Temecula Valley Wine Country Community Plan

December 03, 2013 Board of Supervisors Public Hearing Packet

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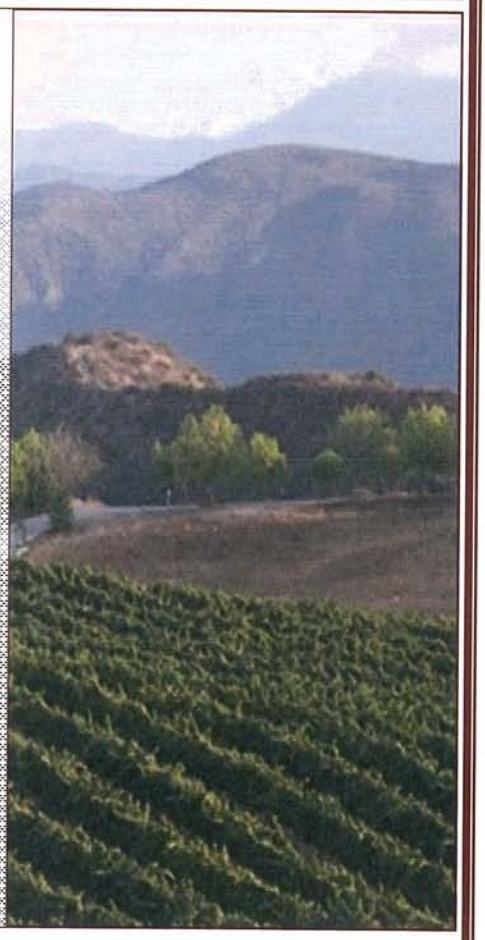

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SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 20, 2013

SUBJECT: TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN: PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524 (PEIR NO. 524)/ GENERAL PLAN AMENDMENT NO. 1077 (GPA NO. 1077)/ ORDINANCE NO. 348.4729/ AND TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK; Entitlement/Policy – Applicant: County of Riverside – Engineer/Representative: N/A – 3rd Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Various Land Use Designations – Citrus Vineyard Policy Area and Valle de los Caballos Policy Area – 18,990 Acres – Zoning: Various

RECOMMENDED MOTION: That the Board of Supervisors:

1. **TENTATIVELY CERTIFY PROGRAMATIC ENVIRONMENTAL IMPACT REPORT NO**. 524, based on the findings incorporated in the EIR, and subject to resolution adoption by the Board of Supervisors and;

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1077** amending the existing Southwest Area Plan (SWAP) and Circulation Element of the Riverside County General Plan

Frank Coyle

Carolyn Syms Luna
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	$ N/A	$ N/A	$ N/A	$ N/A	Consent ☐ Policy ☐
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A.	

SOURCE OF FUNDS: N/A

Budget Adjustment: N/A
For Fiscal Year: N/A.

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK DATE 11/26/13

☐ Positions Added ☐ Change Order
☐ A-30 ☐ 4/5 Vote

Prev. Agn. Ref.:	District:	Agenda Number:

based upon the findings and conclusions incorporated in the staff report, and subject to resolution adoption by the Board of Supervisors;

3. **ADOPT ORDINANCE NO. 348.4729** amending Riverside County Ordinance No. 348 to add the following four new zoning classifications that implement the General Plan: Wine Country-Winery Existing, Wine Country-Winery, Wine Country-Equestrian, and Wine Country-Residential;

4. **ADOPT the TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY GREENHOUSE GAS REDUCTION WORKBOOK** that replaces the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Reduction Workbook.

BACKGROUND:
Summary

PROJECT DESCRIPTION:

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.

PROJECT LOCATION AND SETTINGS:

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.

This area contains some of Riverside County's prime agriculture lands within the Temecula Valley. Previous efforts to guide development in the SWAP included the creation of two policy areas in the County's General Plan – the Citrus Vineyard Rural Policy Area and the Valle de los Caballos Policy Area – intended to promote agricultural and equestrian uses respectively. In response to the increased development activity that has occurred over the past decade, the Project was developed after a comprehensive review of the region's vision and policies that are outlined in the General Plan and the zoning ordinance.

Many of the existing uses within the Project area are composed of rural residential estate lots (greater than one acre in size), vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, residential uses

with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time, a total of approximately 42 existing wineries are located within the Project area. Ancillary uses to these wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Adjacent land uses to the Project area include urbanizing areas within the City of Temecula as well as existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, Pechanga Casino, campgrounds, recreational vehicle parks, as well as related recreational amenities are also located in the immediate vicinity of the Project area.

PROJECT COMPONENTS:

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Ordinance No. 348.4729 to ensure consistency between the General Plan and Ordinance No. 348. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementation directions related to potential future development projects within the Project area. Below is an outline of the Project's components:

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:

   a. Revisions to the existing Southwest Area Plan

      i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area; Revisions to the SWAP Statistical Summary Table;
      ii. 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 (SWAP Policy Areas Figure 4);
      iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District- Overlay and existing wineries that are on less than 20 acres;
      iv. Revisions to the SWAP Circulation Network (SWAP Figure 7);
      v. Revisions to the SWAP Trails and Bikeway Systems map (SWAP Figure 8);

   b. Revisions to the existing General Plan Circulation Element

      i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;
      ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; and
      iii. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above;

2. Ordinance No. 348.4729: An amendment to the Riverside County 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 and addition of the Greenhouse Gas Reduction Workbook.

It should be noted that while the proposed Project represents an increase in new development compared to existing conditions in Wine Country, it is considerably less dense than currently allowed in the County's General Plan policies and zoning classifications.

PUBLIC HEARINGS

Public hearings on the Project were held before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, December 5, 2012 and December 19, 2012. On December 19, 2012 Planning Commission made the following recommendations to the Board of Supervisors:

1) Tentatively certify Program EIR No. 524;
2) Tentatively approve GPA No. 1077 as modified by the Planning Commission; and
3) Adopt Ordinance No. 348.4729 as modified by the Planning Commission;

The Project was before the Board of Supervisors on September 24, 2013. The Board packet relating to this Project is attached as Attachment A. Upon review of the proposed Project, the Planning Commission's recommendations and consideration of public testimony, the Board of Supervisors directed staff to modify the Planning Commission's recommendations for Ordinance 348.4729.

The Board's modifications to Ordinance No. 348.4729 were referred back to the Planning Commission pursuant to Government Code Section 65857 and Section 20.3a.e.of Ordinance No. 348 which provide the following:

> ". . .any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission shall first be referred back to the Planning Commission for a report and recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Planning Commission to report within 40 days after the reference, or such longer period of time as may be specified by the Board of Supervisors, shall be deemed to be an approval of the proposed modification."

The Board modifications to the Ordinance included the following:

1. A reformat of Ordinance No. 348, 4729,

2. Clarification to various definitions, permitted uses and development standards,

3. Modifications to the Trails and Bikeway Network,

4. Modifications to the boundaries of the Wine Country Winery Zones.

Staff presented the Board modifications to Planning Commission on November 6, 2013 and November 20, 2013. As noted in these two staff reports, the recommended modifications are consistent with the analysis in the Program EIR No. 524. These staff reports and minutes are attached as Attachment B. Public testimony provided to the Planning Commission regarding the Board modifications focused on the trails network implementation and the subregion south of Highway 79.

There were many speakers that spoke in favor and against the project. Those that opposed the project, generally raised concerns over liability, privacy, diminishing property value, trash and crime associated with the trails network. The residents within the Project's Residential District requests the removal of the Regional and

Regional-Open space trails from the proposed map. Most of the speakers want to remain involved as the trails are implemented.

The Highway 79 subregion of approximately 818 acres was analyzed as a Winery District and 138 acres was analyzed as Equestrian District in the Draft Program Environmental Impact Report No. 524. On December 19, 2012, after considering public testimonies, which include surveys, letters and petitions, the Planning Commission voted to keep this area within the Project area and modify this region to include three Wine Country Districts. To date staff received requests from 9 property owners' or their representatives to remove 13 parcels of approximately 192 acres from the Project Area, as well as requests from 12 property owners to keep 16 parcels of approximately 262 acres within the Project Area. Of those that wish to remain in the Project area they have either requested Winery or Equestrian District for their properties. On November 20, 2013, the Commission discussed whether or not this area should be included or removed from the Project boundary. There was concern expressed with the compatibility of the land uses within the surrounding area. If this area is removed from the Project boundary, it will not impact the analysis of the EIR since approximately 956 acres would be deleted from the boundary.

The Planning Commission upon review of the Board modifications and public comments made the following recommendations on November 20, 2013:

1. Approve by a vote of 5-0 the revision to the format of Ordinance No. 348.4729;

2. Approve by a vote of 5-0 clarifications to definitions, permitted uses and development standards in Ordinance No. 348.4729 set forth in Table A of the staff report, with a clarifying modification to the definition of Commercial Equestrian Establishment;

3. Approve by a vote of 5-0 modifications to the trails network planning document for equestrian trails associated with Ordinance No. 348.4729, asking for sensitivity to property owners near trails;

4. Approve by a vote of 4-1, (Chairman Petty voted no) the modification to the boundaries of the Wine Country Zones set forth in Ordinance No. 348.4729 with a recommendation to remove the portion south of Highway 79 approximately 956 acres from the Wine Country Community Plan.

The modifications to the Trails and Bikeway Network were also presented to the Riverside County Park District Advisory Committee (DAC) for consideration. Mr. Marc Brewer, Senior Park Planner presented an overview of the Project and its Trails and Bikeway map to the DAC on November 7, 2013. The November 7, 2013 District Advisory Commission Staff Report is attached as Attachment C. After considering valuable input from the public, the DAC voted 7-0 (3 members absent) in favor of the plan recommending approval to the Planning Commission.

The Planning Commission's recommendations for Ordinance 348.4729 are shown in Attachment D-1 in red text; a clean version that incorporates these changes is provided as Attachment D-2. Attachment D-3 is a clean version of Ordinance No. 348.4729 that does not include Planning Commission's recommendations. Other components of the Project were updated to be consistent with Ordinance No. 348.4729. This includes update to the proposed General Plan Southwest Area Plan (SWAP) policies, SWAP Figure 4 Policy Areas and SWAP Figure 4a Temecula Valley Wine Country Policy Area with Districts, and SWAP Figure 8 Trails and Bikeway Systems (Attachment E). For Board's consideration, the Planning Commission recommended removal of the area south of Highway 79 is presented in Attachment E-1. If this area is removed from the project, the Valle de los Caballos Policy Area and corresponding SWAP policy will remain intact for approximately 318 acres south of Highway 79 and the proposed trails system will be removed from consideration.

ADDITIONAL LETTERS TO THE BOARD OF SUPERVISORS TO CONSIDER:

For Board consideration, additional public comment received since September 24, 3013 that were provided to the Planning Commission and the Board are provided as Attachment F.

Impact on Citizens and Businesses

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County. The Project's Draft Program EIR No. 524 identified specific mitigation measures that will reduce the level of many significant impacts to a less than significant level. It also identified areas where, after implementation of all feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated to less than significant (see Attachment A: Table A on Page 5 of September 24, 2013 Form 11.) Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. It should be noted that the proposed "Project", while representing a substantial increase in new development compared to existing conditions, the Project is considerably less dense than currently allowed in the County's General Plan Policies and zoning classifications.

SUPPLEMENTAL:
Additional Fiscal Information
An item will be presented before the Board at a future meeting to program the funding mechanism to complete and implement this project.

Contract History and Price Reasonableness
N/A

ATTACHMENTS:

A. **Attachment A: September 24, 2013 Board of Supervisors Item No. 16.3**
B. **Attachment B: 11/6/2013 and 11/20/13 Planning Commission Staff Report**
C. **Attachment C: 11/7/2013 Park District Advisory Commission Staff Report**
D. **Attachment D-1: Ordinance No. 348.4729 with Planning Commission's recommendations shown in red**
E. **Attachment D-2: Clean version of Ordinance No. 348.4729 with incorporation of Planning Commission's recommendations**
F. **Attachment D-3: Clean version of Ordinance No. 348.4729 without Planning Commission's recommendations**
G. **Attachment E: Modification to GPA No. 1077 to be consistent with Ordinance No. 348.4729**
H. **Attachment E-1: Modification to GPA No. 1077 to be consistent with November 20, 2013 Planning Commission Ordinance No.348.4729 Modifications**
I. **Attachment F: Letters received since September 24, 2013**

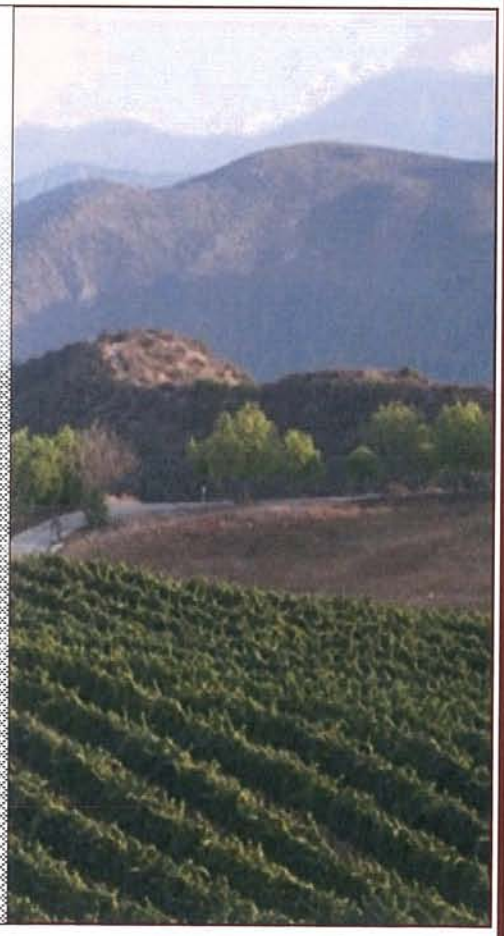
Temecula Valley Wine Country Community Plan

September 24, 2013 Board of Supervisors Public Hearing Packet

Folder 1 of 1

Contents:

1) Form 11: Temecula Valley Wine Country Community Plan
2) Attachment A: Planning Commission Final Recommendations and Program EIR No. 524 Determination
3) Attachment B: Temecula Valley Wine Country Community Plan Components (General Plan Amendment No. 1077/ Ord. No. 348.4729/Design Guidelines/Greenhouse Gas Reduction Workbook)
4) Attachment C: Planning Commission Public Hearing Staff Reports, Enclosed Compact Disc with Attachments, and Minutes
5) Attachment D: Final Program EIR No. 524 Responses to Comments and Errata
6) Attachment E: Letters Received Since Dec. 19, 2012 (Close of Planning Commission Hearings)



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

FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 29, 2013

SUBJECT: TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN: PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524 (PEIR NO. 524)/ GENERAL PLAN AMENDMENT NO. 1077 (GPA NO. 1077)/ ORDINANCE NO. 348.4729/ AND TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK; Entitlement/Policy – Applicant: County of Riverside – Engineer/Representative: N/A – 3rd Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Various Land Use Designations – Citrus Vineyard Policy Area and Valle de los Caballos Policy Area – 18,990 Acres – Zoning: Various

RECOMMENDED MOTION: That the Board of Supervisors:

1. **TENTATIVE CERTIFICATION of PROGRAMATIC ENVIRONMENTAL IMPACT REPORT** NO. 524, based on the findings incorporated in the EIR, and subject to resolution adoption by the Board of Supervisors and;

2. **TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1077** amending the existing Southwest Area Plan (SWAP) and Circulation Element of the Riverside County General Plan; To

Carolyn Syms Luna
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	$ N/A	$ N/A	$ N/A	$ N/A	Consent ☐ Policy ☐
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A.	

SOURCE OF FUNDS: N/A

Budget Adjustment: N/A
For Fiscal Year: N/A.

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Departmental Concurrence

☐ Positions Added ☐ Change Order
☐ 4/5 Vote ☐

Prev. Agn. Ref.:	District:	Agenda Number:

the SWAP deletion of the Citrus Vineyard and Valle de los Caballos Policy Areas; as well as and the associated policies SWAP 1.1 through SWAP 2.1; addition of the Temecula Valley Wine Country Policy Area; revision to the SWAP Statistical Summary Table 2; Deletion of the Citrus Vineyard and the Valle de los Caballos Policy Area boundaries and addition of the Temecula Valley Wine Country Policy Area boundary to SWAP Figure 4; addition of SWAP Figure 4a: Temecula Valley Wine Country Winery Districts; Revision to the SWAP Circulation Network SWAP Figure 7; as well as the Circulation Element Figure C-1; Revision of the Trails and Bikeway System maps SWAP Figure 8; To the General Plan Circulation Element revision to the Circulation Element Non-motorized Transportation Section policies C 15.1- C 18.3 and Figure C-7: Riverside County Proposed Trails and Bikeway System based upon the findings and conclusions incorporated in the staff report, and subject to resolution adoption by the Board of Supervisors;

3. **ADOPTION of ORDINANCE NO. 348.4729** amending Riverside County Ordinance No. 348 to add the following four new zoning classifications that implement the General Plan: Wine Country-Winery Existing, Wine Country-Winery, Wine Country-Equestrian, and Wine Country-Residential;

4. **ADOPTION of TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY GREENHOUSE GAS REDUCTION WORKBOOK** replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Reduction Workbook.

BACKGROUND:
Summary

PROJECT DESCRIPTION:

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.

PROJECT LOCATION AND SETTINGS:

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.

This area contains some of Riverside County's prime agriculture lands within the Temecula Valley. Previous efforts to guide development in the SWAP included the creation of two policy areas in the County's General Plan – the Citrus Vineyard Rural Policy Area and the Valle de los Caballos Policy Area – intended to promote agricultural and equestrian uses respectively. In response to the increased development activity that has occurred over the past decade, the Project was developed after a comprehensive review of the region's vision and policies that are outlined in the General Plan and the zoning ordinance.

Many of the existing uses within the Project area are composed of rural residential estate lots (greater than one acre in size), vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, residential uses with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time, a total of approximately 42 existing wineries are located within the Project area. Ancillary uses to these wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Adjacent land uses to the Project area include urbanizing areas within the City of Temecula as well as existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, Pechanga Casino, campgrounds, recreational vehicle parks, as well as related recreational amenities are also located in the immediate vicinity of the Project area.

PROJECT COMPONENTS:

e Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Ordinance No. 348.4729 to ensure consistency between the General Plan and Ordinance No. 348. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementation directions related to potential future development projects within the Project area. Below is an outline of the Project's components:

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:

   a. Revisions to the existing Southwest Area Plan

      i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area; Revisions to the SWAP Statistical Summary Table;
      ii. 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 (SWAP Policy Areas Figure 4);
      iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District- Overlay and existing wineries that are on less than 20 acres;
      iv. Revisions to the SWAP Circulation Network (SWAP Figure 7);
      v. Revisions to the SWAP Trails and Bikeway Systems map (SWAP Figure 8);

   b. Revisions to the existing General Plan Circulation Element

      i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;
      ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; and

iii. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above;

2. Ordinance No. 348.4729: An amendment to the Riverside County 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 and addition of the Greenhouse Gas Reduction Workbook.

It should be noted that while the proposed Project represents an increase in new development compared to existing conditions in Wine Country, it is considerably less dense than currently allowed in the County's General Plan policies and zoning classifications.

SUMMARY OF PLANNING COMMISSION HEARINGS:

Public hearings on the Project were held before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, December 5, 2012, and December 19, 2012. Staff presented the Project and outstanding issues during the July and August public hearings. The majority of the public testimony focused on the inclusion of churches and private schools within the Policy Area. In response to this testimony, the Planning Commission directed staff to analyze the option of including these uses in the Project at the August hearing. Staff requested additional time in September to analyze options and presented the following option on December 5, 2012:

Option No. 1 – Revise Program EIR No. 524 to analyze the inclusion of Churches and Private Schools

Option No. 2 – Consider the Project after final decision on the proposed Calvary Church Proposed Project

Option No.3 – Proceed with the proposed Project and remove the Calvary Church properties from the Project's boundary

After discussing each option, the Planning Commission recommended Option No. 3 by a vote of 4-1 (Commissioner Roth dissented). The Commission continued the item to its December 19, 2012 regular meeting to discuss outstanding issues.

On December 19, 2012, the Planning Commission recommended approval by a vote of 5-0 of the Project with modifications. Although the Temecula Valley Wine Country Design Guidelines and Greenhouse Gas Reduction Workbook were presented to the Planning Commission, it did not take action on those two (2) items because they are considered Board Policies of the Board of Supervisors. As a result, an action by the Planning Commission was not required.

A summary of the Planning Commission's recommendations and Program EIR No. 524 determinations are provided in Attachment A. The resulting Project as recommended by the Planning Commission is provided as Attachment B.

The Planning Commission public hearing minutes, staff reports and comment letters are provided as Attachment C. Recordings of the meetings are available upon request.

PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524:

The Notice of Completion for the Project's Program EIR No. 524 was made available for a 60-day public review period starting on December 5, 2011 and closed on February 2, 2012. During the comment period, the County received thirty-two comments and one comment after the close date. The Draft Program EIR No. 524 was also modified in response to comments, public hearing comments and direction from Planning Commission and are attached hereto as Attachment D: Final Program EIR No. 524 Errata. The Draft Program EIR No. 524 is available for view at the Riverside County Planning Department and on the Project's website: http://www.socalwinecountryplan.org/Planning/CEQA/tabid/70/Default.aspx

The Final Program EIR No. 524 Summary of Conclusions are summarized in Table A below:

Table A: Final Program EIR No. 524 Summary of Conclusions

Environmental Concern	Mitigation Measures	Conclusion
Aesthetics, Light & Glare	3	Less Than Significant With Mitigation
Agriculture & Forestry	1	Unavoidable Significant Impact (Project + Cumulative)
Air Quality	13*	Unavoidable Significant Impact (Project + Cumulative)
Biological Resources	1*	Less Than Significant With Mitigation
Cultural & Paleontological	5*	Less Than Significant With Mitigation
Geology, Soils, Seismicity	1*	Less Than Significant With Mitigation
Greenhouse Gas Emissions	2	Unavoidable Significant Impact (Project + Cumulative)
Hazards & Hazardous Materials	4	Less Than Significant With Mitigation
Hydrology & Water Quality	8*	Less Than Significant With Mitigation
Land Use & Relevant Planning	1*	Less Than Significant With Mitigation
Mineral Resources	1	Less Than Significant With Mitigation
Noise	7*	Unavoidable Significant Impact (Project + Cumulative)
Public Services, Recreation & Utilities	18*	Unavoidable Significant Impact (fire/library)
Traffic & Circulation	5*	Unavoidable Significant Impact (Project + Cumulative)

* Modified in response to comments

ADDITIONAL LETTERS TO THE BOARD OF SUPERVISORS TO CONSIDER:

For the Board of Supervisors' consideration, Staff received the following letters after the final Planning Commission hearing concerning the Project (Attachment E: Letters Received Since December 19, 2012):

Table B: Summary of Letters Received Since Dec. 19, 2012

From	Request	Staff analysis and recommendation
Nicolas Palumbo President, Temecula Valley Winegrowers Association	Supports a 50% requirement of all wine sold directly through the tasting room shall be produced onsite at a winery's physical location and enforcement based on a case by case basis not requiring individual wineries to provide production reports.	During the December 19, 2013 Planning Commission hearing, Staff recommended the requirement of 50% wine sold at a winery should be produced on site. Staff also proposed production capacity for wineries with lodging facilities and gross acres. Planning Commission agrees with the recommendation to require at least 50% of wine sold on onsite shall be produced on site; however, they recommended a production quota and minimum square footage for a winery with any commercial uses based on gross acres. This would ensure the vineyard and winery remains the main use of a property.
Claudio Ponte, Ponte Winery	Remove area south of Highway 79	The area south of Highway 79 is intended to serve as the southern entrance to Wine Country. Staff was able to gauge the property owners' preference through the review of the community survey, petitions and letters. The requests from the community survey, petition and letters in light of the objectives of the community plan resulted in a three-district hybrid approach for this area. The hybrid option was supported by the Morgan Hills Community that is adjacent to the west. The aerial map and assessors data for this area shows existing agricultural operations. This area has potential to support smaller or a medium size wineries as well as equestrian operations. Inclusion in the Winery Community Plan will preserve its agricultural, estate lot and equestrian potential.
Ben Drake, Drake Enterprises, Inc.	Remove area south of Highway 79	(See comments above in response to Claudio Ponte's request.)
Mat and Patricia Lin	Request the removal of proposed trails alignment through their property and bisecting two contiguous parcels owned by the Lins.	The Regional/Open Space Trail alignment that crosses through the property was removed; however the trail alignment that bisects two contiguous parcels was not. The Trails Committee identified this trail segment as the safest route for equestrian use that connects Monte de Oro Road to Camino del Vino and the rest of Trails network within the Policy Area. This alignment avoids De Portola Road.
Dennis Frank, Southwest California Legislative Council	Opposes incompatible uses within Wine Country CV Zones	One of the Project's objectives is to coordinate growth in a manner that avoids future land use conflicts. The Project's additional development standards and requirements will help protect the area and its residents from incompatible uses.

Table B: Summary of Letters Received Since Dec. 19, 2012

From	Request	Staff analysis and recommendation
Nicholas Palumbo, President, Temecula Valley Winegrowers Association	Opposes the exclusion of the parcels associated with the Calvary Chapel expansion	After public testimony, the Planning Commission recommended that the Project not apply to the Calvary Church properties. If the Project does not apply to these properties, they will remain within the existing C/V zoning classification.
Ray W. Johnson, Esq., Protect Wine Country	Opposes the exclusion of the parcels associated with the Calvary Chapel	(See comments above in response to Nicholas Palumbo's request.)

ADDITIONAL INFORMATION:

The Planning Commission recommended that the Project not apply to two (2) parcels currently owned by the Calvary Church Bible Fellowship. If the Project does not apply to these parcels, they would maintain their existing zoning classification which is the Citrus/Vineyard Zone (C/V Zone). The existing C/V Zone is less restrictive than the proposed Project.

Removing Calvary Church's 2 parcels from the Project's boundaries will not hinder the Project's purpose. The purpose is to provide a blueprint for future growth that ensures development 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 2 parcels currently owned by Calvary Church consist of one vacant parcel and one developed parcel.
The Project's boundaries consist of approximately 18,990 acres. Developing Calvary Church's vacant parcel under the existing C/V Zone would still leave ample opportunity for future development within the Project's boundaries that would preserve and expand winery and equestrian operations. Additionally, any future development of the Calvary Church parcel would be required to comply with applicable County ordinances and the California Environmental Quality Act to analyze any potential impacts to the environment.

During the public hearings before the Planning Commission, there was much public testimony regarding churches being included in the Project. Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V Zone. Churches, temples and other places of religious worship are also not permitted uses under the proposed Project. They are, however, permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the other zoning classifications.

Additionally, the proposed Project's boundaries apply to approximately 18,990 acres, while the unincorporated area of Riverside County covers approximately 4,121,114 acres. As a result, the Project applies to less than 1% of the land within Riverside County, leaving ample opportunity to locate churches, temples and other places of worship ("religious assemblies") elsewhere in Riverside County.

The proposed Project was developed to preserve and enhance viticulture potential within the Temecula Valley Region. This region is a unique area within Riverside County and has the right climate and environment for growing wine producing grapes. The Project allows incidental commercial and secondary uses that are directly related to and support the viability of the viticulture and equestrian operations. Secondary uses are in conjunction with the primary use, which is the winery or equestrian use.

Religious assemblies would be considered a primary use, not a secondary use. Nonreligious assemblies such as fraternal hall lodges and recreational facilities would also be considered a primary use, and not a secondary use directly related to and supportive of the viticulture operations. As with religious assemblies, these nonreligious assemblies are also not permitted uses under the proposed Project because they do not exist to support winery or equestrian facilities.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission at their December 19, 2012 meeting made the following recommendations to the Board of Supervisors:

1) Tentatively certify Program EIR No. 524;
2) Tentatively approve GPA No. 1077 as modified by the Planning Commission; and
3) Adopt Ordinance No. 348.4729;

Impact on Citizens and Businesses

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County. The Project's Draft Program EIR No. 524 identified specific mitigation measures that will reduce the level of many significant impacts to a less than significant level. It also identified areas where, after implementation of all feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated to less than significant (see Table A on Page 5.) Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. It should be noted that the proposed "Project", while representing a substantial increase in new development compared to existing conditions, the Project is considerably less dense than currently allowed in the County's General Plan Policies and zoning classifications.

SUPPLEMENTAL:
Additional Fiscal Information
An item will be presented before the Board at a future meeting to program the funding mechanism to complete and implement this project.

Contract History and Price Reasonableness
N/A

ATTACHMENTS:

A. **Planning Commission Final Recommendations and Program EIR No. 524 Determination**
B. **Temecula Valley Wine Country Community Plan**
C. **Planning Commission Staff Reports**
D. **Final Program EIR No. 524 Errata**
E. **Letters Received since December 19, 2012**

On December 19, 2012, Planning Commission voted to Tentatively Certify Program Environmental Impact Report (EIR) No. 524; Tentatively Approve General Plan Amendment No. 1077 (GPA No. 1077) as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors; and Adopt Ordinance No. 348.4729 as modified by the Planning Commission. The Planning Commission also adopted the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077 to the Riverside County Board of Supervisors.

Planning Commission recommends the following modifications to the proposed Temecula Valley Wine Country Community Plan (Project) to address outstanding matters:

I. Land Use Policy Issue

There were a number of outstanding policy issues that were raised by the Project stakeholders during the outreach efforts that were presented to Planning Commission for discussion. The following table (Table 1) lists these issues and provides a summary of Planning Commission's recommendation and land use assumptions considered for the Draft Program EIR No. 524.

Table 1: Planning Commission Land Use Policy Recommendations

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
A. The proposed Temecula Valley Wine Country Community Plan (Project) analyzed in the Draft Program EIR does not specifically list a production winery as a permitted use. The request is to permit a production winery through a plot plan application on parcels that are between 5 to 10 acres.	Planning Commission recommends allowing production winery as a permitted use and recommends incorporating the following definitions for a Production Winery and Commercial Winery, as well as development standards in the proposed Ordinance No. 348.4729 for a production winery. "Production Winery: An agricultural facility solely designed and used to crush,	Staff modified the proposed GPA No. 1077 and Ordinance No. 348.4729 to include Production Winery as an allowable use in the Wine Country - Winery District and its implementing zones, specifically the Wine Country-Winery and Wine Country-Existing Zones. The proposed Ordinance No. 348.4729 was also modified to add the Production Winery and Commercial Winery definitions, as well as Production Winery development standards.	The activities associated with a Production Winery are similar to other agricultural processing and packing activities that are permitted through the Citrus/Vineyard Zone and other existing agricultural zones established within the Project boundary. The Project propose to continue these agricultural uses through the implementation of the proposed Wine Country Zones. Thus, the Draft Program EIR No. 524 assumed these agricultural activities would continue to occur within the Temecula Valley Wine Country Policy Area. The inclusion of a Production Winery as an allowable use in the Community Plan would not result in increased

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
	ferment and process grapes into wine. The facility does not operate any appurtenant or incidental commercial uses. Commercial Winery: An agricultural facility designed and used to crush, ferment and process grapes into wine. Such facility operates appurtenant and incidental commercial uses such as wine sampling room, retail win sales, gift sales, delicatessen, restaurant, lodging facilities and special occasion facilities. Development standards for Production Winery: 1) The minimum lot size shall be five (5) gross acres. 2) The Production Winery shall be less than 1,500 square feet in		environmental impacts. No additional analysis in the Project's Program EIR was necessary.

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
	size. 3) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.		
B. In addition to the request to permit production wineries, the request is to permit a wine tasting room with a Production Winery.	Planning Commission does not recommend allowing a wine tasting room with a Production Winery.	No modification to the Project was necessary.	Wineries with wine tasting rooms on lots smaller than 10 acres additional to the existing wineries that are operating within the policy area boundary were not considered or analyzed as part of the Project. Since the inclusion of this use was not added into the Project, no additional analysis in the Project's Program EIR is necessary. Additional environmental analysis may be needed if this use was added to the Project.
C. The proposed Project analyzed in the Draft Program EIR did not list cooperative wine tasting rooms as a permitted use. The request is to permit cooperative wine sampling rooms that offer the sampling of wines produced by different wineries.	Planning Commission does not recommend allowing cooperative wine sampling rooms.	No modification to the Project was necessary.	Cooperative wine tasting rooms or facilities were not analyzed as part of the Project. Since the inclusion of this use was not added into the Project, no additional analysis in the Project's Program EIR is necessary.

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
D. The proposed Project analyzed in the Draft Program EIR permit wineries with incidental commercial uses. The request is to ensure that a winery is operating and producing wine prior to allowing the operation of an incidental commercial use.	Planning Commission recommends the following as a standard condition of approval for all new wineries with incidental commercial uses: "The commercial winery facility shall be operational prior to issuance of certificate of occupancy for any incidental commercial uses."	No modification to the proposed General Plan Amendment or Ordinance No. 348.4729 was necessary. This item will become a standard Condition of Approval for all new wineries within the policy area.	The Project's Program EIR assumes winery with incidental commercial uses are permitted within the policy area boundary. No additional analysis is necessary.
E. The proposed Project analyzed in the Draft Program EIR allows wineries with incidental commercial uses. The request is to ensure that at least 50% of wine sold at a Commercial Winery are produced on site.	Planning Commission recommends that 50% of wines sold at a Commercial Winery are produced onsite. The Commission also recommends production quotas and facility sizes for commercial wineries with special occasion facilities and lodging facilities and based on gross acres. That is a winery with incidental commercial uses on 20 - 40 acres shall be at least 3,000 SF and produce 7,000 gallons and on 40 acres or larger	The Commercial Winery development standards in the proposed Ordinance Amendment were modified to reflect Planning Commission recommendations. Also, as suggested by the Planning Commission the yearly submittal of the *TTB Form 5120.17 Report of Wine Premises Operations* will be required as a condition of approval for new wineries.	The Project's Program EIR assumes wineries with incidental commercial uses are permitted within the policy area boundary. No additional analysis is necessary.

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
	shall be at least 6,000 SF and produce 14,000 gallons. The Commission also recommends requiring all new commercial wineries to submit to the Planning Department *TTB Form 5120.17 Report of Wine Premises Operations* to verify actual production.		
F. The proposed Project requires the use of 75% locally grown grapes for wine production. The request is to establish a mechanism to ensure the use of 75% locally grown grapes by wineries.	Planning Commission recommends requiring as a standard condition of approval for new wineries yearly submittal of the Grape Crush Report to the Agricultural Commissioner for review.	As recommended by Planning Commission, new wineries will be required to submit a copy of the Grape Crush Report to the Agriculture Commissioner for review on a yearly basis.	The requirement of this form does not need to be analyzed in the Program EIR.
G. The proposed Project include exemptions to the use of 75% locally grown grapes. The request is to delete the extra two times 1-year time extension for this exemption.	Planning Commission recommends eliminating the extra two times 1-year time extension for the exemption from using 75% locally grown grapes for wine production.	The two times 1-year time extension has been eliminated from the proposed Ordinance No. 348.4729 Commercial Winery development standards.	The time-extension elimination does not need be analyzed in the Program EIR.

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
H. The proposed Project analyzed in the Draft Program EIR requires a minimum of 20 acres for a winery with a special occasion facility. This provision poses a limitation to a common business practice of holding wine club events to promote wines for wineries on less than 20 acres. The request is to permit wine club events as an incidental use to a commercial winery. The event will be limited to wine club members and guests, up to 4 events per year, and shall not to exceed 100 members.	Planning Commission recommends allowing Wine Club events as it is pertinent to a winery's business model; allow these events to occur on a Commercial Winery on ten (10) acres or larger up to four (4) events per year, not to exceed 100 wine club members. Planning Commission also directed staff to develop a definition for "Wine Club Events".	Proposed Ordinance No. 348.4729 was modified to include Wine Club Events as a permitted incidental use to a commercial Winery; as well as to include the following definition for a "Wine Club Event": "Wine Club Event: A social gathering promoted by a Commercial Winery held in its facility exclusively for its wine club members and their guests." To distinguish wine club events from regular wine club activities the following definition for "Wine Club Activities" was also added to the proposed Ordinance 348.4729: "Wine Club Activity: A social gathering held at a Commercial Winery where its wine club members only receive their membership wine and may participate in wine tasting and purchase additional wine products. Attendance is limited to wine club members and their guests."	The Draft Program EIR No. 524 assumed small, medium and large wineries would occur in the project area. Most existing wineries currently hold private wine club events as a standard operation to promote their wines. The traffic analysis for the Program EIR evaluates the typical "peak" conditions. The proposed wine club events would be considered atypical, similar to a holiday for retail business. Based on the existing activities considered for wine operations, limiting the wine club events to four times a year would not increase environmental impacts. The limiting factor for trip generation at a winery is the available number of parking spaces. Thus, no additional analysis is necessary.

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
I. The proposed Project analyzed in the Draft Program EIR includes a provision in the development standards that limits the number of guest for a special occasion facility. The request is to eliminate the provision that limits the maximum number of guest to "five (5) guests per acre" for special occasion facilities.	Planning Commission recommends eliminating the "five (5) guests per acre" provision for special occasion facility development standard. The total number of guests for special occasion facilities shall be determined on a case by case basis.	The proposed Ordinance No. 348.4729 was modified to eliminate the limitation of five guests per acre from the special occasion facility development standard.	As discussed above for Wine Club Events, the traffic regression analysis found that the major contributing factor for trip generation at a winery is the available number of parking spaces. The maximum number of guest will be determined on a case by case basis for implementing projects and will be dependent on site location, surrounding uses, site design and Transportation Management Plan. Additionally, implementing projects will conduct a project specific environmental analysis. Thus, no additional analysis for the Project's Program EIR No. 524 is needed.
J. The Project limits the building height of wineries and resorts to 50'. The request is to decrease the maximum building height for wineries and resorts to 40' to reduce visual impact of the implementing project.	Planning Commission recommends for wineries and resorts the maximum building height of 40' (50' if terraced) measured from the finished graded pad and limit the number of stories to two (2) stories.	The development standards in the proposed Ordinance No. 348.4729 for a commercial winery and resort were modified to reflect Planning Commission's recommendation.	The required design features proposed in the Project would reduce or offset potential visual impacts of implementing projects. The height restriction reduction from 50' to 40' would further minimize potential visual impacts of implementing projects as currently assumed in the Project's Draft Program EIR. Thus, no additional analysis is needed.
K. The Project requires different minimum setbacks along major roads for special occasion facilities, lodging facilities and wineries. The	Planning Commission recommends a 4/1 approach to determine setbacks for commercial uses along major roads	The development standards in the proposed Ordinance No. 348.4729 was modified to include the 4/1 setback provisions for all commercial uses.	The modified setback requirement along with the other required design features proposed in the Project assumed in the Project's Draft Program EIR allows flexibility in site design to reduce or offset potential

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
request is to require a minimum uniform setback of 100' for all commercial uses along all major roads.	based on the height of the building to allow for site design flexibility, that is the minimum setback shall be equal to four (4) times the building height measured from the lowest graded pad. The Planning Commission also recommends the 4/1 approach for side and rear setbacks for commercial uses.		visual, noise, and air quality impacts to surrounding neighbors. Additionally, implementing projects will conduct a project specific environmental analysis. Thus, no additional analysis for the Project's Program EIR No. 524 is needed. Thus, no additional analysis is needed.
L. The Project requires a minimum setback of 300' from major roads for residential development. The request is to reduce the minimum setback for residential development along major roads.	Planning Commission recommends a setback that equals 1/3 of the lot if the 300' setback cannot be met due to lot characteristics and configuration. The Commission also recommends the minimum side and rear setback for residential development equal to the building height.	The residential development standards in the proposed Ordinance No. 348.4729 was modified for residential development standards to include a provision for a setback equal to 1/3 of the lot along major roadways if the minimum 300' setback cannot be met. The minimum side and rear setbacks shall be equal to building height.	The modification would affect properties that could not meet the minimum 300' setback. Overall, the design features proposed in the Project would reduce or offset potential visual, noise, and air quality impacts to surrounding neighbors. Thus, no additional analysis is needed.
M. The Project analyzed in the Draft Program EIR sets the minimum lot size of 10 acres for residential development in the	Planning Commission recommends increasing the minimum lot size for residential lots in the Winery	The residential development standards in the proposed Ordinance No. 348.4729 were modified to require a minimum lot size of 20 acres.	For the Project buildout projection, the Draft Program EIR No. 524 assumed the residential development that within the Winery District 9% would be develop as RC-EDR to reflect existing

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
Winery District. The request is to increase the minimum lot size for residential units from 10 acres to 20 acres within the Winery District.	District from 10 to 20 acres.		residential units, smaller lot sizes and approved Parcel and Tract Maps and assumed that 9% would develop as Rural Residential to limit future residential subdivision to 10 acre minimum. The increase of lot size from 10 acres to 20 acres would decrease the overall residential units within the Winery District.
N. The proposed Project analyzed in the Draft Program EIR permits outdoor amplified music and outdoor events for a special occasion facilities. Approval of which will be determined on a case by case basis depending on the implementing project's site design and the accompanying noise study or acoustical analysis. The request is to prohibit outdoor amplified music and outdoor events.	Planning Commission recommends determining the appropriateness of an outdoor event and amplified music on a case by case basis.	No modification to the Project was necessary.	It is speculative to predict the nature, frequency, scale, and site-specific design features of the future special occasion facilities. Mitigation measures for the Project were developed to reduce noise impact from commercial wineries, special occasion facilities and construction. Implementing projects are subject to the Program EIR No. 524 mitigation measures, as well as any site specific mitigation measures, to decrease noise impact to surrounding area associated with construction and operation phase. No additional analysis is needed.
O. The proposed Project limits the number of animals for noncommercial keeping, raising or boarding through implementation of the Wine Country Zone. The number	Planning Commission recommends limiting the allowable number of animals to 2 animals per acre for the Winery and Winery Existing	No additional modification was made in regards to increasing the number of animals allowed in the Winery and Winery Existing zones. The number of animals within the Equestrian Zone was	The Draft Program EIR assumes agriculture uses and animal keeping would occur within the project area. Thus, no additional analysis was necessary to the Project's PEIR in regards to animal keeping and hobby farms.

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
of such animals allowed in the Winery and Winery Existing Zones is 2 animals per acre; the number increases to 5 per acre for the Residential and Equestrian District. The request is to increase the number of animals allowed in the Winery District and allow hobby farms.	Zones. Also, since the Project does not change a property's zoning classification, the hobby farm uses that were legally established under the existing zoning classification may continue.	clarified state 5 animals per acre. The Project does not change the zone designation thus the existing uses described in the hobby farms request can continue if they were legally established.	

II. Boundary Modification Requests

Staff received various requests from project stakeholders during the course of the community outreach and Planning Commission hearings that have expressed their desire to:

A. Be added to or removed from the Project boundary; or
B. Be considered for a different district of the Policy Area, than the current Project Proposed

The Planning Commission's recommendation regarding the boundary and district modification requests are provided below. Exhibit A attached hereto is a map that shows the location of each request. A summary of the requests can be found in the December 19, 2012 Planning Commission Staff Report Agenda Item 3.5 pages 11-17 attached to this Form 11 A in Attachment C.

- Planning Commission recommends approval of Group A through E request for exclusion from the Project Boundary;
- Planning Commission recommends approval of staff's recommended option for Group G. Staff recommends a mixture of three district for the area south of Highway 79;
- Planning Commission recommends keeping Group H within the Project boundary and directed staff to create an overlay to provide the option of higher densities for this group. Staff developed the Winery District Overlay that provides the option to develop density and uses allowed under the Rural Community-Estate Density Residential land use designation.
- Planning Commission recommends denial of Group F, I and J request for exclusion from the Project Boundary;
- Planning Commission recommends denial of Group K and L request for inclusion in the Boundary;

- Planning Commission recommends approval of Group M request to modify the proposed Wine Country District from Equestrian District to Winery District;
- Planning Commission recommends denial of Group N, P and Q request to modify the proposed Wine Country District from Equestrian District to Winery District;
- Planning Commission recommends denial of Group O and R request to modify the proposed Wine Country District from Winery District to Equestrian District;

The result of the Project and District boundary modifications is an overall reduction of the project area and projected number of wineries. The tables (Table 2 and 3) below summarize the net changes to the project boundary and projected number of wineries:

Table 2: Net Reduction of Project Area Resulting from Planning Commission Recommended Modifications

Wine Country District	Proposed Project projection analyzed in the Draft Program EIR (acres)	Planning Commission Recommended Boundary Modification (acres)	Net changes (acres)
Winery	10,339	9,702	-637
Equestrian	3,157	3,252	95
Residential	5,494	5,004	-490
		Total reduction	**1,032 acres**

Table 3: Projected Number of Wineries

	Projected number of Wineries analyzed in the Draft Program EIR			Projected number of Wineries for the Planning Commission Recommended Boundary Modification		
Winery Size	**Small**	**Medium**	**Large**	**Small**	**Medium**	**Large**
Winery District	30	37	21	28	30	21
Equestrian District	6			6		
Residential District	11			10		
	Total Projected Wineries		**105**	**Total Projected Wineries**		**95**

A "Small Size Winery" is a Winery with a vineyard and tasting room. A "Medium Size Winery" has a vineyard, tasting room and combination of one or two more uses such as restaurants, special occasion facilities, or lodging facilities, and "Large Size Wineries" will have a vineyard, tasting room and resort type of uses.

Environmental Analysis of Proposed Project Modifications

Staff is proposing various modifications to the Project, including policy changes and land use district boundary modifications. As discussed above, compared to the Project analyzed in the Draft Program EIR No. 524, the policy changes do not represent a new significant environmental impact or a substantially more severe environmental impact. Furthermore, compared to the Project analyzed in the Program EIR as summarized above, the proposed boundary modifications result in a substantial net reduction in Project acreage (a 1,032-acre reduction), and a substantial reduction in Project land use density and intensity, including a 637-acre reduction in Winery District (approximately 10 less wineries, corresponding to

approximately 2,692 less employees at buildout), and a 490-acre reduction in Residential District (approximately 121 less dwelling units, with larger net lot sizes).

The Draft Program EIR evaluates a broad land use policy program covering a 18,990-acre planning area with buildout occurring over many years. The Program EIR includes a comprehensive range of mitigation measures to address potential future development. In addition, County standard development review procedures also ensure that site-specific impacts are evaluated for each implementing projects.

The above Project modifications are proposed as a result of public comments on the Draft EIR, as recommended by the Planning Commission at its December 19, 2012 public meeting. Relevant changes have been noted in the Final PEIR, as represented in the "Errata" section of the Comments and Responses document. With the discussion above as referenced in the Comments and Responses document, the Final PEIR adequately addresses the proposed Project, as modified.

III. Trails: Planning shall work with trails committee on the modified trails map.

The proposed Trails and Bikeway network have been modified to remove redundant trails. Corrections were also made to trail alignments that crossed into properties. The resulting proposed Southwest Area Plan Figure 8 Trails and Bikeway is provided in Attachment B of this Form 11A.

IV. Existing wineries eligible for the Wine Country-Winery Existing Zone

The Wine Country-Winery Existing (WC-WE) zone was created to recognize the existing wineries that were approved under the existing Citrus Vineyard Policy Area and Citrus/Vineyard Zone that are under 20 gross acres. These wineries include incidental commercial uses, such as special occasion facilities, restaurants and hotels. Under the proposed Project, future wineries would need more than 20 gross acres to establish these incidental commercial uses. The twenty-nine (29) existing wineries that are eligible for the WC-WE zone are as follows:

1. Alex's Red Barn Winery
2. Baily Vineyard and Winery
3. Bolero (Europa Village)
4. Cest Le Vie (Europa Village)
5. Chapin Family Vineyards
6. Churon Winery
7. Cougar Vineyard and Winery
8. Danza Del Sol Winery
9. Destiny Vineyards
10. Doffo Vineyard and Winery
11. Fazelli Vineyards
12. Foot Path/Foot Print Winery
13. Frangipani Estate Winery
14. Gary Gray
15. Hart Winery
16. Il Poggio (Europa Village)
17. Keyways Vineyard and Winery

18. Leonesse Cellars
19. Longshadow Ranch Vineyard and Winery
20. Lorenzi Estate Wines
21. Masia De Yabar Winery
22. Miramonte Winery
23. Monte De Oro Winery
24. Oak Meadows Winery
25. Oak Mountain Winery
26. Palumbo Family Vineyard and Winery
27. Robert Renzoni Vineyard
28. Vindemia Vineyard and Estates Winery
29. Wiens Family Cellars

The Planning Commission recommends including Ponte Winery on the list of eligible wineries if the project is less than 20 gross acres. Staff has determined that Ponte Winery is more than 20 gross acres therefore is not eligible for the WC-WE Zone. Ponte Winery includes a wine tasting room, special occasion facility, restaurant and hotel. All of these incidental commercial uses may occur under the proposed Wine Country-Winery zone on 20 gross acres or more.

The Temecula Valley Wine Country Community Plan includes the following components:

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:

   a. Revisions to the existing Southwest Area Plan

      i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area; Revisions to the SWAP Statistical Summary - Table 2 (Proposed text amendment is attached);

      ii. 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 (SWAP Policy Areas Figure 4) (Existing and proposed Figure SWAP Figure 4 are attached);

      iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District-Estate Density Residential Overlay and existing wineries that are on less than 20 acres. (Proposed Figure SWAP 4a is attached);

      iv. Revisions to the SWAP Circulation Network (SWAP Figure 7) (Existing and Proposed Figure SWAP 7 are attached); and

      v. Revisions to the SWAP Trails and Bikeway Systems map (Existing and proposed SWAP Figure 8 are attached);

   b. Revisions to the General Plan Circulation Element

      i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details. (Proposed text amendment and revised Figure C-8 are attached);

      ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; (Existing and proposed Circulation Element Figure C-1 is attached); and

      iii. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above; (Existing and proposed Circulation Element Figure C-1 is attached);

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. (Proposed Ordinance No. 348.4729 is attached)

3. Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Emission Workbook. (Proposed Temecula Valley Wine Country Design Guidelines and the Proposed Greenhouse Gas Emission Workbook are attached.)

