

# Notice of Completion of a Draft Environmental Impact Report and Notice of Draft Environmental Impact Report Availability

The County of Riverside, as lead agency, is issuing notification of the availability of a Draft Environmental Impact Report (DEIR) that has been completed for the project described below and is available for review:

**Project Description:** The Temecula Valley Wine Country Community Plan (the “Project”), consists of **General Plan Amendment No. 1077** and **Zoning Ordinance Amendment No. 348.4729**. The Project includes a General Plan Amendment accompanied with Zoning Ordinance Amendment, which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area. **Environmental Impact Report No. 524** analyzes the potential environmental impacts associated with the Project.

## **Project Components:**

1. **GPA No. 1077:** An amendment of the existing **Southwest Area Plan (SWAP)** and other elements of the **General Plan** including, but not be limited to:
  - Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas and the addition of the Temecula Valley Wine Country Policy Area;
  - Revisions to the SWAP Statistical Summary. Table 2;
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area;
  - Revisions to the Circulation Network (SWAP Figure 7);
  - Revisions to the Trails and Bikeway Systems map (SWAP Figure 8);
  - Revisions to the General Plan Circulation Element Circulation Network (Figure C-1);
  - Revisions to the General Plan Circulation Element Trails Network (Figure C-7); and
  - Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
2. **Ordinance Amendment No. 348.4729:** An amendment to the Riverside County Zoning **Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
3. Replacement of the existing **Citrus Vineyard Policy Area Design Guidelines** with the **Temecula Valley Wine Country Design Guidelines**.

**Project Location:** The project site is generally located in the Southwest Area Plan in Western Riverside County, approximately three miles north of the border with San Diego County. The project covers approximately 18,990 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. This area contains some of Riverside County’s prime agriculture lands within the Temecula Valley.

**Potentially Significant Environmental Impacts:** The Notice of Preparation (NOP) determined that several issue areas may have significant effects on the environment, and therefore, are

discussed in the DEIR. Impacts related to the following issues were preliminarily found to be potentially significant in the DEIR:

- Agricultural Resources
- Noise
- Fire Protection Services
- Libraries
- Air Quality
- Greenhouse Gas Emissions
- Traffic
- Growth-inducing Impacts
- Cumulative

As a result, adoption of a Statement of Overriding Considerations will be required pursuant to CEQA in order for the project to be approved.

**Listed Toxic Site:** The project site contains one listed toxic site enumerated under Government Code Section 65962.5. Based on the California Environmental Protection Agency's Hazardous Waste and Substances Sites (Cortese) List, there is one hazardous material site within the Project area (refer to DEIR Exhibit 4.8-1, *Hazards Material Site*). The Temecula Bomb Target #107 is a 160-acre property acquired by the Navy before October 1945 which was used as a bombing target for rocket firing.

Copies of the Draft EIR No. 524, State Clearinghouse No. 2009121076, and its Technical Appendices are available for review at the Riverside County Planning Department offices at 4080 Lemon Street, 12th Floor, Riverside, California, 92502, as well as Planning Department's website at <http://www.rctlma.org/planning/>. Copies of the documents will also be provided to the following libraries for public review:

City of Temecula - Temecula Public Library  
30600 Pauba Rd  
Temecula, CA 92592-6206

Grace Mellman Community Library  
41000 County Center Dr  
Temecula, CA 92591-6023

The Draft EIR is available for public review and comment from December 5, 2011 through January 19, 2012. All comments on the Draft EIR must be submitted in writing to Mitra Mehta-Cooper, Principal Planner, Riverside County Planning Department at the address given below and received no later than 5:00 P.M. on January 19, 2012, to be included in the Final EIR, which will be presented to the hearing body. Ms. Mehta-Cooper can be contacted by telephone at (951) 955-8514, by fax at (951) 955-1811 or by e-mail at [mmehta@rctlma.org](mailto:mmehta@rctlma.org). Notification of the hearing will be provided at a later date.

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