

NOTICE OF SCOPING SESSION

A SCOPING SESSION has been scheduled in order to inform the involved agencies and the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is **not** a public hearing on the merit of the proposed project and **NO DECISION** on the project will be made. **Public testimony is limited to identifying issues regarding the project and potential environmental impacts.** The County will not provide an immediate response to any concerns raised. Additional project information, including a detailed project description is available on the County Planning Department's website at: www.rctlma.org/planning/content/temp/wine_country_2020.html.

ENVIRONMENTAL IMPACT REPORT NO. 524 / GENERAL PLAN AMENDMENT NO. 1077, CHANGE OF ZONE 7711: COUNTY-INITIATED "TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN" PROJECT – EA 42171 – Project Manager: Mitra Mehta-Cooper, AICP, Principal Planner, Strategic Planning Team – Third Supervisorial District – Rancho California Zoning District – Southwestern Area Plan (SWAP): Various land use designations – Location: Region generally east of the City of Temecula, south of Lake Skinner, west of Vail Lake; roughly framed by Butterfield stage Rd, State Route 79 (SR-79), De Portola Rd, and Borel Rd. – Wine Country Study Area encompasses approx. 19,200 acres) – Zoning: Various – **REQUEST:** The proposed project is the development of a Temecula Valley Wine Country Community Plan, that will be used to ensure that the region develops in an orderly manner that maximizes the area's unique viniculture potential and the associated entrepreneurial uses, while balancing the need to protect the area's existing equestrian and rural lifestyles. The Community Plan will be realized through the following County actions: The General Plan Amendment No. 1077 component involves review and update of the existing Southwest Area Plan (SWAP) and other elements of the General Plan, particularly the policies and boundaries related to the existing Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP policies 1.1, 1.2, 1.3 and 2.1). The Change of Zone No. 7711 component involves review and update of the existing Citrus Vineyard (C/V) Zone and Commercial-Citrus Vineyard (C-C/V) Zone of Ordinance No. 348 (Zoning); review and possible revision to Section 18.8 of Ordinance No. 348 to ensure consistency for amortization ("grandfathering") of nonconforming structures and uses; and also, zoning changes may occur, if found necessary based on parcel-by-parcel analysis of the Study Area. County Ordinance No. 847 (Regulating Noise) may also be revised to ensure appropriate standards for noise in agricultural areas and for special events and other uses. And, lastly, the existing Citrus Vineyard Policy Area Design Guidelines will be reviewed and updated as needed to ensure their continued effectiveness.

As Lead Agency, the County of Riverside has prepared an Initial Study (Environmental Assessment No. 42171) for the proposed Temecula Valley Wine Country Community Plan project pursuant to Section 15060 *et seq.* of the California Code of Regulations (i.e., the California Environmental Quality Act Guidelines) and concluded that implementation of the proposed Project could have a direct or indirect adverse impact on the environment. Accordingly, preparation of an environmental impact report (EIR) for the Project is warranted to evaluate the effects of implementation of the project. The EIR will also examine the effectiveness of existing General Plan policies designed to avoid, reduce or minimize adverse environmental impacts. The need for any further mitigation will also be evaluated and additional mitigation measures will be formulated, where needed. – APNs: N/A (Study Area within SWAP). (Legislative)

DATE OF SCOPING SESSION: **Tuesday, January 19, 2010**
TIME OF SCOPING SESSION: 1:30 p.m. to 3:30 p.m.
LOCATION OF SCOPING SESSION: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. 9th Floor (Conference Room)
RIVERSIDE, CA 92502

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT THE PROJECT MANAGER, Ms. Mitra Mehta-Cooper, at 951-955-3200 or by e-mail at mmehta@rctlma.org or by U.S. mail at: P.O. Box 1409, Riverside, CA 92502-1409.