

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

301 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 18, 2003

SUBJECT: CHANGE OF ZONE NO. 6693, AN AMENDMENT TO ORDINANCE NO. 348 EA
NO.: EXEMPT

1. Amend the Citrus/Vineyard (C/V) zoning designation, Section XIVb, Subsections 14.71, 14.72, 14.73 and the Commercial Citrus/Vineyard (C-C/V) zoning designation, Section XIVE, Subsections 14.82 and 14.83, which will add and delete allowable uses and change the acreage required for existing and new uses and;
2. Amend Article XXI, adding definitions for Country Inn and General Store as Section 21.38a and Section 21.35a, respectively, and;
3. Change the zoning of APN 942-100-040 from Rural Residential (R-R) to C-C/V and change a 10-acre portion of APN 951-140-056 from Light Agriculture-10 Acre Minimum (A-1-10) to C-CV.

CONTROVERSIAL ISSUES: The addition of definitions for "County Inn" and "General Store" to Ordinance No. 348 were withdrawn by staff, based on discussions with the Temecula Valley Winegrowers Association. The additions of allowing "Arizona Crossings" and eighteen (18) hole golf courses were resolved through discussion.

RECOMMENDED MOTION:

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:**

TENTATIVE APPROVAL of the proposed changes to Ordinance No. 348, Section XIVb, Subsections 14.71, 14.72, 14.73 and, Section XIVE, Subsections 14.82 and 14.83, and;

Robert C. Johnson
Planning Director

RCJ:gs

REVIEWED BY EXECUTIVE OFFICE
Stanley [Signature]
DATE 11/26/03
 Mental Concurrence

Policy
 Consent
 Dept't Recomm.:
 Policy
 Consent
 Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6693, AN AMENDMENT TO ORDINANCE NO. 348

November 18, 2003

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6693**, for APN 942-100-040, from R-R to C-C/V, in accordance with Exhibit No. 2 and based upon the findings and conclusions in the staff report, and;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6693**, for APN 951-140-056, from A-1-10 to C-C/V, in accordance with Exhibit No. 2 and based upon the findings and conclusions in the staff report.

1 and other horticultural products where such drying; processing or packing is primarily in conjunction
2 with an agricultural operation or an incidental commercial use as defined by Riverside County
3 General Plan policies and the provisions of this zone, and provided that the permanent buildings
4 and structures used in conjunction with such drying, processing, and packing operations are not
5 nearer than fifty feet (50') from the boundaries of the premises.

6 (3) The grazing of horses, cattle, sheep, goats or other farm stock, excluding hogs,
7 including the supplementary feeding thereof, not to exceed five (5) animals per gross acre of all
8 the land available; provided however, the systematic rotation of animals with more than five (5)
9 animals per gross acre is permitted so long as the total number of permitted animals is not
10 exceeded. For the grazing of sheep or goats, the permissible number of animals per gross acre
11 may be multiplied by three (3), except that there shall be no limit to the permissible number of
12 sheep which may be grazed per gross acre when the grazing is for the purpose of cleaning up
13 unharvested crops, provided that such grazing is not conducted for more than four (4) weeks in
14 any six (6) month period. The provisions of this paragraph apply to mature breeding stock,
15 maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such
16 offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest
17 practical age of maturity. In all cases, the permissible number of animals per gross acre shall be
18 computed upon the basis of the nearest equivalent ratio.

19 (4) Farms or establishments for the selective or experimental breeding and raising of
20 horses, cattle, sheep, and goats subject to the limitations set forth in subsection (3) above.

21 (5) The outside storage of materials such as irrigation equipment and farming machinery
22 is allowed provided the materials are used in conjunction with a farm. Otherwise, the amount of
23 outside storage materials is limited to one hundred (100) square feet with a maximum height of
24 three feet (3') on parcels less than one-half acre and two hundred (200) square feet for parcels on
25 one-half acre or more.

26 b. The following uses are permitted in the C/V Zone provided a plot plan has first
27 been obtained pursuant to Section 18.30. The plot plan may include conditions of approval to
28 assure that the uses proposed are compatible with the surrounding area.

1 (1) An additional one-family dwelling, including mobile homes on permanent foundations,
2 excluding the principal dwelling, shall be allowed for each ten (10) gross acres being farmed. Said
3 additional dwelling units shall be located on a parcel being farmed and occupied by the owner,
4 operator or employee of the farming operation as a one-family residence provided:

5 (a) The dwelling units are located not less than fifty feet (50') from any property
6 line.

7 (b) The dwelling units are screened from view at the front property line by shrubs
8 or trees.

