the EIR Consultant and \$40,000 for the County. As previously mentioned, the EIR Consultant has exhausted the original budget and augment of \$296,346. In addition, the County only has \$57,122 remaining in the County's budget. Thus, a budget augment would need to be prepared by the EIR Consultant as well as the County. This augment is based on the additional research and analysis needed to address issues raised at the previous public hearings and the additional Planning Commission hearings which were all outside of the original contract. The estimated time of completion is 3 months.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	NA
Task 2: Revise and Review Technical Studies:	NA
Task 3: Revise Draft PEIR No. 524:	NA
Task 4: Public Review Period and Coordination:	NA
Task 5: Prepare Response to Comments:	NA
Task 6: Team Meetings (5) and Public Hearings (3):	\$50,000
Task 7: Prepare Final PEIR No. 524:	\$15,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>
<b>Estimated Total:</b>	<b>\$90,000</b>

**RECOMMENDATION:**

1. THAT THE PLANNING COMMISSION EVALUATE AND SELECT AN OPTION; AND
2. DIRECT PLANNING STAFF TO PROCEED FORWARD WITH THE SELECTED OPTION AND CONTINUE OFF CALENDAR.