General Plan Amendment No. 1077
Proposed Southwest Area Plan Amendments

Policy Areas

A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries for the Policy Areas in the Southwest planning area are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Eleven ~~Twelve~~ policy areas are designated within the Southwest Area Plan. They are important locales that have special significance to the residents of this part of the County. Many of these policies derive from citizen involvement over a period of decades in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Southwest planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The boundaries of these policy areas shown on the Policy Area Map are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility~~, then,~~ calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.

A view of one of the Temecula Vineyards

★
***SWAP** = Southwest Area Plan*

Temecula Valley Wine Country Policy Area

The Temecula Valley Wine Country Policy Area is located easterly of the City of Temecula and westerly of Vail Lake. This region encompasses one of the most important agricultural lands in the County. The many wineries and equestrian uses here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities.

Three districts have been established for this policy area – Winery, Equestrian and Residential – to ensure long-term viability of the wine industry while protecting the community's equestrian rural lifestyle. The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies within each district provide for complimentary uses distinct to the delineated areas. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for the implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of this unique area. The following policies are applicable to the Temecula Valley Wine County Policy Area:

SWAP 1.1 *Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.*

SWAP 1.2 *Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.*

SWAP 1.3 *Permit production wineries on 5 to 10 acres provided that at least:*
- *75% of the project site is planted in vineyards;*
- *75% of the grapes utilized in wine production are grown or raised within the county; and*
- *The winery facility shall be less than 1,500 square feet.*

SWAP 1.4 *Permit commercial wineries with limited commercial uses such as sampling rooms and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:*
- *75% of the project site is planted in vineyards;*
- *75% of the grapes utilized in wine production are grown or raised within the county; and*
- *The winery facility shall at least produce 3,500 gallons of wine annually.*

SWAP 1.5 *Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.*

SWAP 1.6 *Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.*

SWAP 1.7 *Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.*

SWAP 1.8 *Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.*

Wine Country – Winery District

The Wine Country – Winery District generally encompasses the area formally recognized as the Citrus/Vineyard Policy Area and includes additional areas to the east and south. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy.

SWAP 1.9 *Encourage new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone.*

SWAP 1.10 Allow the (29) existing wineries that were adopted prior to [adoption date] and are shown on Figure 4a to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.

SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with commercial wineries as defined in the implementing zones.

Winery District Overlay

The purpose of the Winery District Overlay is to identify property that may be developed either under the Winery District Overlay or under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.

SWAP 1.12 Allow properties within the Winery District Overlay the opportunity to utilize either the density and uses allowed under the Rural Community-Estate Density Residential land use designation or the density and uses allowed in the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.

SWAP 1.13 The Winery District Overlay is within the area depicted on Figure 4A.

SWAP 1.14 When developing under the Rural Community-Estate Density Residential land use designation, the following provisions apply:

a. Allow land uses consistent with the Rural Community-Estate Density Residential land use designation.
b. The minimum density shall be one dwelling unit per two (2) acres.
c. Proposed uses and related development standards shall be implemented through the Rural Agriculture (R-A) zone with a minimum lot size of two acres.
d. The provisions of the Temecula Valley Wine Country Policy Area do not apply.

SWAP 1.15 When developing under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area the following provision shall apply.

a. Allow land uses consistent with the Wine Country-Winery District.
b. The minimum density shall be one dwelling unit per ten acres.
c. Proposed uses and related development standards shall be implemented through Wine Country-Winery (WC-W) Zone.
d. The provisions of the Rural Community-Estate Density Residential land use designation do not apply.

SWAP 1.16 Require that adequate water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use and development.

Wine Country – Equestrian District

The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.

SWAP 1.17 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.

SWAP 1.18 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

Equestrian Establishment. An equestrian facility where horses are kept, sheltered, trained, nursed, or boarded in return for compensation. An equestrian establishment may include enclosed stalls, horse-shelters, horse-arena, paddocks, pens, as well as associated appurtenant structures or buildings, including but not limited to, barns, tack sheds, washing stations, hot walkers or other horse exercise equipment storage areas, horse training schools, small-scale animal hospitals, feed storage facilities, covered forage/hay storage areas, equestrian trail riding areas, horse trailer parking areas, and other similar type of facilities.

Wine Country – Residential District

The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. The purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities.

SWAP 1.19 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.

SWAP 1.20 Encourage tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards or equestrian land.

~~Citrus/Vineyard~~

~~The Citrus/Vineyard Policy Area, which applies to lands located easterly of the City of Temecula northerly and southerly of Rancho California Road, has been established as a distinct area to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. This policy area encompasses one of the most important agricultural lands in the County. The many wineries here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. Not only that, the Citrus/Vineyard area also is an important part of the character of the Southwest planning area and has become ingrained in the "culture" of the surrounding communities. The Citrus/Vineyard policies also protect against the location of uses that are incompatible with agricultural uses and which could lead to conflicts with adjacent uses. The following policies are reflected in the provisions of the Citrus/Vineyard (C/V) Zone, which was established to preserve the distinctive character of this area.~~

~~**Policies:**~~

~~SWAP 1.1 Maintain a rural and agricultural character in the Citrus/ Vineyard area through continued implementation of the C/V zone and judicious use of the C-C/V zone. These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a "rural" or "wine country" theme and by discouraging curbs, gutters, sidewalks, and street lights.~~

~~SWAP 1.2 Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.~~

~~SWAP 1.3 Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards~~

~~SWAP 1.4 Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens, in conjunction with wineries on 10 acres or more provided that at least:~~

- ~~75% of the project site is planted in vineyards;~~
- ~~75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and~~
- ~~The winery facility has a capacity to produce 3,500 gallons of wine annually.~~

~~SWAP 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and special occasion facilities on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.~~

~~SWAP 1.6 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:~~

- ~~75% of the project site is planted in vineyards;~~
- ~~75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and~~
- ~~The winery facility has a capacity to produce 3,500 gallons of wine annually.~~

~~Valle de los Caballos~~

~~This policy area is located easterly of the City of Temecula, and is very generally bounded by Monte Verde Drive and Highway 79 South on the south, Pauba Road and the Vail Lake area on the east, Linda Rosea Road on the north, and Anza Road on the west. This is an area characterized by gently rolling hills and equestrian, rural residential, and agricultural activities. Most of the land in the area is in parcels of 10 acres or larger, which fosters a very low intensity,~~

~~rural lifestyle. In order to preserve opportunities to enjoy the type of rural lifestyle offered in this area, it is appropriate to retain the area in 10-acre minimum parcel sizes.~~

~~**Policies:**~~

~~SWAP 2.1 Require a 10-acre minimum lot size for residential development within the Valle de los Caballos Policy Area, regardless of the underlying land use designation.~~

**Renumber the SWAP policies accordingly.*

Table 2: Statistical Summary of the Southwest Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS[1]		
	Acreage	Dwelling Units	Population	Employment
SUPPLEMENTAL LAND USE PLANNING AREAS				
The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.				
OVERLAYS & POLICY AREAS				
OVERLAYS				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
Winery District Overly	*112*	*39*	*118*	*0*
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay	~~171~~ *283*	~~317~~ *356*	~~954~~ *1072*	**400**
POLICY AREAS				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
~~Citrus Vineyard~~	~~7,576~~	—	—	—
~~Valle De Los Caballos~~	~~2,913~~	—	—	—
Temecula Valley Wine Country	*17,955*	---	---	---
Santa Rosa Plateau	36,312	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,237	---	---	---
French Valley Airport Influence Area	14,596	---	---	---
Keller Road South Side	20	---	---	---
Total Area Within Policy Areas	~~95,181~~ *102,647*			
TOTAL AREA WITHIN SUPPLEMENTALS	~~95,352~~ *102,818*			

NOTES:

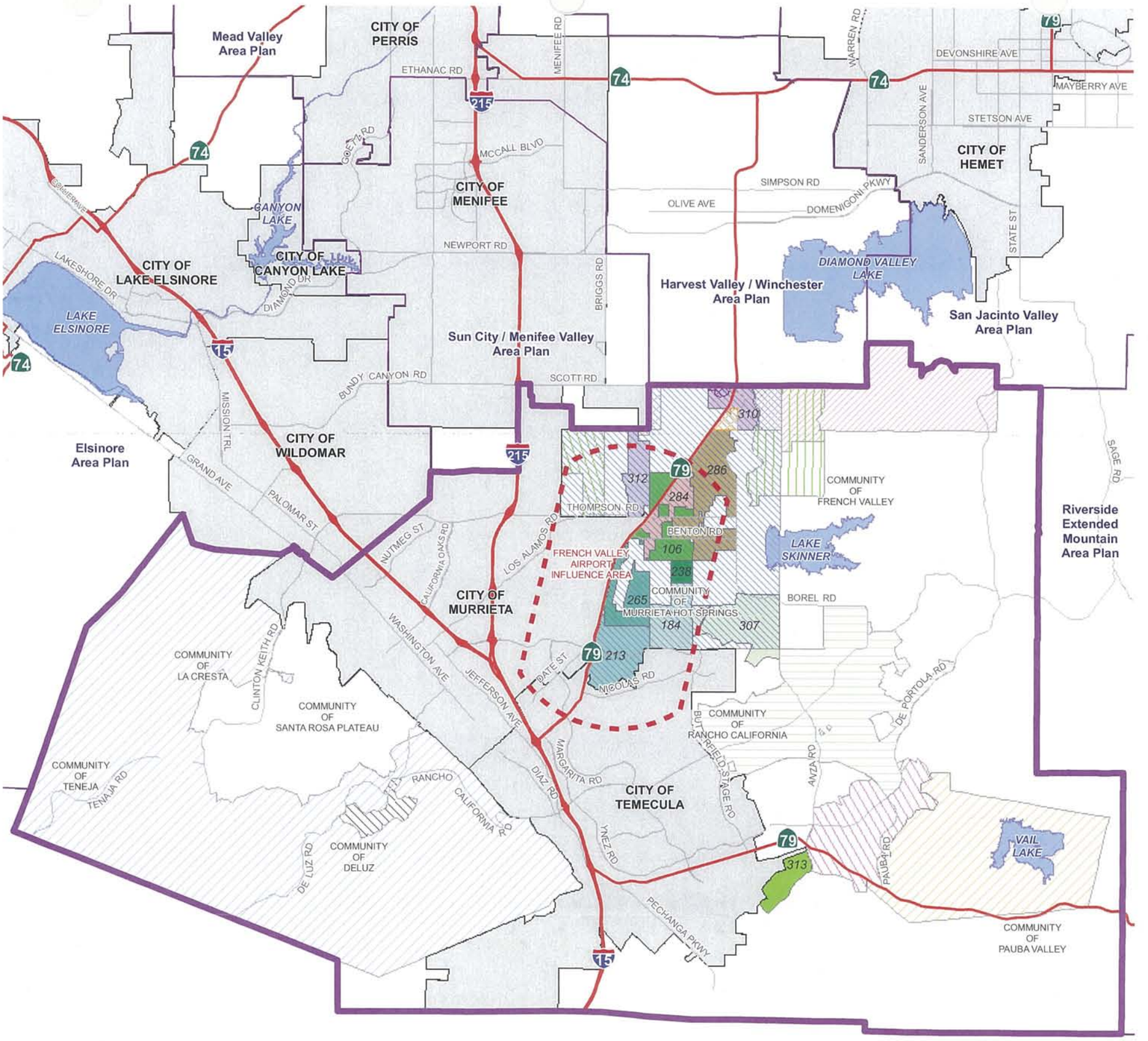
a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.

b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.

c. It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.

d. The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.

General Plan Amendment No. 1077
Proposed Circulation Element Amendments



Data Source: Riverside County

- Community Development Overlay
- Community Center Overlay
- Diamond Valley Lake Policy Area
- Highway 79 Policy Area
- Keller Road South Side Policy Area
- Leon/Keller Policy Area
- North Skinner Policy Area
- Santa Rosa Plateau Policy Area
- Sections 25/36 Policy Area
- Vail Lake Policy Area
- Walker Basin Policy Area
- Citrus Vineyard Rural Policy Area
- Valle De Los Caballos Policy Area
- ### Area Plan Boundary
- Highways
- Waterbodies
- City Boundary
- Specific Plans

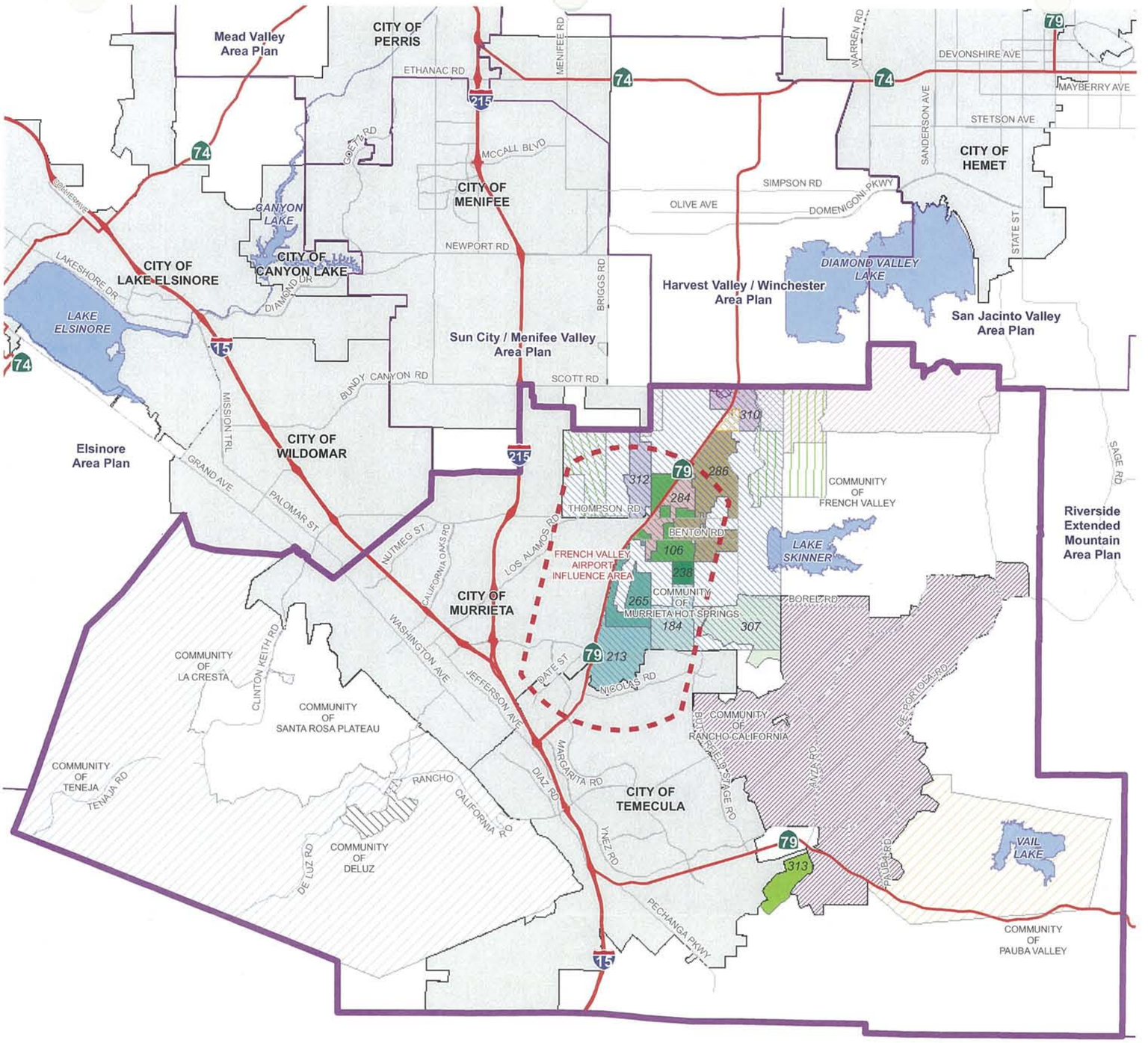
Figure 4

August 27, 2013

0 2 4 Miles

SOUTHWEST AREA PLAN OVERLAYS AND POLICY AREAS

Existing



Data Source: Riverside County

- Temecula Valley Wine Country Policy Area
- Community Development Overlay
- Community Center Overlay
- Diamond Valley Lake Policy Area
- Highway 79 Policy Area
- Keller Road South Side Policy Area
- Leon/Keller Policy Area
- North Skinner Policy Area
- Santa Rosa Plateau Policy Area
- Sections 25/36 Policy Area
- Vail Lake Policy Area
- Walker Basin Policy Area
- ### Area Plan Boundary
- Highways
- Waterbodies
- City Boundary
- Specific Plans

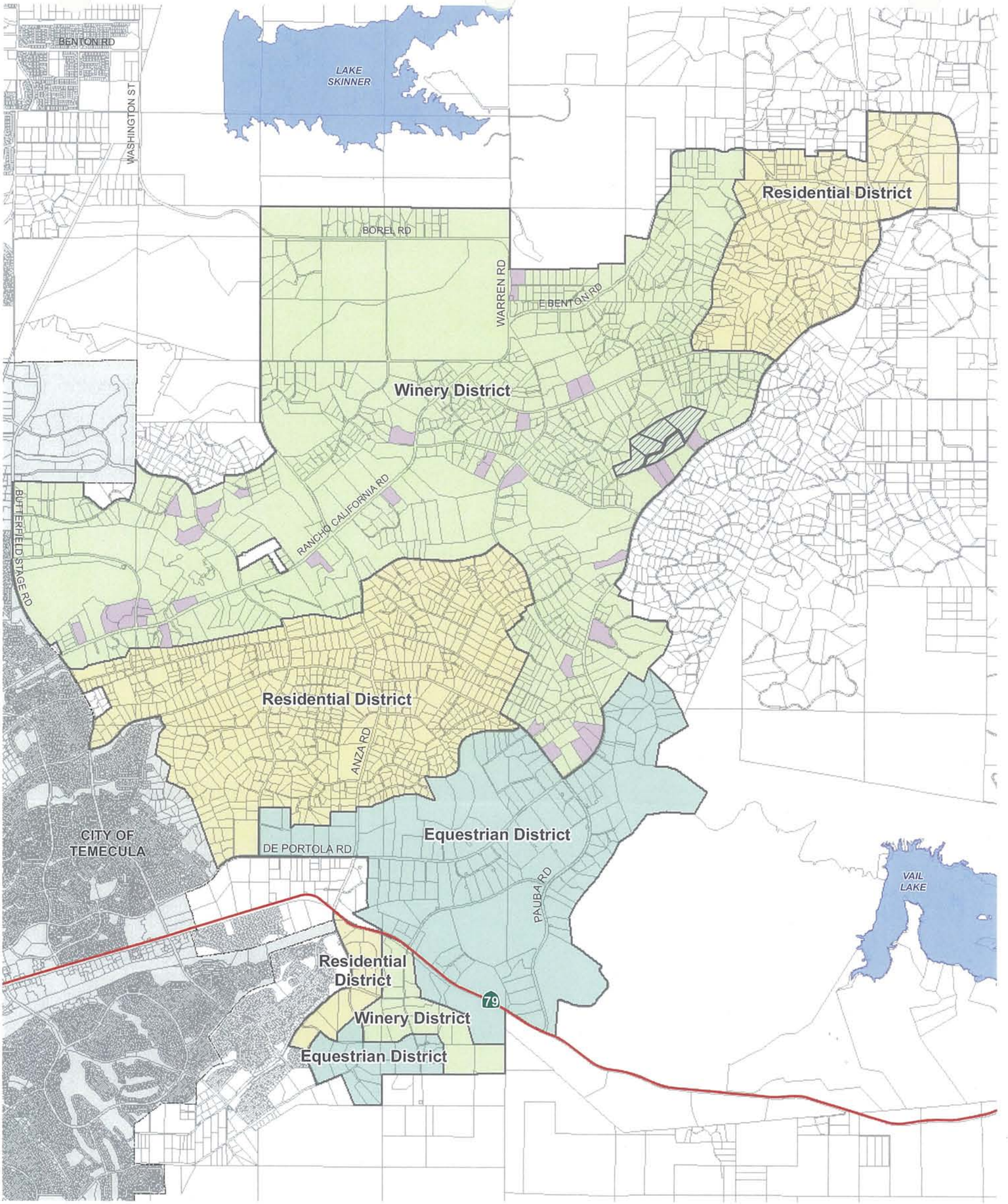
Figure 4

August 27, 2013

0 2 4 Miles

SOUTHWEST AREA PLAN PROPOSED OVERLAYS AND POLICY AREAS

Proposed



Data Source: Riverside County 2011

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

Figure 4A

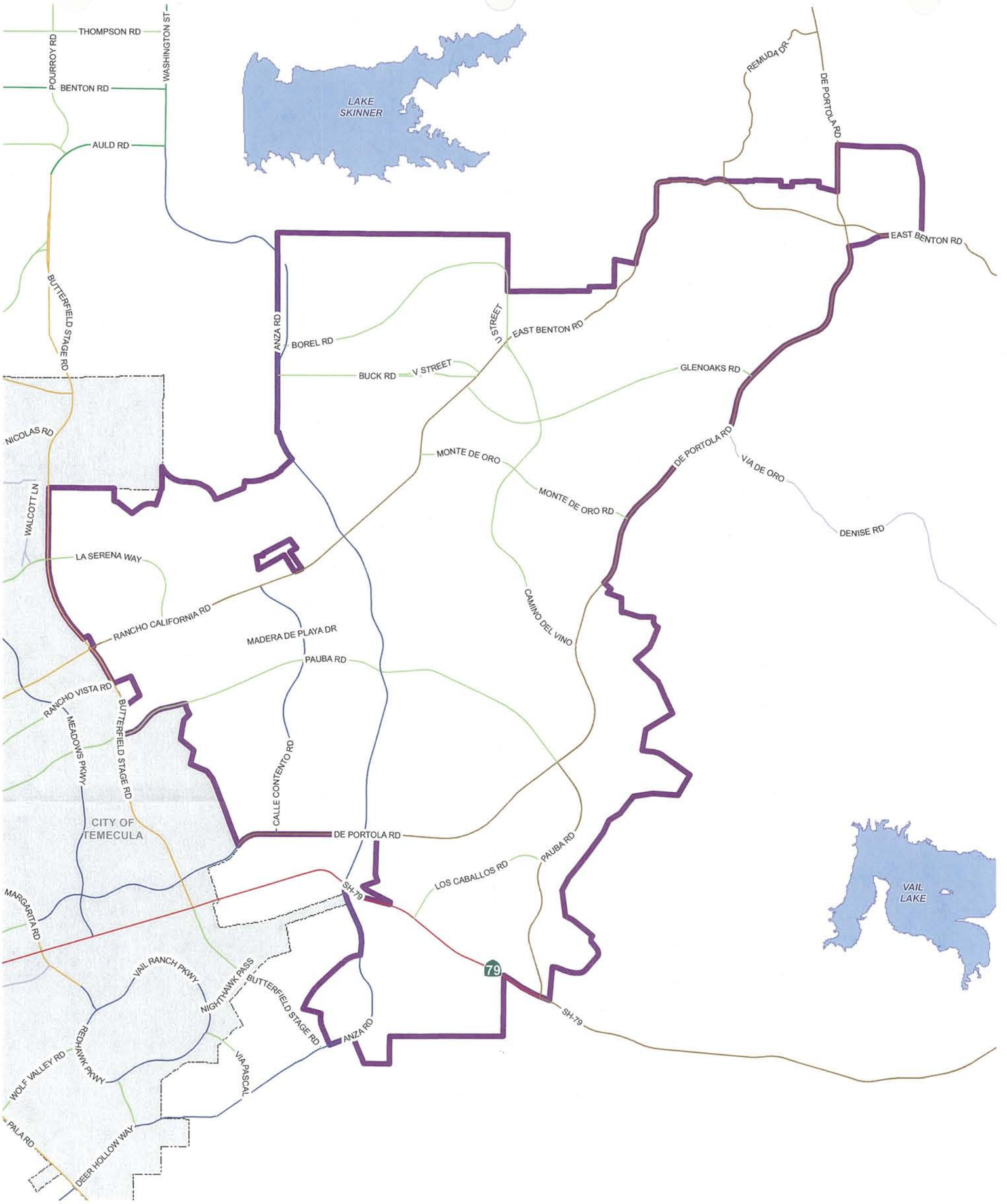
August 27, 2013

Miles
0 0.5 1

PROPOSED TEMECULA VALLEY WINE COUNTRY POLICY AREA WITH DISTRICTS

Proposed

Path: \\agency\Image\Projects\Planning\For RBP-Staff Report\Fig 4A- Wine Country Policy Areas.mxd



Data Source: Riverside County Transportation

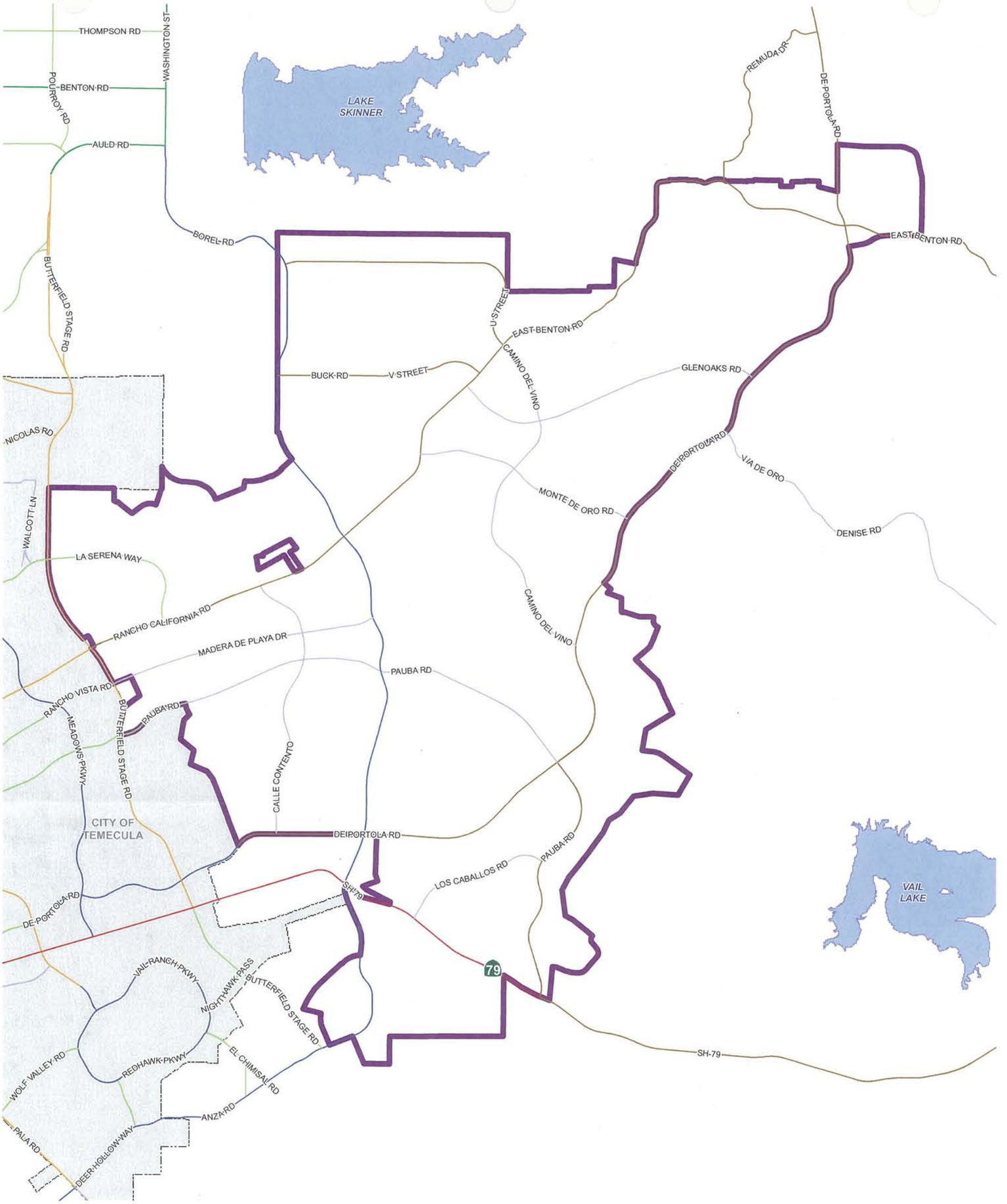
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Wine Country Community Plan Project Boundary
- City Boundary
- Waterbodies

August 27, 2013

Miles
0 0.5 1

TEMECULA VALLEY WINE COUNTRY CURRENT CIRCULATION

Existing



Data Source: Riverside County Transportation

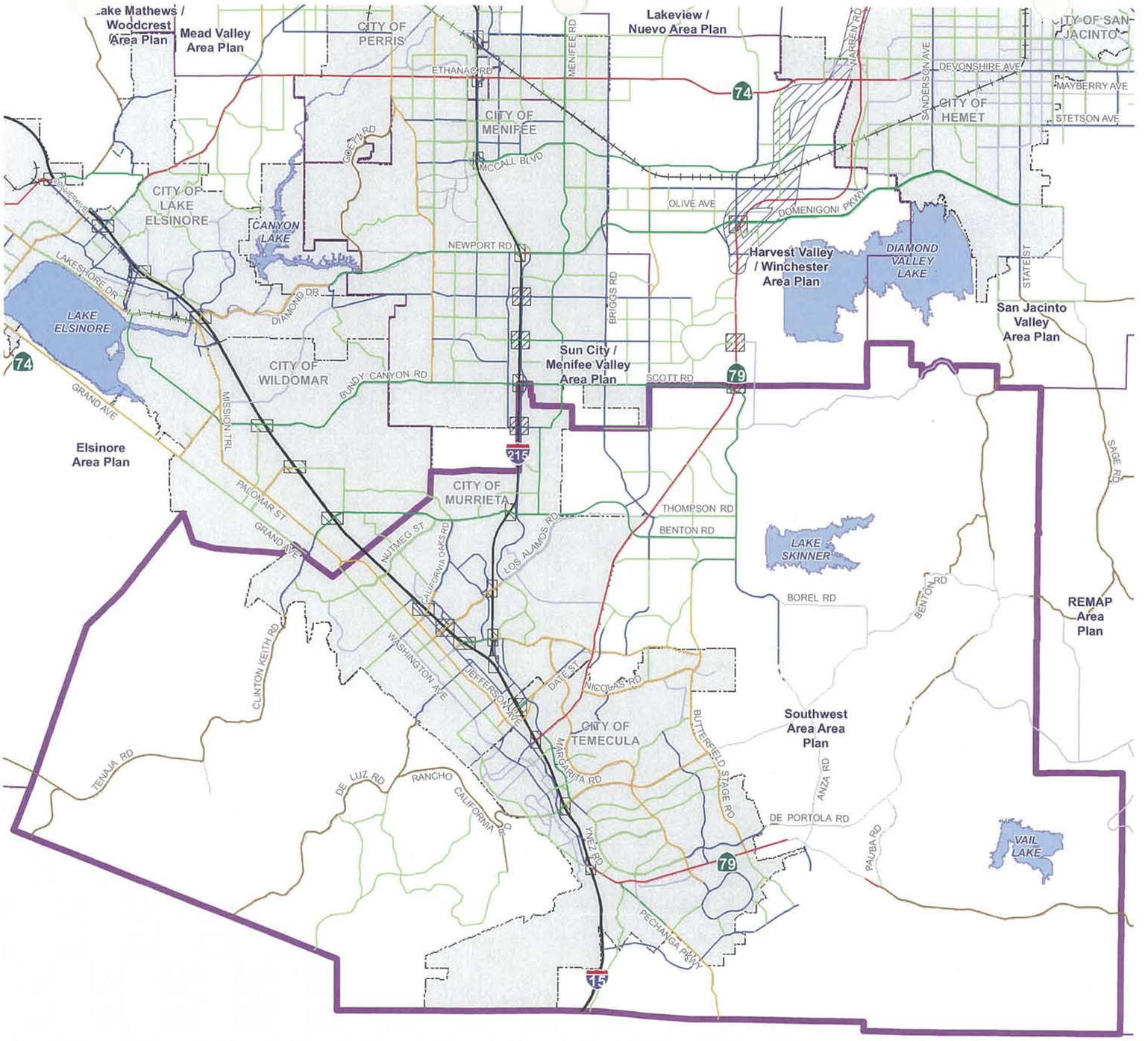
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Rail
- Moreno Valley to San Bernardino Corridor
- Cajaclco Romona Corridor
- SR-79 Re-alignment Alternatives
- Existing Interchange
- Proposed Interchange
- Wine Country Community Plan Project Boundary
- City Boundary
- Waterbodies

September 12, 2011

Miles
0 0.5 1

TEMECULA VALLEY WINE COUNTRY PROPOSED CIRCULATION

Proposed



Data Source: Riverside County Transportation

- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Rail
- Moreno Valley to San Bernardino Corridor
- Cajaclco Romona Corridor
- SR-79 Re-alignment Alternatives
- Existing Interchange
- Proposed Interchange
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 7

July 7, 2011

Miles
0 2 4

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.

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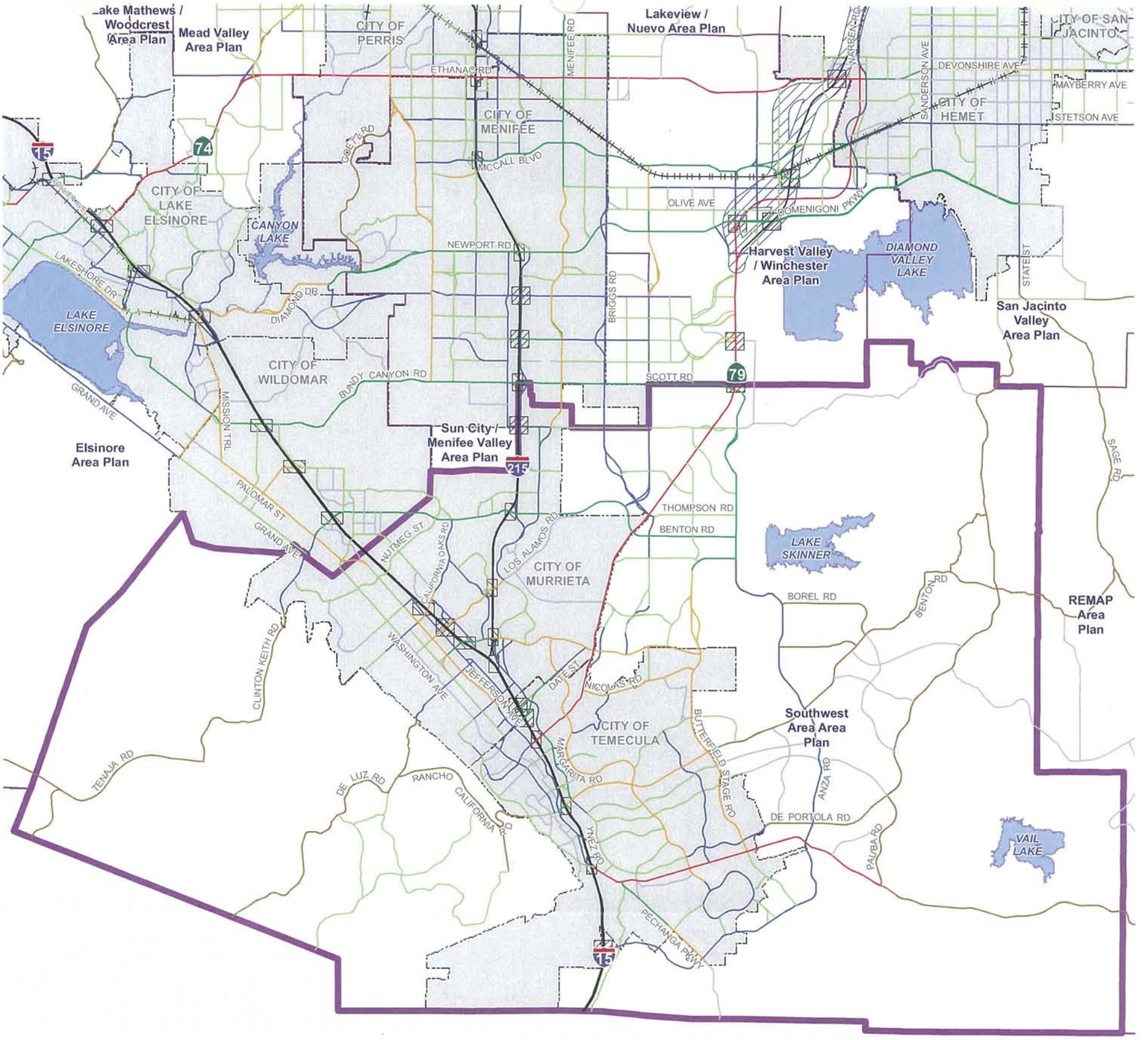
BOARD OF SUPERVISORS Riverside County California

SOUTHWEST AREA PLAN EXISTING CIRCULATION

Existing



Data Source: Riverside County Transportation

- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Rail
- Moreno Valley to San Bernardino Corridor
- Cajaclco Romona Corridor
- SR-79 Re-alignment Alternatives
- Existing Interchange
- Proposed Interchange
- Area Plan Boundary
- City Boundary
- Waterbodies

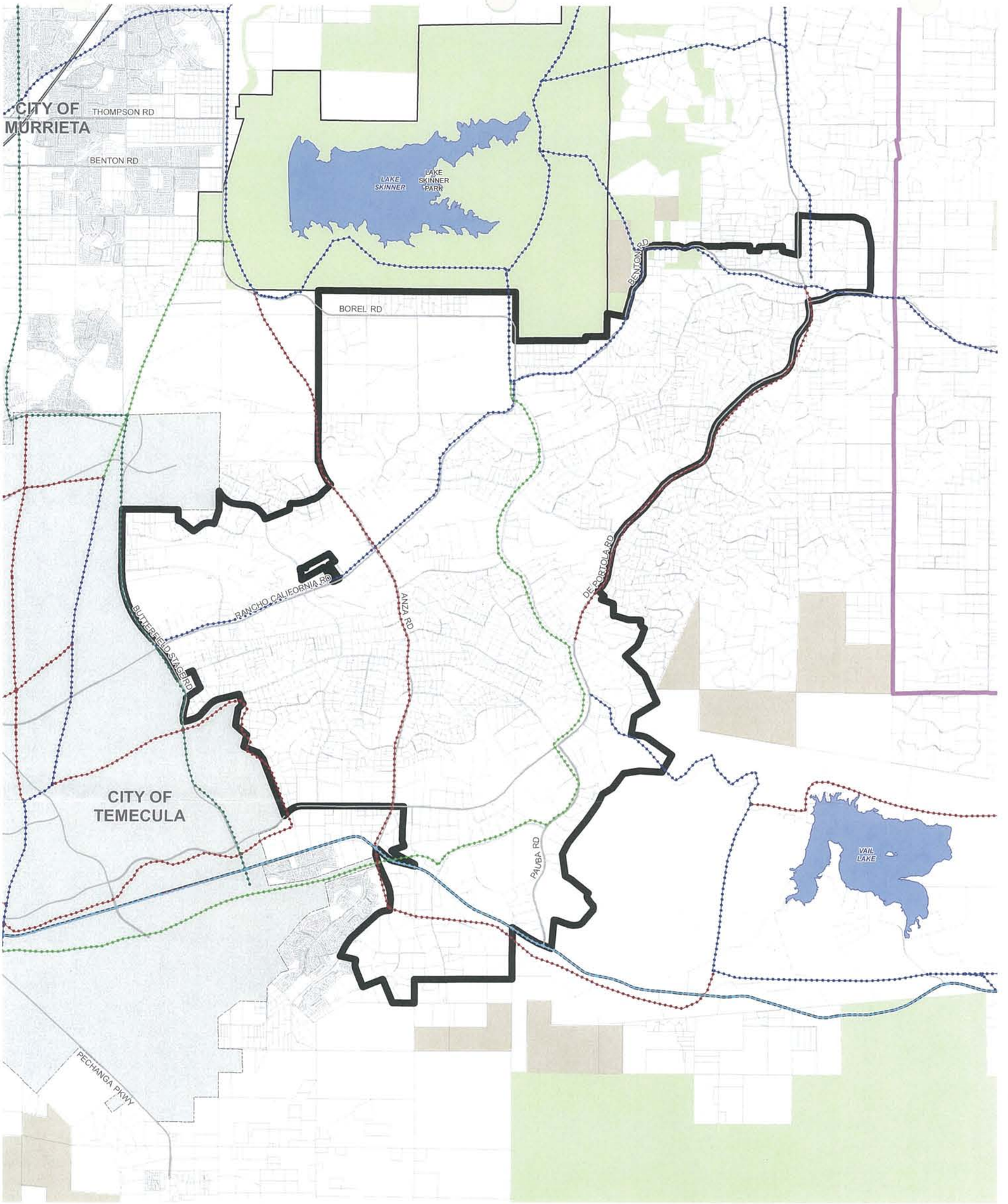
Figure 7

August 28, 2013

0 2 4 Miles

SOUTHWEST AREA PLAN PROPOSED CIRCULATION

Proposed



Data Source: Riverside County Parks

- Regional Trail
- Community Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Historic Trail
- Temecula Valley Wine Country Policy Area
- Miscellaneous Public Lands
- Parcels
- Bureau of Land Management (BLM) Lands
- Area Plan Boundary
- Highways
- City Boundary
- Waterbodies

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

August 27, 2013

0 0.75 1.5 Miles

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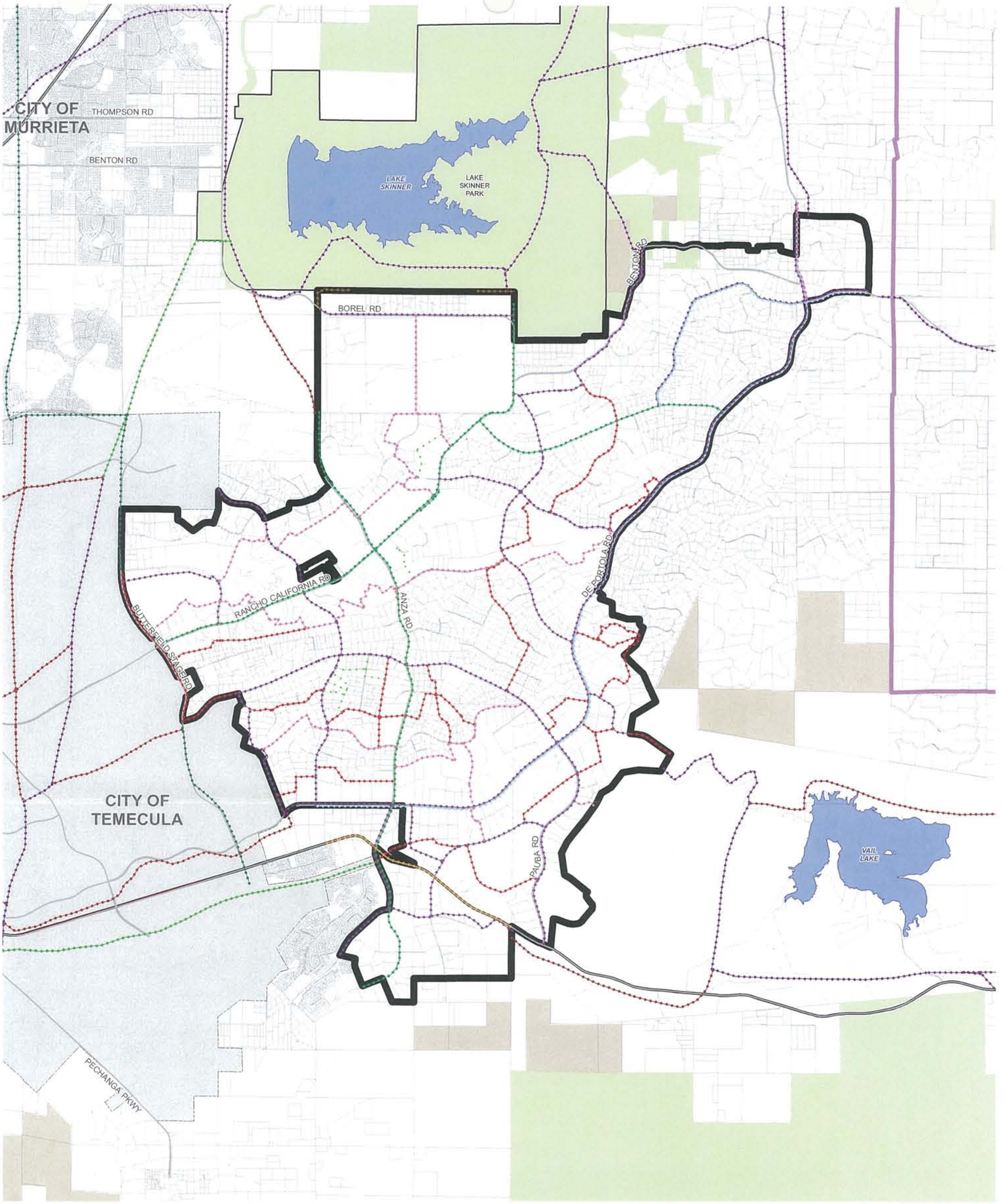
TEMECULA VALLEY WINE COUNTRY CURRENT TRAILS AND BIKEWAY SYSTEM

Path: \\agency\linux\gis\Projects\Planning For RBF Staff\Report\Fig 8 - Wine Country CurrentTrails.mxd

Existing



Data Source: Riverside County Parks

- Combination Trail (Regional / Class 1 Bike Path)
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional / Open Space Trail
- Class 3 Bike Path
- Private Trails
- Temecula Valley Wine Country Policy Area
- Miscellaneous Public Lands
- Parcels
- Bureau of Land Management (BLM) Lands
- Area Plan Boundary
- Highways
- City Boundary
- Waterbodies

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally *not* shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

August 27, 2013

Miles
0 0.75 1.5

RCIT

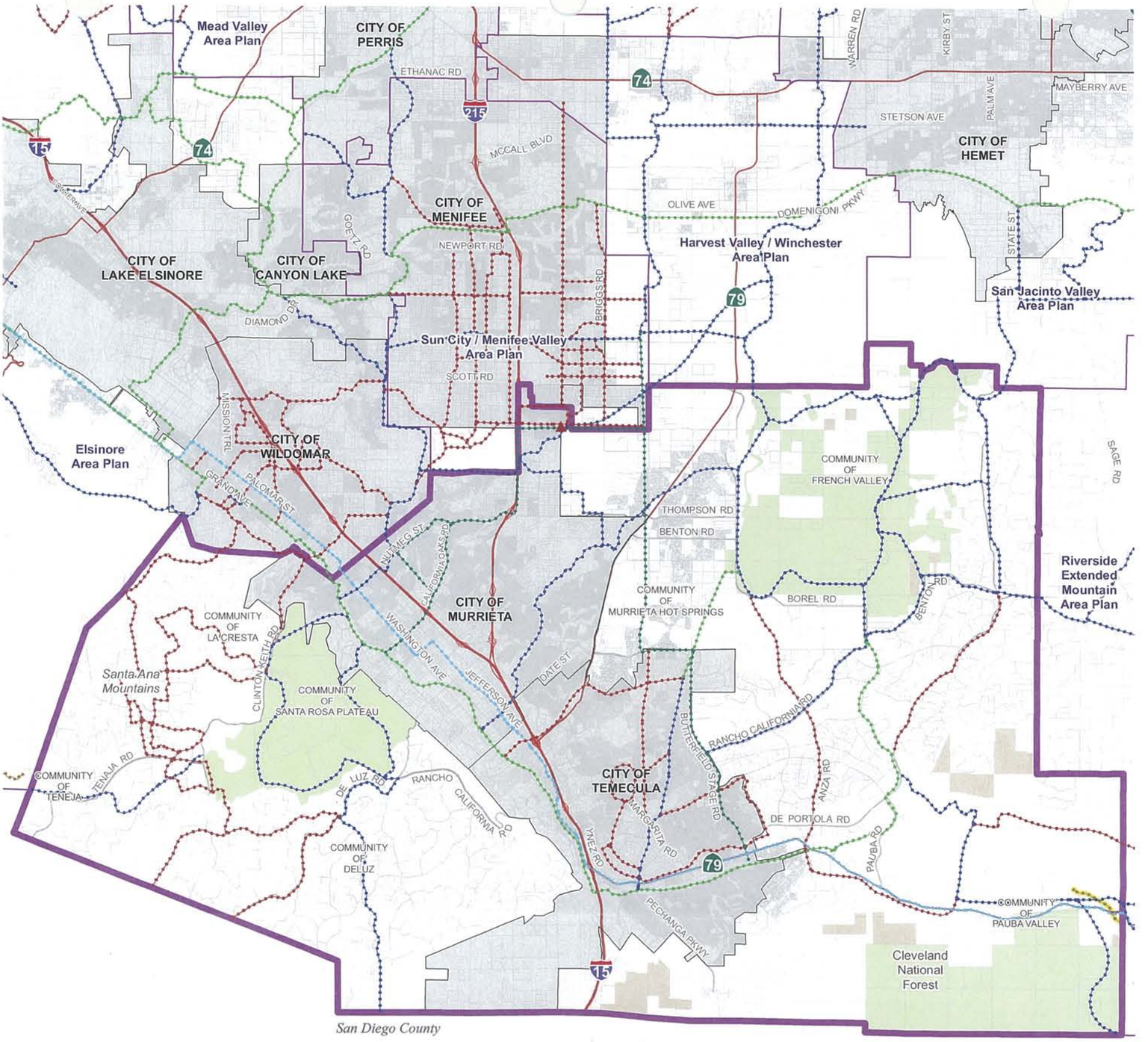
RIVERSIDE COUNTY PLANNING DEPARTMENT

BOARD OF SUPERVISORS

TEMECULA VALLEY WINE COUNTRY PROPOSED TRAILS AND BIKEWAY SYSTEM

Proposed

Path: \\agency\Image\Projects\Planning\ForRBS\StuffRequest\Fig 8 - Wine Country ProposedTrails.mxd



Data Source: Riverside County Parks

- Regional Trail
- Community Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- California Riding & Hiking Trail
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands
- Highways
- Area Plan Boundary
- City Boundary

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 8

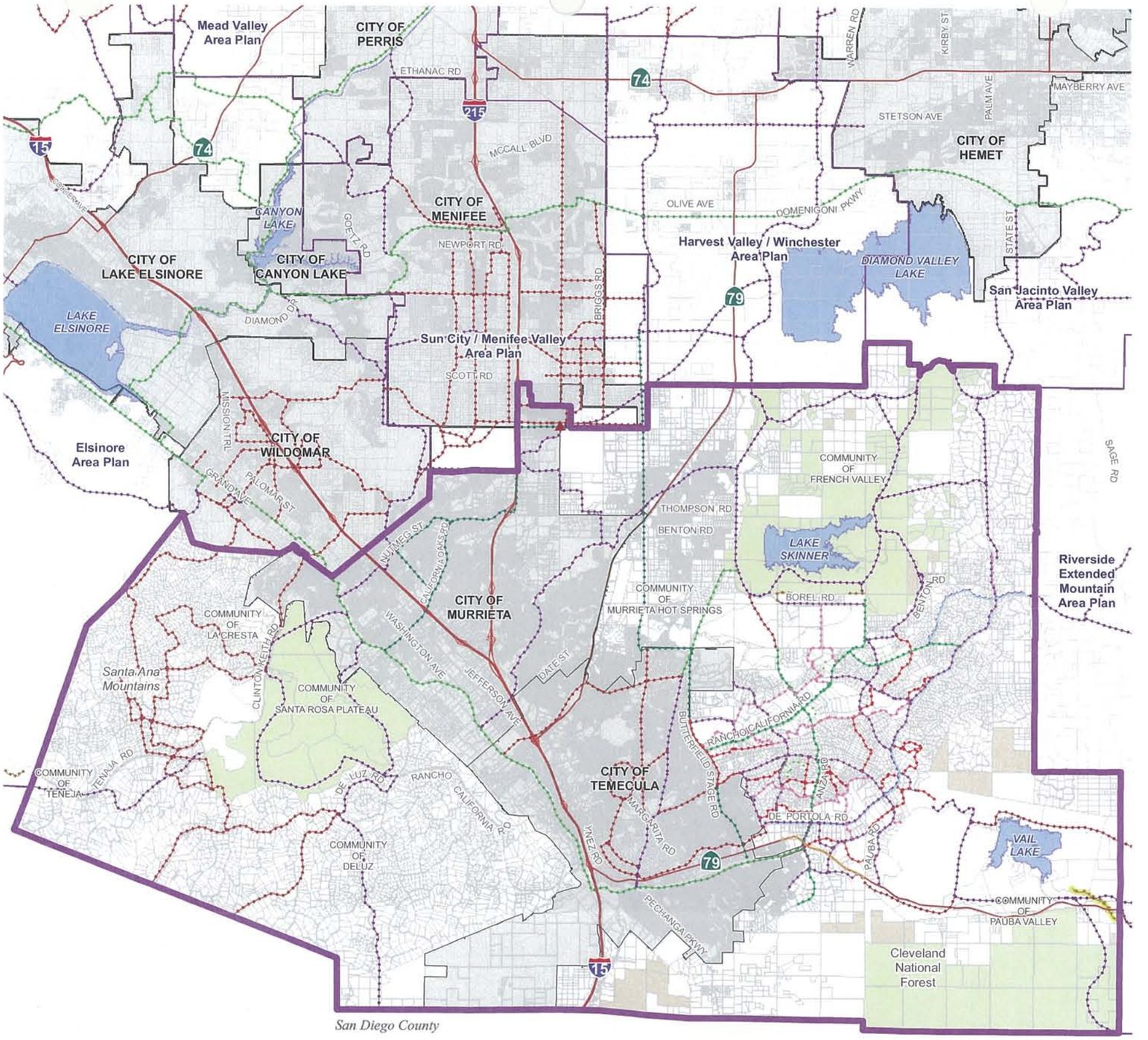
February 13, 2013

Miles
0 2 4

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.