9 (c) The number of dwelling units per parcel for employees shall not exceed four
10 (4) per established farming operation.

11 (d) The arrangement of the dwelling units, sanitary facilities and utilities conform
12 to all of the requirements of the County Health Department, County Building and
13 Safety Department and State law.

14 (2) Public utility facilities, including water works facilities, both public and private,
15 intended primarily for the production and distribution of water for irrigation purposes.

16 (3) The following appurtenant and limited incidental commercial uses, only with an
17 established on-site vineyard and a minimum gross parcel size of five (5) acres:

18 (a) Bed and breakfast inns, excluding wine sales for consumption offsite.

19 (b) Hotels.

20 (c) Day spas and cooking schools only in conjunction with a bed and breakfast inn
21 or hotel.

22 (4) Wineries, and the following appurtenant and limited incidental commercial uses, only
23 with an established on-site vineyard and a minimum gross parcel size of ten (10) acres:

24 (a) Retail wine sales/sampling rooms.

25 (b) Incidental gift sales.

26 (c) Restaurants, however, drive-thru restaurants are not permitted.

27 (d) Delicatessens.

28 (e) Bed and breakfast inns.

1 (f) Hotels.

2 (5) Citrus processing operations, and the following appurtenant and limited incidental
3 commercial uses, only with an established on-site citrus grove and a ten (10) acre minimum gross
4 parcel size:

5 (a) Citrus packing.

6 (b) Sales of citrus and citrus products.

7 (c) Restaurants, however, drive-thru restaurants are not permitted.

8 (d) Delicatessens.

9 (e) Bed and breakfast inns.

10 (f) Hotels.

11 (6) A permanent stand for the display and sale of agricultural products of any permitted
12 use provided that production occurred on the premises where such stand is located, or upon
13 contiguous lands owned or leased by the owner or occupant of the premises.

14 (7) Retail nurseries, horticultural, and garden supply stores.

15 (8) Eighteen (18) hole Golf Courses.

16 c. The following uses are permitted in the C/V Zone provided a conditional use permit has first
17 been obtained pursuant to Section 18.28:

18 (1) Commercial stables and equestrian training facilities.

19 (2) Commercial horse, sheep, goat and/or cattle breeding operations.

20 (3) Farm labor camps.

21 SECTION 3. Section 14.73 of Ordinance No. 348 and Section 17.136.030 of the Riverside
22 County Code are amended to read as follows:

23 a. The following general standards shall apply to all development in the C/V zone:

24 (1) Lots shall have a minimum average width of two hundred feet (200').

25 (2) Lots shall be provided with adequate water service by either a district water
26 system or by individual wells.

27 (3) Adequate soil percolation for septic use shall be required.
28

1 (4) The circulation system within the area shall be able to accommodate the projected increase in
2 traffic from the proposed land use.

3 (5) Roads crossing drainage channels shall be constructed so as to provide for proper
4 drainage, and drainage channels shall be constructed so as to avoid undermining or eroding the
5 roadbed. For parcel and tract maps, minimum road improvements shall be as follows: roads shall
6 have a minimum width of twenty-four feet (24') with four (4) foot shoulders, graded with road
7 base material applied; and "Arizona Crossings" shall be allowed for unpaved roads subject to
8 review and approval by the Riverside County Transportation and Fire Departments and
9 compliance with applicable requirements of Ordinance Nos. 460 and 461.

10 (6) Curbs, gutters and streetlights shall be discouraged.

11 (7) Development shall be coordinated with existing and planned recreational trails and
12 bike paths, when appropriate.

13 (8) All new utilities shall be installed underground except electrical lines rated at 33kV or
14 greater.

15 (9) All exterior lighting, including spotlights, floodlights, electric reflectors and other
16 means of illumination for signs, structures, landscaping, parking, loading, unloading and similar
17 areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or
18 adjoining property. All non-essential lighting shall be operated by a timer and shall be turned off
19 at the close of business. Compliance with the low-sodium lighting provisions of Ordinance No.
20 655 is required.

21 (10) On-site advertising signs shall be compatible with the wine-making atmosphere
22 established by the "Citrus Vineyard Rural Policy Area" policies of the Riverside County General
23 Plan and shall be in compliance with County requirements concerning signage.

24 b. The following standards shall apply to all wineries and citrus processing operations in the C/V
25 Zone:

26

27 (1) The minimum lot size shall be ten (10) gross acres.

28 (2) Seventy-five percent (75%) of the net lot area shall be planted in vineyards and/or
groves or orchards prior to final inspection. Alternatively, appropriate financial instruments

1 acceptable to the County shall have been put in place prior to final inspection to ensure such planting.

2 (3) Buildings and structures shall be designed in a "rural" or "wine country" theme.

3 (4) Minimum front, side and rear yard requirements shall be fifty feet (50').

4 (5) No building or structure shall exceed fifty feet (50') in height unless a greater height is
5 specifically permitted pursuant to Section 18.34.

6 (6) Automobile parking spaces shall be provided as required by Section 18.12 and shall be
7 consistent with the rural standards of the "Citrus Vineyard Rural Policy Area" of the Riverside
8 County General Plan.

9 (7) Loading, trash, and service areas shall be screened by structures or landscaping and
10 shall be located and designed in such a manner as to minimize noise and odor nuisances to
11 adjacent properties.

12 (8) Outside storage areas shall be screened from view by structures or landscaping.

13 (9) All roof mounted mechanical equipment shall be screened from the ground elevation
14 view to a minimum sight distance of thirteen hundred twenty feet (1,320').

15 c. The following standards shall apply to all bed and breakfast inns and hotels in the C/V zone:

16 (1) The minimum lot size shall be five (5) gross acres in conjunction with an established
17 on-site vineyard, grove, or orchard.

18 (2) The minimum lot size shall be ten (10) gross acres in conjunction with an established
19 winery.

20 (3) Seventy-five percent (75%) of the net lot area shall be planted in vineyards and/or
21 groves or orchards prior to final inspection. Alternatively, appropriate financial instruments
22 acceptable to the County shall have been put in place prior to final inspection to ensure such
23 planting.

24 (4) Buildings and structures shall be designed in a "rural" or "wine country" theme.

25 (5) A maximum of two (2) bedrooms shall be allowed per gross acre.

26 (6) Hotels with eleven (11) bedrooms or more shall be located along an arterial road.

27 (7) Minimum front, side and rear yard requirements shall be fifty feet (50').
28

1 (8) No building or structure shall exceed fifty feet (50') in height unless a greater height is
2 specifically permitted pursuant to Section 18.34.

3 (9) Loading, trash, and service areas shall be screened by structures or landscaping and
4 shall be located and designed in such a manner as to minimize noise and odor issues to adjacent
5 properties.

6 (10) Automobile parking spaces shall be provided as required by Section 18.12 and shall
7 be consistent with the rural standards of the "Citrus Vineyard Rural Policy Area" of the Riverside
8 County General Plan.

9 (11) Outside storage areas and the material therein shall be screened with structures or
10 landscaping.

11 (12) All roof mounted mechanical equipment shall be screened from the ground elevation
12 view to a minimum sight distance of thirteen hundred twenty feet (1,320').

13 d. The following standards shall apply to all residential development in the C/V zone:

14 (1) The minimum lot size shall be five (5) gross acres.

15 (2) Minimum front yard requirements shall be fifty feet (50').

16 (3) Minimum side and rear yard requirements shall be thirty feet (30').

17 (4) Dwellings shall not exceed forty feet (40') in height.

18 (5) All subdivisions shall record a "Right-to-Farm" covenant, pursuant to Ordinance No.
19 625 to protect the vineyard, grove and orchard uses from residential encroachment and conflicting
20 land uses.

21 e. The following standards shall apply to all 18-hole golf course developments in the C/V zone:

22 (1) An area equal to fairways, tee boxes and greens, clubhouse and parking lot shall be
23 committed to vineyards, groves, or orchards within the project site.

24 (2) The acreage for 18-hole golf courses and its required agricultural uses may be part of
25 easements integrated into residential parcels within the project site.

26 SECTION 4. Section 14.81 of Ordinance No. 348 and Section 17.140.010 of the Riverside
27 County Code are amended to read as follows:
28

1 The Board of Supervisors finds that there is a need in the County of Riverside for a zone classification
2 within the Citrus Vineyard Rural Policy Area of the Riverside County General Plan that would
3 encourage the cultivation of vineyards, groves, and orchards, including wineries and citrus
4 processing operations, that would preserve the rural lifestyle and wine making atmosphere of the
5 areas where such activities are occurring and that would protect such areas from incompatible uses
6 which could result in reduced productivity and increased complaints. The Board further finds that
7 there is a need for small-scale, commercial uses within the zone classification that would not
8 require a high level of public services and that would enhance the agricultural activities occurring
9 therein. This zone classification is intended to meet the above-referenced objectives. In
10 conjunction with development, the use of rural road standards as outlined in Ordinance No. 460
11 (Regulating the Division of Land) shall be implemented so as to reinforce the rural intent of this
12 zone classification. The introduction of curbs, gutters, and streetlights shall be discouraged.