SOUTHWEST AREA PLAN TRAILS AND BIKEWAY SYSTEM

Existing



Data Source: Riverside County Parks

- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional / Open Space Trail
- Class 2 Bike Path
- Class 3 Bike Path
- Private Trails
- Area Plan Boundary
- Highways
- Waterbodies
- California Riding & Hiking Trail
- City Boundary
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 8

February 13, 2013

0 2 4 Miles

SOUTHWEST AREA PLAN PROPOSED TRAILS AND BIKEWAY SYSTEM

Proposed

NON-MOTORIZED TRANSPORTATION

A well-planned and built trail system can provide for an improved quality of life for Riverside County residents by providing a recreational amenity and by providing a viable alternative to the automobile. Ideally, this system would connect community centers, residential neighborhoods, recreational amenities, employment centers, *schools,* shopping areas, ~~and activity areas~~ *public spaces, and public transit.* Providing a safe user environment can encourage utilization of trails within commercial, office, and residential areas. Use of trails within recreation and natural open-space areas can be encouraged through proper signage and publicity.

Policies:

C 15.1 Implement *a two-tiered system of trails,* and later expand *it into* an effective non-motorized transportation system.

C 15.2 Seek financing to implement an effective non-motorized transportation system. This funding can include such *potential sources* ~~things~~ as state and federal grants*, County transportation funds, "in-lieu" fees, special assessments, redevelopment agency funds, parking meter revenues, other public and non-profit organization funds, developer contributions, and other sources*. (AI 36)

C 15.3 Develop a trail system which connects County parks and recreation areas while providing links to open space areas, equestrian communities, local municipalities, and regional recreational facilities (including other regional trail systems), *and ensure that the system contains a variety of trail loops of varying classifications and degrees of difficulty and length.*

C 15.4 *Periodically* ~~R~~*r*eview and update the *Trails and Bikeways Plan (Figure C-7)* ~~Regional Trail Map~~ in accordance with the review procedures and schedule of the General Plan, in order to *ensure* ~~assure~~ *its* compatibility with the other ~~elements~~ *components* of the County General Plan, and with the similar plans of *agencies such as* Western Riverside County Council of Governments, Coachella Valley Association of Governments, Riverside County Transportation Commission, *Regional Conservation Authority, Riverside County Habitat Conservation Authority* and all jurisdictions within and abutting Riverside County.

C 15.5 Compliance with the Americans with Disabilities Act (ADA) standards will be assured so as to make ~~the~~ trails ~~system~~ user-friendly*, where feasible*.

C ~~4.8~~ *15.6 Provide,* ~~Encourage,~~ where feasible, the construction of overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways.

*A **parkway** is located in, along, or adjacent to a stream's floodplain. Ordinarily it extends the length of the stream but may be broken into segments. Road and trailside parks are part of a parkway.*

***Regional Trails** are designed to connect parks and provide linkage opportunities between open space areas and regional recreation areas.*

***Community Trails** create linkages similar to region trails, but are local serving.*

Multipurpose Recreational Trails

The trails proposed for Riverside County are designed to serve several different groups. They are intended for the use of equestrians, hikers, joggers, non-motorized bikers, as well as the casual walker. Depending on where *a* ~~the~~ trail is located *and how it is designed and constructed* will affect the type of use the trail gets, but *most* ~~all~~ trails are open to *a variety* ~~all~~ of these uses.

Riverside County currently has one developed trail that ~~it~~ *the Riverside County Regional Park and Open Space District* maintains, the Santa Ana River Trail. The Santa Ana River Trail is part of a planned regional trail extending across multiple jurisdictions from the Pacific Ocean in Orange County to the San Bernardino Mountains in San Bernardino County. Some communities have trails which are built and are maintained by another entity such as a homeowners' association, a community service area, or a local park and recreation district. These trails lack connectivity to other parts of the County trail system, resulting in a fragmented system. Providing connectivity between County trails and between County trails and State and Federal trails, historic trails, and trails in other jurisdictions, will be instrumental in creating a usable trail system.

The Riverside County Regional Park and Open Space District has prepared and adopted a Trails Development Standards Policy Manual, which is anticipated to direct in all trails planning, construction, and maintenance activities.

Riverside County has ~~four~~ *several* types of recreational trails *and in addition, several sub-classifications, and other categories of trails, as described below:*

Regional Trails - These are the ~~main~~ *primary long distance* trails within the County, *and are usually designed to provide linkages between communities, regional parks, and open space areas. They are* generally maintained and operated *by* the Riverside County *Regional* Park~~s~~ and Open Space District. ~~They are designed to eventually provide linkages between areas which could be quite distant from each other.~~ They are also designed to connect with *trails in* State and Federal *parks, forests, and recreational areas* ~~trails,~~ as well as trails within *cities and* other jurisdictions. *Regional trails are designed to serve users needing soft trail surfaces, including equestrians, pedestrians, joggers, and mountain bikers.* ~~Regional trails will have a easement of 14 to 20 feet wide and a trail width of 10 feet.~~

There are two types of Regional Trails. "Regional Urban and Rural Trails" are the first type, and they primarily connect communities, parks, and open space areas. They are built with 10' to 12' wide unpaved soft surfaces, and are generally sited within 20' wide (width may be permitted to vary) easements. Regional Urban and Rural Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, by the Transportation Department through Lighting and Landscape Maintenance Districts, or by other entities subject to approval by the County.

"Regional Open Space Trails" are intended for both open space areas associated with private developments and for publicly and quasi-publicly managed open space areas, where it is necessary to minimize both the impacts of human usage on the landscape and the level of trail maintenance required. These are generally existing trails, but some new trails may be built. These trails have 2' to 4' wide unpaved surfaces, within easements that are typically 10'

wide. Regional Open Space Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, or by public or quasi-public entities that either already own the open space areas that contain or would contain the trails, or have agreed with the County to accept open space areas and trails within them for maintenance.

(See Figure C-~~7~~ *8* for *Regional Trails* cross sections and details)

Community Trails - These trails are designed to link areas of a community to the regional trail system and to link areas of a community with each other. Such trails are typically maintained and operated by a local parks and recreation district *or other governmental entities empowered and funded to maintain trails. Community Trails are designed for trail users preferring a soft trail surface, including equestrians, pedestrians, joggers, and mountain bikers.* Community Trails will *be sited within* ~~have an~~ easement*s or portions of road right-of-ways (ROWs)* of ~~10 to~~ *up to* 14 feet wide. ~~and a trail width of 8 feet.~~ See Figure C-8 for *Community Trails* cross sections and details.

~~In addition to multipurpose recreational trails, the Riverside County Transportation Department also plans and/or implements a countywide system of bikeways. A system map may be found in Figure C-7. Policies in this section focus on the refinement of the current countywide trails plan and seek to expand implementation of the trail system.~~

Historic Trails - These *trails* are designated historic routes that recognize the rich history of Riverside *County.* The Historic Trails designated ~~on the~~ on the Bikeways and Trails Plan, Figure C-7, include: The Juan Bautista de Anza National Historic Trail, the Southern Immigrant Trail, the Pacific Crest *National Scenic* Trail*, the California Riding and Hiking Trail,* and the Bradshaw *Route* ~~Trail~~. The Historic Trails routes designations are graphical representations of the general location of these historic routes and do not necessarily represent a planned Regional, ~~or~~ Community*, or other type of existing or planned Trail.* ~~In some cases, these trails have more detailed planning documents which describe interpretive routes for autos and/or non-motorized modes of Transportation.~~ There ~~generally~~ are Regional or Community Trail designations that *could more or less* either follow or parallel these routes, ~~thus~~ providing opportunities to recognize the historic significance of these routes and affording the prospect of developing interpretive centers and signage.

See also the **Land Use Element, Circulation Section,** for additional policies

Non-County Public Lands Trails ~~National Forest and BLM Trails~~- *Trails within the San Bernardino and Cleveland National Forests, Joshua Tree National Park, Santa Rosa and San Jacinto Mountains National Monument, public lands managed by the Bureau of Land Management, lands owned by the County of Riverside, the Western Riverside County Regional Conservation Authority, the Riverside County Habitat Conservation Agency, and other national, state, and local public or private lands such as those owned by the Nature Conservancy, Riverside Land Conservancy, and The Wildlands Conservancy, that are open to public usage,* ~~National Forest and BLM Trails~~ are also depicted on the Bikeways and Trails Plan, Figure C-7. Such trails are managed and maintained by the responsible - Federal, *state, or other* agencies. While the County has no jurisdiction over such trails, they are shown on the County plan to indicate connectivity. ~~much as the trails within cities are shown.~~

Other Types of Trail Classifications: In order to accommodate local community needs, some variances in purpose or design standards for certain local trails may be appropriate. Trail plans shown in Design Guidelines documents adopted

by the County are types of localized trail classifications that may be appropriate at the community-specific level.

Design Guidelines have been developed for several of the County's communities, and more may be adopted in the future. The Mecca, Thermal, Vista Santa Rosa, Bermuda Dunes, Desert Edge, Lakeview/Nuevo, and Temecula Valley Wine Country Design Guidelines each contain some trail development standards that are different from countywide trail standards, and that are unique to those communities. These customized Design Guideline trail standards were prepared with extensive local citizen input, and in close cooperation between the County and special districts that would be involved in the construction and/or maintenance of such trails.

Other, major trail corridors may have different types of designations along their routes through Riverside County. For example, the Santa Ana River National Recreation Trail contains components designated as Class I Bikeway, Regional Trail, and Combination Trail in its course along the Santa Ana River, for the most part along both sides of the river, connecting Riverside County to Orange and San Bernardino Counties.

Policies:

C 16.1 Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7. *(AI 3, 33)*

C 16.2 Develop a multi-purpose ~~recreational~~ trail network with support facilities which provide a linkage with regional facilities, *and require trailheads and staging areas that are equipped with adequate parking, equestrian trailer parking (as appropriate), bicycle parking, restrooms, informative signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities.* (AI 35)

Figure C- 7 Bikeways and Trails Plan
(See Separate Maps)

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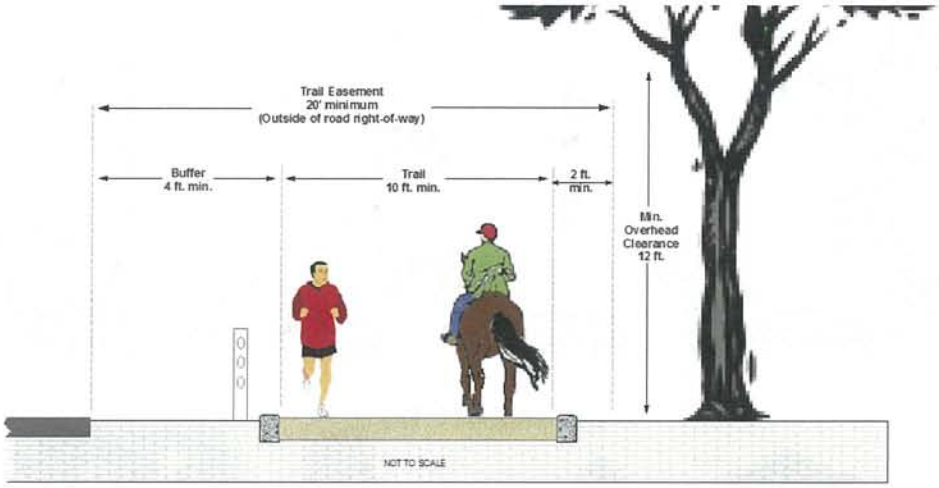
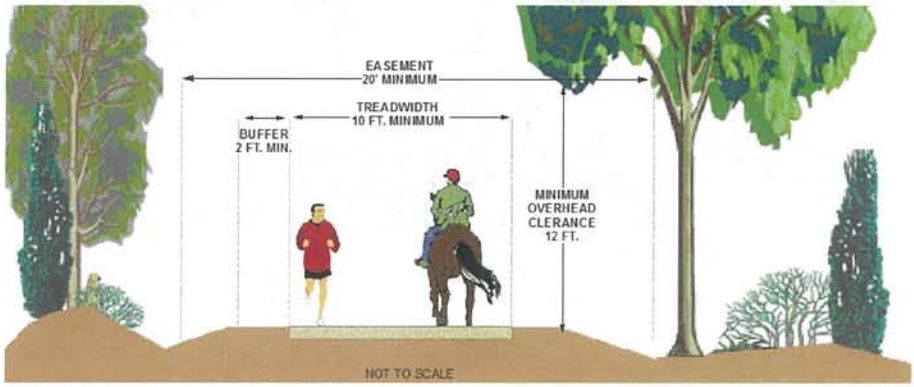
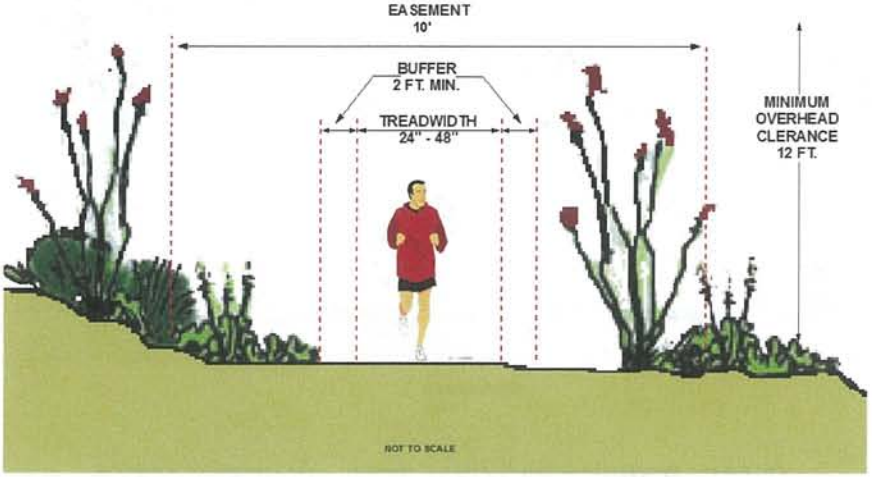
Figure C- 8 Trails Types Classification Details



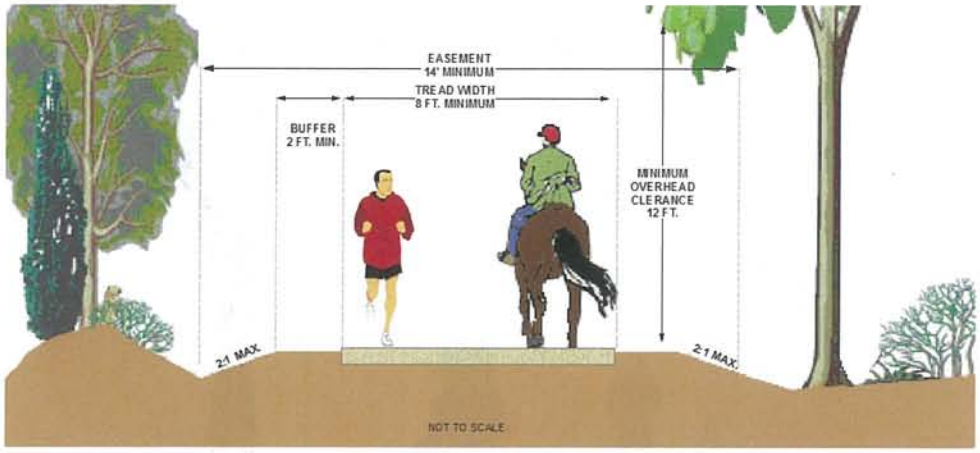
REGIONAL TRAIL - IN URBAN AREAS



REGIONAL TRAIL - IN RURAL AREAS



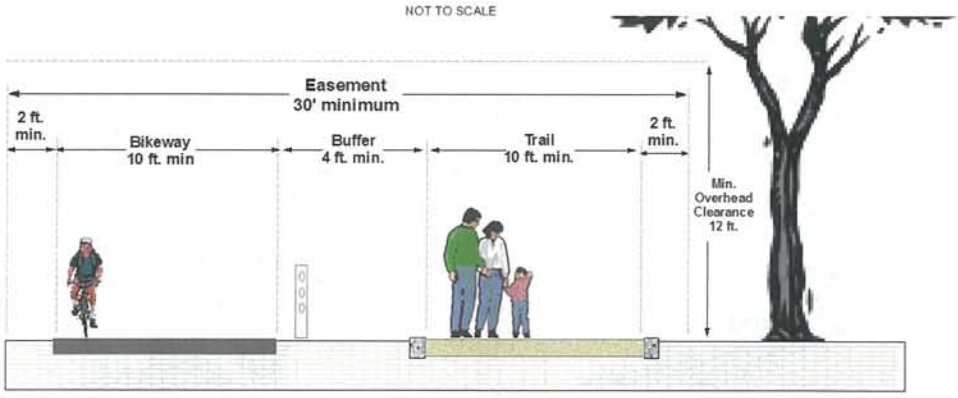
REGIONAL TRAIL - IN OPEN-SPACE AREAS



COMMUNITY TRAIL

CLASS I BIKEWAY

NOT TO SCALE



NOT TO SCALE

CLASS I BIKEWAY/REGIONAL TRAIL - IN URBAN AREAS

C 16.3 Require that trail alignments ~~either~~ provide access to or link scenic corridors, schools, parks, *bus stops, transit terminals, park and ride commuter lots,* ~~and other natural areas~~ *and other areas of concentrated public activity, where feasible.*

~~a.~~ *C 16.4* Require that all development proposals located along a planned trail or trails provide access to, *dedicate trail easements or right-of-way, and construct their fair share portion of* the trails system. *Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads. (AI 3, 33)*

a. Require that all specific plans and other large-scale development proposals include trail networks as part of their circulation systems.

~~i)~~ *b.* Ensure that ~~existing and~~ new gated communities*, and where appropriate, existing gated communities,* do not preclude trails *accessible to the general public* from traversing through their boundaries.

c. Provide buffers between streets and trails, and between adjacent residences and trails.

d. Make use of already available or already disturbed land where possible for trail alignments.

~~b.~~ *e.* Require that existing and proposed trails within Riverside County connect with those in other neighboring *city, county, state, and federal* jurisdiction*al areas*.

C ~~16.4~~ *16.5* Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. *(AI 34)*

a. Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.

C ~~16.5~~ *16.6* Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas. These potential corridors include*, but are not limited to*, the rights-of-way for: *(AI 35, 36, 42)*

a. water mains;
b. water storage project aqueducts;
c. irrigation canals;
d. flood control;
e. sewer lines; ~~and~~
f. fiber optic cable lines,
g. gas lines,
h. electrical lines, and
i. fire roads, railroads, and bridges.

C ~~16.6~~ *16.7* Adhere to the following trail-development guidelines when siting a trail: (AI 3, 35, 36, 38, 39, 40, 41, 42).

a. ~~Permit urban trails to be located in or along transportation rights-of-way in fee, utility corridors, and irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more services at less cost in one corridor~~. *Require,*

where feasible, trails in urban areas to be located either outside of road rights-of-way or within road rights-of-way with the additional dedication right-of-way or easements in fee title to the County requiring dual use of utility corridors, irrigation and flood control channels so as to mix uses, separate traffic and noise, and provide more trail services at less cost.

b. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible.
   i) Where a separate right-of-way is not feasible, maintain recreation trails within the County *or Flood Control, Transportation or other public agency* right-of-way, *where feasible*.

c. *Develop and implement* ~~Use~~ trail design standards which will minimize maintenance due to erosion or vandalism.

d. Maximize visibility and physical access to trails from streets and other public lands.

e. Provide a trail surface material that is firm and unyielding to minimize erosion and injuries.

~~d~~ *f*. When a trail is to be ~~reserved~~ *obtained* through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties.

~~e~~ *g*. Consider the use of abandoned rail lines as multipurpose "rail-trails" *corridors through the "Rails-to-Trails" program.* ~~for multi-purpose trails.~~

~~f~~ *h*. Place all recreation trails ~~a~~ safe distance*s* from the edge*s* of active aggregate mining operations and separate them by physical barriers, *such as fences, berms, and/or other effective separation measures.* ~~i)~~ Avoid placing a trail where it will cross an active *mined materials* haul route.

~~g~~ *i*. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public roads with high amounts of traffic. *Design and build trail crossings at intersections with proper signs, signals, pavement markings, crossing islands, and curb extensions to ensure safe crossings by users. Install trail crossing signs signal lights (as appropriate) at the intersections of trail crossings with public roads to ensure safe crossings by users.*

~~h~~ *j*. *Design and construct trails that properly account for* ~~Take into consideration~~ such issues as sensitive habitat areas, *cultural,* flood*ing* potential~~s~~, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and recreation. ~~when designing and constructing trails.~~

~~i~~ *k*. Coordinate with other agencies and/or organizations (such as the U.S. Fish and Wildlife Service*, National Park Service, Bureau of Land Management,* and the *State* Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic*, cultural,* and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled.

~~j~~ *l*. Work with landowners to address concerns about privacy, liability, security, and trail maintenance.

m. Regional Urban, Regional Rural, and Regional Open Space trails should be designed so as to be compatible with the community contexts in which the trails are being sited.

n. Driveway crossings by trails should be designed and surfaced in a manner compatible with multipurpose trails usage. Except for local, neighborhood-serving trails that are not intended as primary community linkages, select routes for trails that minimize driveway crossings.

o. Benches, fencing, water fountains, trees and shading, landscape buffers, rest stops, restrooms, and other trail-related amenities shall be provided where appropriate.

p. All trails along roadways shall be appropriately signed to identify safety hazards, and shall incorporate equestrian crossing signals, mileage markers, and other safety features, as appropriate.

q. Information about the County's trail system shall be provided at the Riverside County Park and Open Space District and online in order to make the public aware of the County's trail system.

r. Trails shall not be sited along sound walls, project boundary walls, and other walls that effectively obstruct visibility beyond the edge of a trail.

s. All trail surfacing shall be appropriate to an array of users of the trail. Soft-surfaced trails shall have smooth, firm, slip-resistant surfacing.

t. Use already available or disturbed land for trails wherever possible for new or extended trails.

u. Use pervious pavement or bio-swales along paved trails to assist in maintaining water quality.

v. Coordinate with local Native American tribes for any proposed trails under the mandates of "SB18" Traditional Tribal Places Law.

~~C 16.7~~ *C 16.8* Require the installation (where appropriate *and pursuant to County standards*) of *the appropriate styles of fencing along trail alignments that separate trails from road right-of-ways (ROWs), or where trails are located within road ROWs, that provide adequate separation from road traffic, in order to adequately provide for public safety. Examples of such fence types include simulated wood post and rail fencing constructed of PVC material, wood round post and rail, and wood-textured concrete post and rail fencing.* ~~a simulated split rail fence with 2 to 3 rails constructed of white PVC material separating road rights of way from adjacent trail easements.~~ (AI 3)

Bikeways

Riverside County's bikeway system is included as part of the County's circulation system *Trails and Bikeways Plan mapping*. Planned bicycle routes are shown on the Bikeways and Trails Plan, Figure C-7. The County uses three types of bike path classifications, *as classified by CalTrans Bikeway Planning and Design Standards 1000*:

Class I - Provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross-flow minimized. *The right-of-way for Class I Bikeways may be substantial, separated from roadways by landscaped strips or other barriers. In some cases, where appropriate, Class I Bikeways may be designed and signed to also permit golf carts.*

Class II - ~~Provides a striped lane for one-way bike travel on a street or highway.~~ *Class II Bikeways, or bike lanes, are intended for preferential use by bicycles, and are provided for within the paved areas of roadways. Bike lane pavement striping and other markings, and bikeway signs are intended to promote an orderly flow of traffic by establishing demarcations between lanes designated for bicycles and lanes designated for motor vehicles. Bike lanes are one-way facilities that follow the flow of motor vehicle movement.*

Class III Bikeways: *Class III Bikeways, or bike routes, are intended to provide continuity within the bikeways system, usually by connecting discontiguous segments of Class I and Class II Bikeways. Bike routes are shared facilities, either with motor vehicles on roads or with pedestrians on sidewalks, and bicycle usage of the facilities is considered secondary. Bike routes are not marked on pavement but are supported by signs.*

~~**Class I Bike Path/Regional Trail (Combination Trail)** - This functions as a regional connector to link all of the major bodies of water in Western Riverside County and to provide the opportunity for long-distance users to take advantage of this system for long one-way or loop type trips. This system may also take advantage of existing or planned Class I Bike Paths, Regional Trails, and/or Community Trails for several combinations of easements, connections, or links. Bicycles are also allowed on regional and community trails, which allow all types of non-motorized use. However, Class I bike paths, and Class II bike lanes, *and Class III signed bike routes* are designed for bicycle use only. As with non-motorized trails, a connected system of bikeways is needed to encourage this alternative transportation method among County residents.~~

Combination Class 1 Bikeway /Regional Trails

Combination Class I Bikeway/Regional Trails (Combination Trails) function as regional connectors linking together the urban and rural communities and major water bodies and Regional parks in the County and provide opportunities for long-distance users to take advantage of this system for long one-way or loop-type trips. This system also links together existing and planned Class I Bikeways, Regional Trails, and other types of trails to enhance County residents' access to the trail system.

Combination Class 1 Bikeway/Regional Trails (Combination Trails) include both a Class 1 Bikeway, with a 20' wide paved surface, marked for two-way traffic, for use primarily by bicyclists and pedestrians, and a Regional Urban and Rural Trail, with a 10' – 12' wide soft surface, for use primarily by equestrians and pedestrians, located either in tandem on one side of a street, river, or other major linear feature, or in "split" fashion, with one function (Class 1 Bikeway) of the Combination Trail located on one side of the street or other linear geographical feature, and the other type (Regional Urban or Rural Trail) located on the other side of the street or linear feature.

Combination Trails generally require 30' wide easements where both components of the trails are situated in tandem on one side of a street or linear feature. Where the trail components are split along a street or other linear feature, the easements required will generally be the same as for Class 1 Bikeways (generally 20' wide) and Regional Urban and Rural Trails (generally 20' wide) when built separately. Unless maintained by a County Service Area (CSA) or a special parks district, Combination Trails are usually maintained by the Riverside County Regional Park and Open Space District, or by the

Transportation Department through a Landscape and Lighting Maintenance District.

(See Figure C-8 for Combination Trails cross-sections and details)

Policies:

C 17.1 Develop Class I Bike Paths, Class II Bike Lanes and Class I Bike Paths/Regional Trails (Combo Trails) as shown in the Trails Plan (Figure C-7), to the design standards as outlined in the California Department of Transportation Highway Design Manual, *adopted County Design Guidelines (for communities that have them), the Riverside County Regional Park and Open Space Trails Standards Manual,* and other County Guidelines. *(AI 34, 41)*

C 17.2 Require bicycle access between proposed developments and other parts of the County trail system through dedication of easements and construction of bicycle access ways.

C 17.3 Ensure that the bikeway system incorporates the following:

a. Interconnection *throughout and between* ~~of~~ cities and unincorporated communities;
b. Provision of lanes to specific destinations such as state or county parks;
c. Provision for *recreational bicycle riding and* bicycle touring; and
d. Encouragement of bicycle commuting. *Encouragement of golf cart commuting within a community.*
e. Connect bikeways to all urban transit centers and systems (bus stops and Metrolink stations).
f. Provide bicycle parking at transit stops and park-and-ride lots.

C 17.4 Ensure that alternative modes of motorized transportation, such as buses, trains, *taxi cabs*, etc., plan and provide for transportation of recreational and commuting bicyclists and bicycles on public transportation systems. *Coordinate with all transit operators to ensure that bicycle facilities are provided along and/or near all transit routes, whenever feasible. New land developments shall be required to provide bicycle facilities due to existing or future planned transit routes.*

Acquisition, Maintenance, and Funding of Multipurpose Trails *and Bikeways*

The implementation of a usable trail network in Riverside County will require a combination of several strategies including land acquisition, trail maintenance, and funding for trails. The following policies identify actions which will enable the County to facilitate the creation and upkeep of these valuable facilities.

Policies:

C 18.1 ACQUISITION *(AI 33)*

a. Promote public/private partnerships for trail acquisition.
b. Seek ways to build a trail system affordably, and seek partners in doing so within a reasonable time frame, possibly in stages, to

serve all trail communities, and upgrade the system of linkages/destinations.

~~b.~~ *c.* Determine which public and/or private agencies have *existing* easements ~~or existing~~, unused rights-of-way, which potentially could be incorporated as trail linkages throughout Riverside County. Such agencies may include the Riverside County Flood Control *and Water Conservation* District*, regional and local parks districts and transportation agencies,* various utility companies/districts, and Railroad companies, leverage – use roads, dirt roads, as trails routes, to foster partnerships, get the trails built and managed, etc.

~~c.~~ *d.* Evaluate the potential use of private-landowner tax credits for acquiring necessary trail easements and/or rights-of-way. A system such as this would allow a landowner to dedicate an easement for trail purposes in exchange for having that portion of the property assessed as open-space instead of a higher land-use category.

e. Seek to connect existing cul-de-sacs to each other, and to trail networks. In rare occasions, this may entail purchasing homes at the ends of streets, constructing the connections, and reselling the homes.

f. Wherever possible and to the extent consistent with overall trail system objectives, use trail designs and locations that minimize construction and maintenance costs.

C 18.2 *MANAGEMENT AND* MAINTENANCE

a. Implement maintenance options such as the use of volunteers, associations, or private landowner maintenance agreements, and/or adopt-a-trail programs sponsored by various groups,

b. Implement methods to discourage unauthorized use of trails by motorized vehicles, which may cause trail deterioration, create an unsafe environment, and/or disrupt the enjoyment of the trails by legitimate trail users. These methods may include the installation of gates and motorcycle barriers, posting signs prohibiting unauthorized activities, or implementing educational programs to encourage the proper use of trails.

c. Research the potential for, and consider establishing a countywide trail management entity that will facilitate the acquisition of adequate funds for trail maintenance.

d. Research the potential for, and consider establishing a separate agency within the County to manage and maintain the County's trails system.

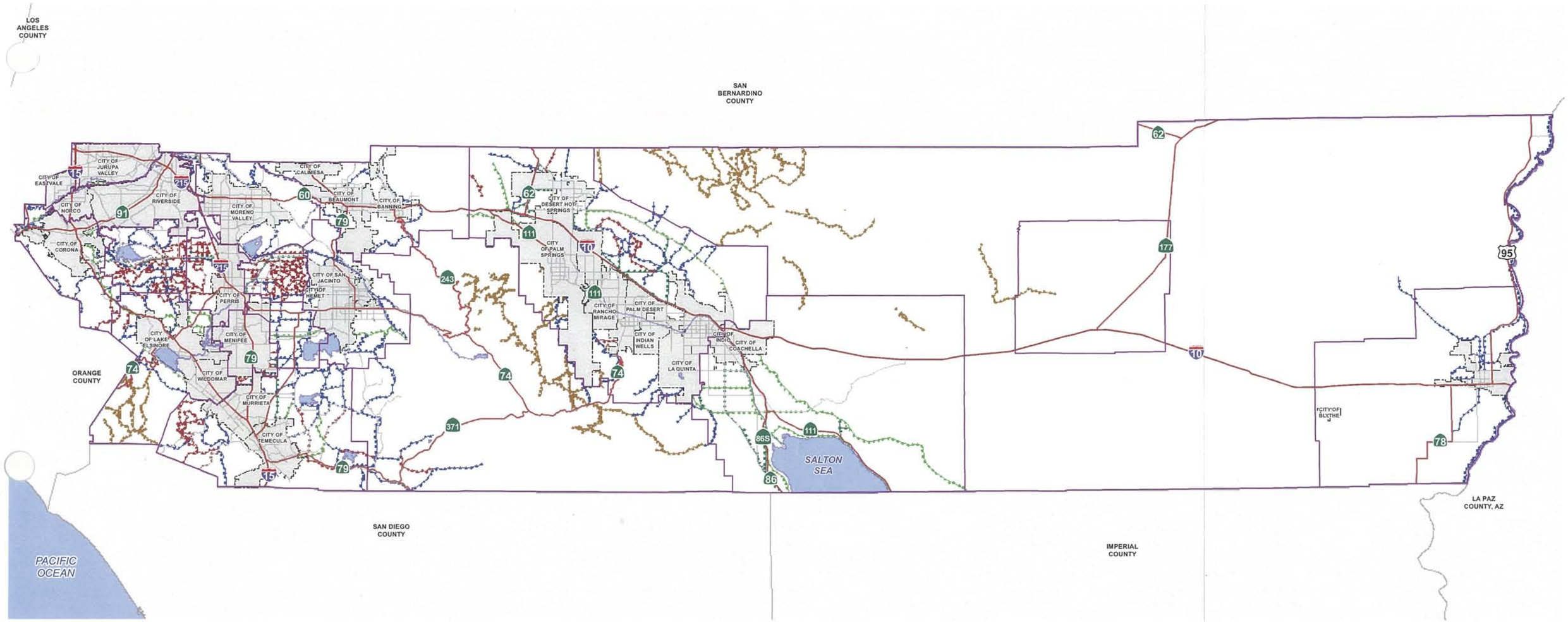
e. Use trail designs that remove or limit injury/safety liability concerns.

f. Use trail designs that minimize trail maintenance costs.

C 18.3 FUNDING

a. Solicit all possible sources of funding to plan, acquire, and construct recreational trails. Sources can include, but not be limited to, development mitigation fees, private foundation grants, and/or funds*/assessments* from local, regional, State, and Federal government entities. *(AI 36, 37)*

b. Persuade local communities to finance their own community trail systems through the use of special tax *assessment* districts. If applicable, these districts should also provide adequate regulation for the keeping of horses.



Source: Riverside County

- Regional Trail
- Community Trail
- Combination Trail (Regional Trail / Class 1 Bike Path)
- Class 1 Bike Path
- Open Space Trail
- Design Guidelines Trail
- Non-County Public and Quasi-Public Lands Trails
- Area Plan Boundary
- Highways
- City Boundary
- Waterbodies

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

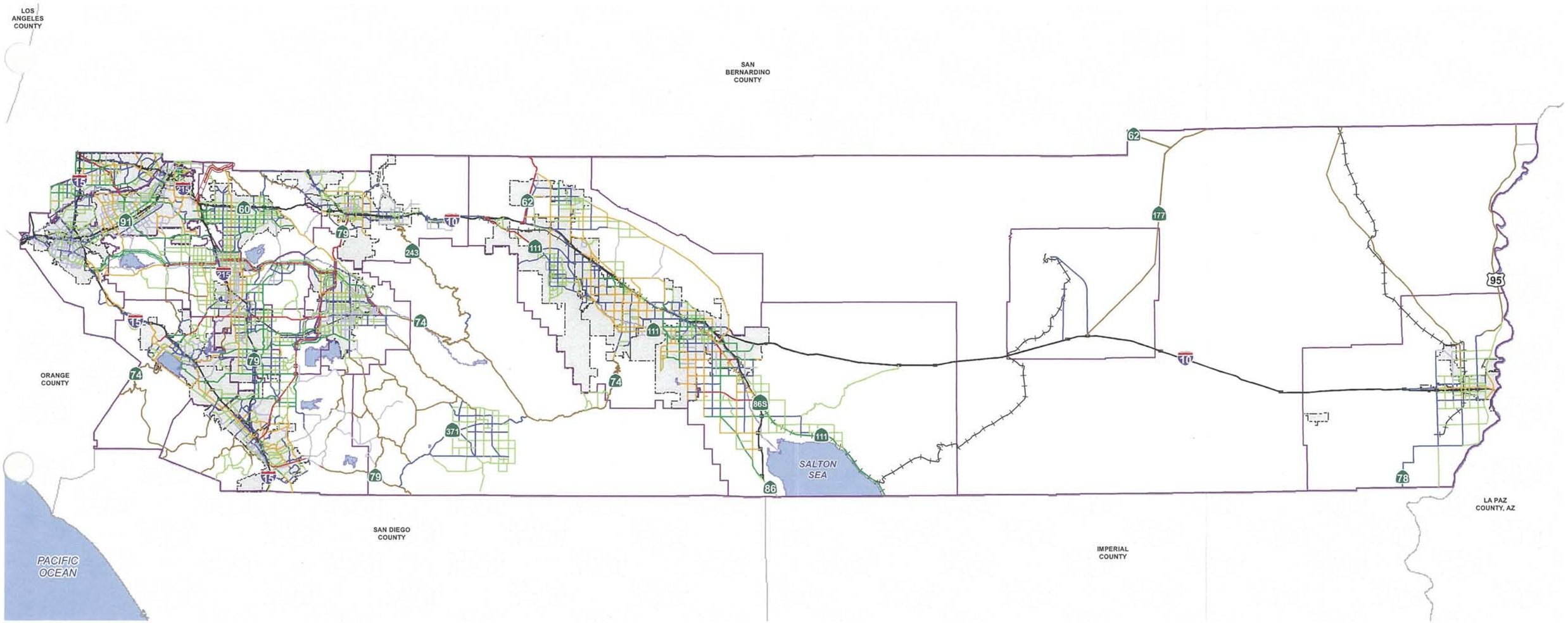
Figure C-7

September 14, 2011

0 10 20 Miles

RIVERSIDE COUNTY TRAILS AND BIKEWAY SYSTEM

Existing



Data Source: Riverside County Transportation

- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Rail
- Moreno Valley to San Bernardino Corridor
- Cajaclco Romona Corridor
- SR-79 Re-alignment Alternatives
- Existing Interchange
- Proposed Interchange
- Area Plan Boundary
- Waterbodies
- City Boundary

Figure C-1

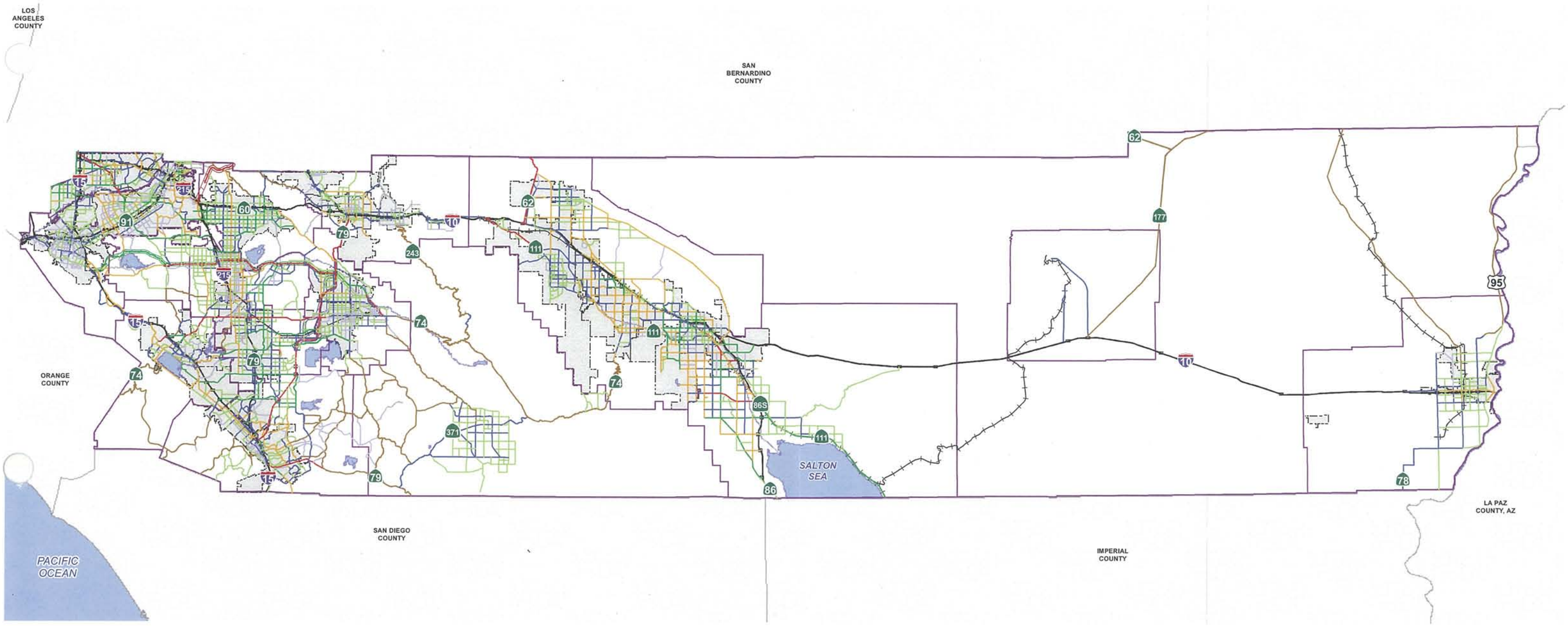
September 14, 2011

Miles
0 10 20

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.

CIRCULATION ELEMENT

Existing



Data Source: Riverside County Transportation

- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
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- Area Plan Boundary
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Figure C-1

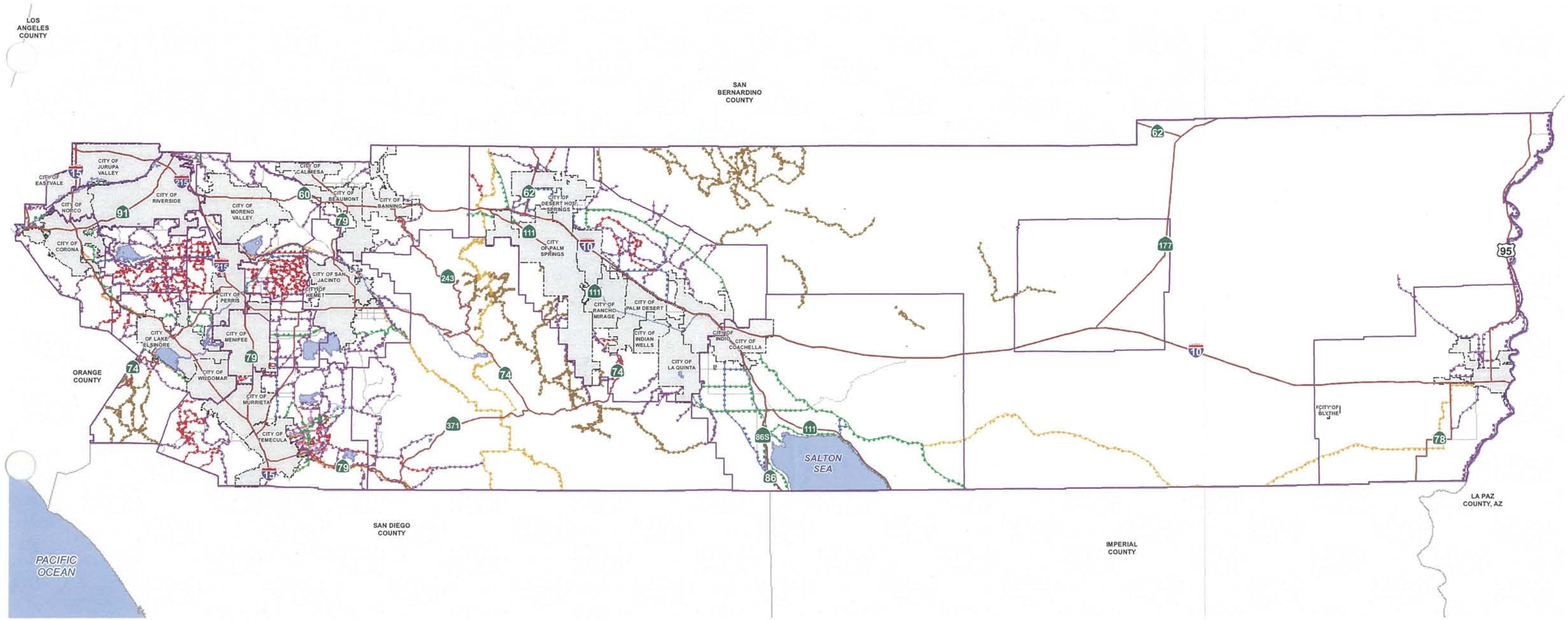
September 14, 2011

Miles
0 10 20

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.

CIRCULATION ELEMENT - PROPOSED

Proposed



Source: Riverside County

- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional / Open Space Trail
- Class 2 Bike Path
- Class 3 Bike Path
- Private Trails
- Area Plan Boundary
- Highways
- Waterbodies
- City Boundary

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure C-7

September 14, 2011

0 10 20 Miles

RCIT

RIVERSIDE COUNTY PLANNING DEPARTMENT

BOARD OF SUPERVISORS

RIVERSIDE COUNTY PROPOSED TRAILS AND BIKEWAY SYSTEM

Proposed

Proposed Ordinance No. 348.4729

ORDINANCE NO. 348.4729

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. A new Article XIVd is added to Ordinance No. 348 to read as follows:

"ARTICLE XIVd

WINE COUNTRY ZONE (WC)

SECTION 14.90. INTENT. The Wine Country Zone is established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan within the area shown on Figure 4a attached hereto. The purpose of this zone is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, such as winery operations and equestrian establishments shall be authorized only when they are secondary, and directly related, to the agricultural or equestrian operations. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations.

SECTION 14.91. DEFINITIONS. As used in this article, the following terms shall have the following meanings:

a. BED AND BREAKFAST INN. A dwelling unit or other facility with 10 or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation. In addition to a main kitchen, a Bed and Breakfast Inn may contain one kitchenette. Cooking provisions, such as a stove, microwave or grill, are prohibited in the guest rooms.

b. CLUSTERED SUBDIVISION. Pursuant to the development standards of Section 14.96.c.herein, a development in which the allowed number of dwelling

units (density yield) are placed in close proximity with the purpose of creating the largest potential development envelope for vineyards or equestrian uses~~,~~.

c. COMMERCIAL EQUESTRIAN ESTABLISHMENT. An equestrian facility with one or more incidental commercial uses, such as a petting zoo, polo-grounds, western style store, restaurant, rodeo arena or special occasion facility ~~t~~that contains a minimum of twenty (20) enclosed stalls for ~~that is used to~~ boarding horses in return for compensation.

Comment [SPC1]: Clarification by the Planning Department

d. COMMERCIAL WINERY. An agricultural facility designed and used to crush, ferment and process grapes into wine. Such facility operates appurtenant and incidental commercial uses such as wine sampling room, retail wine sales, gift sales, delicatessen, restaurant, lodging facilities and special occasion facilities.

e. COTTAGE INDUSTRY. A home-based occupation or service carried on by a resident within his dwelling in return for compensation, provided such use, occupation or service is incidental and secondary to the principal use of a dwelling as a residence. Such activity is conducted in a manner not to give an outward appearance or manifest any characteristics of a business. Cottage industry may include, but not limited to, knitting, sewing, quilting, pottery, accounting, scrap booking and cooking.

f. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation and is solely owned and operated by the property owner. In addition to the a main kitchen, a Cottage Inn may contain one kitchenette. Cooking provisions, such as a stove, microwave or grill, are prohibited in the guest rooms.

Comment [MC2]: Clarification by the Planning Department

Comment [MC3]: Clarification by the Planning Department

g. COUNTRY INN. A facility, which may be an extension of the main dwelling unit, with 11 to 20 guest rooms that provides lodging and breakfast for temporary overnight occupants in return for compensation. In addition to a main kitchen, a Country Inn may contain one kitchenette per guest room. Cooking provisions, such as a stove, microwave or grill, are prohibited in the guest rooms.

h. DELICATESSEN. A small facility that offers such food items as, but not limited to, made to order sandwiches, salads, cheese plates and a variety of beverages in return for compensation.

i. EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed, or boarded in return for compensation. An equestrian establishment may include enclosed stalls, shelters, arenas, paddocks, pens, as well as associated appurtenant structures or buildings, including but not limited to, barns, tack sheds, washing stations, hot walkers or other equestrian exercise equipment storage areas, equestrian training schools, small-scale animal hospitals, feed storage facilities, covered forage/hay storage areas, equestrian trail riding areas and equestrian trailer parking areas.

j. EQUESTRIAN LAND. A fenced-in open area that is actively managed to control weeds and used for, but not limited to, grazing of equestrians or other livestock, equestrian holding areas, open corrals, exercise areas, riding area, or equestrian racing rings. Buildings shall not be allowed in such open area.

k. EQUESTRIAN SHOW FACILITY. A facility that holds a maximum of one hundred (100) people, which provides a venue for judged exhibition events, training events, competition of horses or equestrian sport activities.

l. GUEST ROOM. A lodging room with bathroom access, which accommodates one or two persons and contains basic furniture, such as one or two beds, nightstands, dresser, desk, chair, wardrobe or built in closet and a television.

m. GUEST SUITES. A guest room with only one access that accommodates a maximum of four persons and contains one bedroom, additional living space, luxury bathroom, closet and may include a kitchenette per guest room. Cooking provisions such as a stove, microwave or grill, are prohibited in the guest suite.

Comment [MC4]: Clarification by the Planning Department

n. HOTEL. A lodging facility with more than 20 guest rooms or guest suites, which provides lodging and breakfast for temporary overnight occupants, in return for compensation. In addition to a main kitchen, a hotel may have one kitchenette per

guest room or guest suite. Cooking provisions, such as a stove, microwave or grill, are prohibited in guest rooms and guest suites.

o. INCIDENTAL COMMERCIAL USE. A commercial use that is directly related and secondary to the principal agricultural or equestrian use located on the same parcel or project site.

p. KITCHENETTE. An area that may include a small counter, cabinets and mini refrigerator used for providing food and drinks for non-monetary consumption to guests. Cooking provisions such as a stove, microwave or grill, are prohibited in the Kitchenette.

Comment [MC5]: Clarification by the Planning Department

q. LODGING FACILITIES. Bed and Breakfast Inns, Country-inns, Hotels and Resorts.

r. NET PROJECT AREA. The portion of a site that can actually be built upon. The following are not included in the net project area: public or private road rights-of-way, public open-space, and flood ways

s. PRODUCTION LOT. A legal lot of twenty (20) gross acres or more that is set-aside for planting vineyards through a deed restriction or other conservation mechanism.

t. PRODUCTION WINERY. An agricultural facility solely designed and used to crush, ferment and process grapes into wine. The facility may also bottle and distribute such wine. Such facility does not operate any appurtenant or incidental commercial uses.

u. RESORT. A full-service hotel with guest rooms, guest suites, or free standing villas or casitas, which provides lodging and meals for visitors, in return for compensation. Such facility may provide additional commercial and recreational uses such as spas, amphitheaters, conference rooms, golf-courses and banquet-halls operated by one entity for the convenience of the resort guests.

v. SET ASIDE AREA. An area that is restricted for the specific use of planting vineyards or equestrian lands.

w. SPECIAL OCCASION FACILITY. An indoor or outdoor facility, which may include a gazebo, pavilion, amphitheater, auditorium, structures and buildings, which is used on special occasions such as weddings, parties, concerts, conferences, charity events and fundraiser events for a specific period of time in return for compensation. An outdoor special occasion facility may include a gazebo, pavilion, or amphitheater for wedding ceremonies, concerts or other celebrations. An indoor special occasion facility shall include a building or other structure for wedding receptions, conferences or other celebrations conducted entirely within the structure or building.

x. TEMECULA VALLEY WINEGROWERS ASSOCIATION EVENT. A fundraising effort conducted at a winery by one or several member wineries of the Temecula Valley Winegrowers Association, including but not limited to, region-wide barrel tastings, where food and wine samplings are provided to participants. Such events shall not include crushing events and shall be limited to eight (8) events per year.

Comment [SPC6]: Clarification by the Planning Department

y. VINEYARD. A farm where grapevines are planted, grown, raised or cultivated for the purpose of producing grape wine.

z. WINE CLUB ACTIVITY. A social gathering held at a Commercial Winery where its wine club members receive their membership wine and may participate in wine tasting and purchase additional wine products. Attendance is limited to wine club members and their guests.

Comment [SPC7]: Planning Commission recommendation

~~z.~~aa. WINE CLUB EVENT. A social gathering promoted by a Commercial Winery held in its facility exclusively for its wine club members and their guests.

Comment [MC8]: Planning Commission recommendation

~~aa.~~bb. WINE SAMPLING ROOM. A permanent ~~building~~ use located within a commercial winery where visitors taste wine in return for monetary compensation.

Comment [MC9]: Clarification by the Planning Department

~~bb.~~cc. .

SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W) ZONE. The following provisions shall apply to the WC-W Zone:

a. ALLOWED USES:

(1) One-family dwelling.

(2) Cottage Inn.

(3) Cottage Industry.

(4) Temecula Valley Winegrowers Association Event.

(5) Vineyards; groves; equestrian lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance.

(6) The grazing of sheep, goats or cattle where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days within any six-month period.

(7) The non-commercial keeping, raising or boarding of horses, cattle, sheep and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling units other than a dwelling unit located on the same lot. The number of such animals is not to exceed two (2) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than two (2) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.

(8) Future Farmers of America or 4-H projects.

(9) The on-site outside storage of materials used in conjunction with a farm or equestrian land including irrigation equipment and farming

machinery is allowed as an accessory use to the farm or equestrian land.

(10) The on-site outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of six feet (6') and is allowed as an accessory use on lots one acre or larger provided the amount is limited to two hundred (200) square feet with a maximum height of six feet (6').

b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The following uses are permitted provided a plot plan has been approved pursuant to Section 18.30 of this ordinance.

(1) In addition to the principal dwelling, a one-family dwelling may be permitted for each ten (10) acres of a farm in accordance with Section 14.96.a.(11) herein. ~~including mobile homes on permanent foundations. The total number of such additional dwellings for any farm shall not exceed four~~.

Comment [MC10]: Clarification by the Planning Department

(2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in Section 18.12 of Ordinance No. 348, except that no paving shall be required.

(3) Production Winery only in conjunction with an established on-site vineyard and on a parcel no less than five (5) acres but no more than ten (10) gross acres.

Comment [MC11]: Planning Commission recommendation

(4) Commercial Winery~~,~~ only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres.

(5) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery , an established on-site vineyard, and a minimum gross parcel size of ten (10) acres:

a. Wine sampling room;

b. Wine Club Activities;

~~b.~~c. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event;

Comment [MC12]: Planning Commission recommendation

~~c.~~d. Retail wine sales;

~~d.~~e. Gift sales; and

~~e.~~f. Delicatessen

(6) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum gross parcel size of twenty (20) acre:

a. Wine sampling room;

b. Retail wine sales;

c. Gift sales;

d. Wine Club Activities;

e. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event.

Comment [SPC13]: Planning Commission recommendation

~~d.~~f. Special occasion facility;

~~e.~~g. Bed and Breakfast Inn;

~~f.~~h. Country Inn;

~~g.~~i. Hotel;

~~h.~~j. Spa or professional culinary academy in conjunction with hotel; and

~~i.~~k. Delicatessen or restaurant; drive-thru restaurant~~s~~ shall not be permitted.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance:

(1) Farm employee housing.

(2) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum parcel size of forty (40) gross acres:

a. Wine sampling room;

b. Retail wine sales;

c. Gift sales;

d. Wine Club Activities;

e. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event.

Comment [MC14]: Planning Commission recommendation

~~d.~~f. Special occasion facility;

~~e.~~g. Resort;

~~f.~~h. Golf course in conjunction with resorts;

~~g.~~i. Spa or professional culinary academy in conjunction with resorts; and

~~h.~~j. Delicatessen or restaurant; drive-thru restaurants shall not be permitted.

d. Clustered single family dwelling subdivision that complies with Ordinance No. 460 and the development standards set forth in section 14.96.c.herein.

SECTION 14.93. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING (WC-WE) ZONE.

a. ALLOWED USES for the twenty-nine ~~thirty-twenty-eight 28~~ (29~~30~~) existing wineries as set forth in Figure 4a of the Wine Country Policy Area attached hereto:

Comment [MC15]: Clarification by the Planning Department

(1) One-family dwelling.

(2) Cottage Inn.

(3) Cottage Industry.

(4) Temecula Valley Winegrowers Association Event.

(5) Vineyards; groves; equestrian lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance.

(6) The grazing of sheep, goats and cattle where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days within any six-month.

(7) The non-commercial keeping, raising or boarding of horses, cattle, sheep, and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling units other than a dwelling unit located on the same lot. The number of such animals is not to exceed two (2) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than two (2) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.

(8) Future Farmers of America or 4-H projects.

(9) The on-site outside storage of materials used in conjunction with a farm or equestrian land including irrigation equipment and farming machinery is allowed as an accessory use to the farm or equestrian land.

(10) The on-site outside storage of material is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of six feet (6') and is allowed as an accessory use on lots one acre or larger provided the amount is limited to two hundred (200) square feet with a maximum height of six feet (6').

b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

(1) In additional to the principal dwelling, a one-family dwelling may be permitted for ~~dwelling for~~ each ten (10) acres of a farm in accordance with Section 14.96.a (11) herein.

Comment [MC16]: Clarification by the Planning Department

~~(1)~~(2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as

required in Section 18.12 of Ordinance No. 348, except that no paving shall be required.

~~(2)~~(3) Production Winery only in conjunction with an established on-site vineyard and on a parcel no less than five (5) acres but no more than ~~th~~en (10) gross acres.

Comment [MC17]: Planning Commission recommendation

~~(3)~~(4) The following appurtenant and limited incidental commercial uses, only in conjunction with an established on-site vineyard and a minimum parcel size of five (5) gross acres:

a. Bed and Breakfast Inn; and

b. Spa ~~and cooking school~~ only in conjunction with a Bed and Breakfast Inn; and

~~b.~~c. Cooking school in conjunction with a Bed and Breakfast Inn.

Comment [MC18]: Clarification by the Planning Department

~~(4)~~(5) The following appurtenant and limited incidental commercial uses, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres:

a. Special Occasion Facility; or

b. Country Inn; and

c. Spa only in ~~and cooking school in~~ conjunction with a Country Inn; and~~.~~

d. Cooking school only in conjunction with Country Inn.

Comment [SPC19]: Clarification by the Planning Department

~~(5)~~(6) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum parcel size of ten (10) gross acre:

a. Wine sampling room;

b. Retail wine sales;

c. Gift sales;

d. Wine Club Activities;

e. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event.

Comment [MC20]: Planning Commission recommendation

~~d.~~f. Special occasion facility; and

~~e.~~g. Bed and breakfast inns; or

~~f.~~h. Restaurant; however, drive-thru restaurants shall not be permitted.

~~(6)~~(7) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum parcel size of fifteen (15) gross acre:

a. Wine sampling room;

b. Retail wine sales;

c. Gift sales;

d. Wine Club Activities;

e. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event.

Comment [MC21]: Planning Commission recommendation

~~d.~~f. Special occasion facility; and

~~e.~~g. Country-~~i~~Inn; or

~~f.~~h. Restaurant; however, drive-thru restaurants shall not be permitted.

~~(7)~~(8) Farm employee housing

c. Clustered single family dwelling subdivision that complies with Ordinance No. 460 and the development standards set forth in section 14.96.c.herein

SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E) ZONE.

a. ALLOWED USES:

(1) One-family dwelling.

(2) Cottage Inn.

(3) Cottage Industry.

(4) Equestrian Establishment.

(5) Vineyards; groves; equestrian lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance.

(6) The grazing of sheep, goats or cattle where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days within any six-month period.

(7) The noncommercial keeping, raising or boarding of horses, cattle, sheep, goats on lots 20,000 square feet or larger and 100 feet in width, provided they are not less than 50 feet from any dwelling unit other than a dwelling unit located on the same lot. ~~o such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.~~ The number of such animals is not to exceed five (5) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.

Comment [SPC22]: Clarification by the Planning Department

(8) Farms or facilities for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in subsection a.(7) herein.

(9) Future Farmers of America or 4-H projects.

(10) The on-site outside storage of materials used in conjunction with a farm or equestrian land including irrigation equipment and farming

machinery is allowed as an accessory use to the farm or equestrian use.

(11) The on-site outside storage of materials is allowed as an accessory use to the agricultural operations on lots from one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of six feet (6') and is also allowed as an accessory use on lots one acre or larger provided the amount is limited to two hundred (200) square feet with a maximum height of six feet (6'). ~~for parcels on one-half (1/2) acre or more~~.

Comment [SPC23]: Clarification by the Planning Department

b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

(1) In addition to the principal dwelling, a one-family dwelling ~~for each~~ may be permitted for each ten (10) acres of a farm in accordance with Section 14.96.a (11) herein. ~~including mobile homes on permanent foundations. The total number of such additional dwellings for any farm shall not exceed four~~.

Comment [SPC24]: Clarification by the Planning Department

(2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in section 18.12 of Ordinance No. 348, except that no paving shall be required.

(3) Commercial Winery only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres.

(4) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery , an established on-site vineyard, and a minimum parcel size of ten (10) gross acres:

a. Wine sampling room;

b. Retail wine sales;

c. Gift sales; and

d. Delicatessen

(5) ~~Commercial Equestrian Establishment, only in conjunction with an established onsite equestrian land and a minimum parcel size of ten (10) gross acres~~.

(6) A Commercial Equestrian Establishment that includes one or more of the ~~The~~ following appurtenant and incidental equestrian uses only in conjunction with ~~a Commercial Equestrian Establishment,~~ an established on-site equestrian land, and a minimum parcel size of ten (10) gross acres:

a. Petting Zoo; ~~and~~

b. Polo-grounds; ~~or~~and

c. ~~Horse~~ Equestrian show facility

(7) A Commercial Equestrian Establishment that includes one or more of the ~~The~~ following appurtenant and incidental equestrian uses only in conjunction with ~~a Commercial Equestrian Establishment,~~ an established on-site equestrian land, and a minimum parcel size of twenty (20) gross acres:

a. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop, horse rental facility, and

Comment [MC25]: Clarification by the Planning Department

Comment [SPC26]: Clarification by the Planning Department

Comment [MC27]: Clarification by the Planning Department

Comment [SPC28]: Clarification by the Planning Department

b. Delicatessen or restaurant; drive thru restaurants shall not be permitted.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The following uses are permitted provided that a conditional use permit has first been approved pursuant to Section 18.28 of this ordinance.

(1) Farm employee housing.

(2) A Commercial Equestrian Establishment that includes a Special ~~o~~Occasion ~~F~~facility only ~~–~~in conjunction with ~~a Commercial Equestrian Establishment,~~ an established on-site equestrian land~~,~~ and a minimum parcel size of hundred (100) gross acres.

Comment [SPC29]: Clarification by the Planning Department

(3) A Commercial Equestrian Establishment that includes one or more of the ~~The~~ following appurtenant and incidental equestrian uses only in conjunction with ~~a Commercial Equestrian Establishment,~~ an established on-site equestrian land~~,~~ and a minimum parcel size of fifty (50) gross acres:

Comment [SPC30]: Clarification by the Planning Department

a. Horse racing track or rodeo arena; and

b. ~~Large-scale~~ animal hospital that provideds ~~that~~ temporary boarding facilities ~~are established~~ for the purposes of boarding sick or injured animals.

Comment [MC31]: Clarification by the Planning Department

SECTION 14.95. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R) ZONE.

a. ALLOWED USES:

(1) One-family dwelling.

(2) Cottage Inn.

(3) Cottage Industry.

(4) Vineyards; groves; equestrian lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance.

(5) The grazing of sheep, goats or cattle where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days within any six-month period.

(6) The noncommercial keeping, raising or boarding of horses, cattle, sheep, and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling unit other than a dwelling unit located on the same lot. The number of such animals is not to exceed five (5) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.

(7) Farms or establishments for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in section 14.95.a.(76) herein.

Comment [SPC32]: Clarification by the Planning Department

(8) Future Farmers of America or 4-H projects.

(9) The on-site outside storage of materials used in conjunction with a farm or equestrian land including irrigation equipment and farming machinery is allowed as an accessory use to the farm or equestrian land.

(10) The on-site outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of six feet (6'). The on-site outside storage ~~and~~ is allowed as an accessory use on lots one acre or larger provided the amount is limited to two hundred (200) square feet with a maximum height of six feet (6').

Comment [MC33]: Clarification by the Planning Department

b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

(1) In addition to the principal dwelling, ~~a one~~a one-family dwelling may be permitted for each ten (10) acres of a farm in accordance with Section 14.96.a (11) herein. ~~including mobile homes on permanent foundations for each ten (10) acres of a farm. The total number of such additional dwellings for any farm shall not exceed four.~~

Comment [MC34]: Clarification by the Planning Department

(2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in Section 18.12 of Ordinance No. 348, except that no paving shall be required.

(3) Commercial Winery, only in conjunction with an established on-site vineyard and a ~~minimum parcel~~minimum parcel size of ten (10) gross acres.

(4) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum parcel size of ten (10) gross acres:

a. Wine sampling room;

b. Retail wine sales; and

c. Gift sales

c. Clustered single family dwelling subdivision that complies with Ordinance No. 460 and the development standards set forth in ~~section~~ Section 14.96.c. herein.

Comment [MC35]: Clarification by the Planning Department

14.96. DEVELOPMENT STANDARDS

a. General Standards. The following standards shall apply to all uses and development in the WC-E, WC-R, WC-W and WC-WE zones:

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

(2) Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847.

(3) Drainage channels shall be constructed to avoid undermining or eroding the roadbed.

(4) Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.

(5) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and ~~the Temecula~~the Temecula Valley Wine Country Design Guidelines.

(6) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.

(7) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.

(8) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.

(9) On-site advertising signs shall be compatible with the rural atmosphere of the area and comply with all applicable County signage requirements.

(10) Permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be located not less than fifty feet (50') from the boundaries of the property line except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').

(11) Additional one-family farm employee dwellings shall comply with all of the following:

a. Dwelling shall be located on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation.

b. Dwelling shall not be rented or offered for lease

c. Dwelling shall be located not less than fifty feet (50') from any property line, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road,

Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').

d. Dwelling shall be screened from view at the front property line by shrubs or trees.

e. Dwelling, sanitary facilities and utilities shall conform with all requirements of law including the County Public Health Department and Building and Safety Department.

b. Residential Standards. In addition to the General Standards, the following standards shall apply to all residential developments in the WC Zones. The following standards shall not apply to residential tract and parcel maps tentatively approved prior to the effective date of this ordinance nor shall they apply to final maps recorded prior to the effective date of this ordinance. Such maps shall comply with the development standards of their respective zoning classifications in Ordinance No. 348.

(1) The minimum lot size shall be ten (10) gross acres in the WC-E Zone.

Comment [MC36]: Planning Commission recommendation

(2) Except for clustered subdivisions, ~~T~~the minimum lot size shall be twenty (20) gross acres in the in the WC-W, and WC-WE ~~and WC-E~~ Zones.

Comment [MC37]: Planning Commission recommendation

~~(1)~~

~~(2)~~(3) Except for clustered subdivision, the minimum lot size shall be five (5) gross acres in the WC-R Zone.

~~(3)~~(4) The minimum setback requirement for all buildings shall be fifty feet (50') from the road right of way, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').

The minimum three hundred feet (300') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such event, the minimum setback requirement shall be one-third of the residential lot.

~~(4)~~(5) The rear and side setback shall be at a minimum equal to the building height ~~yard~~ in all WC Zones. ~~shall not be less than ten (10) feet.~~

~~(5)~~(6) The maximum height for a dwelling unit shall be thirty feet (30') except where the project design incorporates terraced ~~lots~~pads, then the maximum height of the dwelling unit shall not exceed forty feet (40') when measured from the lowest finished graded pad~~floor level~~.

~~(6)~~(7) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.

c. Clustered Subdivision Development Standards

In addition to the General Standards and Residential Standards, the following standards shall apply to clustered residential developments in the WC Zones:

(1) Site layout and design shall maximize unique site characteristics including, but not limited to, the natural topography, scenic vistas, soil quality and drainage patterns.

~~(2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the WC-R zone and ten (10) gross acres in the WC-W and WC-WE zones.~~

~~(3)~~(2) The minimum lot size shall be one (1) gross acre.

~~(4)~~(3) Prior to tentative approval of an applicable subdivision map, at least seventy five percent (75%) of net project area shall be set-aside for planting vineyards through production lots or deed restriction.

~~(5)~~(4) Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and twenty five percent (25%) prior to issuance of certificate of occupancy for the first dwelling unit.

Comment [MC38]: Planning Commission recommendation

Comment [MC39]: Planning Commission recommendation

Comment [MC40]: Planning Commission recommendation

Comment [SPC41]: This was moved by Planning Department to be included in the Temecula Valley Wine Country Policy Area per the Planning Department

~~(6)~~(5) A clustered development consisting of forty (40) acres or more shall provide at least one (1) production lot

~~(7)~~(6) A production lot that provides 25 gross acres or more shall be allowed only a Production Winery. Incidental commercial uses such as eating, living~~,~~ ~~lodging~~, lodging or special occasion facilities shall not be allowed in conjunction with the winery.

~~(8)~~(7) The set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner, home owners association or County Service Area.

~~(9)~~(8) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be compatible with the rural atmosphere of the area and comply with all applicable County signage requirements.

~~(10)~~(9) On-site improvements for production lots and deed ~~restrictions including~~restrictions including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restrictions.

~~(11)~~(10) Clustered subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.

d. ~~d.~~ Production Winery Standards. In addition to the General Standards, the following standards shall apply to all Production Wineries in the WC zones:

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

(2) The rear and side setback shall be a minimum equal to four (4) times the building height.

Comment [MC42]: Planning Commission recommendation

(3) The Production Winery shall be less than 1,500 square feet in size.

(4) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.

e. Commercial Winery Standards. In addition to the General Standards, the following standards shall apply to all Commercial Wineries in the WC zones:

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

(2) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. The remaining twenty-five percent (25%) of the vineyard shall be planted prior to issuance of certificate of occupancy or final inspection of the winery, whichever occurs first.

(3) To achieve the seventy-five percent (75%) planting requirement, ten percent (10%) of the net project area may include the planting of olive trees and sixty -five percent (65%) of the net project area shall be planted in vineyards.

(4) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.

(5) Prior to obtaining Certificate of Occupancy, ~~A~~a Commercial Winery shall obtain all applicable permits or licenses required by the California Department of Alcoholic Beverage Control.

Comment [MC43]: Clarification by the Planning Department

(6) The grapes utilized in wine production and retail wine sales shall meet the following minimum requirements: fifty percent (50%) shall be grown or raised on site and twenty-five percent (25%) shall be grown or raised in ~~the Temecula Valley wine area~~Riverside County, except when:

Comment [MC44]: Planning Commission recommendation

a. An exemption from this requirement may be requested for the first three years from the permit's effective date.

b. An exemption from this requirement may be requested when the Board of Supervisors has declared an Agricultural Emergency for the Temecula Valley Wine Country Area. Such request shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may apply.

c. Exemption requests shall be made on forms provided by the County Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in Ordinance No. 671.

(8) A Commercial Winery shall produce at least fifty percent (50%) of its wine sold on-site.

~~(7)~~(9) A Commercial Winery shall be at least fifteen hundred (1,500) square feet in size and ~~with a capacity to~~ produce at least 3,500 gallons of wine annually as determined by the County Agricultural Commissioner.

~~(8)~~(10) A Commercial Winery with one or more high intensity commercial uses, including, but not limited to, a Special Occasion Facility, restaurant or ~~in conjunction with~~ ~~l~~Lodging ~~f~~Facilities on twenty (20) to ~~less than~~ forty (40) gross acres shall be at least three thousand ~~fifteen hundred~~ (~~1~~3,~~5~~000) square feet and ~~shall have the capacity to~~ produce at least 7,000 gallons of wine annually as determined by the County Agricultural Commissioner.

~~(9)~~(11) A Commercial Winery with one or more high intensity commercial uses, including, but not limited to, a Special Occasion Facility, restaurant or ~~l~~Lodging ~~in conjunction with lodging f~~Facilities on forty (40) gross acres or more shall be at least six thousand ~~fifteen hundred~~ (~~1~~6,~~5~~000) square feet and ~~shall have the capacity to~~ produces at least fourteen thousand (14,000) gallons of wine annually as determined by the County Agricultural Commissioner.

~~(10)~~(12) Prior to issuance of the building permit for any incidental commercial uses, the Commercial Winery shall be constructed.

Comment [MC45]: Planning Commission recommendation

Comment [MC46]: Planning Commission recommendation

Comment [MC47]: Clarification by the Planning Department

Comment [MC48]: Planning Commission recommendation

Comment [MC49]: Clarification by the Planning Department

Comment [MC50]: Planning Commission recommendation

~~(11)~~(13) Prior to issuance of certificate of occupancy for any incidental commercial uses, the Commercial Winery shall be operational.

~~(12)~~(14) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.

~~(13)~~(15) The minimum setback requirement for all buildings shall be fifty feet (50') from the road right of way; except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the ~~the~~ minimum setback requirement shall be equal to four (4) times the building height measured from the lowest finished graded pad. ~~one hundred feet (100').~~

~~(14)~~(16) The rear and side setback shall be at a minimum equal to four (4) times the building height.

~~(15)~~(17) No building or structure shall exceed forty ~~fifty~~ feet (~~5~~40') in height, except where the project design incorporates terraced pads~~lots~~, then the maximum height shall be fifty feet (50') when measured from the lowest finished graded pad. Such height limitation does not include architectural elements such as spires, minarets, chimneys or similar structures. Additionally, no building shall exceed two (2) habitable stories. ~~spires, minarets, chimneys or similar structures.~~

~~(16)~~(18) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

Comment [SPC51]: Planning Commission recommendation

Comment [MC52]: Planning Commission recommendation

Comment [MC53]: Planning Commission recommendation

Comment [MC54]: Planning Commission recommendation

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

~~(18)~~(20) Outside storage areas shall be screened from view by structures or landscaping.

~~(19)~~(21) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320').

e. Special Occasion Facility Standards. In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC zones:

(1) The minimum lot size for special occasion facilities in conjunction with a winery shall be twenty (20) gross acres in the WC-W zone and ten (10) gross acres in the WC-WE.

(2) The minimum lot size for special occasion facilities in conjunction with a commercial equestrian establishment shall be hundred (100) gross acres in the WC-E zone.

(3) The minimum setback requirement for all buildings shall be one hundred feet (100') from the road right of way; except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback shall be equal to four (4) times the building height measured from the lowest graded pad. ~~three hundred feet (300').~~

Comment [SPC55]: Planning Commission recommendation

(4) The maximum height for a special occasion facility shall be thirty feet (30') except where the project design incorporates terraced lots, then the maximum height of the special occasion facility shall be forty feet (40') when measured from the lowest finished graded pad. ~~floor level~~ Such

Comment [SPC56]: Planning Commission recommendation

height limitation does not include architectural elements such as spires, minarets, chimneys or similar structures.

Comment [MC57]: Planning Commission recommendation

(5) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.

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

(7) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

(8) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

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

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

f. Lodging Facility Standards. In addition to the General Standards, the following standards shall apply to all lodging facilities as defined in this ordinance in the WC zones:

(1) The minimum lot size for a Bed and Breakfast Inn, Country Inn and Hotel in conjunction with a winery and established on-site vineyard in the WC-W zone shall be twenty (20) gross acres.

(2) The minimum lot size for a Bed and Breakfast in conjunction with an established on-site vineyard in the WC-WE zone shall be five (5) gross acres and ten (10) gross acres with a winery and established on-site vineyard.

(3) The minimum lot size for a Country Inn in conjunction with an established on-site vineyard in the WC-WE zone shall be ten (10) gross acres and fifteen (15) gross acres with a winery and established on-site vineyard.

(4) The minimum lot size for resorts in conjunction with a winery and established on-site vineyard in the WC-W zone shall be forty (40) gross acres.

(5) A maximum of two (2) guest rooms per gross acre shall be permitted for a lodging facility.

(6) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.

(7) The minimum setback requirement for all buildings shall be fifty feet (50'); from the road right of way, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be equal to four (4) times the building height measured from the lowest graded pad. ~~one hundred feet (100').~~

Comment [SPC58]: Planning Commission recommendation

(8) The maximum height for Country-Inns, Hotels and Bed and Breakfasts shall be thirty feet (30') except where the project design incorporates terraced lots, then the maximum height shall be forty feet (40') when measured from the lowest finished graded pad ~~floor level~~. Such height limitation does not

Comment [MC59]: Planning Commission recommendation

include architectural elements such as spires, minarets, chimneys or similar structures.

(9) Resorts shall be a maximum of two (2) habitable -stories ~~high~~ and shall not exceed forty feet (40') in height~~, except~~, except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') in height when measured from the lowest finished ~~floor level~~graded pad. Such height limitation does not include architectural elements such as spires, minarets, chimneys or similar structures.

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

(11) Automobile parking spaces shall comply with Section 18.12 ~~of Ordinance~~of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

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

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

g. Commercial Equestrian Establishment Standards. In addition to the General Standards, the following standards shall apply to all Commercial Equestrian Establishments in the WC-E zone:

(1) The minimum lot size for a commercial equestrian establishment shall be ten (10) gross acres.

(2) A commercial equestrian establishment shall have a minimum of twenty (20) enclosed stalls.

Comment [MC60]: Planning Commission recommendation

Comment [MC61]: Planning Department Clarification

Comment [MC62]: Planning Commission recommendation

Comment [MC63]: Planning Commission recommendation

(3) At least seventy-five percent (75%) of the net project area shall be set-aside for permanent equestrian lands prior to issuance of certificate of occupancy for the commercial equestrian establishment.

(4) The minimum setback requirement for all buildings shall be fifty feet (50'); from the road right of way, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be equal to four (4) times the building height measured from the lowest finished graded pad. ~~one hundred feet (100').~~

Comment [SPC64]: Planning Commission recommendation

(5) The maximum height of a building or structure shall be thirty feet (30') except where the project design incorporates terraced lots, then the maximum height shall be forty feet (40') when measured from the lowest finished graded pad. ~~floor level.~~ Such height limitation does not include architectural elements such as spires, minarets, chimneys or similar structures.

Comment [SPC65]: Planning Commission recommendation

Comment [MC66]: Planning Commission recommendation

(6) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines and in a manner that provides a sanitary and healthful environment for the horses.

(7) Enclosed commercial stalls shall provide a minimum of 12'x12' space per horse.

(8) Outdoor corrals shall provide a minimum of 12'x12' space per horse or animal and may be partially covered.

(9) Automobile parking spaces shall comply with Section 18.12 of this ordinance and shall be consistent with the rural standards of the Temecula

Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

(10) Corrals, exercise rings, arenas, and any other disturbed soil area shall be regularly watered or otherwise treated to prevent the emanation of dust.

(11) Manure disposal shall be managed to discourage breeding grounds for flies and pests.

(12) If on-site compositing can be achieved, the compost area shall be sited at least fifty feet (50') from waterways and hundred feet (100') from existing residential dwelling(s) or adjacent lot."

Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

Proposed Temecula Valley Wine Country Design Guidelines

RIVERSIDE COUNTY
PLANNING DEPARTMENT

TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON ST. 12TH FLOOR
RIVERSIDE, CA 92502

HTTP://WWW.RCTLMA.ORG/PLANNING HTTP://WWW.SOCALWINECOUNTRYPLAN.ORG

INTRODUCTION

The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and actions are synchronized, our communities prosper; where they are in conflict, so are the communities.
(Riverside County Integrated Plan, 2002)

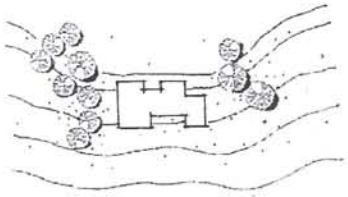
The Temecula Valley Wine Country Policy Area is a unique community of Riverside County that offers boutique wine country embedded within rural and equestrian character of the southwestern Riverside County. Approximately fifty wineries and other smaller wine operations, produce award-winning premium quality wines, made possible by a unique microclimate and well-drained decomposed granite soils of this region. In addition, this area offers rural lifestyle, horseback riding trails, stables and other equestrian amenities within the Valle de los Caballos community. It is with much pride in their ranches and horses that some of the equestrian facilities hold national and international competition events. The Temecula Valley Wine Country Policy Area Design Guidelines (hereinafter "Guidelines") are intended to encourage rural type of developments surrounded by large vineyards and equestrian facilities that enhance the winemaking, equestrian and rural residential atmosphere of the policy area.

These guidelines are provided to guide those property owners and project proponents that are submitting development applications to the County Planning Department. These guidelines are generalized statements, alternatives or illustrations of what is expected and encouraged for developments within the policy area. Upon approval, these guidelines will be applicable to all development proposals for a dwelling unit, subdivision, winery, equestrian facility, and/or incidental commercial facility unless otherwise specified in the following sections. Depending upon the site characteristics and nature of the proposal, the Planning Director will determine the degree of compliance to these guidelines.

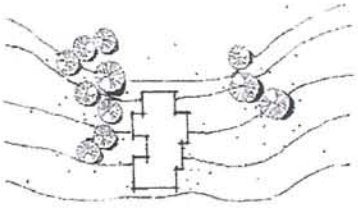
A. SITE DESIGN AND PLANNING.

The intent of this section is to ensure that unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. are considered; that the created building pads, roads or driveways are blended into the natural terrain; and that any physical or visual impact is mitigated through site design and planning.

1. All buildings, building pads, roads, driveways, and hardscape should be located in existing disturbed areas and the least environmentally sensitive location, to minimize their impacts on natural terrain of the project site.

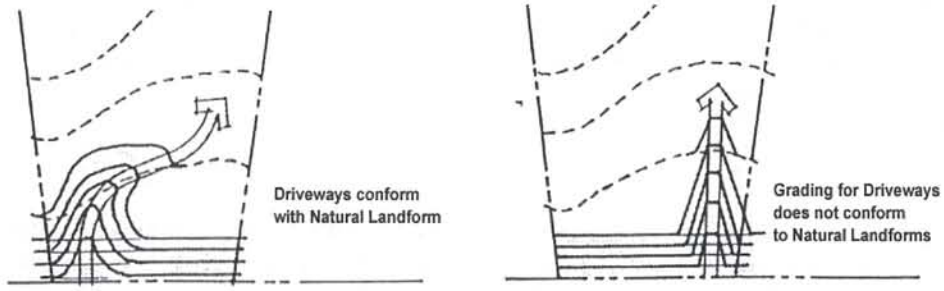


Do this



Don't do this

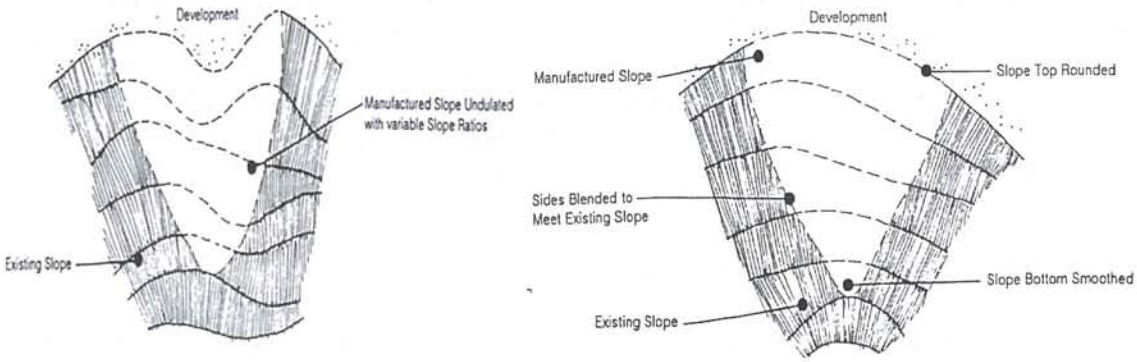
2. All buildings, building pads, roads, driveways, and hardscape should, to the fullest extent practicable, follow and utilize the natural contours of the land to minimize disturbance.



Do this **Don't do this**

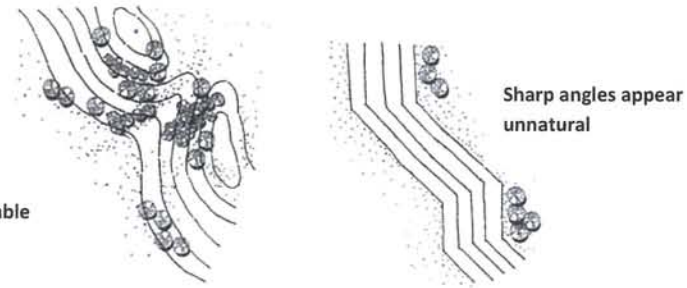
3. Any increase in runoff resulting from a site development should be directed away from any neighboring properties, into a newly improved street or public right-of-way that is designated to carry surface drainage run-off.

4. Mass grading should be avoided; however, if grading is necessary, contoured slopes or rounded slopes should be manufactured.



Contoured Slope *Rounded Slope*

5. Graded slopes and/or building pads should provide a variety of both slope percentages and slope direction in a three-dimensional undulating pattern that is similar to the existing natural terrain rather than left at a constant angle and direction, which creates an unnatural and manufactured appearance for the site.

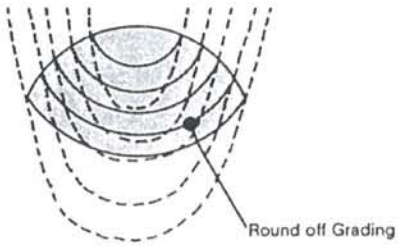


6. Graded slopes and/or building pads should be similar to the natural slopes of the site and the angle of any exposed slope should gradually transition to the angle of the natural slope to create a natural look.

Do this

Don't do this

7. Graded slopes and/or building pads left by cut and fill operations should be given a rounded appearance (in plan and in elevation) that closely resembles the natural contours and landform of the project site.



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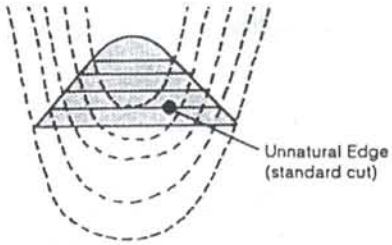
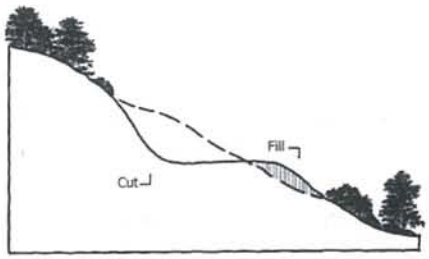
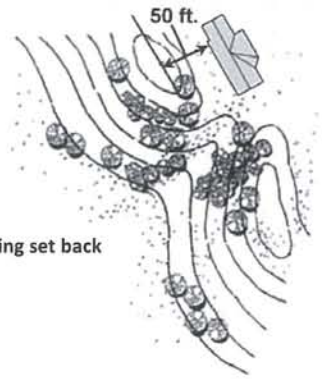


Don't do this



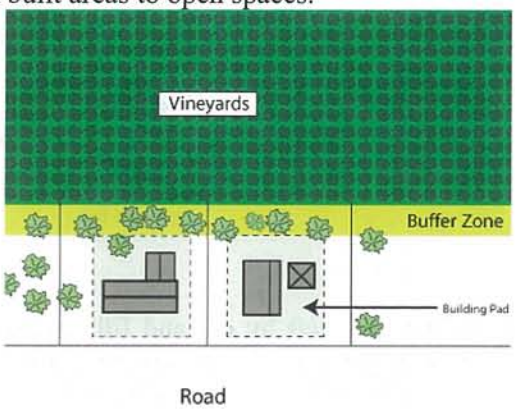
8. Graded slopes and/or building pads should not be allowed within fifty feet (50') of a natural peak or knoll.



Graded slope and building set back from peak or knoll

9. The vertical distance of any graded slope should not exceed fifteen feet (15') at a 3:1 ratio and ten feet (10') at a 2:1 ratio from the toe of the slope to the top of the slope.

10. A buffer zone should be provided between building pads and vineyards and equestrian lands for an easy transition from built areas to open spaces.



11. Due to their impact on natural terrain, off-highway vehicles shall not be operated on commercial or non-commercial basis within any portion of the project site within the policy area.

B. ARCHITECTURE

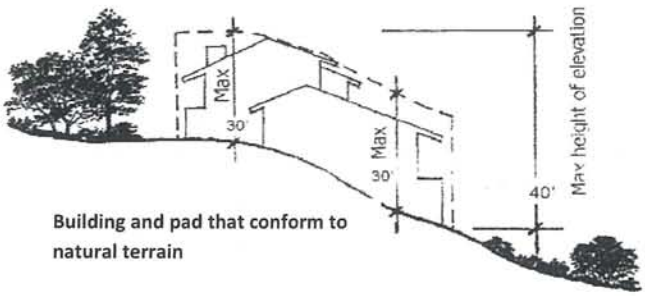
The intent of this section is to ensure that the visual impacts of proposed development is mitigated through architecture and building massing by compatible architectural styles, by varied roof-plains, by terraced building pad, or by encouraging architectural elements.

1. All new developments along Rancho California Road, and to a smaller degree, De Portola Road, should follow streetscapes as identified in the Design Guidelines and Signage Program (please refer to Appendix A).

2. All ancillary structures and incidental commercial uses should follow the architectural style of the primary use of the site (e.g. dwelling unit or winery or equestrian facility).

3. Exposed metal surfaces, contrasting color schemes, chain link fences, as well as mirrored glass should be prohibited, especially when they are visible from public view.

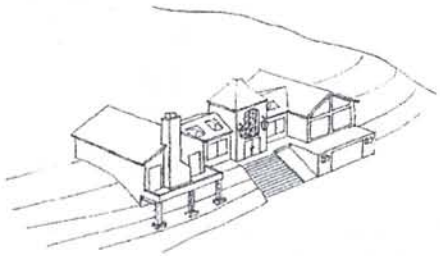
4. All buildings and their pads should be designed to conform to the natural topography and natural contours of the site. Their construction and configuration should use alternative techniques such as split-level and terraced building.



Building and pad that conform to natural terrain

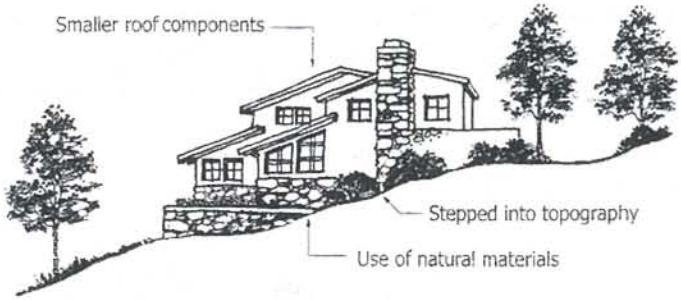
5. All buildings should be designed to minimize mass and volume. Architectural elements that increase visual prominence such as two-storied entries, large glass doors and windows, turrets, and large chimneys should be avoided; however, architectural elements that emphasize horizontal planes, such as overhangs, projections, alcoves, varied roof-plains, and building offsets should be used.

Do this



Don't do this

6. All buildings should use material and color of natural or earthen tones. A variety of materials, textures, and architectural details compatible with winemaking or equestrian theme should be used to mitigate the visual impacts of building mass.



Compatible color, architecture and material

7. The slope of the main roof for all primary buildings (dwelling units or wineries or equestrian facilities) should generally be oriented in the same direction as the natural slope of the terrain.

Do this

Don't do this

8. All building elevations and rooflines should be broken into smaller building elements to reflect the natural landform of the site. No residential roofline should extend forty feet (40') horizontally without an interruption or change in plane or direction.

Roof forms should be kept small and reflect the surrounding topography

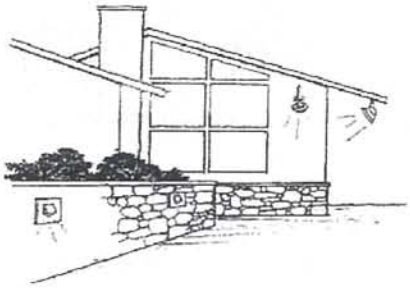
9. Landscaping for any project should carefully select plants that assure that the vineyards or equestrian operations are not impacted due to the invasion of urban exotics (please refer to Ordinance 859: Water Efficient Landscape Requirements Ordinance).

10. Arbors, trellises, or gazebos should be allowed in conjunction with a dwelling unit or a winery if they do not exceed ten feet (10') in height, forty feet (40') in length, and ten percent (10%) of the building pad.

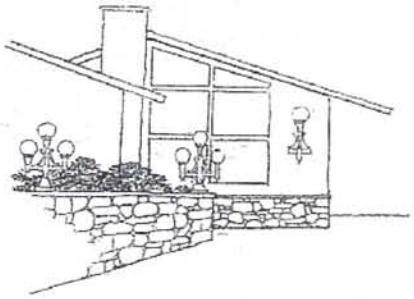
11. Fencing should be encouraged only around the building pads to maintain the open and rural character of the wine country. If fencing on the perimeter of a property is desired, it should be compatible with the architectural style of the primary use and wine country atmosphere.

12. The height of any fence and/or wall should not exceed four feet (4') except for the swimming pool fences and retaining walls.

13. All exterior lighting fixtures should be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.



Lighting should be directed downward



Lighting should not illuminate large areas

C. SPECIAL OCCASION FACILITIES

1. All residential subdivisions shall be conditioned to provide a Noise Disclosure Notice to prospective property buyers informing them about their noise exposure in the Wine Country. This notice should identify all nearby properties that may be a source of periodic noise from the outdoor special occasion facilities.

2. All indoor or outdoor special occasion facilities should be located and oriented away from neighboring residential units.

3. All indoor special occasion facilities should incorporate architectural solutions that reduce noise emitted from the events on a case-by-case basis as determined by the Planning and the Office of Industrial Hygiene Department. For noise management, locate special event facilities and other noise emitters away from neighboring residential units.

4. The Planning Department may require a Noise Management Plan on a case-by-case basis. This plan shall be in conformance with the County Ordinance No. 847 and provisions of the County General Plan. The Noise Management Plan shall include:
   a) The number of outdoor events per year, event dates, and hours of operation.
   b) A Noise Report to determine appropriate mitigation measures for stationary noise sources.
   c) Noise Disclosure Notice to property owners within a determined proximity of the facility.

Appendix A: Streetscape and Signage program for Rancho California Road and De Portola Road

PDS West

7-19-2010

Design Guidelines

Temecula Valley

SOUTHERN CALIFORNIA
WINE COUNTRY

I. INTRODUCTION

This is the first phase of Design Guidelines for the Temecula Valley Wine Country, Southern California. It is limited to design standards, guidelines and signage program for the streetscapes on Rancho California Road and to a smaller degree, on De Portola Road. The purpose of the Temecula Valley Wine Country Design Guidelines is to reflect the Wine Country community's vision and to guide the property owners, winery owners, County planners and decision-makers toward accomplishing the vision.

As a first phase with limited budget, this Guidelines Booklet is primarily a printout of the PowerPoint slide presentation, with limited textual support. Future phases will include transferring graphics into a book format with ample textual support.