13 SECTION 5. Section 14.82 of Ordinance No. 348 and Section 17.140.020 of the Riverside
14 County Code are amended to read as follows:

15 a. The following uses are permitted in the C-C/V zone provided a plot plan has first been obtained
16 pursuant to Section 18.30:

- 17 (1) Bakery shops.
- 18 (2) Confectionary and candy stores.
- 19 (3) Florist shops.
- 20 (4) Gift, antique, curio, and art supply shops.
- 21 (5) Ice cream shops.
- 22 (6) Museums.
- 23 (7) One on-site operator's residence, which may be located in a commercial building.
- 24 (8) Produce markets.
- 25 (9) Tourist information centers.
- 26 (10) Day spas.
- 27 (11) Coffee and donut shops.
- 28 (12) Restaurants, excluding drive-thru restaurants.

1 (13) Real estate offices.

2 (14) Feed and grain sales

3 (15) The outside storage of materials, such as irrigation equipment and farm machinery, is
4 allowed provided the materials are used in conjunction with a farm. Otherwise, the amount of
5 outside storage materials is limited to one hundred (100) square feet with a maximum height of
6 three feet (3') on parcels less than one-half (1/2) acre and two hundred (200) square feet with a
7 maximum height of three feet (3') for parcels on one-half (1/2) acre or more.

8 SECTION 6. Section 14.83 of Ordinance No. 348 and Section 17.140.030 of the Riverside
9 County Code are amended to read as follows:

10 a. The following standards shall apply to all development within the C-C/V zone:

11 (1) The minimum lot size shall be two and one half (2 1/2) acres.

12 (2) Building and structures shall be designed in a "rural" or "wine country" theme.

13 (3) The minimum front setback shall be ten feet (10'). Side and rear setbacks shall be five
14 feet (5').

15 (4) No building or structure shall exceed forty feet (40') in height unless a greater height is
16 specifically permitted pursuant to Section 18.34.

17 (5) Lots shall be provided with adequate water service by either a district water system or
18 by individual wells.

19 (6) Adequate soil percolation for septic use shall be required.

20 (7) The circulation system within the area shall be able to accommodate the projected
21 increase in traffic from the proposed land use.

22 (8) Roads crossing drainage channels shall be constructed so as to provide for proper
23 drainage, and drainage channels shall be constructed so as to avoid undermining or eroding the
24 roadbed.

25 (9) Curbs, gutters and streetlights shall be discouraged.

26 (10) Development shall be coordinated with existing and planned recreational trails
27 and bike paths, when appropriate.
28

1 (11) All new utilities shall be installed underground except electrical lines rated at 33kV or
2 greater.

3 (12) All exterior lighting, including spotlights, floodlights, electric reflectors and other
4 means of illumination for signs, structures, landscaping, parking, loading, unloading and similar
5 areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or
6 adjoining property. All non-essential lighting shall be operated by a timer and shall be turned off
7 after the close of business operations. Compliance with the low-sodium lighting provisions of
8 Ordinance No. 655 is required.

9 (13) On-site advertising signs shall be compatible with the wine-making atmosphere
10 established by the "Citrus Vineyard Rural Policy Area" policies of the Riverside County General
11 Plan and be in compliance with County requirements concerning signage.

12 (14) Automobile parking spaces shall be provided as required by Section 18.12 and shall
13 be consistent with the rural standards of the "Citrus Vineyard Rural Policy Area" of the Riverside
14 County General Plan.

15 (15) Landscaping, in excess of that specified in Section 18.12, shall be required. The use
16 of grapevine and/or citrus plant material shall be encouraged.

17 (16) Loading, trash, and service areas shall be screened by structures or landscaping and
18 shall be located and designed in such a manner as to minimize noise and odor nuisances to
19 adjacent properties.

20 (17) Outside storage areas and the materials therein shall be screened from view by
21 structures or landscaping.

22 (18) All roof mounted mechanical equipment shall be screened from the ground elevation
23 view to a minimum sight distance of thirteen hundred twenty (1,320) square feet.

24 SECTION 7. The provisions of this Ordinance shall take effect thirty (30) days after its adoption.
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BOARD OF SUPERVISORS OF THE COUNTY

OF RIVERSIDE, STATE OF CALIFORNIA

By _____
Chairman

ATTEST:

NANCY ROMERO
Clerk to the Board

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM AND CONTENT:
November 6, 2003

By: Karin Watts-Bazan
KARIN WATTS-BAZAN
Deputy County Counsel

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