December 14, 2010
Prepared by PDS West

2 Aerial Photo of Wine Country Looking East

Aerial Photo of Rancho California Road Looking East

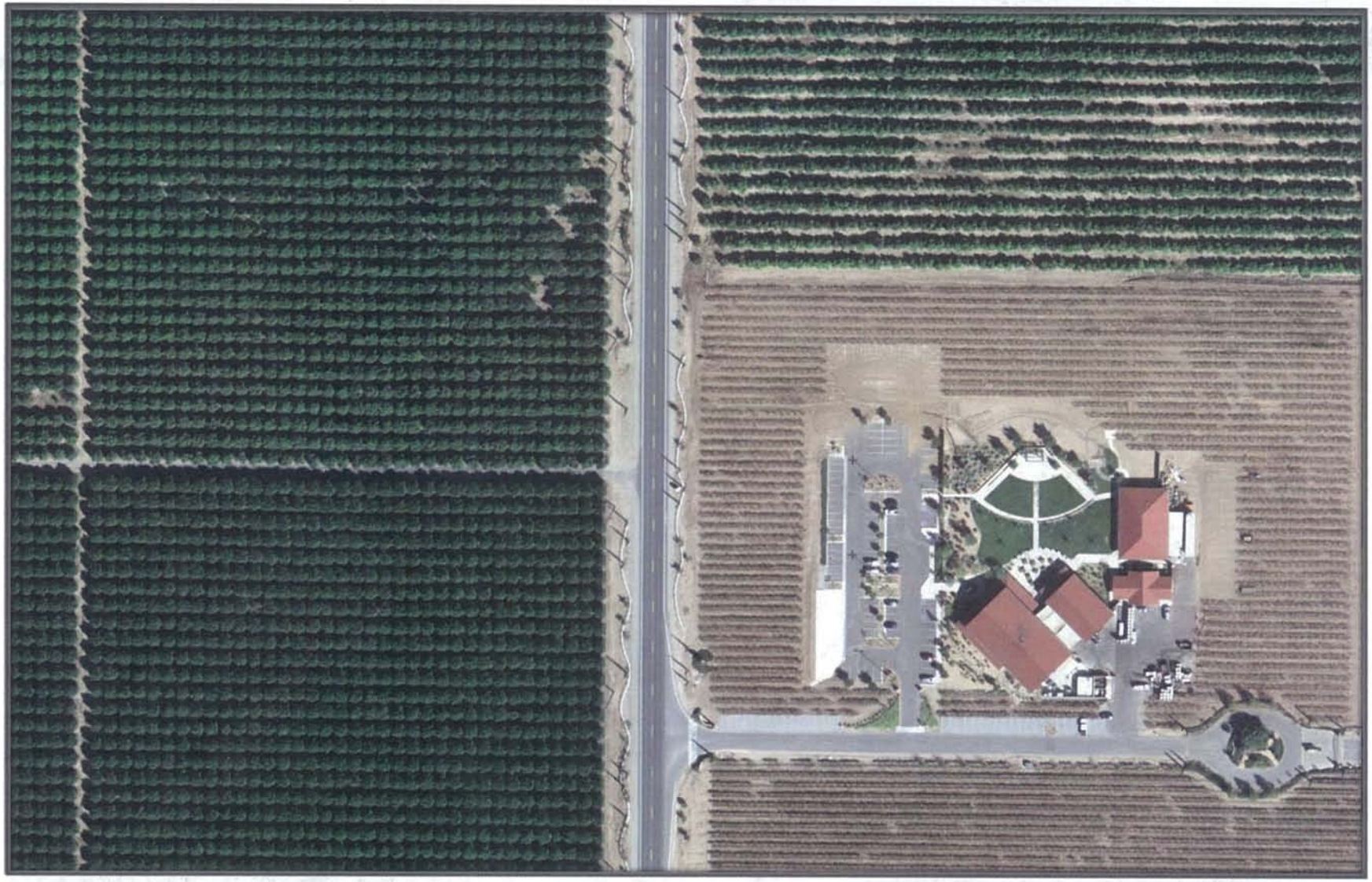
Temecula Valley Wine Country

Streetscapes

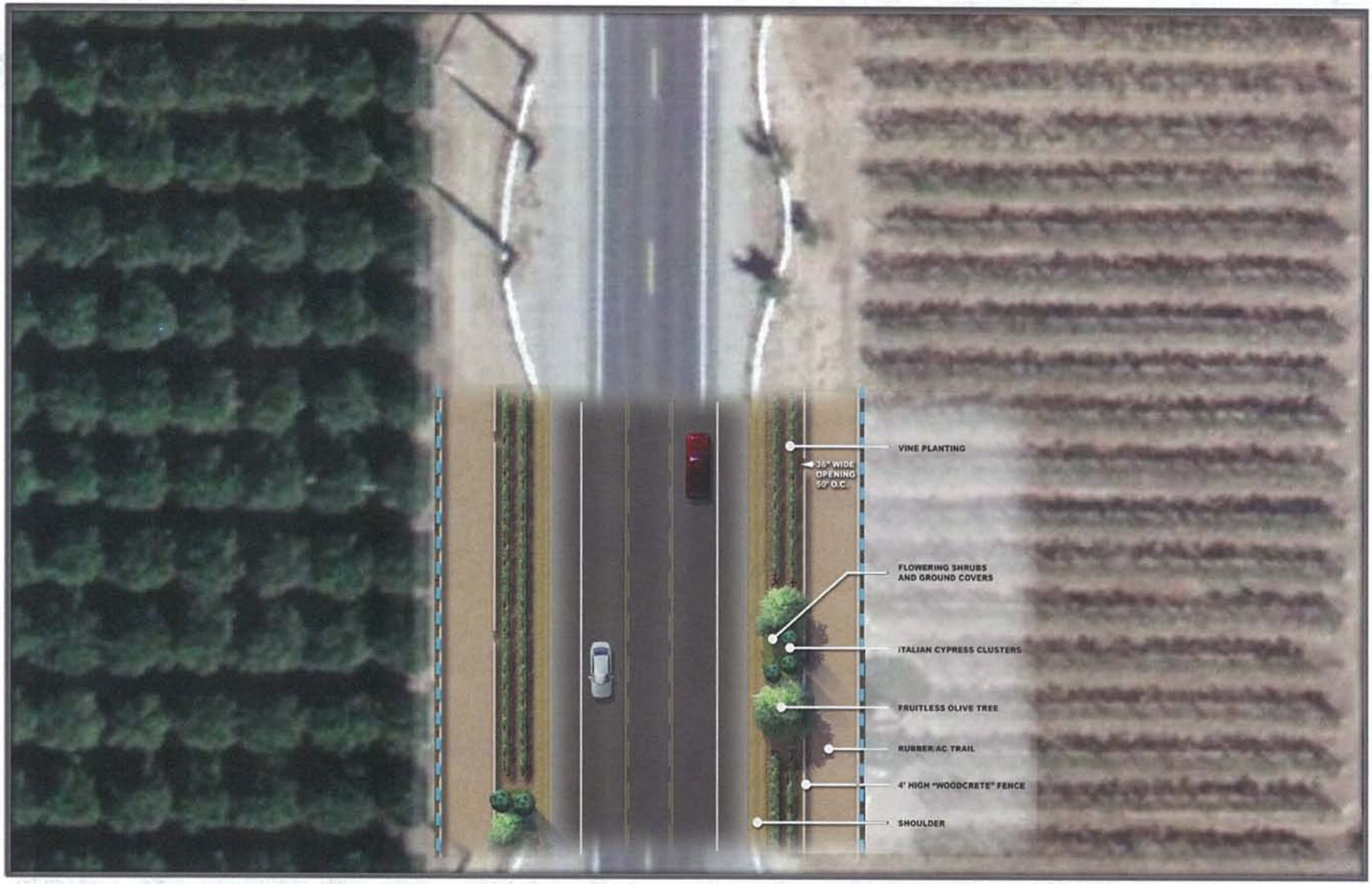
Trails Recommendations

- On Rancho Calif. Rd. There will be one Continuous Multi-Use Trail on the South Side with Second Multi-Use trail on other side, where Possible .
- Main Multi-Use Trail will be paved with Colored , Rubberized Asphalt – Works with Bikes and Horses
- Trails will be separated from Roadway by Planting and Rail Fence
- A design for ultimate De Portola Rd. Trails and Landscaping has been prepared, but must wait to install the improvements until Flooding Problems are Resolved and the Road Widened.

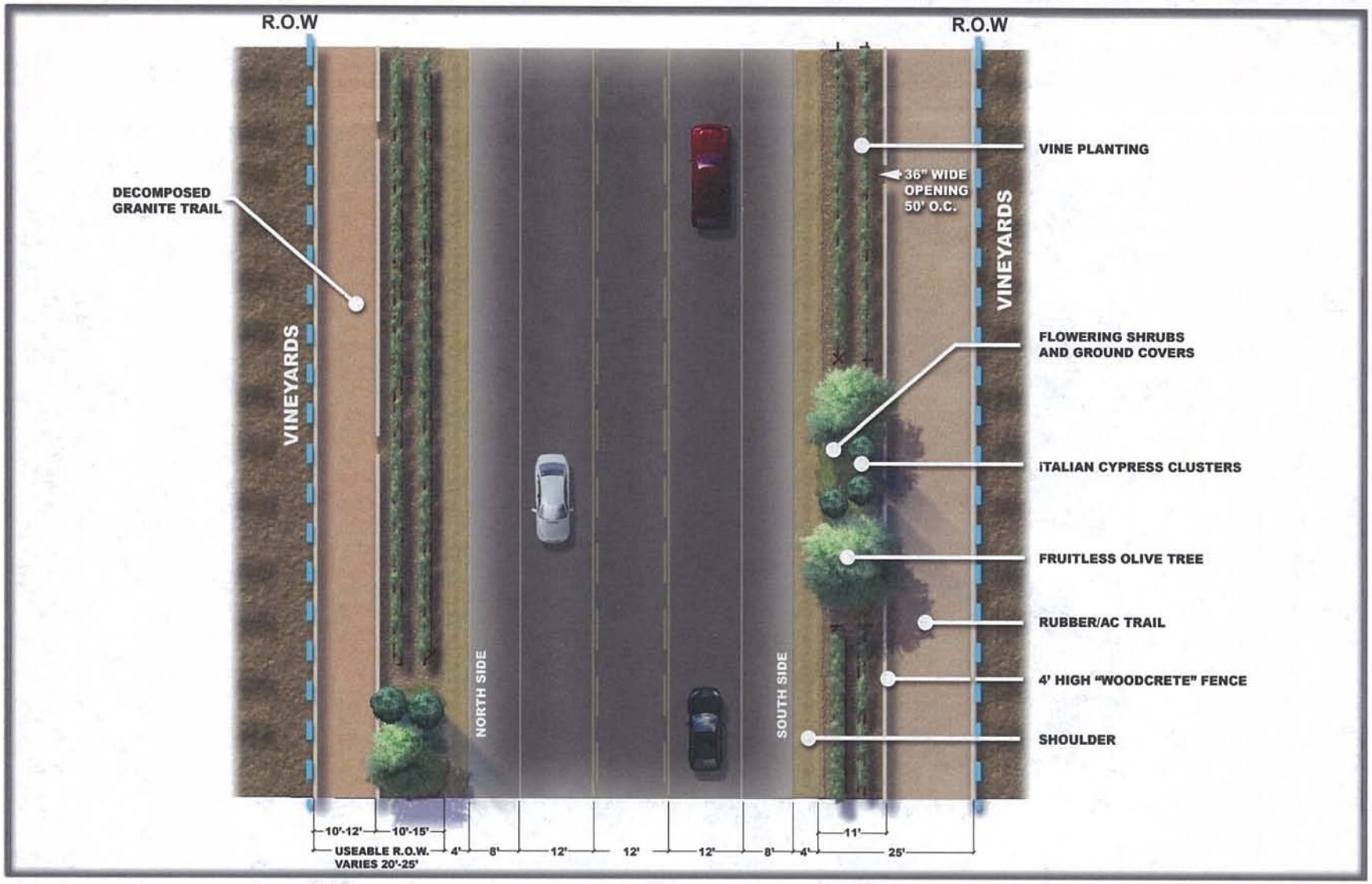
6 Road R.O.W. Level Both Sides



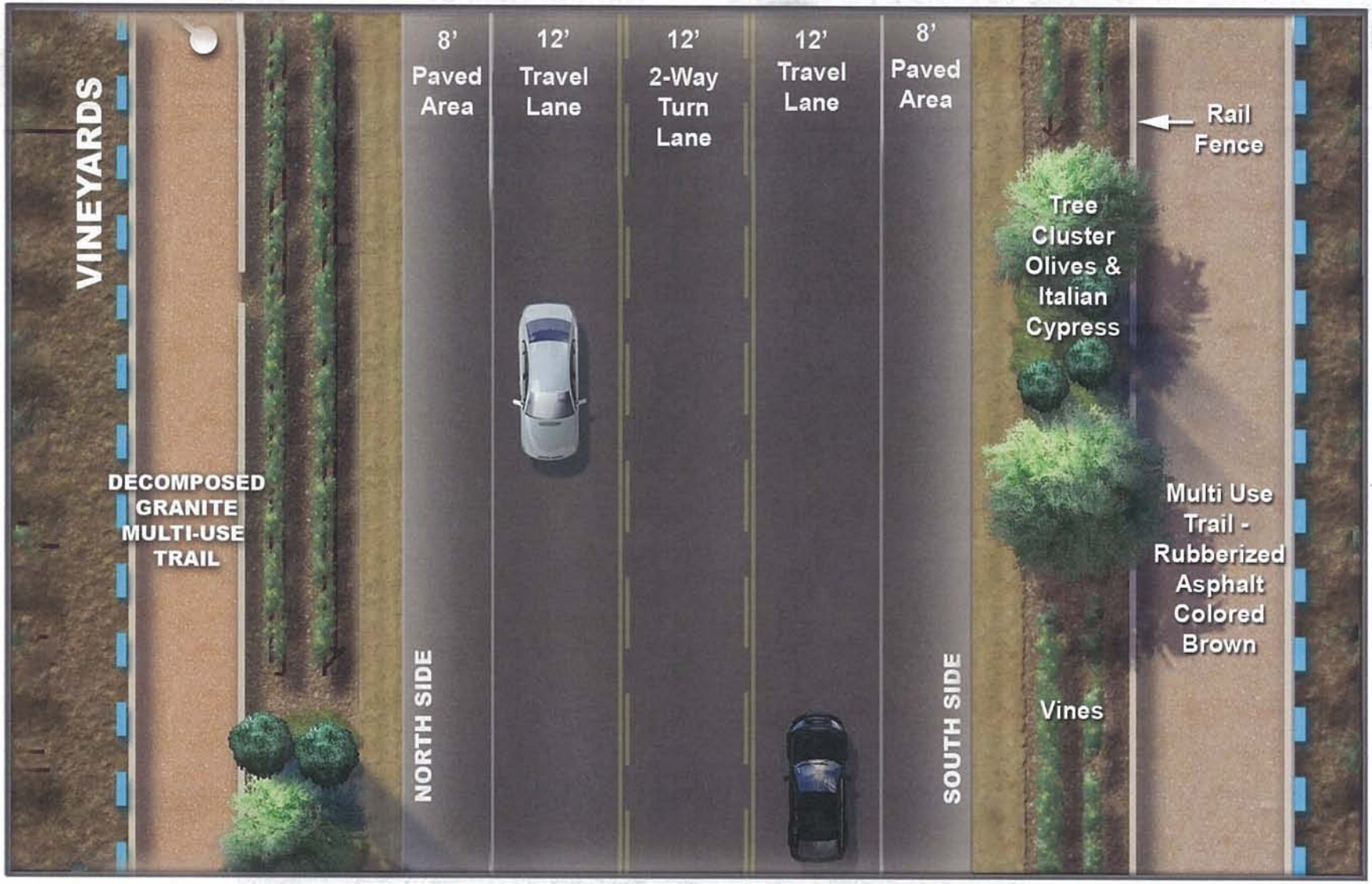
7 Road R.O.W. Level Both Sides



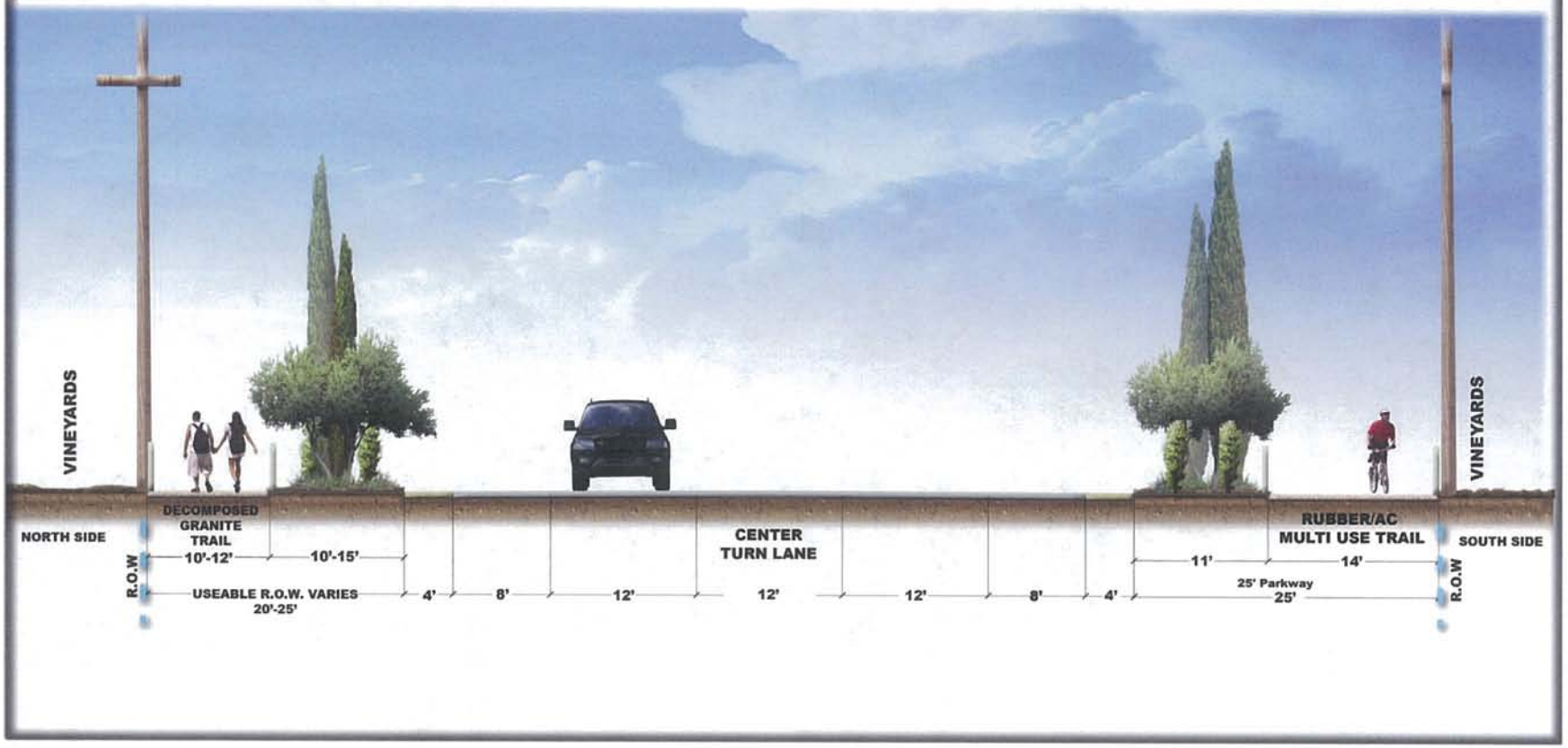
Proposed Roadway – MP Trails Both Sides



Proposed Roadway – MP Trails Both Sides



Proposed Roadway – MP Trails Both Sides



Proposed Roadway – MP Trails Both Sides

3D View of Proposed Roadway Section
Rancho California Road

Proposed Roadway – South side with Multi-Use Trails on Both Sides

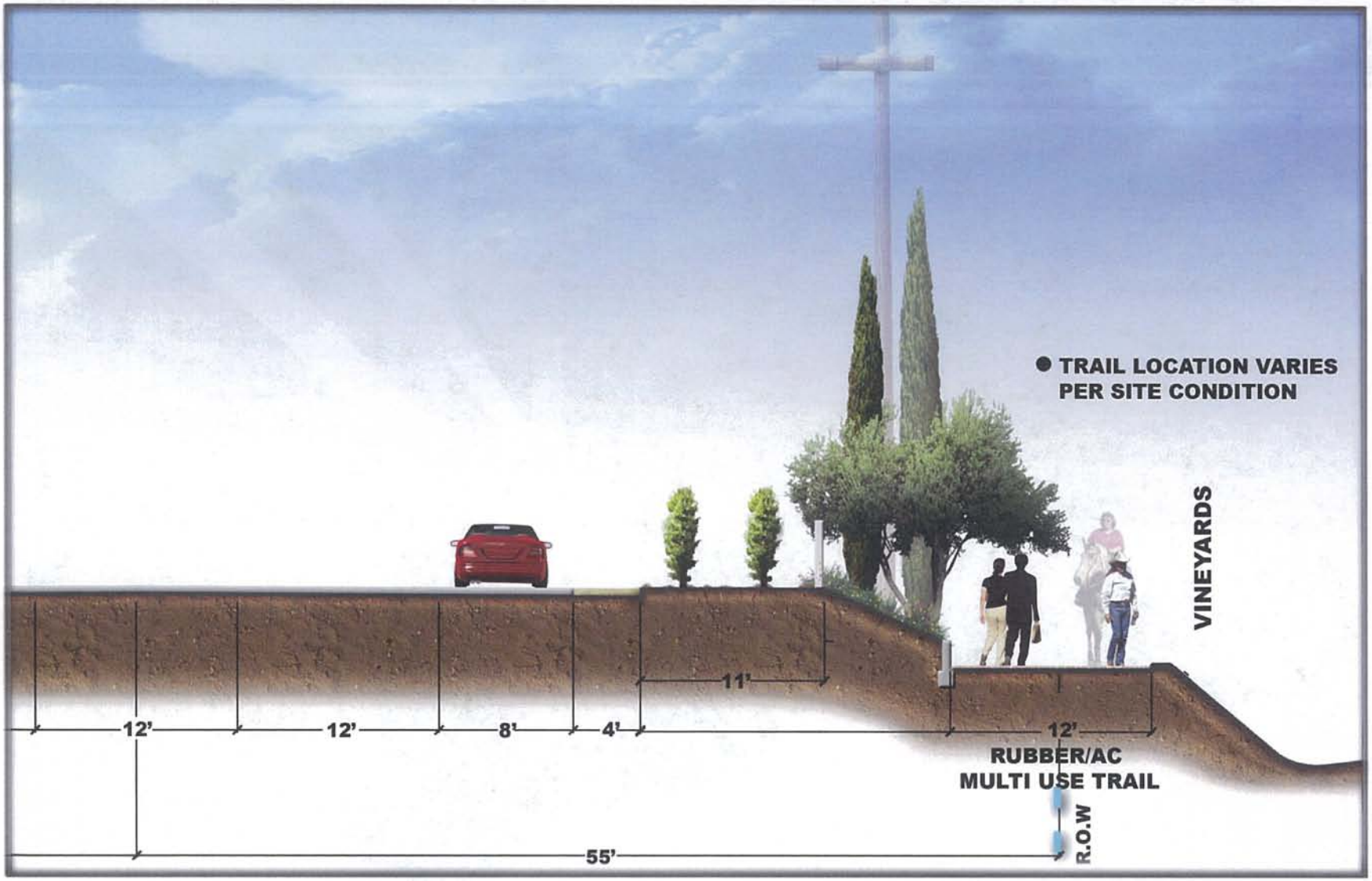
Proposed Roadway – North side with Multi-Use Trails on Both Sides

Proposed Roadway – North side with Multi-Use Trails on Both Sides

Proposed Roadway – North side with Multi-Use Trails on Both Sides

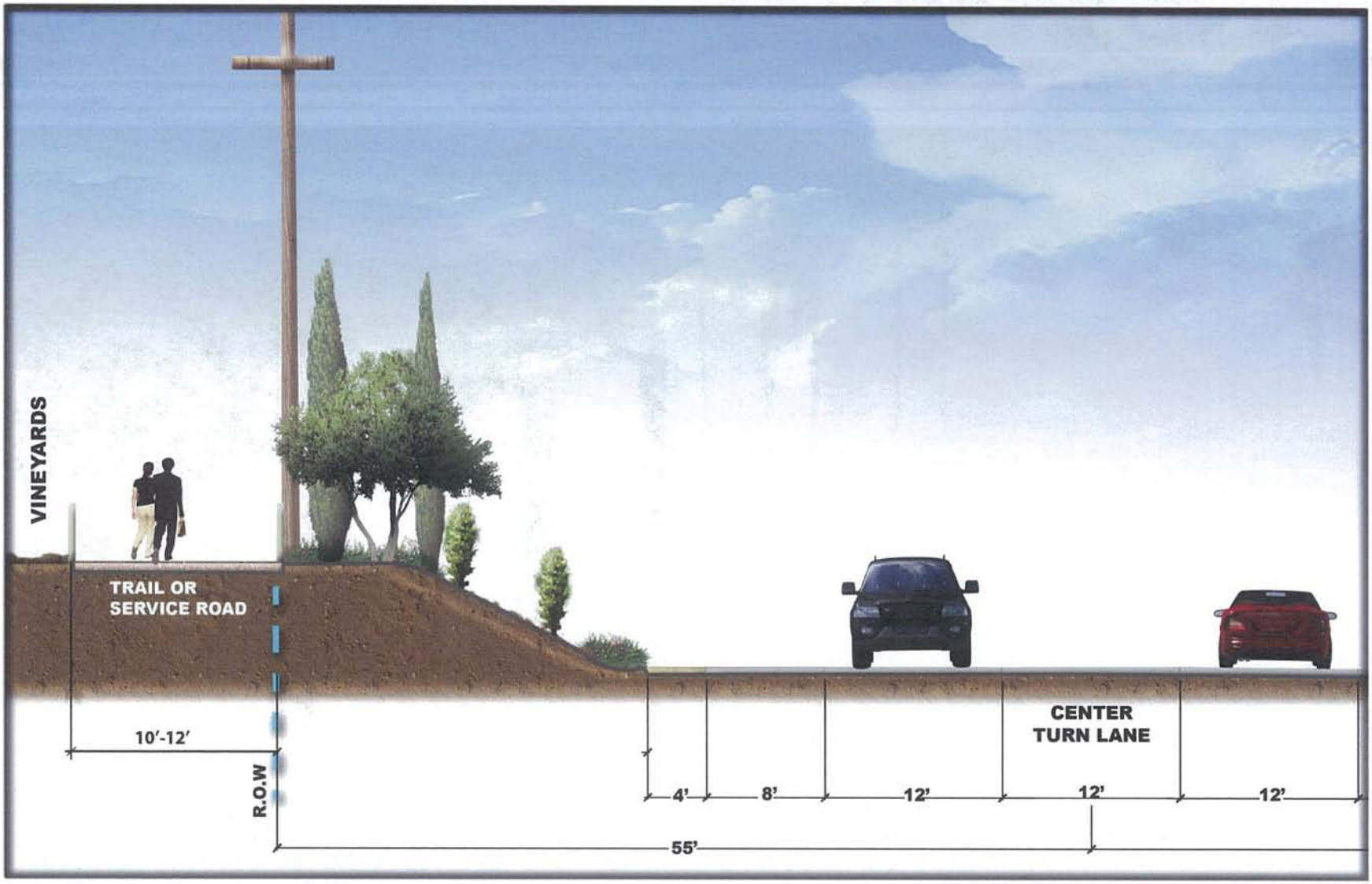
Condition 1 – Property Drops Off on Southeast

Condition 1 – Same Area Looking Back



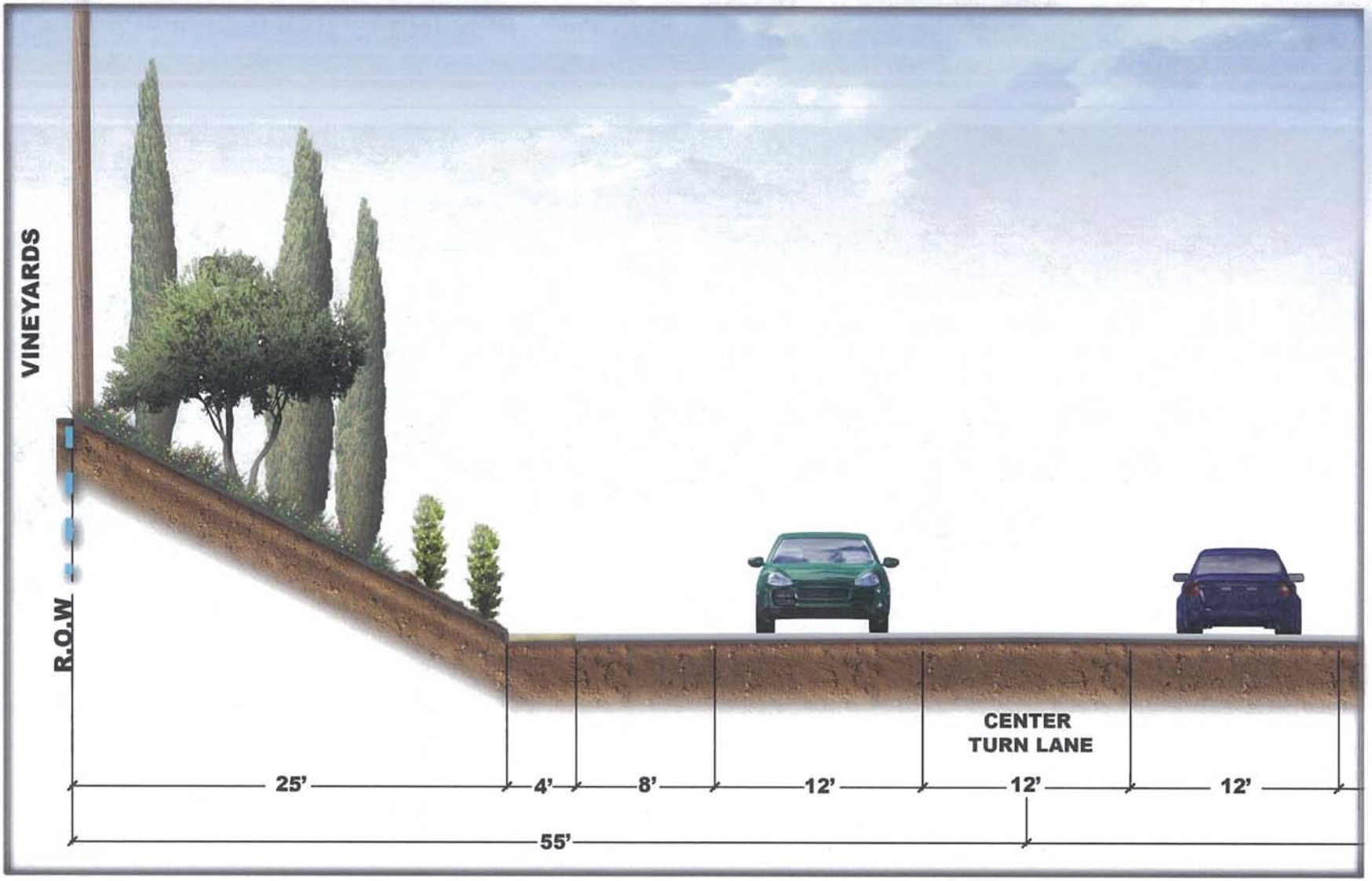
Condition 1 – Trail climbs along bank to top

Condition #2 – Slope Up on N. Side



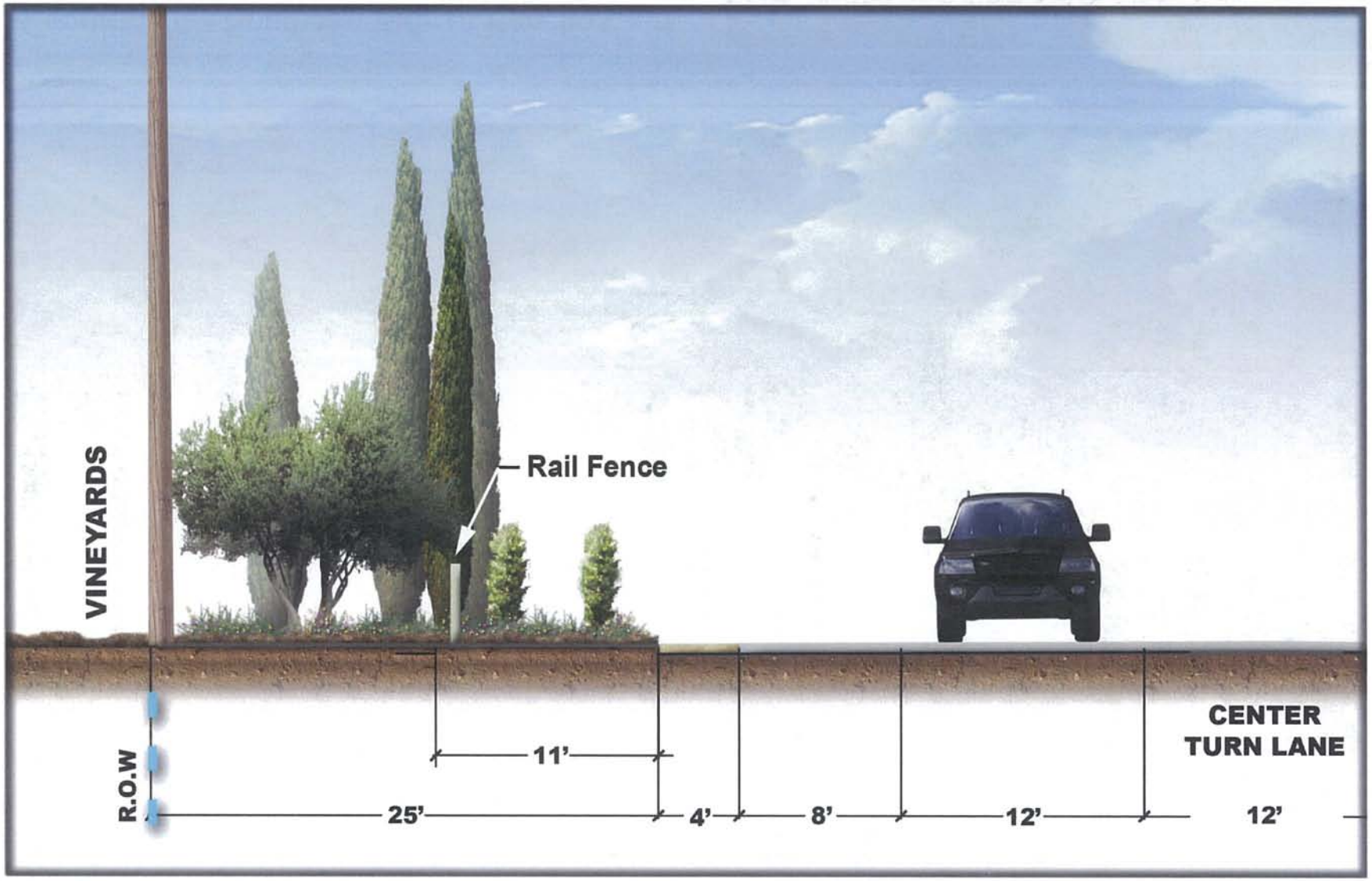
Condition 2 – Trail is constructed at top of bank

Condition 3 – No trail on Northwest Side of Rancho Calif. Rd. – Landscaping Only



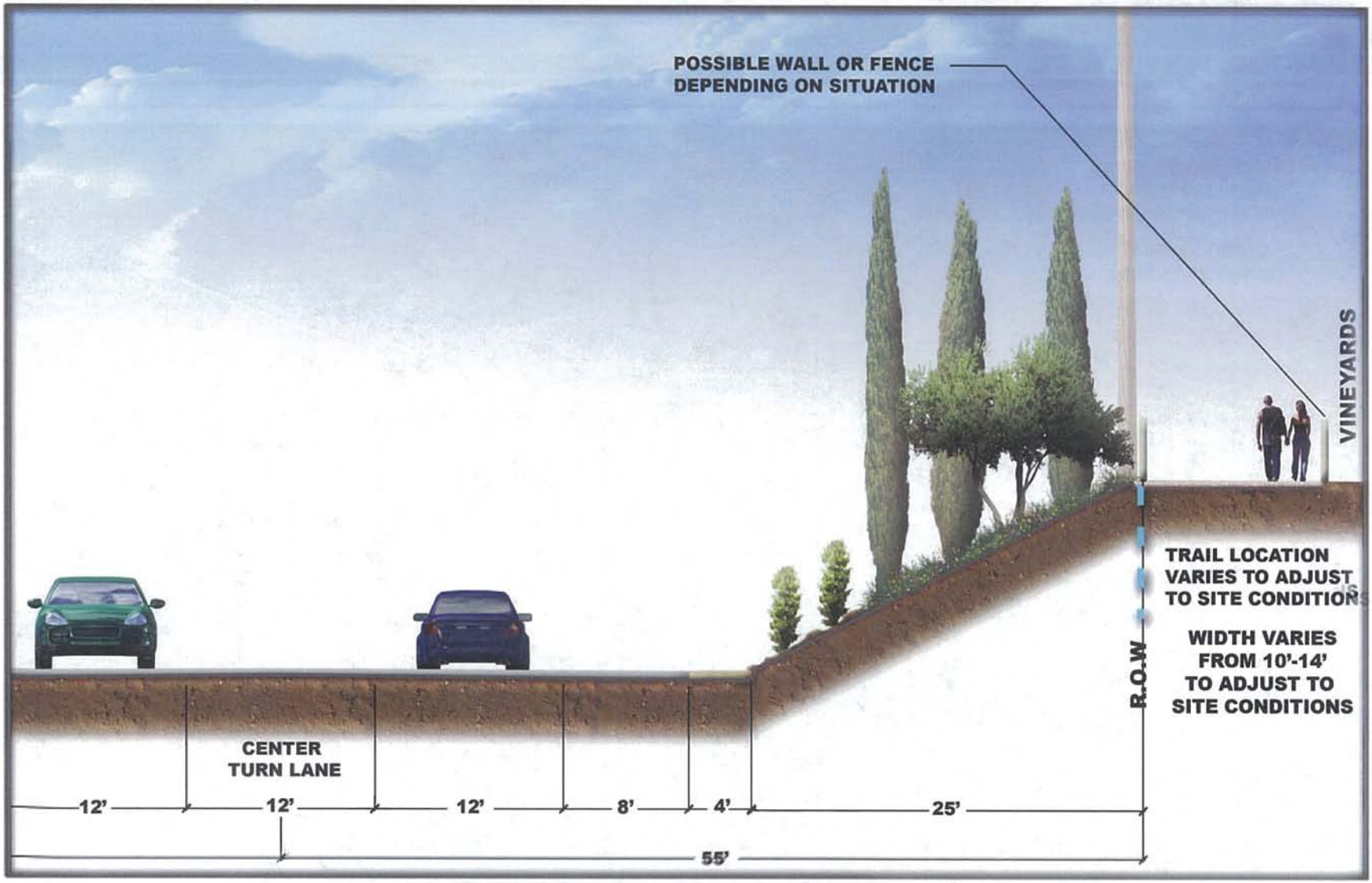
Condition 3 – No trail on Steep Northwest Side of Rancho Calif. Rd. – Landscaping Only

Condition 4 – No trail on Flat Northwest Side of Rancho Calif. Rd. – Landscaping Only

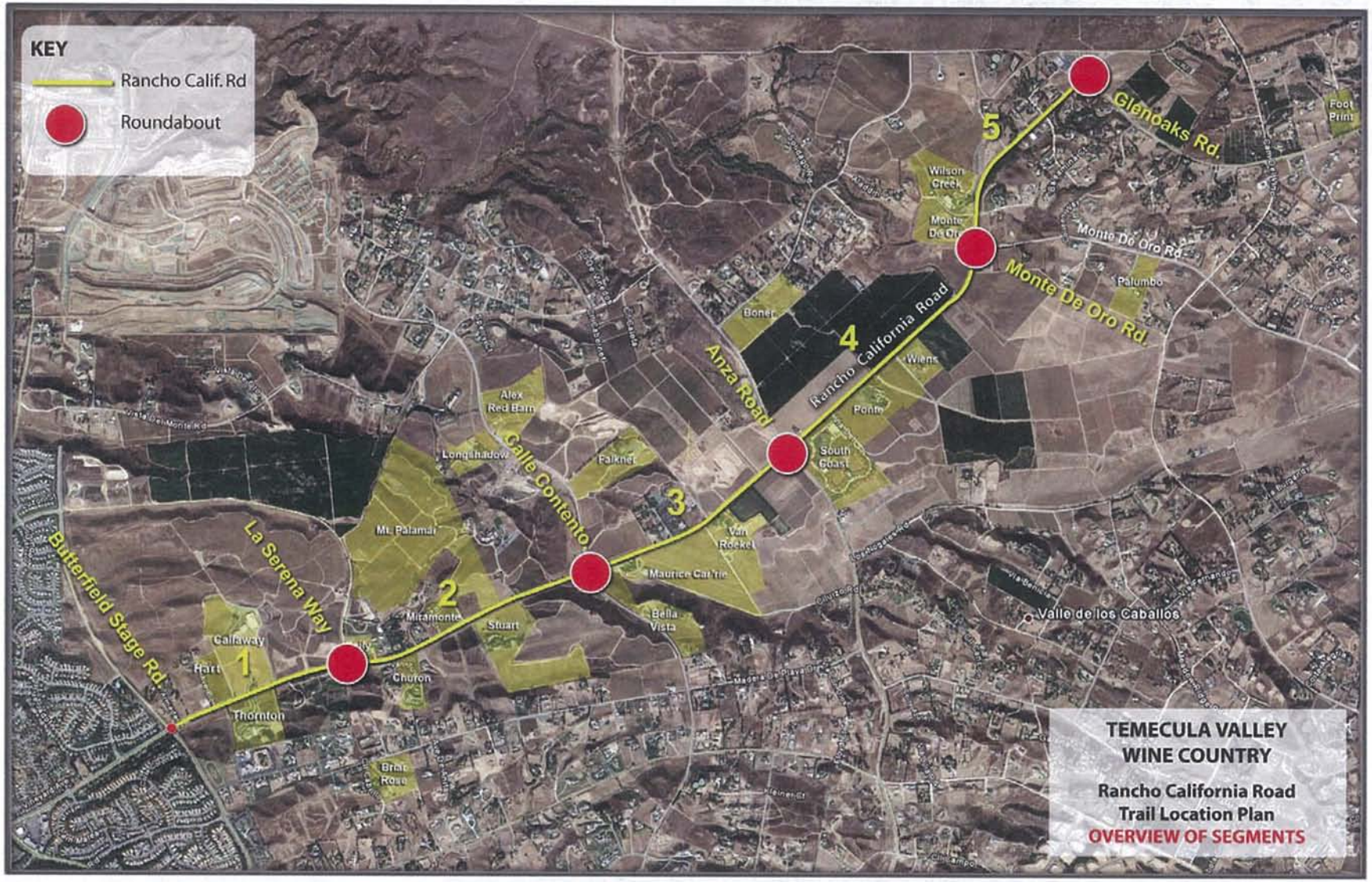


Condition 4 – No trail on Flat Northwest Side of Rancho Calif. Rd. – Landscaping Only

Condition 4 – Southeast Side of Rancho Calif. Rd. Climbs in Elevation in R.O.W.



Condition 4 – Southeast Side of Rancho Calif. Rd. Climbs in Elevation in R.O.W.

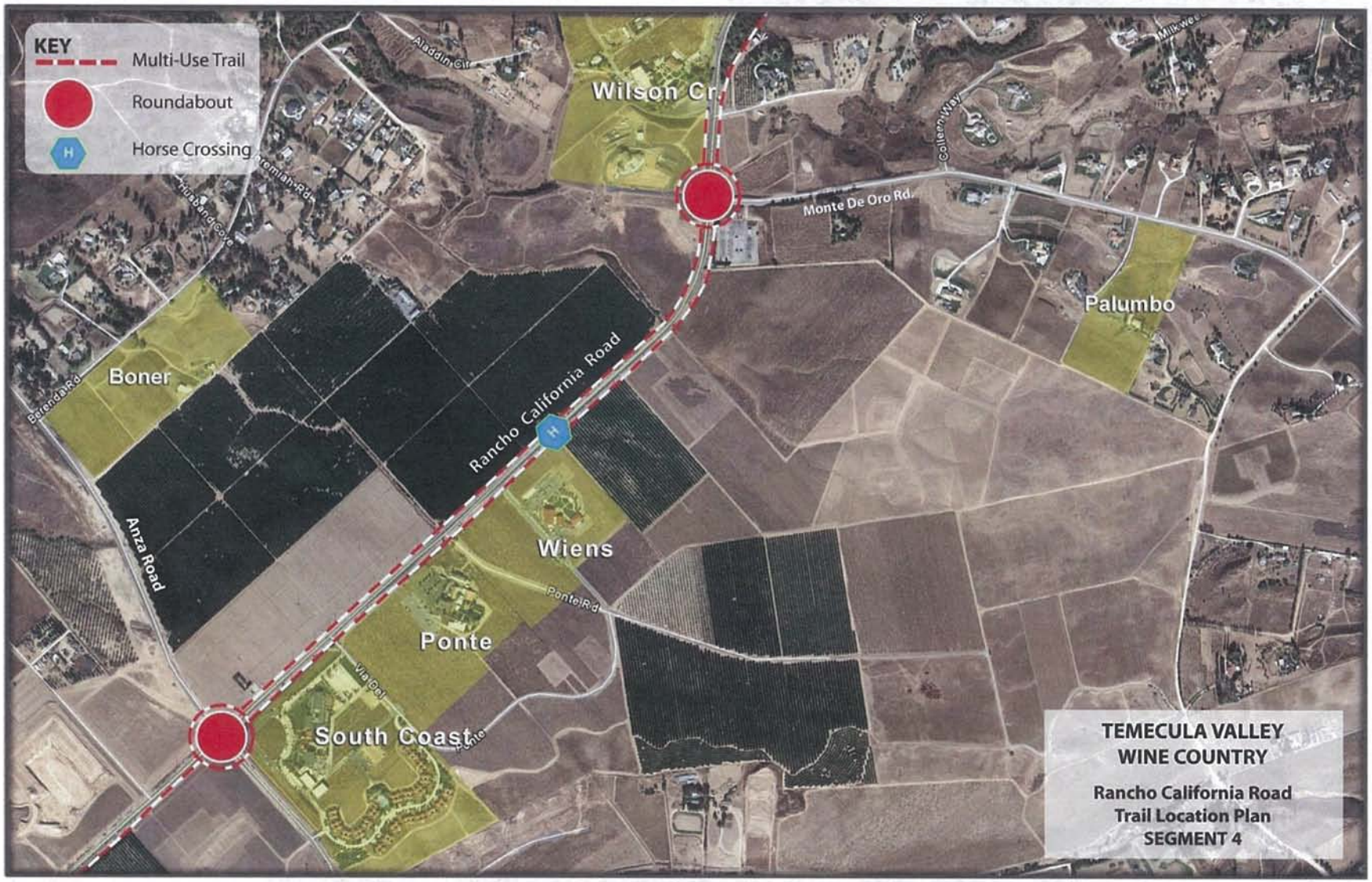

KEY
Rancho Calif. Rd
Roundabout
Glenoaks Rd.
Monte De Oro Rd.
Monte De Oro Rd
Rancho California Road
Anza Road
Calle Contento
La Serena Way
Butterfield Stage Rd.
1
2
3
4
5
Wilson Creek
Monte De Oro
Foot Print
Palumbo
Boner
Wiens
Ponte
South Coast
Alex Red Barn
Longshadow
Falkner
Mt. Palamar
Van Roekel
Maurice Carrie
Bella Vista
Miramonte
Stuart
Callaway
Hart
Churon
Thornton
Briar Rose
Valle de los Caballos
TEMECULA VALLEY
WINE COUNTRY
Rancho California Road
Trail Location Plan
OVERVIEW OF SEGMENTS

Roundabout to Occur at Each Main Inter-Section along Rancho California Road

Trail Location Map – Segment 1
Butterfield Stage Rd. to La Serena Way

Trail Location Map – Segment 2
La Serena Way to Calle Contento

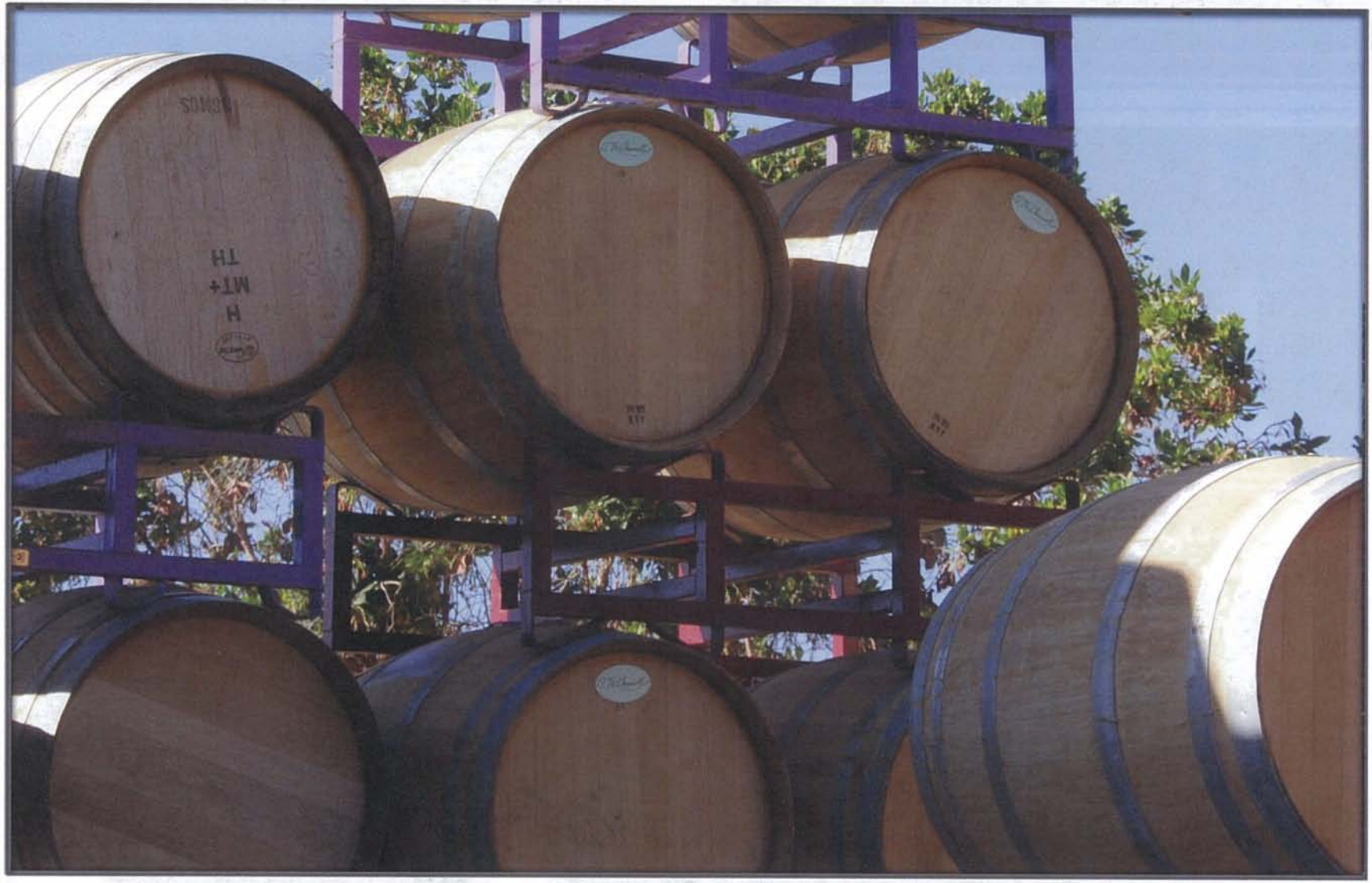
Trail Location Map – Segment 3
Calle Contento to Anza Road



Trail Location Map – Segment 4
Anza Road to Monte De Oro Road

Trail Location Map – Segment 5
Monte De Oro Road to Glen Oaks Road

Logo Development



Icon 1 – The Wine Barrel

Icon 2 – The Grape Cluster with Leaves


Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY
Branding Guide
TEMECULA VALLEY CONVENTION AND VISITORS BUREAU

A

our logo
CONTINUED

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

PMS 195

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

PMS 152

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

PMS 187

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

PMS 7496

A2

Color - one color

When the occasion calls for a one-color version of the Temecula Valley logo, one of the above options may be used. These colors are derived from the four-color logo.

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

LOGO REVERSED OUT ON BLACK BACKGROUND

A3

Black + white

When the occasion calls for a black + white application, such as a newspaper ad, select either black or white. Avoid grayscale interpretations.

Qualities of a Logo

- Simple & Clean
- Distinctive Identity (Rural Wine Country)
- Symbolic & Stylized
- Iconic – High Visual Impact
- Easily Recognizable
- Adapt To Many Uses

Temecula Valley™

SOUTHERN CALIFORNIA

WINE COUNTRY

Temecula Valley Convention & Visitors Bureau

Logotype

Bolder Version with Stylized Vine Added

43 Reversed Figure-Ground for More Visual Impact

Barrel End Added

Temecula Valley

SOUTHERN CALIFORNIA

WINE COUNTRY

Evolved Logo with TVCVB Logotype

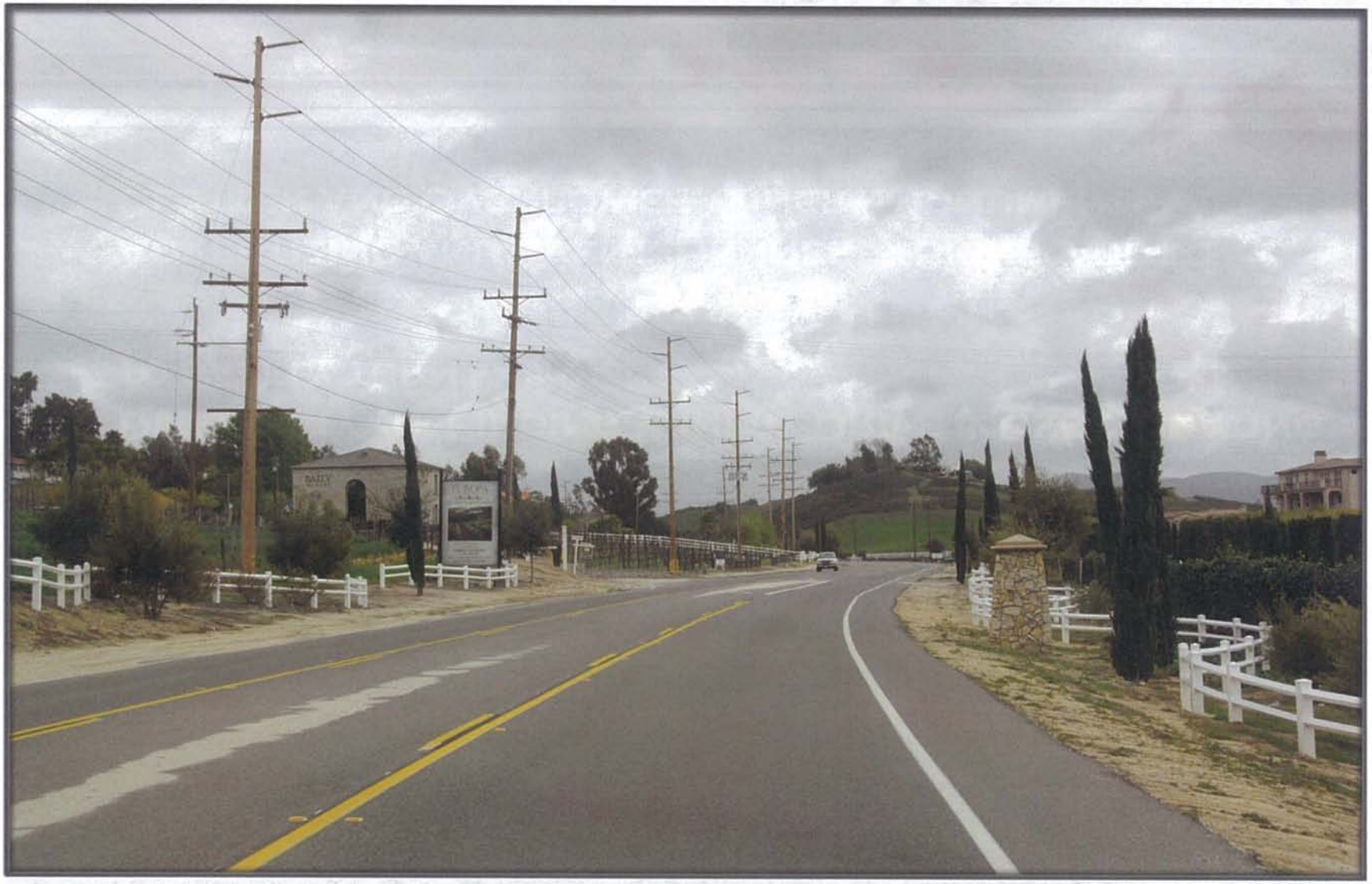
Signage with Logo and Logotype

Sign Logo to Have Horseshoe along De Portola Road and the Valley of the Horses


Temecula Valley
Wine Country
SIGNAGE
DO NOT PASS

Signage Issues

- Visual Clutter of Competing Signage
- Lack of Consistency among Sign Types
- Difficulty in Anticipating Upcoming Wineries & Commercial Destinations
- Difficulty in Finding Winery Drive & Decelerating to safely turn
- Advertizing and Event Banners/Signs add to Clutter and Overpower Winery Monuments



Approaching Baily Winery Entrance

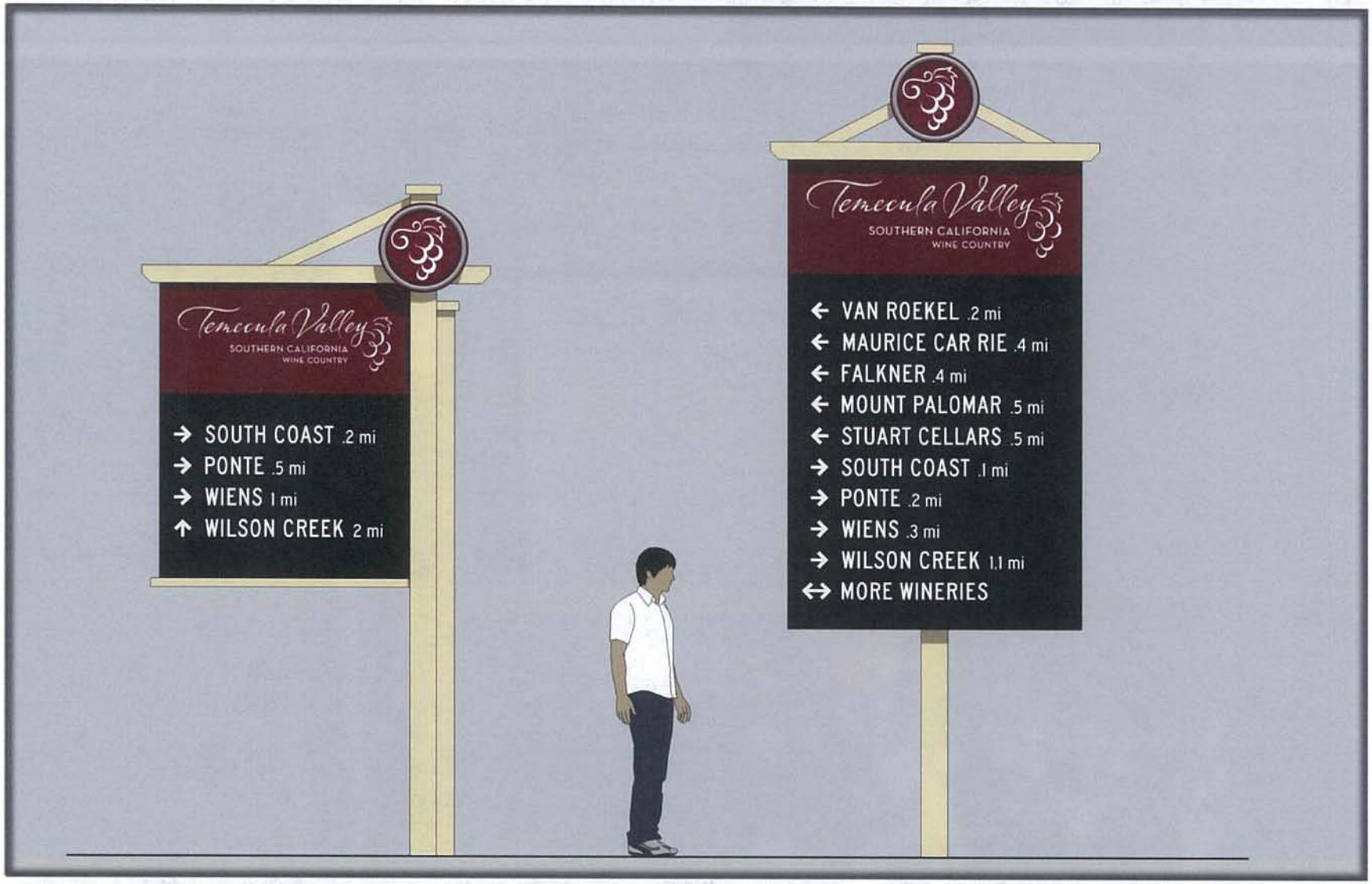
Sign Clutter at Baily Winery Entrance

Sign Clutter at Callaway Winery Entrance

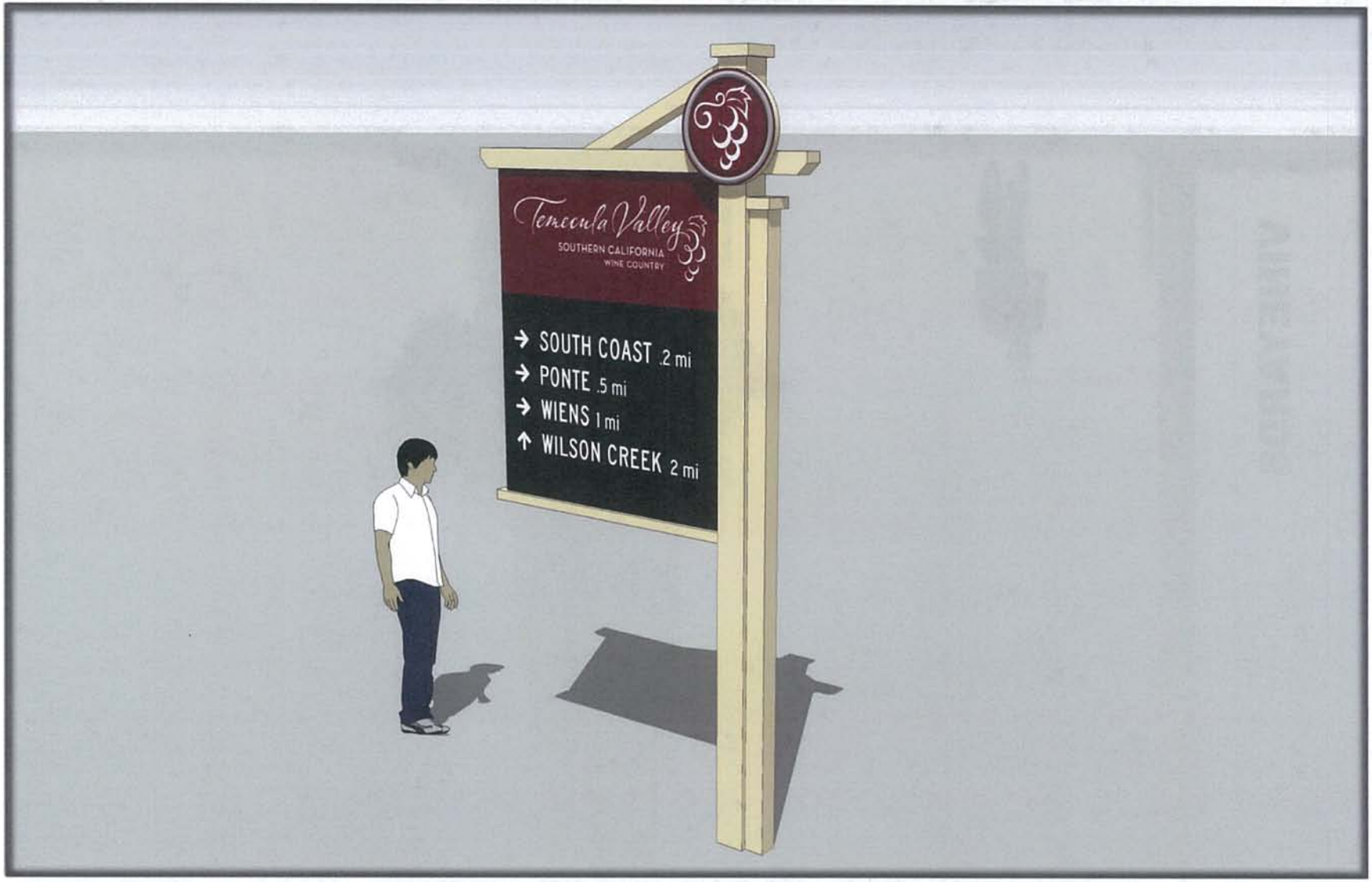
Attempt to Alert Visitor to Upcoming Entrance

Visual Clutter – Advertizing Sign Overpowers

Sign Clutter at Foote Print Winery Entrance



Wayfinding Sign and Winery Direction Sign



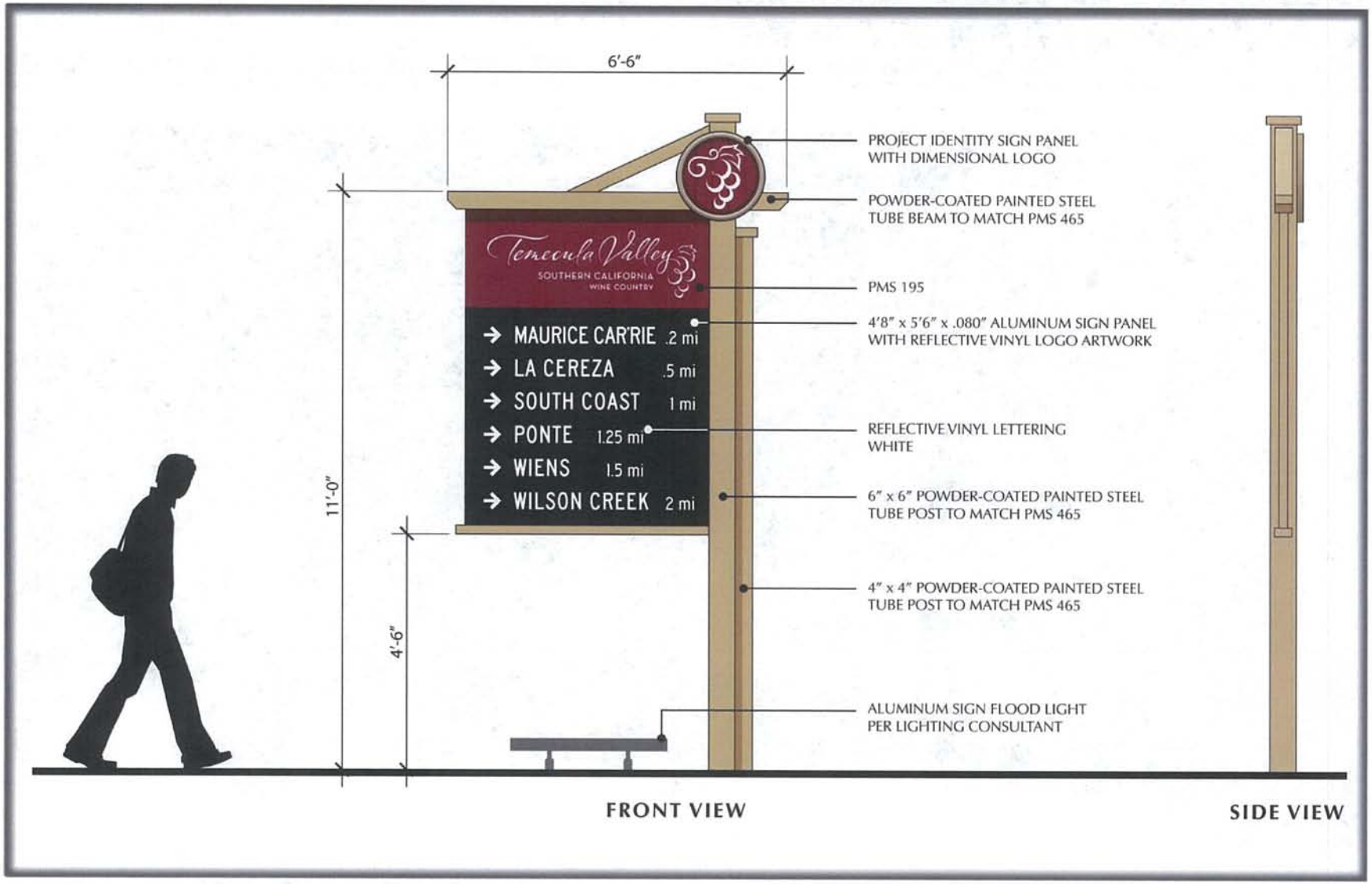
Wayfinding Sign

Section showing Wayfinding Sign Location

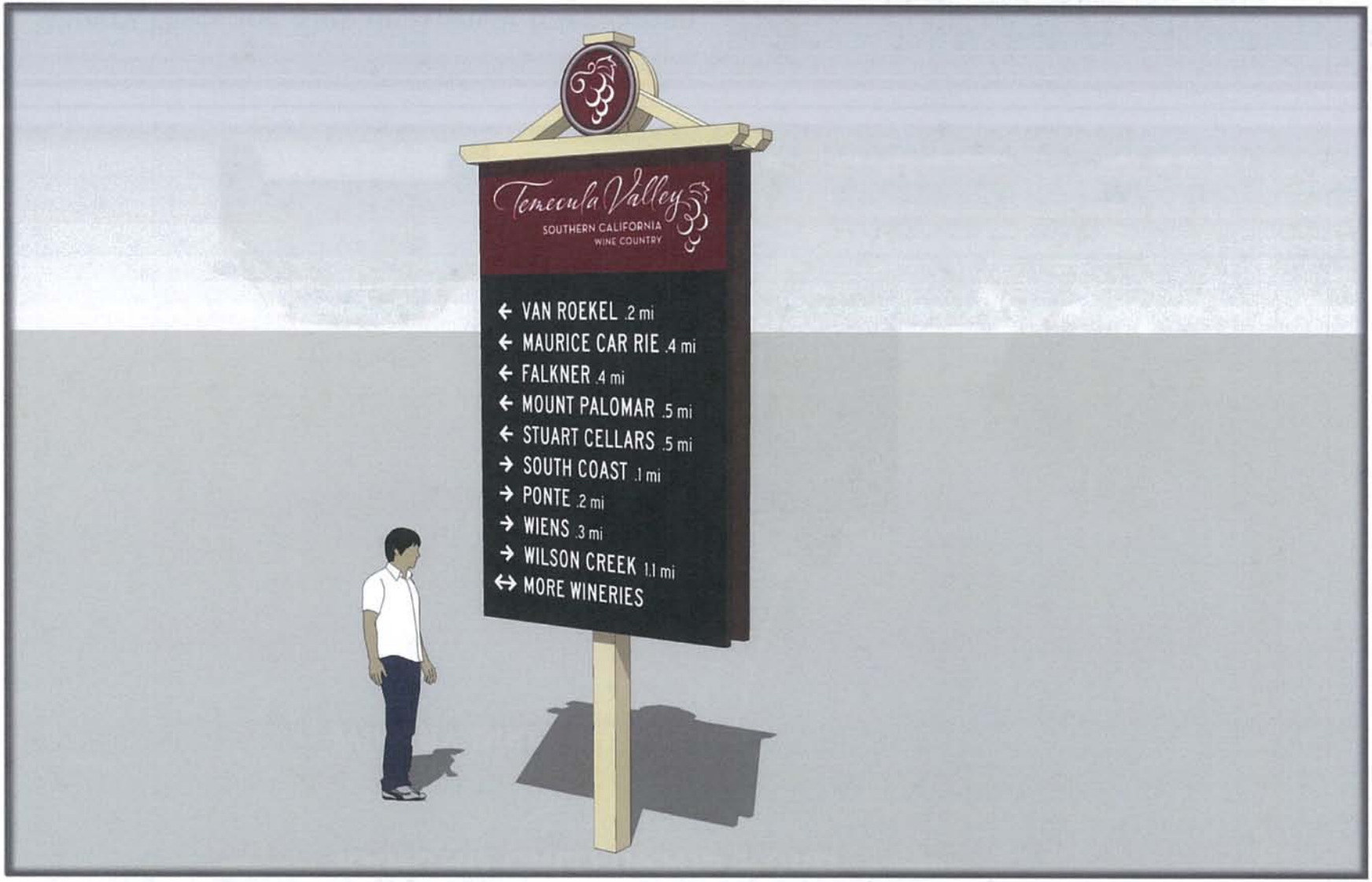
3-D View Showing Wayfinding Sign Location

3-D View Showing Wayfinding Sign Location

View of Wayfinding Sign from North Side

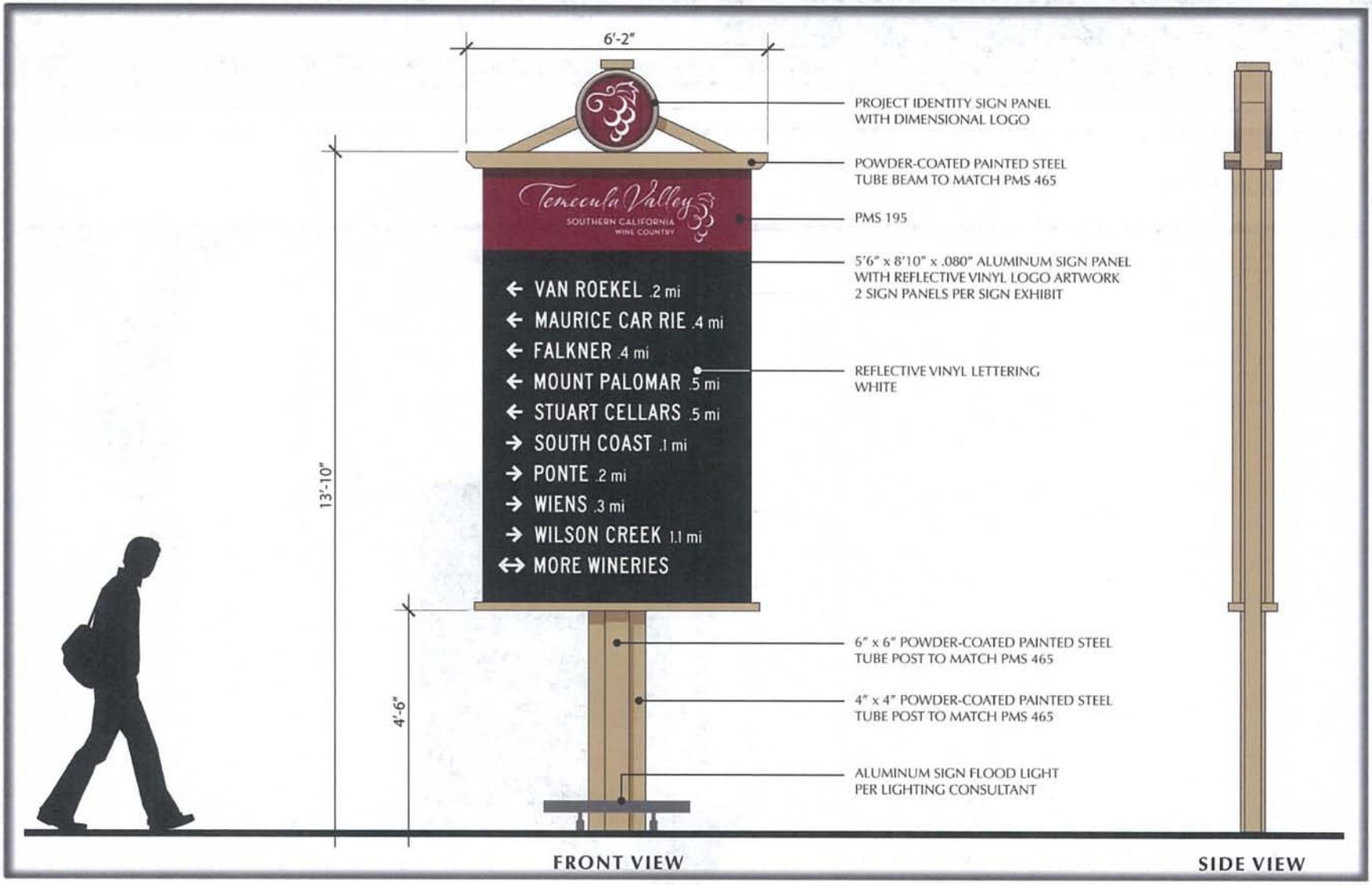


Winery Wayfinding Sign With Dimensions

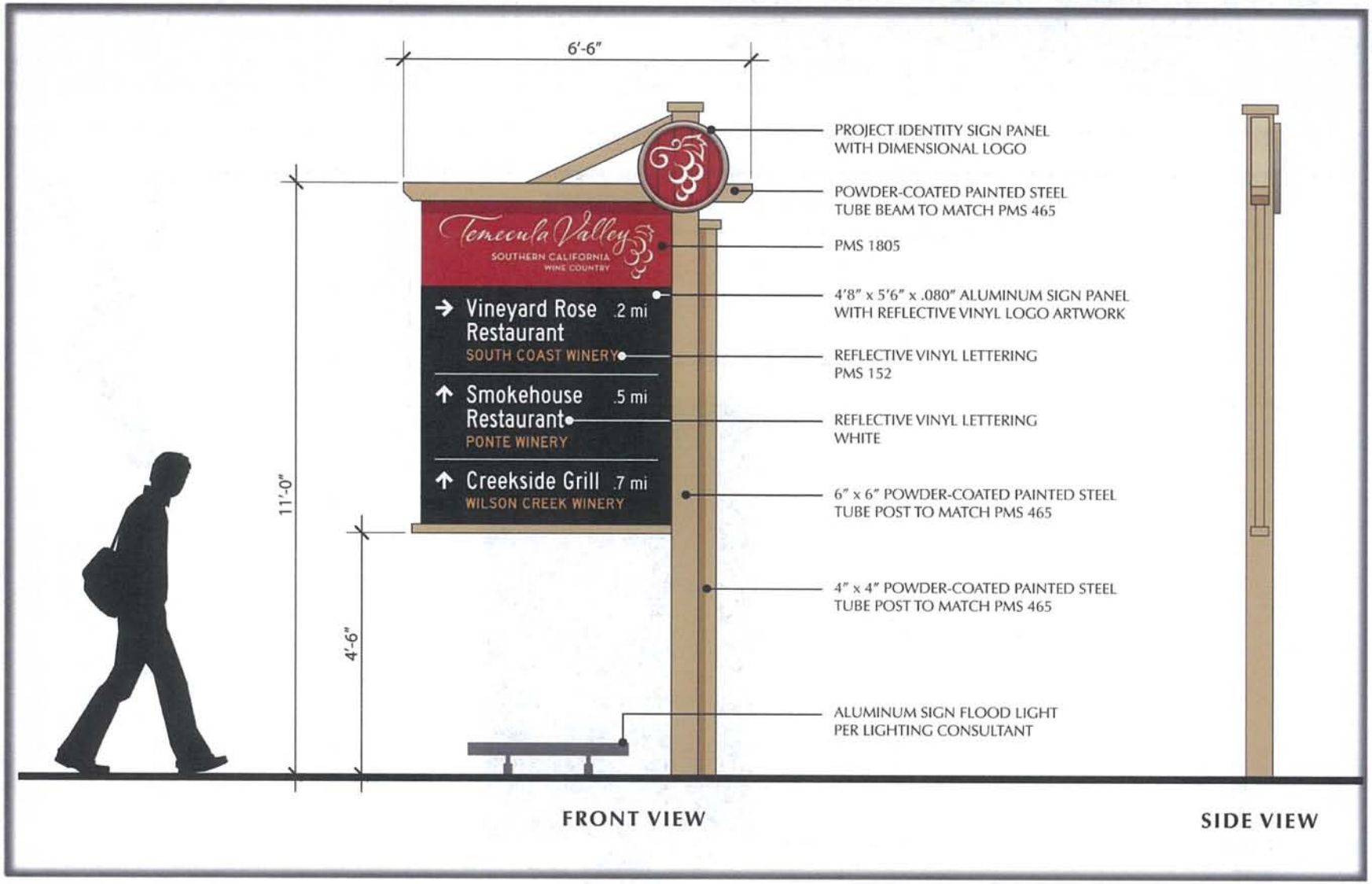


Winery Direction Sign

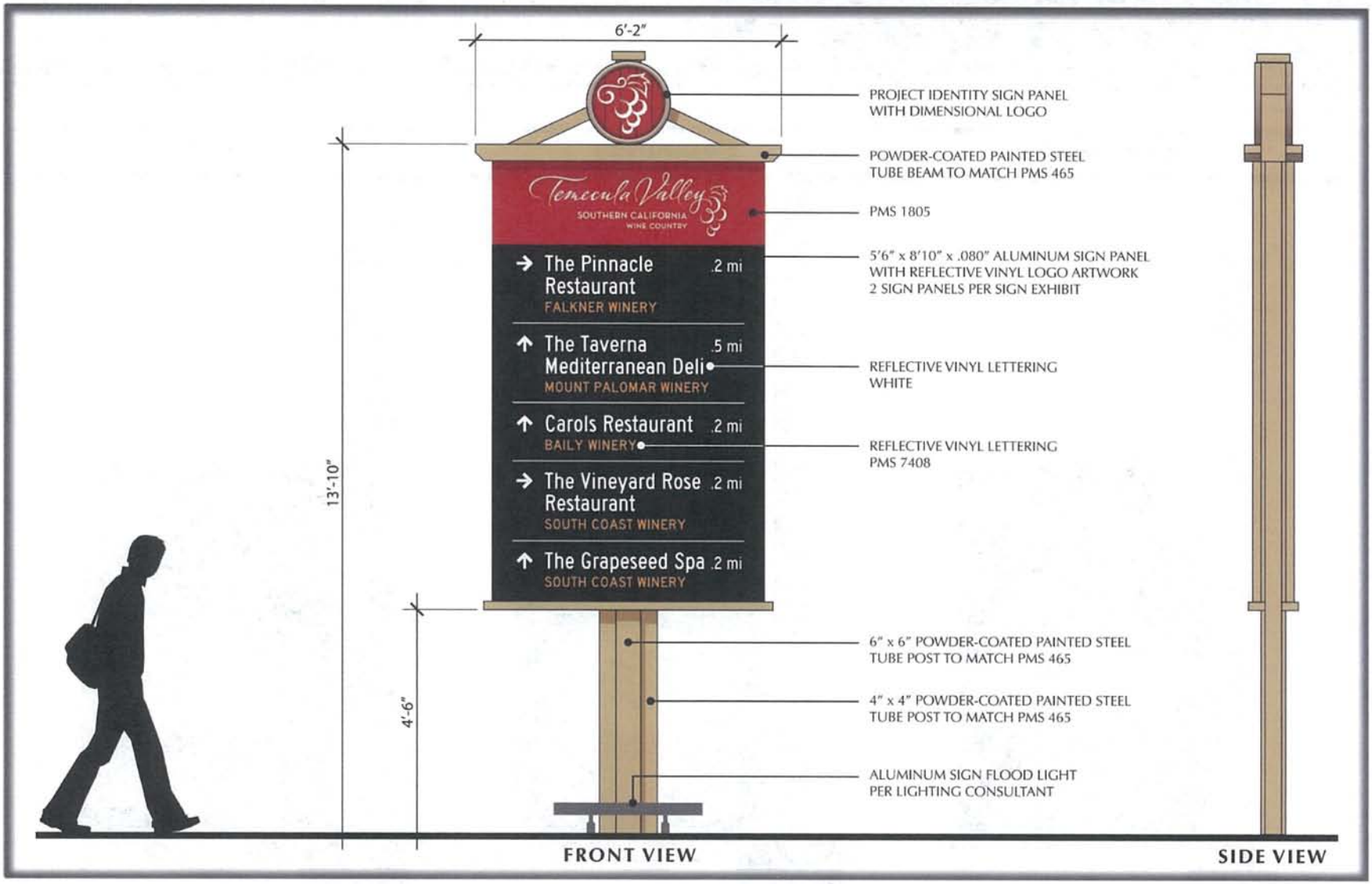
Winery Direction Sign on Anza at Intersection with Rancho California Road



Winery Direction Sign With Dimensions



Commercial Wayfinding Sign With Dimensions



Commercial Direction Sign With Dimensions

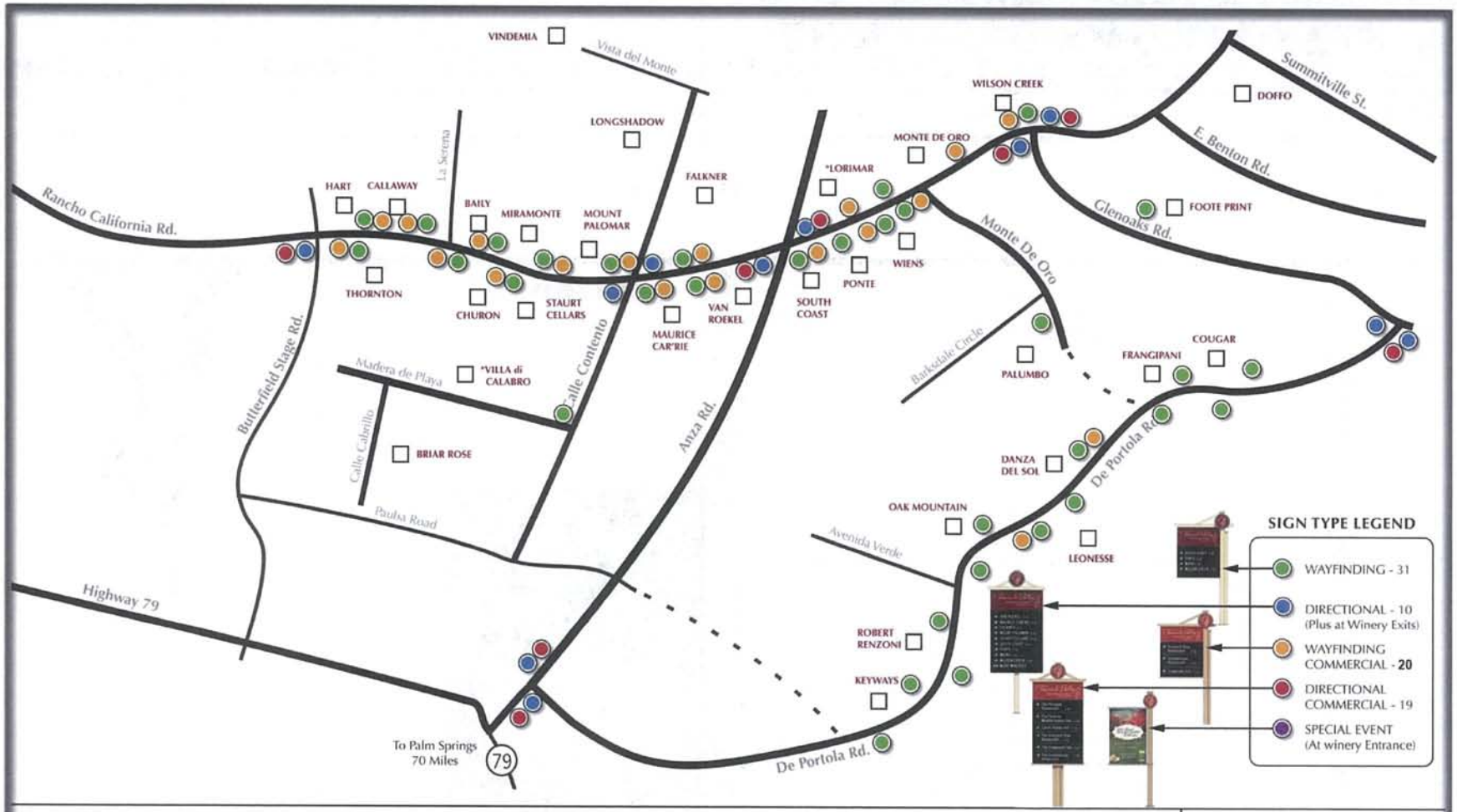
Alternative 1 **Alternative 2** **Alternative 3**

Wine Country Event Banner Alternatives

FRONT VIEW

SIDE VIEW

Wine Country Event Banner



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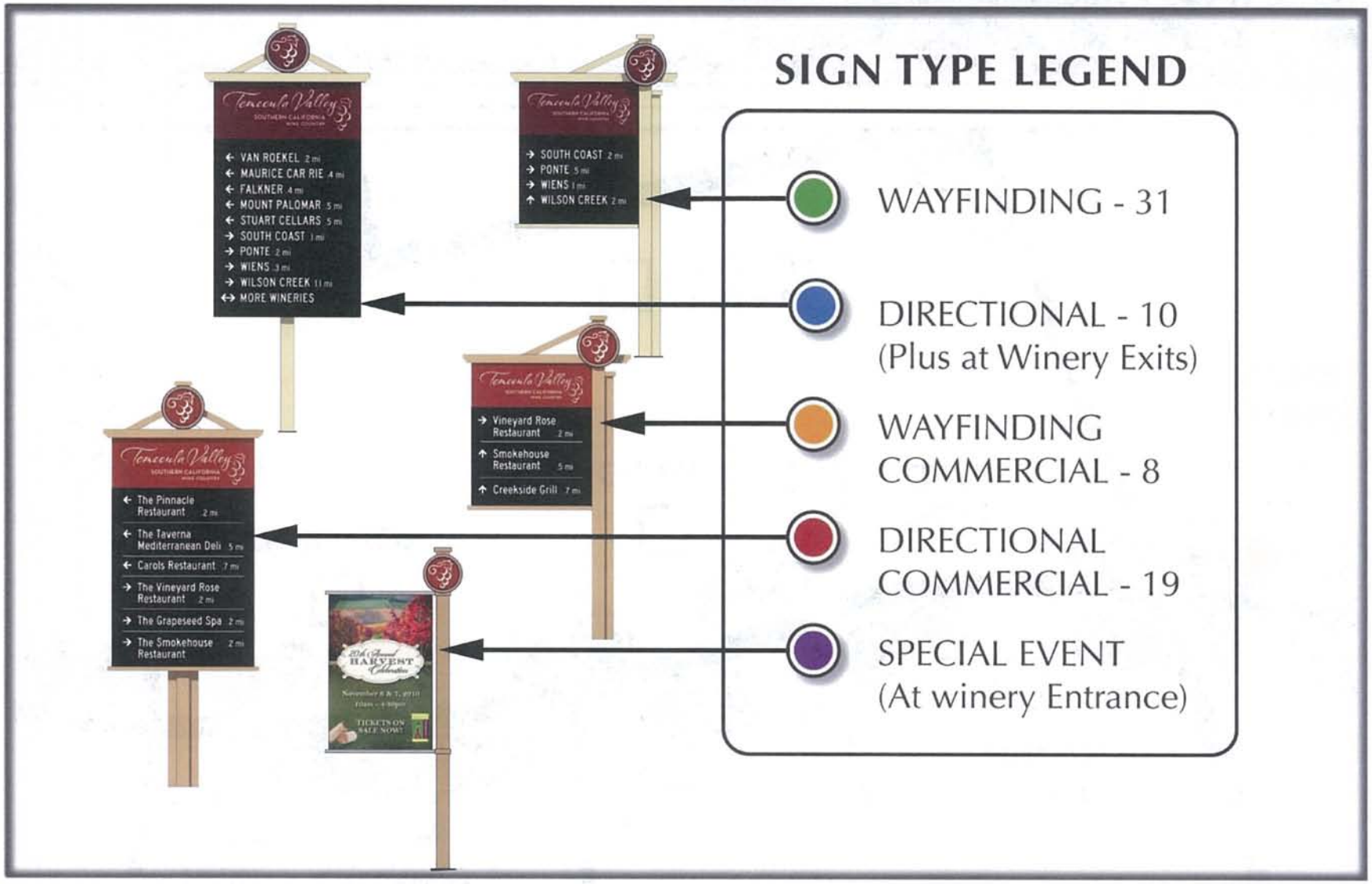
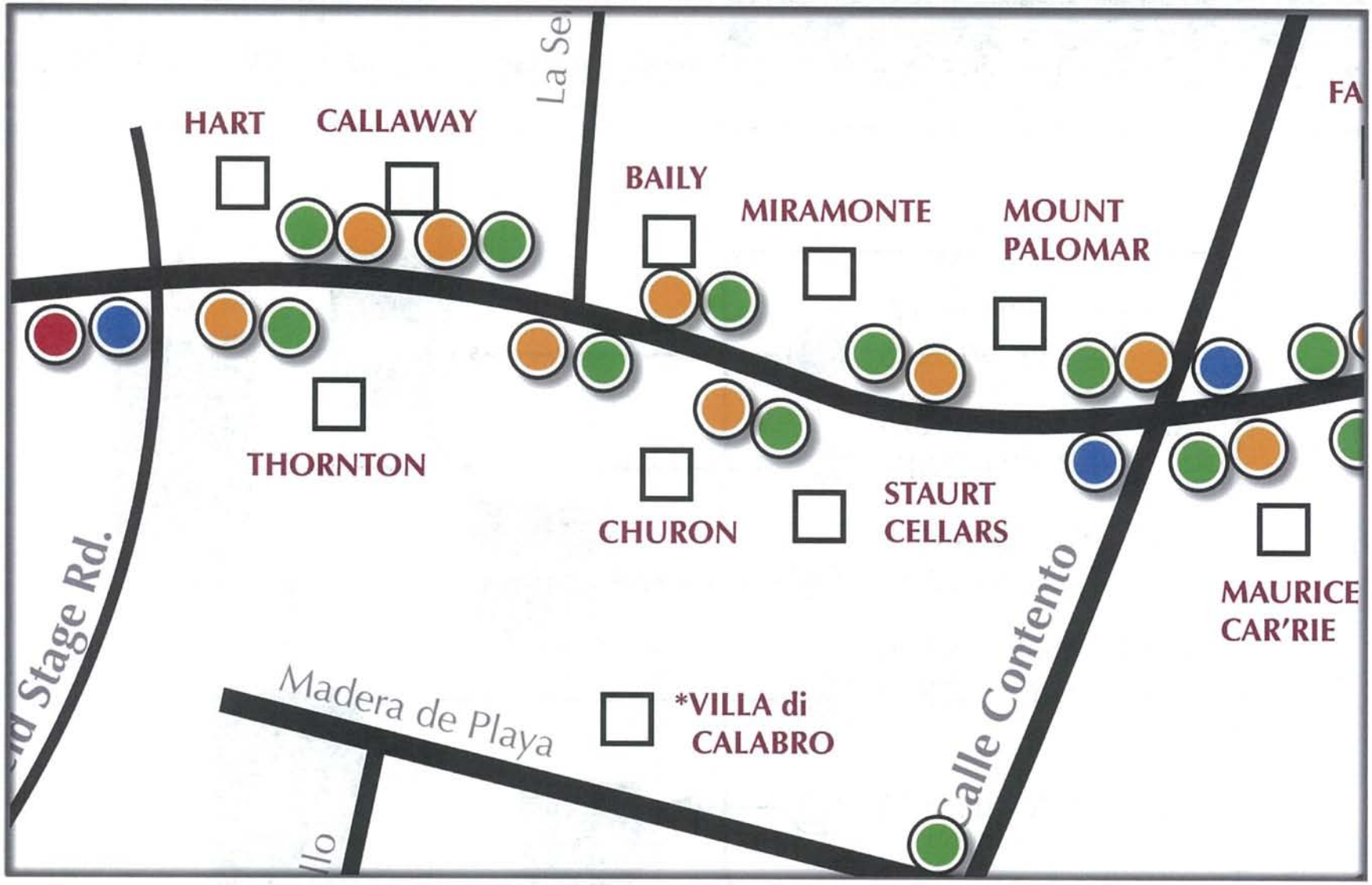
SIGNAGE LOCATION MAP

CONCEPTUAL SIGNAGE PROGRAM P.07

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY


SIGN TYPE LEGEND
WAYFINDING - 31
DIRECTIONAL - 10
(Plus at Winery Exits)
WAYFINDING
COMMERCIAL - 8
DIRECTIONAL
COMMERCIAL - 19
SPECIAL EVENT
(At winery Entrance)
Temecula Valley
VAN ROEKEL 2 mi
MAURICE CAR RIE 4 mi
FALKNER 4 mi
MOUNT PALOMAR 5 mi
STUART CELLARS 5 mi
SOUTH COAST 1 mi
PONTE 2 mi
WIENS 3 mi
WILSON CREEK 11 mi
MORE WINERIES
SOUTH COAST 2 mi
PONTE 5 mi
WIENS 1 mi
WILSON CREEK 2 mi
Vineyard Rose Restaurant 2 mi
Smokehouse Restaurant 5 mi
Creekside Grill 7 mi
The Pinnacle Restaurant 2 mi
The Taverna Mediterranean Deli 5 mi
Carols Restaurant 7 mi
The Vineyard Rose Restaurant 2 mi
The Grapeseed Spa 2 mi
The Smokehouse Restaurant 2 mi
HARVEST
TICKETS ON SALE NOW!


HART
CALLAWAY
BAILY
MIRAMONTE
MOUNT PALOMAR
THORNTON
CHURON
STAURT CELLARS
MAURICE CAR'RIE
*VILLA di CALABRO
Madera de Playa
Calle Contento
Stage Rd.

TEMECULA VALLEY WINE COUNTRY SIGNAGE PROGRAM

The following Signage Program is a modified version of a sign ordinance that was approved by membership in the Temecula Valley Winegrowers Association. This program covers all road signage within the road Rights of Way within the Temecula Valley Wine Country boundaries.

Existing Road Signage

All existing road signage that is not specifically addressed in this section should be removed by the County. "Road Signage" is defined as all signs not specifically placed on roads for traffic and safety reason by the Riverside County Department of Transportation (DOT). This would include but not be limited to directional signs for business establishments such as wineries, restaurants, bed & breakfasts, hotels, real estate, land management, etc.

Existing signs that are placed on owner's property that state the name of the business establishment are allowed (subject to current and future DOT criteria). Each establishment will have the right to maintain up to two (2) such signs in front of their business establishment in order to make sure travelers are aware of their presence. Examples would include Winery Monument signage, Bed & Breakfast signage, nursery signage, Farm Produce signage, etc. Additional allowable signage would include, but no be limited to: a secondary name sign, an upcoming event banner, a restaurant on premise sign, etc. These signs must conform in size to the standards defining "Monument Signs."

New Road Signage

For purposes of visibility and attracting customers, new signs will be allowed in the DOT Right-of-Way, subject to approval by DOT. All new signage must conform to these guidelines or be deemed "unauthorized" and, as such, will be reported to

the County for removal. Allowable signs fall into two general categories: Winery wayfinding and directional signs and Incidental Commercial wayfinding and directional signs. These signs will be approved by Riverside County EDA and DOT before installation. Any new signs not following these approved designs will be deemed unauthorized. An exception is the existing directional signs for De Portola Wine Trail wineries. These existing wood signs may remain in place while they are good condition. No additional wood signs may be placed. When they are in need of repair or replacement, they must be replaced with approved signs. If they remain in place after their condition has deteriorated, they will be subject to removal by the County.

There are two series of signs allowed in the DOT Rights of Way: Winery Signs (Including only signs for TVWA wineries with tasting rooms) and Incidental Commercial Signs (For commercial and hospitality uses that are connected to wineries or commercial equestrian properties as defined and allowed by the Temecula Valley Wine Country Policy Zone).

Winery Wayfinding Sign - This is a sign meeting the approved design criteria shown on Pages 56-62. As can be seen, it includes the Temecula Valley Southern California Wine Country Logo and Logo Type on the top portion of the sign. Its purpose is to provide directional and distance advice to assist travelers in anticipating winery entrances and turnoffs. Each sign will have the capacity to list up to 6 wineries. Each winery will have its name, an arrow showing the side of the road the drive or turnoff will occur and the approximate distance to that point from the wayfinding sign location. If there are other wineries beyond the final winery on that sign, the last entry on the sign should be "Additional Wineries" with an arrow pointing ahead. Installation and maintenance of all signs is the shared responsibility of wineries whose names are listed on the sign.

Winery Directional Sign - This is a sign meeting the approved design criteria shown on Pages 63-65. This sign also includes the Temecula Valley Southern California Wine Country Logo and Logo Type on the top portion of the sign. The purpose

TEMECULA VALLEY WINE COUNTRY SIGNAGE PROGRAM

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New Road Signage

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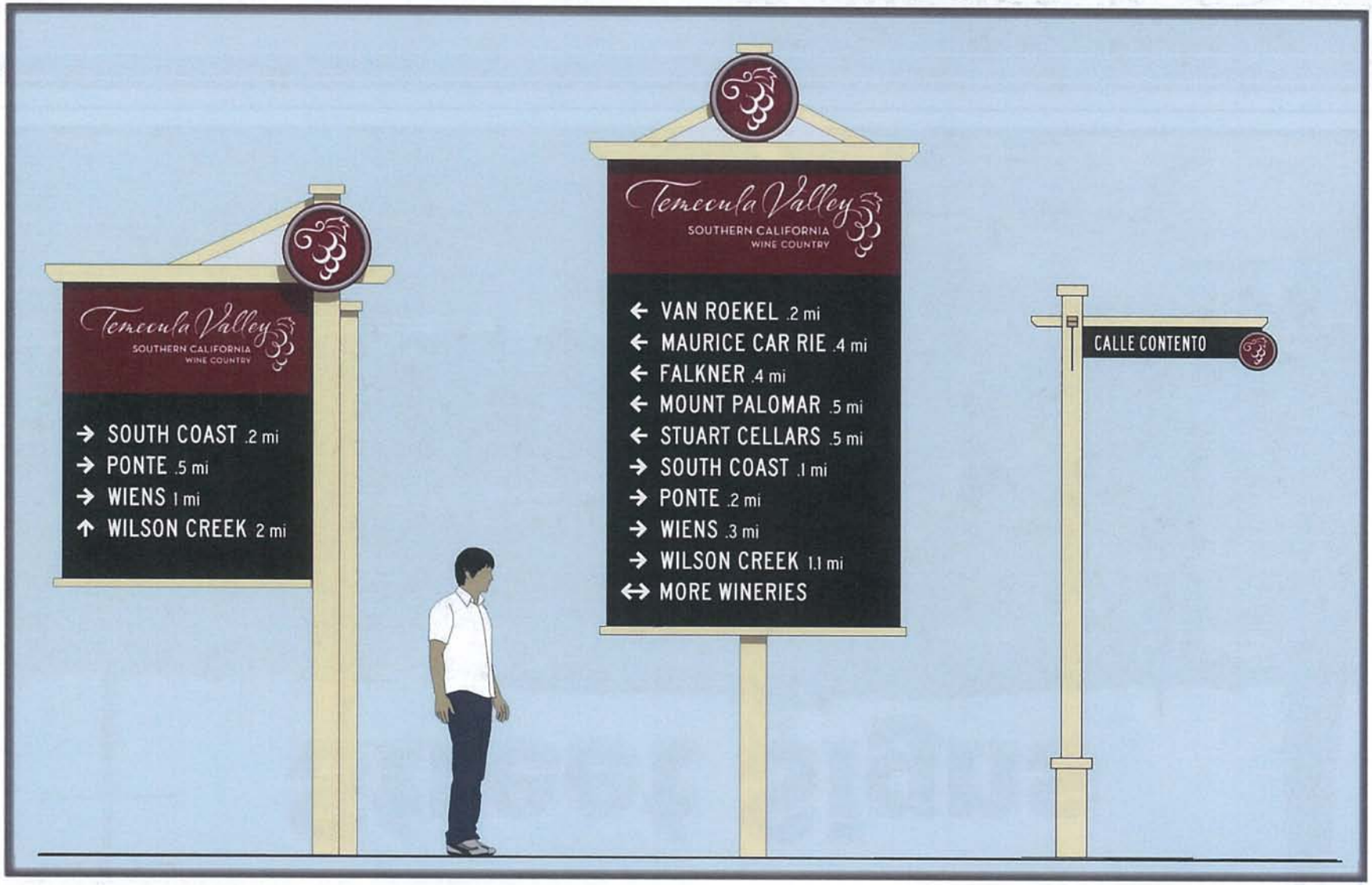
destination, the Wayfinding Signs will help them anticipate where they will turn into the establishment's drive. Installation and maintenance of all signs is the shared responsibility of Incidental Commercial establishments whose names are listed on the sign.

Sign Approval and Changes

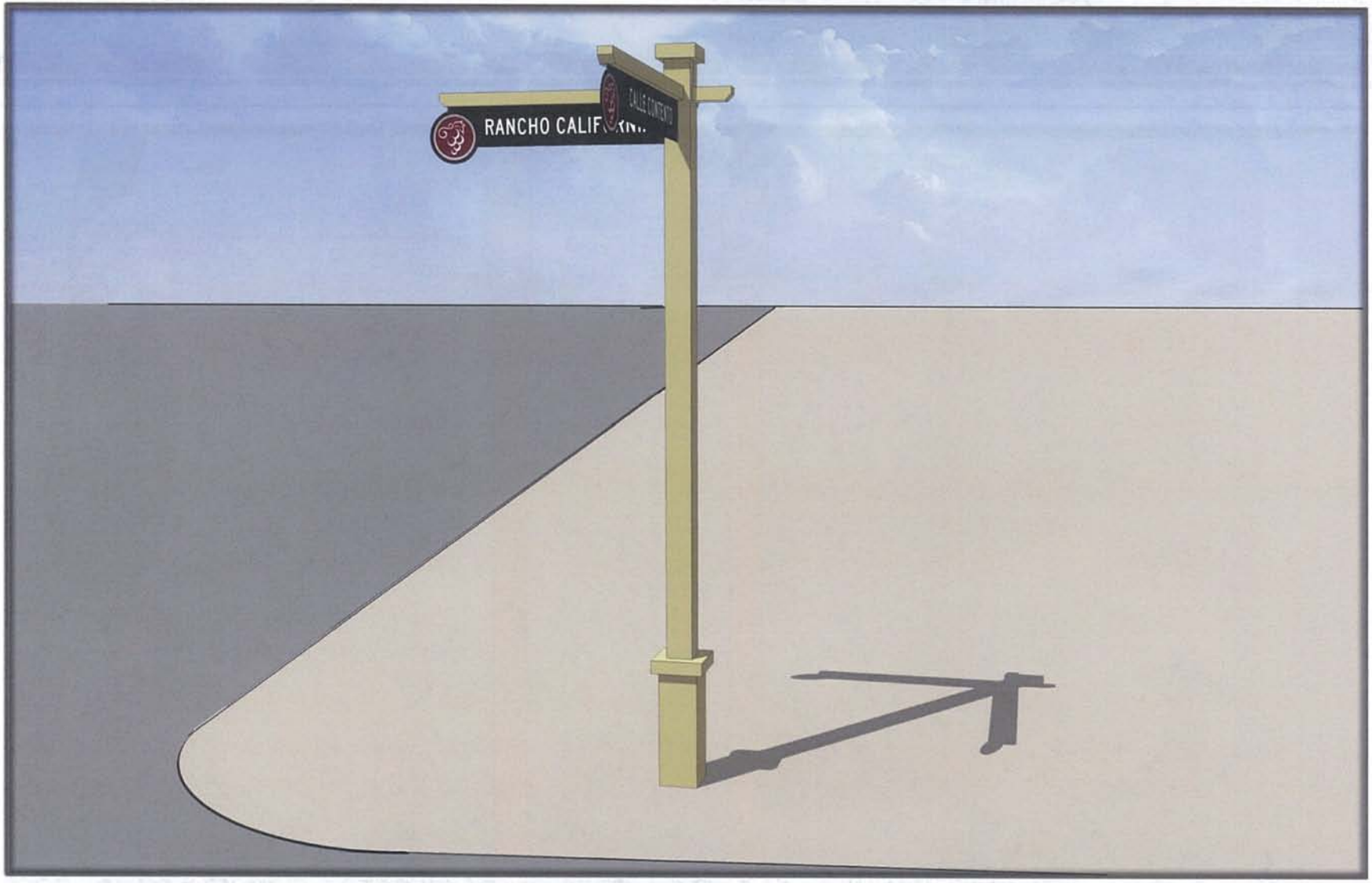
All wineries wishing to have their name on a Winery Sign must be members of the Temecula Valley Winegrowers Association (TVWA). Monument and other frontage signs for wineries must meet the standards established for such sings by Riverside County EDA and DOT. All costs associated with the construction, installation, and maintenance of such signs lies with the establishments listed except when TVWA, Riverside County EDA or DOT has approved otherwise. Any winery sign installed without proper approval will be placed on the "unauthorized" list and be subject to removal.

Incidental commercial establishments wishing to have their name on an Incidental Commercial Sign must be associated with a winery, and be located on that winery's property. All costs associated with the construction, installation, and maintenance of such signs lies with the establishments listed except when TVWA, Riverside County EDA or DOT has approved otherwise. Any winery sign installed without proper approval will be placed on the "unauthorized" list and be subject to removal.

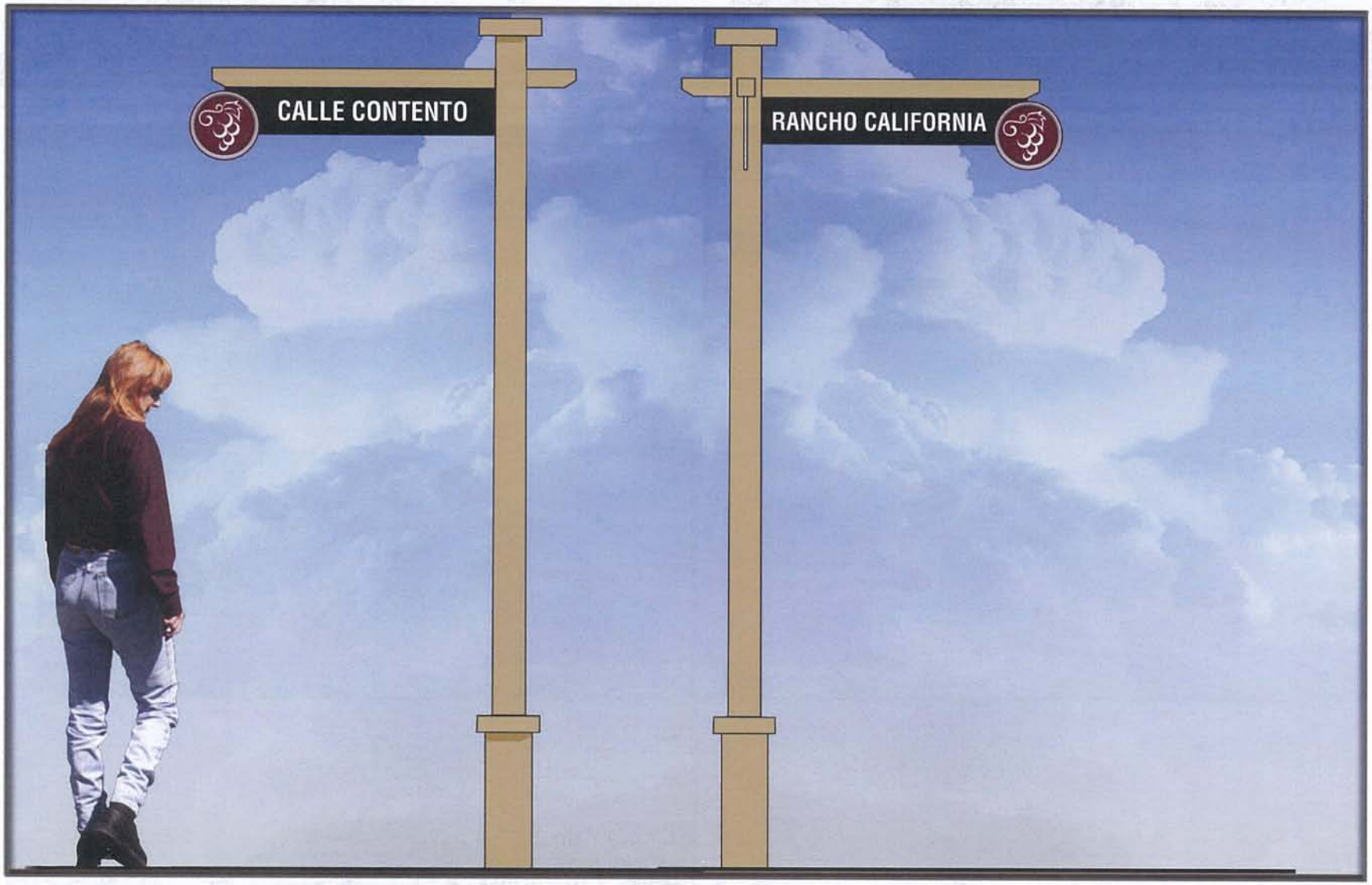
Street Signs



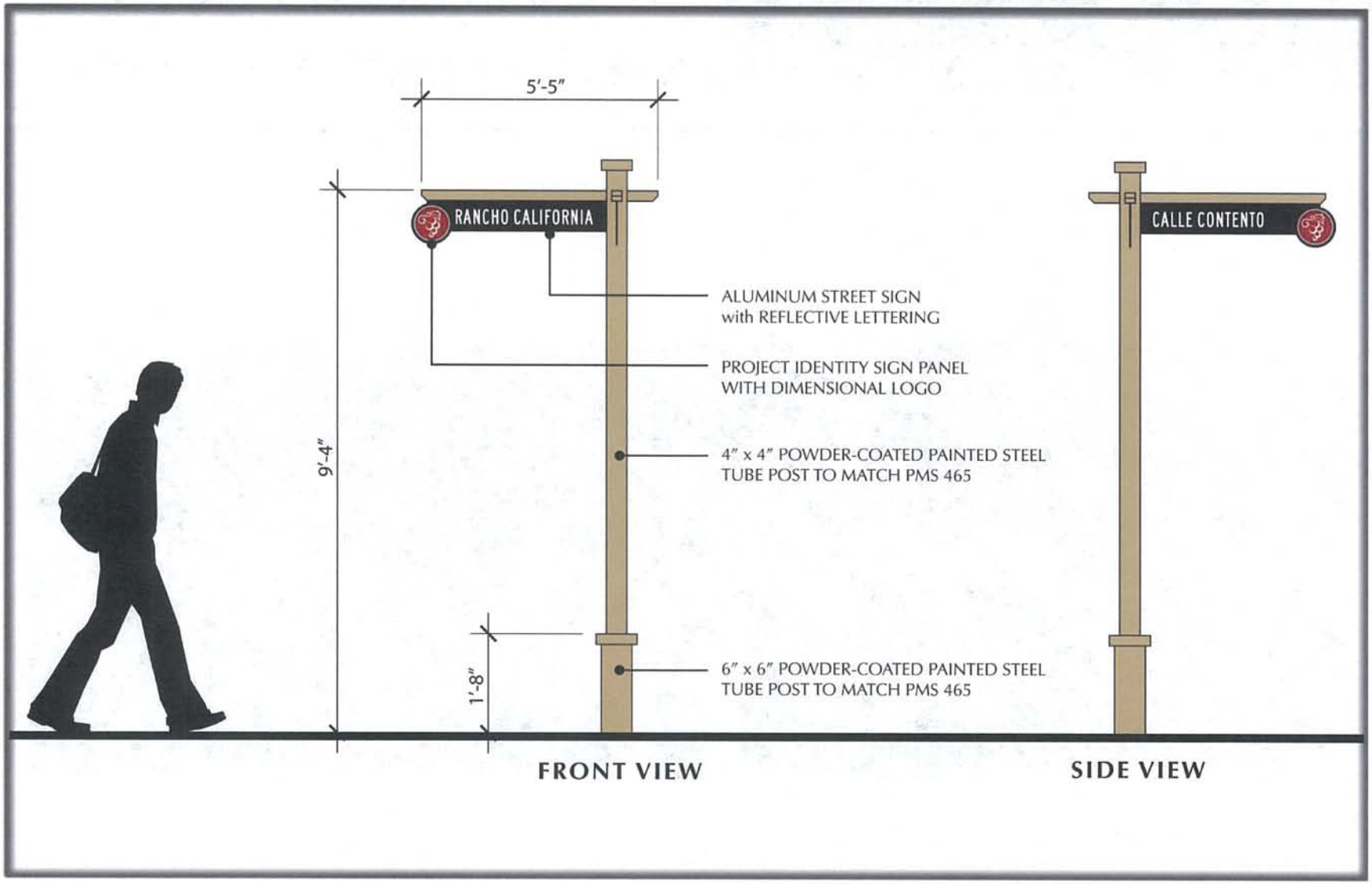
Proposed Street Sign is Consistent with Style



Wine Country Street Sign

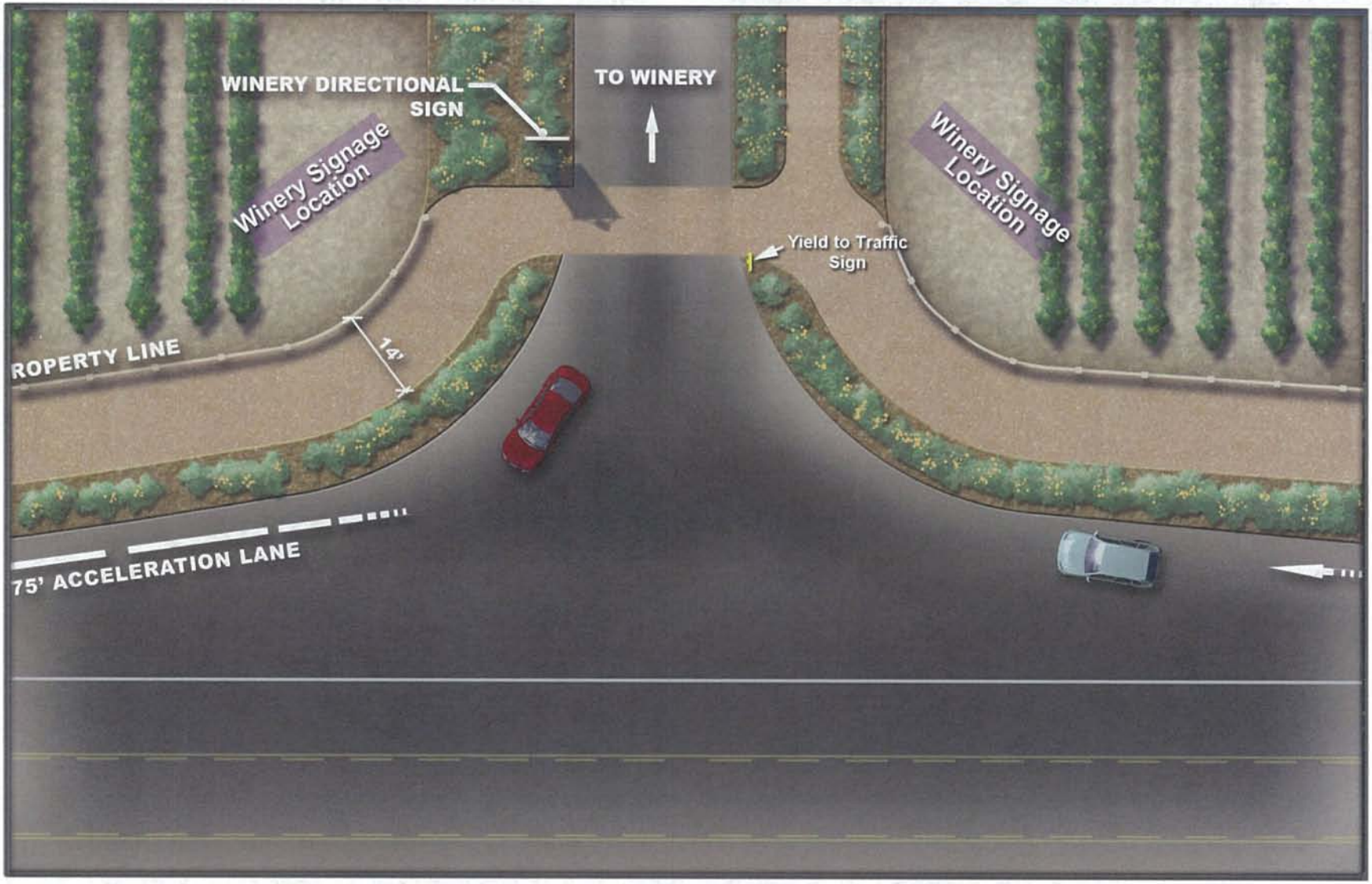


Wine Country Street Sign

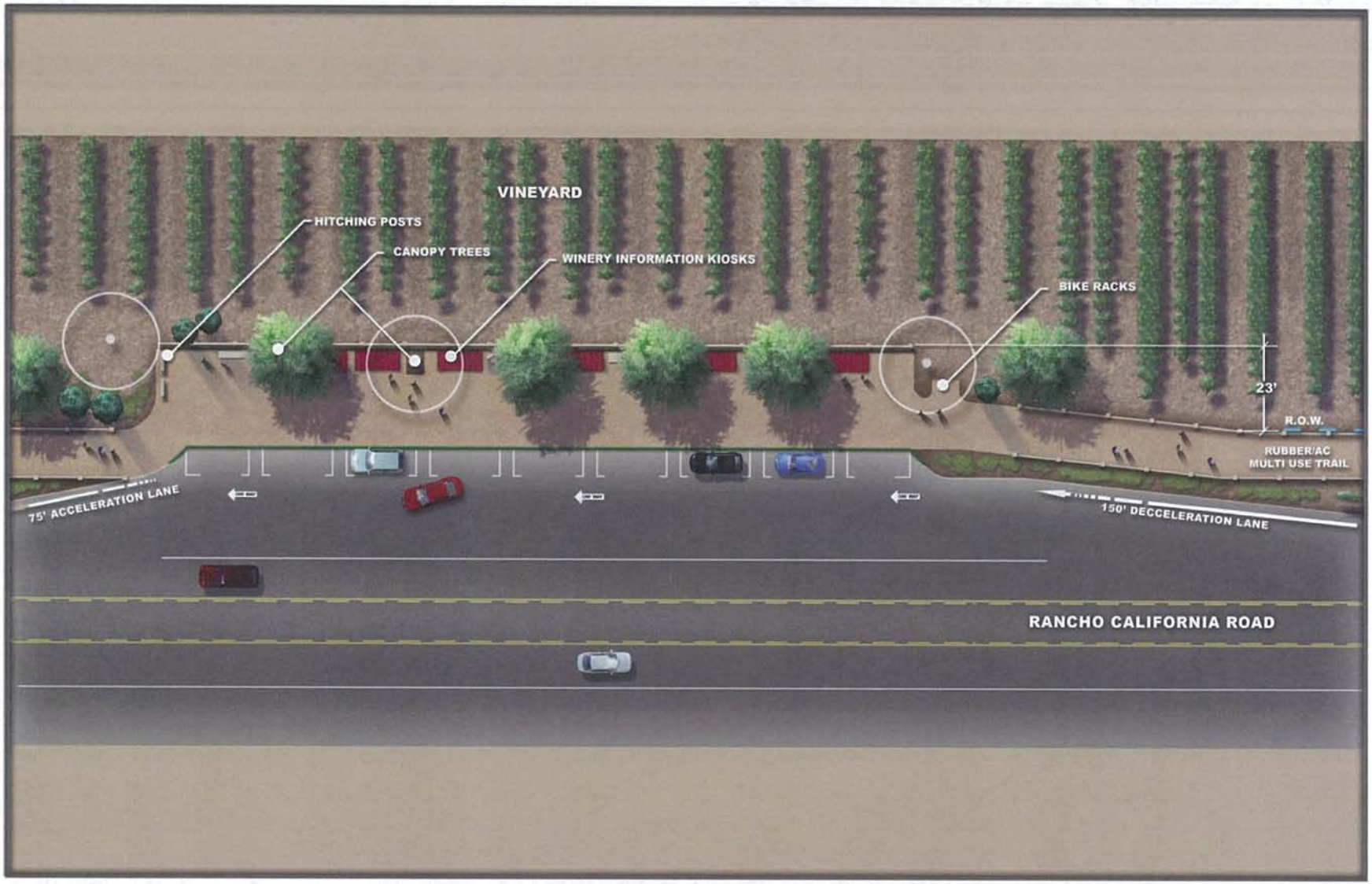


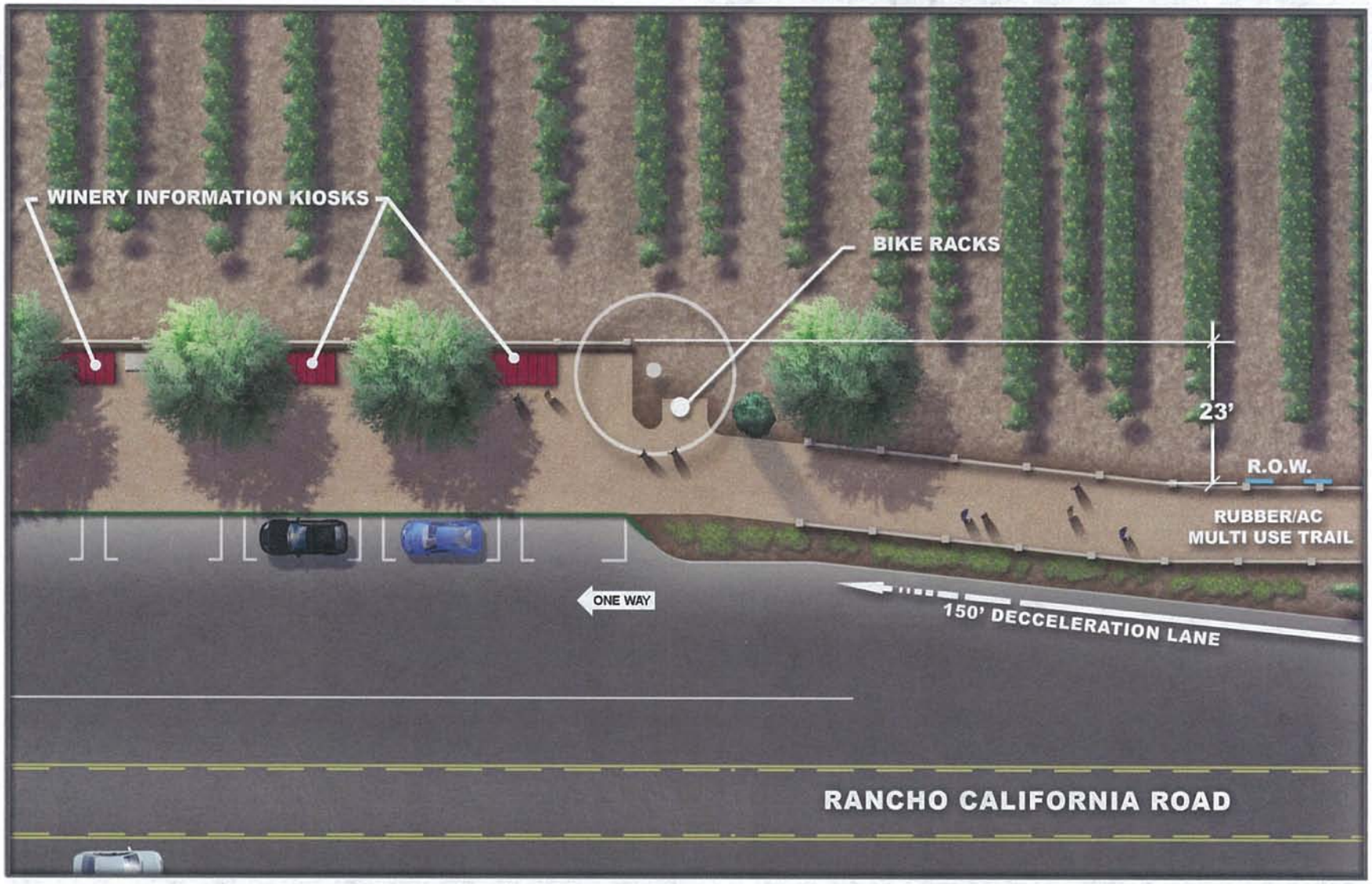
Wine Country Street Sign

Typical Winery Entrance Requirements

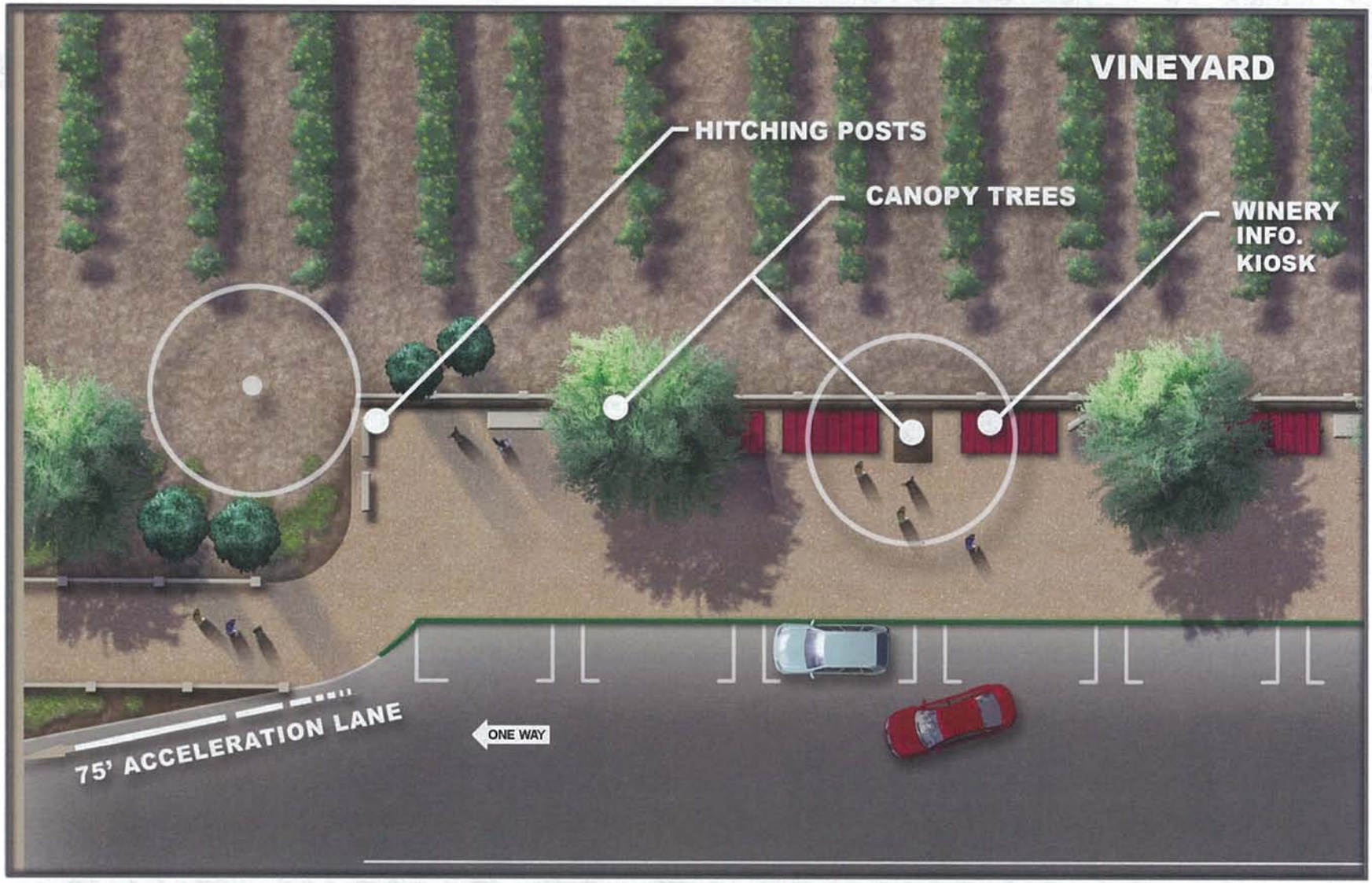


Typical Winery Entrance Requirements


VINEYARD
HITCHING POSTS
CANOPY TREES
WINERY INFORMATION KIOSKS
BIKE RACKS
23'
R.O.W.
RUBBER/AC
MULTI USE TRAIL
75' ACCELERATION LANE
150' DECCELERATION LANE
RANCHO CALIFORNIA ROAD

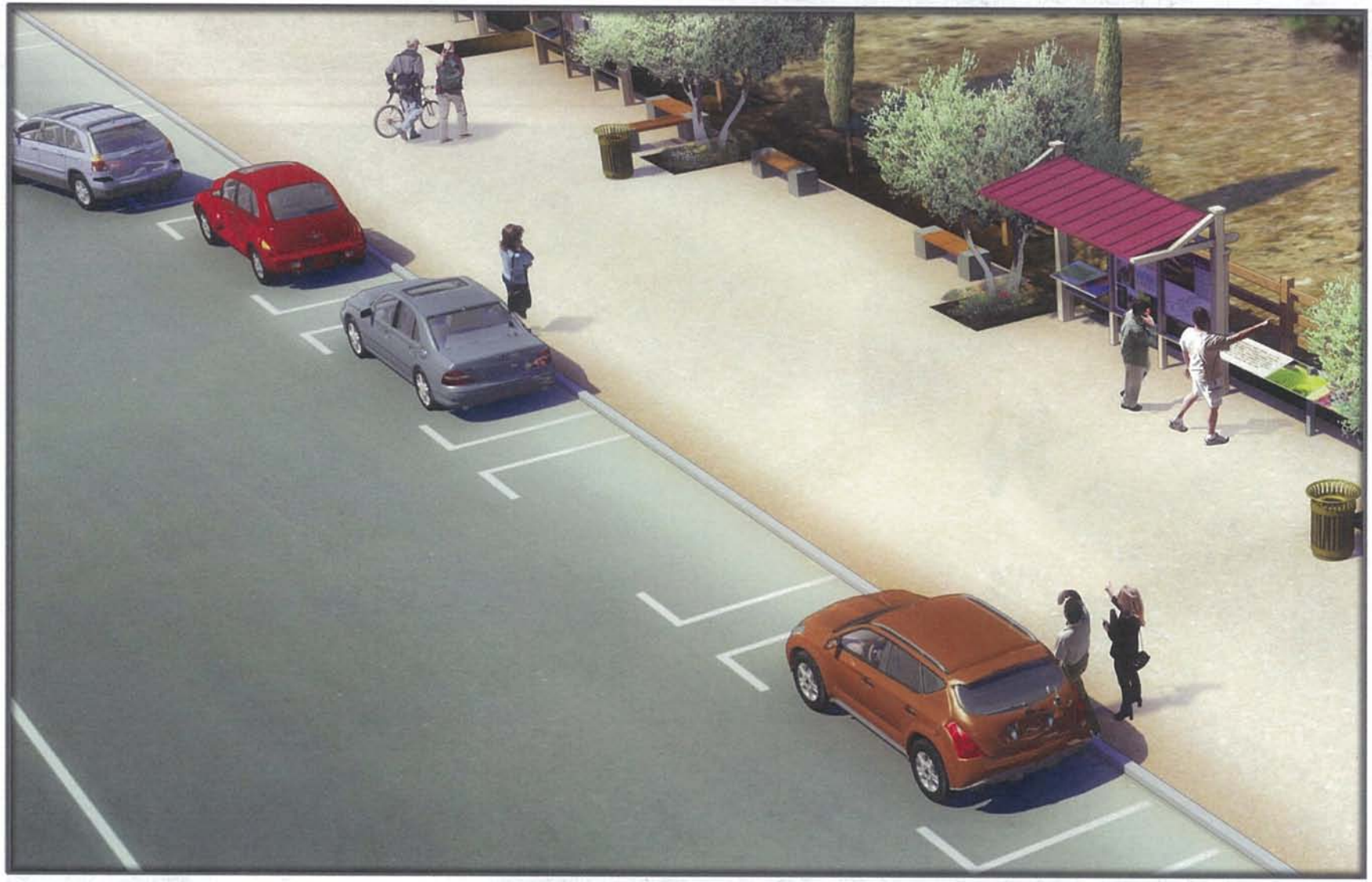


West Half of
Visitor Orientation and Information Center



East half of the
Visitor Orientation and Information Center

Bird's Eye View of the Proposed
Visitor Orientation and Information Center



Bird's Eye View of the Proposed Visitor Orientation and Information Center

Bird's Eye View of the Proposed
Visitor Orientation and Information Center

Eye-Level View of the Proposed
Visitor Orientation and Information Center


Temecula Valley
WINE COUNTRY

Proposed Temecula Valley Wine Country Greenhouse Gas Reduction Workbook

Proposed Temecula Valley Wine Country Greenhouse Gas Reduction Workbook

Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

Greenhouse Gas Reduction Workbook

RIVERSIDE COUNTY
PLANNING DEPARTMENT

TABLE OF CONTENTS

Chapter 1: Introduction

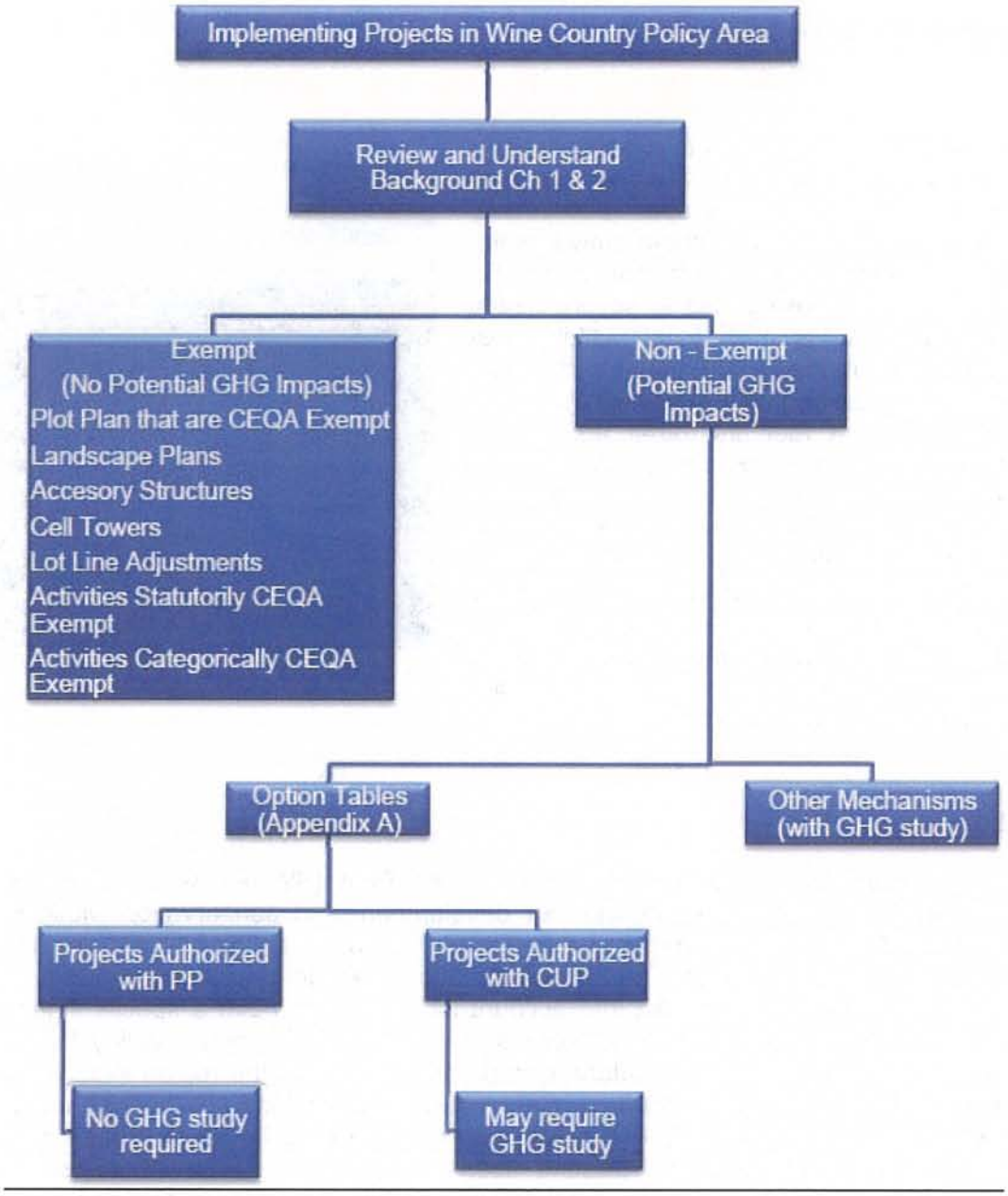
Air is a common resource that is essential to the health of our communities. It embodies essential components that support global ecosystem, economy and social equity. Without stewardship, an over overabundance of air pollutants will degrade air quality causing mild to severe health effect in humans and animals, lower visibility, lost of agricultural commodities, and property damage. The reduction of greenhouse gases emitted from combustion of fossil fuel and other activities is equally important as it is linked to global warming. Riverside County recognizes its role in addressing regional air quality issues and has made great strides in reducing its share of emissions. This document is designed specifically to provide guidance to project proponents within the Temecula Valley Wine Country Policy Area to further the County's progress in reducing Greenhouse Gas (GHG) Emissions.

Purpose

Riverside County has developed a Southwest Area Plan (SWAP) as an extension of the General Plan, which establishes policies for development and conservation within the entire unincorporated County. The purpose of this SWAP is to address the specific requirements of land uses in the Southwest region of the county with regard to long-term planning. Within the SWAP are policy areas, which take into account locales which have a special significance to residences in that part of the county. More specifically, the Temecula Valley Wine Country Policy Area of the SWAP seeks to address land uses specific to the region including wineries, equestrian, residential and other tourism related uses. Specific land use policies are contained in the Temecula Valley Wine Country Policy Area and are established to protect against land uses which are incompatible with existing uses and to allow for growth. Specific policies contained within the Policy Area address different topics including transportation, land use, population and employment, air quality and greenhouse gas emissions.

In order to ensure consistency with the General Plan and SWAP goals, the County has developed this workbook to provide guidance and streamline CEQA review for implementing projects within the Temecula Valley Wine Country Policy Area. This document serves to implement the greenhouse gas reduction policies and objectives of Riverside County.

How to use this Document*:



* Further details are available in Chapter 3. Nothing in this workbook shall be construed as limiting the County's authority to require a GHG study, to require an EIR, or adopt a statement of overriding consideration for a project due to its significant GHG impacts.

Chapter 2: Greenhouse Gases

Existing Conditions

The State of California recognized that anthropogenic (human-caused) greenhouse gas (GHG) emissions are contributing to changes in the global climate, and that such changes are having and will have adverse effects on the environment, the economy, and public health. These are cumulative effects of past, present, and future actions worldwide. While worldwide contributions of GHG emissions are expected to have widespread consequences, it is not possible to link particular changes to the environment of California or elsewhere to GHG emitted from a particular source or location. Thus, when considering a project's contribution to impacts from climate change, it is possible to examine the quantity of GHG emissions that would be emitted either directly from project sources or indirectly from other sources, such as production of electricity as a result of activities or land use development in the County. GHGs trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities, primarily through the combustion of fossil fuels. The State of California has been at the forefront of developing solutions to address global climate change and reduce anthropogenic GHG emissions.

State law defines GHG to include the following compounds: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6) (CEQA Guidelines, section 15364.5; Health and Safety Code, section 38505(g)). The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. Because GHGs have variable potencies, a common metric of carbon dioxide equivalents (CO2e) is used to report their combined potency. The potency each GHG has in the atmosphere is measured as a combination of the volume of its emissions and its global warming potential (GWP)[1], and is expressed as a function of the potency with respect to the same mass of CO2. Methane, for example has a GWP of 21, while nitrous oxide has a GWP of 310. Thus, by multiplying the amount in metric tons of each individual gas by their respective GWP, all GHGs can be reported in the common unit of metric tons[2] of CO2e (MT CO2e).

Due to the successful global bans on chlorofluorocarbons (primarily used as refrigerants, aerosol propellants and cleaning solvents), Riverside County does not generate significant emissions of these GHGs. The same has occurred for other synthesized gases such as hydrofluorocarbons (HFCs) and carbon tetrafluoride (CF4) which have been banned and are no longer available on the market. Because of the ban, Riverside County will not generate additional emissions of these GHGs.

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[1] *The potential of a gas or aerosol to trap heat in the atmosphere.*

[2] *One metric ton (MT) equals 1,000 kilograms or 2,204 pounds. Note, one 'short ton' is 2,000 pounds.*

Regulatory Discussion

Federal Regulations

a. Global Climate Change Programs

The United States Environmental Protection Agency (USEPA) is responsible for implementing federal policy to address global climate change. The federal government administers a wide array of public-private partnerships to reduce GHG intensity generated by the United States. These programs focus on energy efficiency, renewable energy, methane and other non-CO2 gases, agricultural practices, and implementation of technologies to achieve GHG reductions. The USEPA implements several voluntary programs that substantially contribute to the reduction of GHG emissions including:

- The State Climate and Energy Partner Network that allows for the exchange of information between federal and state agencies regarding climate and energy,
- The Climate Leaders program for companies, the Energy Star labeling system for energy-efficient products, and
- The Green Power Partnership for organizations interested in buying green power.

All of these programs play a significant role in encouraging voluntary reductions from large corporations, consumers, industrial and commercial buildings, and many major industrial sectors.

In Massachusetts v. Environmental Protection Agency (Docket No. 05–1120), the U.S. Supreme Court held in April of 2007 that the USEPA has authority to regulate greenhouse gases, and the USEPA's reasons for not regulating this area did not fit the statutory requirements. As such, the U.S. Supreme Court ruled that the USEPA should be required to regulate CO2 and other greenhouse gases as pollutants under Section 202(a)(1) of the federal Clean Air Act (CAA).

The USEPA issued a Final Rule for mandatory reporting of GHG emissions in October of 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufactures of heavy-duty and off-road vehicles and vehicle engines, and requires annual reporting of emissions. The Final Rule was effective December 29, 2009, with data collection beginning January 1, 2010, and the first annual reports due in March 2011. This rule does not regulate the emission of GHGs; it only requires the monitoring and reporting of greenhouse gas emissions for those sources above certain thresholds (USEPA 2009). USEPA adopted a Final Endangerment Finding for the six defined GHGs on December 7, 2009. The Endangerment Finding is required before USEPA can regulate GHG emissions under Section 202(a)(1) of the CAA in fulfillment of the U.S. Supreme Court decision.

On May 13, 2010, the USEPA issued a Final Rule that establishes a common sense approach to addressing greenhouse gas emissions from stationary sources under the CAA permitting programs. In the first phase of the Rule (January 2011-June 2011), only sources currently subject to the New Source Review Prevention of Significant Deterioration (PSD) permitting program (i.e., those that are newly-constructed or modified in a way that significantly increases

emissions of a pollutant other than GHGs) are subject to permitting requirements for their GHG emissions under PSD. For these projects, only GHG increases of 75,000 tons per year (tpy) CO2e or more need to determine the Best Available Control Technology (BACT) for their GHG emissions. This final rule sets a threshold of 75,000 tons per year for GHG emissions. Similarly for the operating permit program, only sources currently subject to the program are subject to Title V requirements for GHG. In the second phase of the rule (July 2011-June 2013) new construction projects that exceed a threshold of 100,000 tpy and modifications of existing facilities that increase emissions by at least 75,000 tpy will be subject to permitting requirements. Additionally, operating facilities that emit at least 100,000 tpy will be subject to title V permitting requirements (USEPA 2010a). New and existing industrial facilities that meet or exceed that threshold will require a permit under the New Source Review Prevention of Significant Deterioration (PSD) and Title V Operating Permit programs. This rule took effect January 2, 2011.

b. **Kyoto Protocol**

The United States participated in the United Nations Framework Convention on Climate Change (UNFCCC) (signed on March 21, 1994). The Kyoto Protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. It has been estimated that if the commitments outlined in the Kyoto Protocol are met, global GHG emissions could be reduced by an estimated 5 percent from 1990 levels during the first commitment period of 2008–2012 (UNFCCC 1997). It should be noted that although the United States is a signatory to the Kyoto Protocol, Congress has not ratified the Protocol and the United States is not bound by the Protocol's commitments.

In anticipation of providing an updated international treaty for the reduction of GHG emissions, representatives from 170 countries met in Copenhagen in December 2009 to ratify an updated UNFCCC agreement (Copenhagen Accord). The Copenhagen Accord, a voluntary agreement between the United States, China, India, and Brazil, recognizes the need to keep global temperature rise to below 2°C and obliges signatories to establish measures to reduce greenhouse gas emissions and to prepare to provide help to poorer countries in adapting to climate change. The countries met again in Cancun in December 2010 and adopted the Cancun Agreements, which reinforces and builds upon the Copenhagen Accord. The nations agreed to recognize country targets, develop low-carbon development plans and strategies, and report inventories annually. In addition, agreements were made regarding financing for developing countries and technology support and coordination among all nations. The next conference of the parties is scheduled for December 2011 in South Africa.

c. **Climate Change Technology Program**

The United States has opted for a voluntary and incentive-based approach toward emissions reductions in lieu of the Kyoto Protocol's mandatory framework. The Climate Change Technology Program (CCTP) is a multi-agency research and development coordination effort (which is led by the Secretaries of Energy and Commerce) that is charged with carrying out the President's National Climate Change Technology Initiative.

State Regulations

a. **California Air Resources Board**

The California Air Resources Board, a part of the California EPA (CalEPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, ARB conducts research, sets state ambient air quality standards (California Ambient Air Quality Standards, or CAAQS), compiles emission inventories, develops suggested control measures, and provides oversight of local programs. ARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions. ARB has primary responsibility for the development of California's SIP, and works closely with the federal government and the local air districts.

b. Assembly Bill 32, The Global Warming Solutions Act of 2006

In 2006, the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, focusing on reducing GHG emissions in California. GHGs as defined under AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 required CARB to adopt rules and regulations directing State actions that would achieve greenhouse gas emissions equivalent to 1990 statewide levels by 2020. On or before June 30, 2007, CARB was required to publish a list of discrete early action GHG emission reduction measures that would be implemented to be made enforceable by 2010. The law further required that such measures achieve the maximum technologically feasible and cost effective reductions in GHGs from sources or categories of sources to achieve the statewide greenhouse gas emissions limit for 2020.

CARB published its Final Report for Proposed Early Actions to Mitigate Climate Change in California in October 2007. This report described recommendations for discrete early action measures to reduce GHG emissions as part of California's AB 32 GHG reduction strategy. Resulting from this are three new regulations proposed to meet the definition of "discrete early action greenhouse gas reduction measures," including the following: a low carbon fuel standard; reduction of HFC 134a emissions from non-professional servicing of motor vehicle air conditioning systems; and improved landfill methane capture (CARB 2007d). CARB estimates that by 2020, the reductions from those three measures would range from 13 to 26 million metric tons (MMT) CO2e.

Under AB 32, CARB has the primary responsibility for reducing GHG emissions. In 2007, CARB released a report, California 1990 GHG Emissions Level and 2020 Emissions Limit (CARB 2007a), that determined the statewide levels of GHG emissions in 1990 to be 427 MMT CO2e. Additionally, in December 2008, CARB adopted the Climate Change Scoping Plan, which outlines the State's strategy to achieve the 2020 GHG limit. This Scoping Plan proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve the environment, reduce dependence on oil, diversify energy sources, save energy, create new jobs, and enhance public health. The plan emphasizes a cap-and-trade program, but also includes the discrete early actions (CARB 2008).

c. Senate Bill 97

Senate Bill 97 (SB 97), enacted in 2007, amended the California Environmental Quality Act (CEQA) to clearly establish that GHG emissions and the effects of GHG emissions are appropriate subjects for CEQA analysis. It directed the California Office of Planning and Research (OPR) to develop revisions to the State CEQA Guidelines "for the mitigation of GHG emissions or the effects of GHG emissions" and directed the Resources Agency to certify and adopt these revised State CEQA Guidelines by January 2010 (See PRC Section 21083.05). The revisions were codified into the California Code of Regulations and became fully effective by July 2010. These revisions provide regulatory guidance for the analysis and mitigation of the potential effects of GHG emissions.

d. Senate Bill 375

Senate Bill 375 (SB 375), which establishes mechanisms for the development of regional targets for reducing passenger vehicle greenhouse gas emissions, was adopted by the State on September 30, 2008. On September 23, 2010, CARB adopted the vehicular greenhouse gas emissions reduction targets that had been developed in consultation with the metropolitan planning organizations (MPOs); the targets require a 7 to 8 percent reduction by 2020 and between 13 to 16 percent reduction by 2035 for each MPO. SB 375 recognizes the importance of achieving significant greenhouse gas reductions by working with cities and counties to change land use patterns and improve transportation alternatives. Through the SB 375 process, MPOs, such as the Southern California Council of Governments (SCAG), which includes Riverside County, will work with local jurisdictions in the development of sustainable communities strategies (SCS) designed to integrate development patterns and the transportation network in a way that reduces greenhouse gas emissions while meeting housing needs and other regional planning objectives. The MPOs will prepare their first SCS according to their respective regional transportation plan (RTP) update schedule; to date, no region has adopted an SCS. The first of the RTP updates with SCS strategies are expected in 2012.

e. CALGreen

In November 2008, the California Building Standards Commission established the California Green Building Standards Code (CALGreen) which sets performance standards for residential and nonresidential development to reduce environmental impacts and encourage sustainable construction practices. When the CALGreen code went into effect in 2009, compliance through 2010 was voluntary. As of January 1, 2011, the CALGreen code is mandatory for all new buildings constructed in the State. The CalGreen code addresses energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality.[3]

Regional Regulations

a. Southern California Association of Governments

SCAG is a council of governments for Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. It is a regional planning agency and serves as a forum for

[3] *California 2010 Green Building Standards Code, California Code of Regulations Title 24, Part 11.*

regional issues relating to transportation, the economy and community development, and the environment.

Although SCAG is not an air quality management agency, it is responsible for developing transportation, land use, and energy conservation measures that affect air quality. SCAG's Regional Comprehensive Plan and Guide (RCPG) provide growth forecasts that are used in the development of air quality–related land use and transportation control strategies by the SCAQMD. The RCPG is a framework for decision-making for local governments, assisting them in meeting federal and state mandates for growth management, mobility, and environmental standards, while maintaining consistency with regional goals regarding growth and changes through the year 2015, and beyond. Policies within the RCPG include consideration of air quality, land use, transportation, and economic relationships by all levels of government. As the Metropolitan Planning Organization for the County of Riverside, SCAG is in the process of implementing SB 375 with participation from the County and other local cities and Counties. SCAG's reduction target for per capita vehicular emissions is 8 percent by 2020 and 13 percent by 2035 (CARB 2010b).

b. South Coast Air Quality Management District

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the SoCAB. To that end, the SCAQMD, works directly with SCAG, county transportation commissions, local governments, and cooperates actively with all federal and state government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures though educational programs or fines, when necessary.

SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and natural sources. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of SCAQMD on June 1, 2007. This AQMP, referred to as the 2007 AQMP, was prepared to comply with the federal and state Clean Air Acts and amendments, to accommodate growth, to reduce the high pollutant levels in the basins, to meet federal and state ambient air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. It identifies the control measures that will be implemented to reduce major sources of pollutants. These planning efforts have substantially decreased the population's exposure to unhealthful levels of pollutants, even while substantial population growth has occurred within its jurisdictional boundaries.

Riverside Countywide Regulations

a. General Plan

Public and private decisions regarding land use, traffic circulation, and resource use can influence the resultant air pollutant and GHG emissions from, respectively, development patterns, vehicle use and congestion, and alternative energy sources. Thus, many policies within the County's General Plan under the Land Use, Circulation, and Multipurpose Open Space Elements, are designed to encourage development of public and private lands that result in less intensive energy use and emissions. For example, the Land Use Element supports concentrating growth near community centers, developing sites that capitalize upon multi-modal transportation opportunities, and promoting compatible land use arrangements that reduce

reliance on the automobile. The Circulation Element, for example, supports transit through allowing higher densities, and encourages and supports the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers. The Multipurpose Open Space Element contains policies that support implementation of the State Building Code and establishes mechanisms and incentives to encourage architects and builders to exceed minimum the energy efficiency standards.

b. Air Quality Element and Climate Action Plan

As part of the General Plan, the Air Quality Element contains policies which assist the county in meeting state and federal air quality guidelines and reducing pollutant emissions from mobile and stationary sources. The Air Quality Element, similar to the Land Use and Circulation Elements, account for growth within the region and balances the associated increase in pollutant emissions. Some policies within the Air Quality Element address mobile and stationary sources. With regard to mobile sources, the Air Quality Element contains policies such as encouraging use of mass transit, carpooling/ridesharing, and mixed-use development to reduce vehicle miles travelled within the region. With regard to stationary sources, such policies to reduce pollutant emissions include use of energy efficient building materials and use of energy efficient appliances (boilers, air conditioning and water usage reduction). In addition, the Air Quality Element takes into account nearby sensitive receptors during construction of new land uses to limit pollutant impacts to nearby existing sensitive uses (residential, school).

The County is currently (September 2011) developing an update to the Air Quality Element with the General Plan Update. New information and policies related to California laws and policies related to greenhouse gas (GHG) emission reduction will be incorporated into the revised chapter. The proposed update to the Air Quality Element will also be the footing for the County's greenhouse gas emission reduction strategy. The County's strategy will align with the AB32 goal to reduce the State's GHG emissions to 1990 levels by 2020, as well as its implementation mechanism, SB 375. These efforts to reduce greenhouse gas emissions will not only benefit the global climate, but improve the quality of life for Riverside County residents as well.

In addition, the County is currently (September 2011) developing the Climate Action Plan (CAP) in conjunction with the General Plan Update. The CAP for Riverside County will include GHG emission reduction goals and adopt implementation measures to achieve those goals through policies and programs for new developments, county operations and existing communities.

Upon the adoption of the General Plan Update, all individual projects which are able to demonstrate consistency with the revised Air Quality Element and CAP will be able to undergo streamlined CEQA review through tiering.

Chapter 3: Greenhouse Gas Emission Reduction Strategies for Wine Country

Pending adoption of an updated Air Quality Element and a Climate Action Plan for Riverside County, this section assesses the potential impacts of GHG emissions that could result from the cumulative build-out potential of the Wine Country Community Plan and new developments authorized pursuant to the plans and policies of the Wine Country Community Plan (proposed Project).

California Environmental Quality Act (CEQA) requires that Lead Agencies inform decision makers and the public regarding the following: potential significant environmental effects of proposed projects; feasible ways that environmental damage can be avoided or reduced through the use of feasible mitigation measures and/or project alternatives; and the reasons why the Lead Agency approved a project if significant environmental effects are involved (CEQA Guidelines §15002). CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064f[5]).

Temecula Valley Wine Country Community Plan EIR

The County has prepared an Environmental Impact Report (EIR No. 524) assessing the potential direct and indirect impacts resulting from the Temecula Valley Wine Country Community Plan. The draft EIR analyzed GHG impacts due to the construction and operation of public and private improvements, such as the proposed trails network, roundabouts, and various implementing projects (residences, wineries, resorts, equestrian facilities, etc.) to be developed in accordance with the Community Plan. This EIR is programmatic in nature, and may not provide sufficient CEQA review for a specific implementing project. To the degree feasible, some individual projects will be allowed to tier off the analysis contained in the EIR thereby streamlining the CEQA process.

Thresholds

California law provides that climate change is an environmental effect subject to the California Environmental Quality Act ("CEQA"). Amendments to the State CEQA Guidelines adopted in February 2010 require lead agencies to consider the adverse effects of a project's cumulative contribution to greenhouse gas ("GHG") emissions on the environment and determine if a project's climate change impact may be significant. As amended, CEQA encourages lead agencies to estimate the amount of GHG emissions resulting from a development project, but also state that a lead agency retains the discretion to require a qualitative analysis. (State CEQA Guideline, § 15064.4.) The State CEQA Guidelines provide that significance thresholds may be quantitative, qualitative, or in the form of performance-based standards. Various agencies, including the California Air Resources Control Board ("CARB"), the Governor's Office of Planning and Research, and the South Coast Air Quality Management District, have been

developing and drafting standards and guidelines for determining the cumulative significance of a project's GHG emissions on global climate change. The development, adoption, and application of GHG significance thresholds is in its infancy - there is currently no single accepted industry practice or methodology for analyzing GHG impacts.

The County has determined that there are three appropriate numeric thresholds to determine significance of the proposed Project. Specifically, GHG emissions were compared to the following three thresholds:

- Mass Emissions. A threshold of 3,000 MTCO2e per year is adopted from the recommended SCAQMD's Interim Thresholds document for commercial, residential, mixed use, and industrial development projects; projects below this threshold are considered less than significant.

- Per Capita Average Emissions. A threshold of 4.1 MT per year per person, adopted from the SCAQMD efficiency based standard, is most applicable to larger projects, such as subdivisions and other projects of potential regional influence. The threshold is calculated on an emission rate per population or employee (service population) projected for Year 2035; developments which achieve emissions below this threshold are considered less than significant.

- Reductions Consistent with State Goals. A threshold of 28.5% below Business As Usual (BAU) emissions from future development projects. Project-specific emissions shall be calculated and compared to similar hypothetical development; if an implementing project achieves a reduction of at least 28.5% with incorporation of mandatory and voluntary measures, it is considered less than significant.

Results of the GHG Study

The Wine Country Community Plan EIR analyzed GHG impacts resulting from full build-out and operation of all implementing projects assumed in the Community Plan and proposed zoning. Analysis included construction emissions from individual projects and operational emissions from mobile sources (visitors, employees) and stationary sources (wine production, agricultural uses).

The findings of the GHG analysis conducted for EIR No. 524 are as follows:

- Construction of implementing projects would result in temporary and incremental increases in GHG emissions. Construction of multiple concurrent implementing projects could result in GHG emissions in excess of annual mass emission significance thresholds. However, SCAQMD recommends that construction emissions from individual Implementing Projects be amortized and significance be assessed in conjunction with long-term operational GHG emissions.

- Construction and operation of implementing projects would result in GHG emissions in excess of the SCAQMD draft mass emission thresholds and the proposed per capita threshold; therefore, full Build-out under the Community Plan would result in potentially significant and unavoidable cumulative impacts to global climate change.

- Implementing projects designed and constructed with GHG reducing project features consistent with the Wine Country Policy Area GHG policies would be consistent with the State's GHG-reduction goals under AB 32, resulting in emissions at least 28.5% below the BAU case. Compliance with these requirements can be demonstrated by achieving the mandatory minimum points on the applicable Option Table (see Appendix A) or demonstrated through other approved quantitative method.

- Implementation projects which achieve the required reductions required under the Wine Country Community Plan would be consistent with Global Climate Change policies set forth by the federal, state, regional and local plans.

As a result of the aforementioned findings, nothing in this workbook shall be construed as limiting the County's authority to require a GHG study, to require an EIR, or adopt a statement of overriding consideration for a project due to its significant GHG impacts.

Community Plan Level Emissions Reduction Strategies

The Temecula Valley Wine Country Community Plan proposes a number of strategies at regional level to the Southwest Area Plan (SWAP) that reduce Greenhouse Gas Emissions through design features that are anticipated to reduce vehicle miles travelled.

a. Integrated Trails Network (Non-motorized Transportation including Pedestrian, Bike and Equestrian trails)

The County of Riverside contains multi-purpose trails that accommodate hikers, bicyclists, and equestrian users as an integral part of the County's circulation system. These facilities serve both as a means of connecting the unique communities and activity centers throughout the County and as a means of facilitating modes of transportation with no emission of air pollutants and GHGs. Within the Southwest Area Plan (SWAP), a network of trails is planned for the Wine Country region to provide pedestrians, visitors, equestrians, and bicyclists with alternative modes of travel and while providing attractive recreational opportunities. However, it does not connect all the existing wineries and other tourist destinations, such as Lake Skinner and Vail Lake, through equestrian and multi-purpose trails system. A Trails Sub-committee worked with the County Regional Parks and Open Space District and Planning Staff in the development of a trails network that was more conducive to this region's destination places and users' needs. As a result of their work-effort, Figure 8 (Trails and Bikeway System Map) of the SWAP was revised through GPA No. 1077 and the following policy was added to the Temecula Valley Wine Country Policy Area.

SWAP 1.6 Develop and implement a trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.

b. Roundabouts

Through the Wine Country Community Plan process, five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient traffic calming and volume capacity. The roundabout at Rancho California Road and Anza Road will be the first of five roundabouts located at La Serena Way, Calle Contento Road, Monte De Oro Road and Glenoaks Road. These roundabouts will allow vehicular, equestrian, bicycle and pedestrian traffic to interact through the intersection more efficiently and safely while keeping its natural wine county landscape. The roundabout will accommodate the estimated 41,700 of daily vehicular traffic and a peak hour vehicular traffic of over 4,000.

c. Fair Share and Phasing Assessment

Through the Community Plan process, the County has developed a traffic impact fee program specifically to ensure timely construction of transportation improvements as outlined in the Wine Country Fair Share and Phasing Assessment. This program will collect fair share contributions toward improvements within the Wine Country Policy Area and within the City of Temecula, and the County will enter into an agreement with the City of Temecula to implement the identified improvements. Additionally, implementing projects within the Wine Country Policy Area will be required to prepare a focused traffic study that will assess the following to ensure consistency:

- Trip generation comparison to estimates assumed in the WCP assessment
- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Additional assessment deemed appropriate by the County of Riverside Transportation Department

In addition, EIR No. 524 includes the following mitigation measures to mitigate air quality impacts that assist the County in achieving the GHG reduction goals as well:

AQ-1 The County shall require new commercial and industrial implementing projects to develop a voluntary trip reduction program that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be submitted as part of discretionary review applications, and in place prior to Certificate of Occupancy.

AQ-2 The County shall condition all implementing projects to implement that Trails and Bikeways Systems map (SWAP Figure 8) of the Project. This map is more conducive to this region's destination places and multiple users' (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.

AQ-3 In addition, the County shall require implementing projects to incorporate bicycle parking areas and horse hitching posts where applicable.

AQ-4 The County shall require implementing projects to incorporate a comprehensive parking program for private parking lots where applicable, to promote ultra-low or zero emission vehicle parking; provide larger parking spaces that can accommodate vans and limousines; include adequate passenger waiting/loading areas; and provide safe pedestrian/equestrian pathways through parking areas.

AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects shall earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential parking for ultra-low emission, zero-emission, and alternative fuel vehicles; and provide electric vehicle charging stations within the development.

AQ-6 The County shall require implementing projects to prohibit idling of on and off-road heavy duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.

AQ-7 The County shall work with the Winegrowers' Association and their partners to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with in the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).

Implementing Project Level Emissions Reduction Strategies

In addition to the strategies being implemented on a regional basis, the Temecula Valley Wine Country Policy Area contains the following policy to require that the implementing projects achieve a reduction in GHG emissions.

SWAP 1.9 *Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.*

The County has determined that no analysis of GHG emissions is required for the following types of implementing projects because they will not result in any potentially significant cumulative impact on global climate change:

- Plot Plans that are CEQA exempt and not circulated and which meet the criteria of subdivision (a)(1) of Section 18.30 of Riverside County Ordinance 348.
- Landscaping Plans pursuant to, and consistent with, the provisions of Riverside County Ordinance 859
- Accessory Structures
- Cellular Towers
- Lot Line Adjustments
- Any Activity Statutorily Exempt from CEQA
- Any Activity Categorically Exempt from CEQA for which an Exception in State CEQA Guidelines Section 15300.2 Does Not Apply

Projects not defined above, are the projects or development activities that could potentially create a cumulatively significant impact on global climate change. Those projects could elect to utilize one of the following two options to achieve their fair share of GHG reductions.

Option Tables for Achieving GHG Reductions

The County of Riverside has developed option tables to assist in the analysis of GHGs for individual projects tiering off of the Wine Country Community Plan EIR. The option tables were developed based on AB 32 targets and contain measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions. Individual projects have the option to use these option tables in order to demonstrate that GHG emissions from the project are less than significant. The GHG reduction measures contained in the option table are assigned points. Projects which implement enough reduction measures and achieve a 100/70 point rating are considered to be consistent with the County's GHG reduction goals for the Wine Country region.

Two versions of the Option Table have been developed to assist the project proponents of these projects, one for residential projects and one for commercial projects. The Option Tables are included in Appendix A of this workbook. As noted above the County has developed a list of specific mitigation strategies applicable to certain implementing projects. The Option Tables provide a menu of additional options that both insures consistency in implementation of the measures and flexibility on how future development projects will achieve an overall reduction of GHG emissions, consistent with the reduction target established by the County in the Temecula Valley Wine Country Community Plan EIR.

Each Option Table assigns points for specific GHG reducing strategy incorporated into a project whether by regulation, statute, or policy, as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature, including those mandated as mitigation measures in the county's EIR No. 524 and by CALGreen Building Codes. The menu of features allows maximum flexibility

and options for how development projects can implement the GHG reduction measures. Residential projects in the SWAP that garner at least 70 points will be consistent with the State's overall GHG reduction goals. Commercial projects will need to garner at least 100 points. As such, those projects that garner the minimum specified points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

Mixed use projects provide additional opportunities to reduce emissions by combining complimentary land uses in a manner that can reduce vehicle trips. Mixed use projects also have the potential to complement energy efficient infrastructure in a way that reduces emissions. For mixed use projects fill out both Option Table 1 and Table 2, but proportion the points identical to the proportioning of the mix of uses. As an example, a mixed use project that is 50% commercial uses and 50% residential uses will show ½ point for each assigned point value in Table 1 and Table 2. Add the points from both tables. Mixed use projects that garner at least 100 points will be consistent with the reduction quantities in the County's GHG Plan and are considered less than significant for GHG emissions.

Other Mechanisms for Achieving GHG Reductions

Those projects that do not garnish the minimum points using the Option Tables discussed above (and presented in Appendix A) will require quantification of project specific GHG emissions and will need to provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions.

A numerical analysis of GHG emissions and a discussion of impacts on global climate change is required for Residential and/or Commercial projects, as described below, and also for any mixed use projects involving more than one type of use. This study is also required for discretionary Agricultural projects.

1. The GHG study must quantify the GHG emissions for the project, and must also include, at a minimum, an analysis of GHG emissions for each type of GHG emission identified in California Health & Safety Code §38505 for construction impacts, if any, and operational impacts, if any.

    a. GHGs to which this section applies include carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, sulfur hexafluoride and nitrogen trifluoride, per Health and Safety Code §38505 and any amendments thereto.

    b. Analysis of GHGs must not only quantify emissions but also discuss their relative potential to affect global climate change. For example, methane has a global warming potential many times that of carbon dioxide, such that a given quantity of methane may have an equal or greater effect on global climate change than a lesser amount of carbon dioxide.

    c. In quantifying GHG emissions, the analysis must address:

        i. For construction: The total amount of GHGs emitted by all construction activities including, but not limited to, equipment and machinery usage, energy usage, vehicle miles traveled by construction employees, emissions from architectural

coatings, emissions from paving or road construction activities, and other reasonably fore-seeable emissions.

ii. For operations: The total amount of GHGs emitted by all operational activities per year including, but not limited to, emissions from use of electricity, use of natural gas, and other energy consumption, emissions resulting from water demand, vehicular emissions, and other reasonably foreseeable emissions.

iii. For purposes of subdivisions 1 and 2, above, a rule of reason shall apply requiring only those emissions that are reasonably foreseeable to be quantified. If a particular emission is speculative, the analysis shall discuss the issue qualitatively and explain the reasons why any further analysis would be speculative and then conclude the analysis.

2. The GHG study must describe and analyze feasible mitigation measures for any potentially significant GHG emissions. All feasible mitigation measures must be adopted for potentially significant impacts. The types of mitigation measures that may be considered and shall be imposed, if feasible, depend on the type of project that is proposed. A demonstration by the project applicant that the project has reduced GHG emissions by 28.5% or more below a business.

In connection with any of the above categories of projects, the County Planning Department may impose any or all of the following Conditions of Approval to further reduce GHG emissions:

- Use energy-efficient designs such as those found in the Leadership in Energy and Environmental Design ("LEED") Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code.
- Incorporate public transit into project design through siting, location, and transit links.
- Include vehicle-reduction measures through carpooling, public transit incentives, and linkages or electric shuttle services to public transit as well as, to the extent possible, local and regional pedestrian and bike trails.
- Retrofit the building for energy efficient purposes.
- Use energy-efficient appliances and office equipment (e.g., Energy Star compliant).
- Implement waste reduction and recycling measures.
- Incorporate on-site renewable energy production (i.e., solar installations on rooftops), and/or waste heat capture (for industrial projects to provide process and/or building heat), and/or water reuse.
- Install direct gas use or electricity projects to capture and use emitted methane (applies to landfill projects).
- Promote mixed-use, compact, and higher-density development to reduce trip distance, promote alternatives to vehicle travel, and promote efficiency in delivery of services and goods (applies to planning documents).

Chapter 4: Informational Resources

California Air Resource Board:

- Assembly Bill 32
  - Scoping Plan http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm
  - Reducing Emissions http://www.arb.ca.gov/html/programs.htm
- Regulating Agricultural Related Activities
  - http://www.arb.ca.gov/ag/ag.htm
- Land Preparations: http://www.arb.ca.gov/ei/areasrc/fullpdf/full7-4.pdf
- Emission Calculation FOOD & AGRICULTURE WINE FERMENTATION
  - http://www.arb.ca.gov/ei/areasrc/arbindprofandag.htm
  - http://www.arb.ca.gov/ei/areasrc/fullpdf/full5-1.pdf

Non-profit Organizations:

- Wine Institute Greenhouse Gas Protocol and accounting tool: http://www.wineinstitute.org/ghgprotocol.
- The California Sustainable Winegrowing Alliance (CSWA) Sustainable Winegrowing Program: http://www.sustainablewinegrowing.org/aboutcswa.php.

Appendix A: Wine Country Option Tables – GHG Reduction Implementation Measures (Residential and Commercial Developments)

Riverside County Wine Country Community Plan

Table 1: GHG Reduction Implementation Measures for Residential Development

Feature	Description	Assigned Point Values	Implementing Project Points
Implementation Measure: Energy Efficiency			
E1 Building Envelope- Insulation	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	1 point	
	Enhanced Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Insulation (20%> Title 24)	5 points	
E2 Building Envelope - Windows	Title 24 standard (required)	0 points	
	Modestly Enhanced Window Insulation (5% > Title 24)	1 point	
	Enhanced Window Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Window Insulation (20%> Title 24)	5 points	
E3 Building Envelope - Doors	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	1 point	
	Enhanced Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Insulation (20%> Title 24)	5 points	
E4 Building Envelope- Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		
	Title 24 standard (required)	0 points	
	Modest Building Envelope Leakage (5% > Title 24)	1 point	
	Reduced Building Envelope Leakage (15%> Title 24)	3 points	
	Minimum Building Envelope Leakage (20% > Title 24)	5 points	
E5 Building Envelope- Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device.		
	Thermal storage designed to reduce heating/cooling by 5 ^{o}F within the building	3 points	
	Thermal storage to reduce heating/cooling by 10°F within the building	6 points	
E6 Heating/ Cooling Distribution System	Title 24 standard (required)	0 points	
	Modest Distribution Losses (5% > Title 24)	1 point	
	Reduced Distribution Losses (15%> Title 24)	3 points	
	Greatly Reduced Distribution Losses (15%> Title 24)	5 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required)	0 points	
	Efficiency HVAC (5% > Title 24)	1 point	
	High Efficiency HBAC (15%> Title 24)	3 points	
	Very High Efficiency HBAC (20%> Title 24)	5 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E8 Indoor Space Efficiencies-Water Heaters	Title 24 standard (required)	0 points	
	Efficiency Water Heater (Energy Star conventional that is 5% > Title 24) water heater that is 15%>	1 point	
	High Efficiency Water Heater (Conventional water heater that is 20%> Title 24)	3 points	
	High Efficiency Water Heater (Conventional water heater that is 20%> Title 24)	5 points	
	Solar Water Heating System	7 points	
E9 Indoor Space Efficiencies - Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours.		
	All peripheral rooms within the living space have at least one window(required)	0 points	
	All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day	1 points	
	All rooms daylighted to at least 1,000 lumens	3 points	
E10 Indoor Space Efficiencies - Artificial Lighting	Title 24 standard (required)	0 points	
	Efficient Lights (5% > Title 24)	1 point	
	High Efficiency Lights (LED, etc. 15%> Title 24)	3 points	
	Very High Efficiency Lights (LED, etc. 20%> Title 24)	5 points	
E11 Indoor Space Efficiencies - Appliances	Title 24 standard (required)	0 points	
	Efficient Appliances (5% > Title 24)	1 point	
	High Efficiency Energy Star Appliances (15%> Title 24)	3 points	
	Very High Efficiency Appliances (20%> Title 24)	5 points	
E12 Miscellaneous Residential - Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	3 points	
E13 Miscellaneous Residential - Independent Energy Efficiency Calculations	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	0-5 points	
E14 Miscellaneous Residential - Existing Residential Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project.	0-5 points	
E15 Miscellaneous Residential - Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for installation of electric vehicle charging stations	1 point	
	Install electric vehicle charging stations in the garages of residential units	8 points	
E16 Miscellaneous Residential - Wood Burning	As part of Rule 445 and the Healthy Hearths™ initiative, the South Coast Air Quality Management District adopted a rule for no permanently installed indoor or outdoor wood burning devices in new development.		
	Project contains no wood burning stoves or fireplaces	10 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E17 Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments:		
	Solar Ready Homes (sturdy roof and electric hookups)	2 points	
	10 percent of the power needs of the project	4 points	
	20 percent of the power needs of the project	6 points	
	30 percent of the power needs of the project	8 points	
	40 percent of the power needs of the project	10 points	
	50 percent of the power needs of the project	12 points	
	60 percent of the power needs of the project	14 points	
	70 percent of the power needs of the project	16 points	
	80 percent of the power needs of the project	18 points	
	90 percent of the power needs of the project	20 points	
	100 percent of the power needs of the project	22 points	
Implementation Measure: Water Use			
W1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required)	0 points	
	Eliminate conventional turf from landscaping	3 points	
	Eliminate turf and only provide drought tolerant plants	4 points	
	Xeroscaping that requires no irrigation	6 points	
W2 Water Efficient irrigation systems	Drip irrigation	1 point	
	Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	3 points	
W3 Recycled grey water	Grey water (purple pipe) irrigation system on site	5 points	
W4 Showers	Title 24 standard (required)	0 points	
	EPA High Efficiency Showerheads (15% > Title 24)	1 points	
W5 Toilets	Title 24 standard (required)	0 points	
	EPA High Efficiency Toilets (15% > Title 24)	1 points	
W6 Faucets	Title 24 standard (required)	0 points	
	EPA High Efficiency faucets (15% > Title 24)	1 points	
Implementation Measure: Solid Waste for Residential Development			
SW1 Recycling	County initiated recycling program diverting 80% of waste requires coordination in neighborhoods to realize this goal. The following recycling features will help the County fulfill this goal:		
	Provide green waste composing bins at each residential unit	4 points	
	Multi-family residential projects that provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance or recycling.	3 points	
SW2 Recycling of Construction/ Demolition Debris	50% of construction waste recycled (required)	0 points	
	Recycle 55% of debris	2 points	
	Recycle 60% of debris	3 points	
	Recycle 65% of debris	4 points	
	Recycle 70% of debris	5 points	
	Recycle 75% of debris	6 points	
Total Points Earned by Residential Project:		70 Points needed	0

Riverside County Wine Country Community Plan

Table 2: GHG Reduction Implementation Measures For Commercial Development

Feature	Description	Assigned Point Values	Implementing Project Points
Implementation Measure: Energy Efficiency			
E1 Building Envelope - Insulation	Title 24 standard (required) Modestly Enhanced Insulation (5% > Title 24) Enhanced Insulation (15%> Title 24) Greatly Enhanced Insulation (20%> Title 24)	0 points 4 points 8 points 12 points	
E2 Building Envelope - Windows	Title 24 standard (required) Modestly Enhanced Window Insulation (5% > Title 24) Enhanced Window Insulation (15%> Title 24) Greatly Enhanced Window Insulation (20%> Title 24)	0 points 4 points 8 points 12 points	
E3 Building Envelope - Doors	Title 24 standard (required) Modestly Enhanced Insulation (5% > Title 24) Enhanced Insulation (15%> Title 24) Greatly Enhanced Insulation (20%> Title 24)	0 points 4 points 8 points 12 points	
E4 Building Envelope - Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. Title 24 standard (required) Modest Building Envelope Leakage (5% > Title 24) Reduced Building Envelope Leakage (15%> Title 24) Minimum Building Envelope Leakage (20% > Title 24)	0 points 4 points 8 points 12 points	
E5 Building Envelope - Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device. Thermal storage designed to reduce heating/cooling by 5 °F within the building Thermal storage to reduce heating/cooling by 10°F within the building	3 points 5 points	
E6 Indoor Space Efficiencies - Heating/ Cooling Distribution System	Title 24 standard (required) Modest Distribution Losses (5% > Title 24) Reduced Distribution Losses (15%> Title 24) Greatly Reduced Distribution Losses (15%> Title 24)	0 points 4 points 8 points 12 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required) Efficiency HVAC (5% > Title 24) High Efficiency HVAC (15%> Title 24) Very High Efficiency HVAC (20%> Title 24)	0 points 4 points 8 points 12 points	
E8 Indoor Space Efficiencies - Commercial Heat Recovery Systems	Heat recovery strategies employed with commercial laundry, cooking equipment, and other commercial heat sources for reuse in HVAC air intake or other appropriate heat recovery technology. Point values for these types of systems will be determined based upon design and engineering data documenting the energy savings.	0-4 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E9 Indoor Space Efficiencies- Water Heaters	Title 24 standard (required) Efficiency Water Heater (Energy Star conventional that is 5% > Title 24) High Efficiency Water Heater (Conventional water heater that is 15%>Title 24) High Efficiency Water Heater (Conventional water heater that is 20%> Title 24) Solar Water Heating System	0 points 4 points 12 points 14 points	
E10 Indoor Space Efficiencies - Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. All peripheral rooms within building have at least one window or skylight All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day All rooms daylighted to at least 1,000 lumens	1 point 5 points 7 points	
E11 Indoor Space Efficiencies - Artificial Lighting	Title 24 standard (required) Efficient Lights (5% > Title 24) High Efficiency Lights (LED, etc. 15%> Title 24) Very High Efficiency Lights (LED, etc. 20%> Title 24)	0 points 4 points 6 points 8 points	
E12 Indoor Space Efficiencies - Appliances	Title 24 standard (required) Efficient Appliances (5% > Title 24) High Efficiency Energy Star Appliances (15%> Title 24) Very High Efficiency Appliances (20%> Title 24)	0 points 4 points 8 points 12 points	
E13 Miscellaneous Building Efficiencies - Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	4 points	
E14 Miscellaneous Building Efficiencies- Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	0-8 points	
E15 Miscellaneous Building Efficiencies- Existing Commercial Building Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing residential dwelling units within the unincorporated County is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the Riverside County Planning Department. The decision to allow applicants to ability to participate in this program will be evaluated.	0-8 points	
E16 Electric Vehicle Recharging	Provide circuit and capacity in garages/parking areas for installation of electric vehicle charging stations. Install electric vehicle charging stations in garages/parking areas	2 points/area 8 points/station	
E17 Landscaping Equipment	Electric lawn equipment including lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saws are available. When electric landscape equipment is used in place of conventional gas-powered equipment, direct GHG emissions from natural gas combustion are replaced with indirect GHG emissions associated with the electricity used to power the equipment. Project provides electrical outlets on the exterior of all buildings so that electric landscaping equipment is compatible with all built facilities.	2 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E18 Photovoltaic	Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:		
	Solar Ready Roofs (sturdy roof and electric hookups)	2 points	
	10 percent of the power needs of the project	8 points	
	20 percent of the power needs of the project	14 points	
	30 percent of the power needs of the project	20 points	
	40 percent of the power needs of the project	26 points	
	50 percent of the power needs of the project	32 points	
	60 percent of the power needs of the project	38 points	
	70 percent of the power needs of the project	44 points	
	80 percent of the power needs of the project	50 points	
	90 percent of the power needs of the project	56 points	
	100 percent of the power needs of the project	62 points	
Implementation Measure: Water Use			
W1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required)	0 points	
	Eliminate conventional turf from landscaping	3 points	
	Eliminate turf and only provide drought tolerant plants	4 points	
	Xeroscaping that requires no irrigation	6 points	
W2 Water Efficient irrigation systems	Drip irrigation	1 point	
	Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	5 points	
W3 Storm water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	0-4 points	
W3 Potable Water - Showers	Title 24 standard (required)	0 points	
	EPA High Efficiency Showerheads (15% > Title 24)	3 points	
W4 Potable Water - Toilets	Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	0-4 points	
W5 Potable Water - Faucets	Title 24 standard (required)	0 points	
	EPA High Efficiency faucets (15% > Title 24)	3 points	
W6 Commercial Dishwashers	Title 24 standard (required)	0 points	
	EPA High Efficiency dishwashers (20% water savings)	4 points	

Feature	Description	Assigned Point Values	Implementing Project Points
W7 Commercial Laundry Washers	Title 24 standard (required) EPA High Efficiency laundry (15% water savings) EPA High Efficiency laundry Equipment that captures and reuses rinse water	0 points 3 points 6 points	
W8 Commercial Water Operations Program	Establish an operational program to reduce water loss from pools, water features, etc., by covering pools, adjusting fountain operational hours, and using water treatment to reduce draw down and replacement of water. Point values for these types of plans will be determined based upon design and engineering data documenting the water savings.	0-3 points	
W9 Recycled Water	Graywater (purple pipe) irrigation system on site	5 points	
Implementation Measure: Transportation			
T1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles. Provide larger parking spaces that can accommodate vans or limos used for ride- sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas. Provide Bike Racks Provide Horse Hitching Posts Provides Bike & Horse Renting/Sharing	1 point 1 point 1 point 1 point 1 point	
T2 Commercial Vehicle Idling Restriction	All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks.	2 points (Required of all Commercial)	
T3 Public Transit	The point value of a projects ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) or Traffic Management Plan demonstrating decreased use of private vehicles and increased use of public transportation.	1-15 points	
Implementation Measure: Solid Waste			
SW1 Recycling	County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal: Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	2 points 5 points	
SW2 Recycling of Construction/ Demolition Debris	Recycle 2% of debris (required) Recycle 5% of debris Recycle 8 % of debris Recycle 10% of debris Recycle 12% of debris Recycle 15% of debris Recycle 20% of debris	1 point 2 points 3 points 4 points 5 points 6 points	
Total Points Earned by Commercial Project:		100 Points Needed	0

Attachment C:

Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

The Temecula Valley Wine Country Community Plan was presented and discussed during the following public hearings:

1. July 25, 2012
2. August 22, 2012
3. September 26, 2012
4. December 5, 2012
5. December 19, 2012

The Staff Reports and minutes for each of the public hearings are attached. A compact disc that contains the Staff Report, its attachments, comments letters and presentation is also enclosed for each of the public hearings.

July 25, 2012
Planning Commission Public Hearing

Agenda Item: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third/Third
Project Planner: Mitra Mehta-Cooper
Planning Commission: July 25, 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 DESCRIPTION:

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.

PROJECT LOCATION AND SETTINGS:

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 (Attachment A).

This area contains some of Riverside County's prime agriculture lands within the Temecula Valley. Previous efforts to guide development in the SWAP included the creation of two policy areas in the County's General Plan – the Citrus Vineyard Rural Policy Area and the Valle de los Caballos Policy Area – intended to promote agricultural and equestrian uses respectively. In response to the increased development activity that has occurred over the past decade, the Project was developed after a comprehensive review of the region's vision and policies that are outlined in the General Plan and the Zoning Ordinance.

Many of the existing uses within the Project area are composed of rural residential estate lots (greater than one acre in size), vineyards, wineries and ancillary uses, citrus groves, equestrian

establishments, residential uses with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time, a total of approximately 42 existing wineries are located within the Project area. Ancillary uses to these wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Adjacent land uses to the Project area include urbanizing areas within the City of Temecula as well as existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, Pechanga Casino, campgrounds, recreational vehicle parks, as well as related recreational amenities are also located in the immediate vicinity of the Project area.

PROJECT COMPONENTS:

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Ordinance Amendment No. 348.4729 to 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 implementation directions related to potential future development projects within the Project area. Below is an outline of the various individual components that are covered under the umbrella term of "Temecula Valley Wine Country Community Plan" (Attachment B):

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan including, but not be limited to:
   a. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
   b. Revisions to the SWAP Statistical Summary - Table 2;
   c. 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 (SWAP Policy Areas Figure 4);
   d. Revisions to the Circulation Network (SWAP Figure 7);
   e. Revisions to the Trails and Bikeway Systems map (SWAP Figure 8);
   f. Revisions to the General Plan Circulation Element Circulation Network (Figure C-1);
   g. Revisions to the General Plan Circulation Element Trails Network (Figure C-7); and
   h. Amendment to any other portions of the General Plan as necessary.

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 and addition of the Greenhouse Gas Emission Workbook.

EXISTING CONDITION	EXISTING GENERAL PLAN	PROPOSED PROJECT
CURRENT WINERIES 40-50	BUILD-OUT POTENTIAL 170	BUILD-OUT POTENTIAL 105
CURRENT VISITORS + EMPLOYEES 10,000	BUILD-OUT POTENTIAL 55,000	BUILD-OUT POTENTIAL 44,000
CURRENT HOMES 1000	BUILD-OUT DWELLING UNITS 3000	BUILD-OUT DWELLING UNITS 2000

It should be noted that while the proposed Project represents an increase in new development compared to existing conditions in Wine Country, it is considerably less dense than currently allowed in the County's General Plan policies and zoning classifications.

PROJECT MILESTONES:

The following is a list of significant events that have contributed to the processing of the Project. This list is intended to illustrate events that the County staff has either initiated, or participated in, prior to starting these Public Hearings.

- March 2009 - The County Board of Supervisors approved funding to initiate the Project
- June-July 2009 - County staff mailed the Wine Country Vision 2020 Survey to all property owners within the Project boundary
- July 2009 - County staff introduced a land use concept that reflected Community's Vision before a smaller ad-hoc advisory group comprised of six vintners
- September 2009 - Supervisor Stone's office and County staff participated in a Valle de los Caballos Town Hall meeting hosted at Galway Downs by equestrian stakeholders
- October 2009 - Supervisor Stone and County staff participated in the Annual Winegrowers' Association Meeting, which was expanded for general participation to discuss the Community Plan proposal
- December 2009 - The ad-hoc advisory group was expanded into the ad-hoc Advisory Committee to accommodate equestrian interest
- December 2009 - Planning staff initiated environmental work required for the Project per California Environmental Quality Act (CEQA) and issued a Notice of Preparation for Program Environmental Impact Report No. 524 (PEIR No. 524)
- January-December 2010 - The ad-hoc Advisory Committee held monthly meetings to discuss various issues associated with the Project proposal
- January 2010 - Planning staff held a Scoping Meeting for PEIR No. 524
- February 2010 - County staff conducted a tour of the area to finalize a Project boundary for the proposal
- April 2010 - County staff held a Planning Commission Workshop to solicit the Commission's input
- July 2010 - The ad-hoc Advisory Committee was expanded further to include residential

stakeholders

- September 2010 - County staff conducted an entire day Open House at Wilson Creek Winery to solicit input from residents, equestrians and winery proponents.
- October 2010 - County staff held a Planning Commission Workshop to solicit the Commission's input
- December 2010 - The ad-hoc Advisory Committee met and decided to address specific issues through focused group meetings
- January-September 2011 - County staff conducted a series of focused group meetings as well as three (3) Advisory Committee meetings to address, and provide report on, specific issues associated with Project proposal
- January 2011 - County staff issued a Request for Proposal (RFP) to assist the County in preparation of PEIR No. 524
- January-May 2011 - County staff reviewed RFP bids and hired RBF Consulting for preparing PEIR No. 524
- March 2011 - County staff held a Planning Commission Workshop to solicit the Commission's input
- April 2011 - County staff presented the Project proposal at the Morgan Hills Home Owners' Association Meeting
- April 2011 - County staff held a Community Meeting at Temecula City Hall to discuss areas around Hwy 79 S.
- May 2011 - Supervisor Stone and County staff participated in a special community meeting, hosted at Mt. Palomar Winery, to discuss the Project proposal
- July 2011 - County staff held a Planning Commission Workshop to solicit the Commission's input
- August 2011 - County staff participated in a Town-hall forum to address the concerns of residential property owners
- September 2011 - The ad-hoc Advisory Committee held its last meeting
- September-October 2011 - County staff reviewed the screen-check PEIR
- December 2011 - County staff issued a Notice of Completion/Availability for the Draft PEIR No. 524 and started the 60-day Public Review and Comment Period
- February 2012 - County staff received 32 comment letters for the Draft PEIR No. 524
- March-June 2012 - County staff and EIR consultants prepared responses to comment letters and the Final Draft PEIR
- July 2012 - County staff sent out individual mailing notifications for Public Hearings to all property-owners within the Project boundary, advertized the first hearing in two prominent newspapers, and e-mailed notification to interested parties

COMMUNITY OUTREACH:

In addition to public outreach as required by law, County staff has conducted a significant amount of additional community outreach in conjunction with the Project as outlined in the following sections. As a result, County staff has been successful in resolving many of the issues associated with the Project and in obtaining the necessary input and consensus to make informed choices about the Project proposal.

Vision 2020 Survey:

At the onset of the Project, County staff conducted a survey of all area-residents to understand their vision for the Temecula Valley Wine Country region. The Vision 2020 Survey was mailed to all property owners within the Project boundary and it received a response rate of approximately 13%. Its results supported the County's desire to comprehensively review the region's policies and development standards to achieve the aforementioned objectives for the Project.

Website:

Subsequently, County staff developed a Project website to disseminate Project related information: http://www.socalwinecountryplan.org/. Since its inception, this site has been frequently used by County staff to provide copies of available documents and maps of the revised proposals, to update interested parties about upcoming meetings/ events, and to inform stakeholders about associated activities such as roundabouts, a sewer study, design guidelines, etc. To date, this web-site is being used by approximately 30,000 users annually.

Ad-Hoc Advisory Committee Meetings:

Understanding that the Project area is composed of diverse interest groups, Sup. Stone has organized an Ad-Hoc Advisory Committee to assure that the Project addresses the issues of concern for residents, equestrians and winery owners in the area. The Committee is composed of 19 members. For almost three years, the Committee has met regularly, with County staff providing briefings and updates, and convening sub-committee meetings to address issues of specific concern. The Committee meetings were open for public participation and were well-attended with each meeting averaging at 30-50 participants. The Committee members and participants have debated various issues related to the Project proposal and offered their recommendations for consideration by the Planning Commission and Board of Supervisors in the Advisory Committee Consensus Paper (Attachment C).

Focused-group Meetings and Town-hall Forums:

Periodically, County staff met with focused groups, organizations, and key stakeholders to discuss specific issues of their concern. A series of town-hall forums and focused group meetings were held to discuss and address various interest groups' concerns with the Project proposal. To achieve this, County staff facilitated approximately 8-12 focused group meetings or town-hall forums between 2009 and 2012, with each meeting specifically designed to target a specific issue or interest group (i.e. trails alignments, sub-regional land use proposals, code enforcement, etc).

Planning Commission Public Workshops:

In addition, County staff conducted a series of public workshops in front of the Planning Commission to inform them about progress on the Project, to allow them to hear the community's concerns, and to receive their feedback during the Project development phase. Starting in April 2010, County staff held four such workshops that lasted for more than 2 hours

each. Issues that were discussed during these workshops (and some of them are subsequently addressed in the Project proposal) involve but are not limited to the following:

1. To address off-highway vehicle operations through the Community Plan process;
2. To avoid or minimize creation of non-conforming uses or animal keeping rights through Community Plan changes;
3. To define equestrian uses clearly (e.g. race track to avoid car or motorcycle races);
4. To allow small-scale commercial equestrian operations by right;
5. To approve the Temecula Valley Wine Country Design Guidelines;
6. To provide better enforcement tools that ensure compliance with existing County ordinances;
7. To develop enforceable requirements for special events noise;
8. To develop a well-integrated trails network for various interest groups;
9. To protect animal keeping rights for property owners;
10. To ensure that existing wineries are able to operate and expand in the future per their current requirements;
11. To allow timeshares or golf-courses with resort applications in the future; and
12. To address groundwater quality issues.

INFRASTRUCTURE DISCUSSIONS:

Groundwater Quality and Sewer:

In the last decade, it was evident that the growth that is anticipated in the Wine Country region may have an impact on groundwater quality, as various existing wineries and their ancillary uses are currently using septic systems to treat wastewater onsite. Some of the treated wastewater from these septic systems is being discharged into the Temecula aquifer. To further the objectives of the Project, County staff started collaboration with the San Diego Regional Water Quality Control Board (SDRWQCB), Eastern Municipal Water District (EMWD), and Rancho California Water District (RCWD), to:

1. Ensure that groundwater quality is maintained at its desirable level as set forth by the SDRWQCB, and

2. Secure the necessary sewer infrastructure to keep up with the growth in Wine Country.

As a result of this partnership, RCWD prepared and published the *Temecula Valley Wine Country – Groundwater Quality Assessment Report* in February of 2012. This report concluded that groundwater quality in the upper aquifer has exceeded the San Diego Regional Water Quality Control Board's Basin Plan Objective (500 mg/TDS). This means that without sewer infrastructure, the Project and its associated growth cannot be realized. Furthermore, EMWD prepared and published the *Wine Country (Sewer) Infrastructure Study* in May of 2011. This study relied upon the growth assumptions of the Project and utilized EMWD's sewer system planning and design criteria for calculating wastewater generation rates. The study recommended sewer infrastructure improvements for the Project build-out scenario through three phases of growth, which covered the entire Project boundary.

The County and EMWD staffs also conducted multiple meetings with winery proponents to discuss various funding and financing options to pay for the necessary sewer improvements. Subsequently, fifteen of the medium to large winery proponents have signed *Letters of Intent* to financially participate in the sewer infrastructure improvements. In order to ensure adequate funding for the construction of sewer infrastructure in Wine Country, on April 24, 2012 (Agenda Item No. 3.2), the County Board of Supervisors have contributed $2M from the Transient Occupancy Tax, which is generated in this region. In addition, the County Board of Supervisors have directed staff to condition projects, that are located within the initial phases of the Sewer Infrastructure Study, for sewer connection on April 24, 2012 (Agenda Item No. 3.3).

Motorized and Non-motorized Transportation:

The motorized transportation network in the Southwest Area Plan is anchored by Interstate 15 and Interstate 215. Access to the Project area is obtained via State Route 79 (South) or Rancho California Road from Interstate 15 through the City of Temecula and via De Portola Road and Sage Road from the City of Hemet.

The non-motorized transportation network in the Southwest Area Plan is implemented through an existing Trails Network of the General Plan. However, it does not connect existing wineries and other tourist destinations of the region, such as Lake Skinner and Vail Lake, through an integrated equestrian and multi-purpose trails system. The Project proposes a trails network that is more conducive to this region's destination places and users' needs.

To further the objectives of the Project, County staff has partnered with the City of Temecula to ensure *regional* connectivity of the motorized and non-motorized transportation network inside and outside of the Project boundary. As a result of multiple coordination meetings, the Project recommends innovative improvements, which would minimize/ reduce traffic impacts created by implementing projects allowed pursuant to the Project. To achieve the Project objectives and to ensure that transportation infrastructure is available in the region to allow implementation of the Project, the County has begun implementation of the following:

- Roundabouts – Five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient volume capacity and traffic calming on this critical road. These roundabouts are designed to allow vehicular, equestrian, bicycle and pedestrian traffic to all interact more efficiently and safely while maintaining rural wine country landscape. The first roundabout at Rancho California Road and Anza Road completed construction in June 2012. Other four roundabouts are located at La Serena Way, Calle Contento, Monte De Oro Road and Glenoaks Road;

- Number of Lanes – Several roadways have been *downsized* from the County's Circulation Element (such as Rancho California Road and De Portola Road) to maintain the rural character of the Project area; and

- Signalization/Signs – The construction of traffic signals/signs for pedestrians, bikers, and equestrians are proposed at strategic locations to promote non-motorized circulation within the Project area. The recent installation of equestrian crossings at Anza Road and

Los Nogales Road as well as Rancho California Road east of Anza Road are a few examples of the County's commitment to ensuring that transportation infrastructure is available in the region to allow implementation of the Project.

OUTSTANDING PROJECT PROPOSAL ISSUES:

During, and subsequent to, the aforementioned outreach efforts, County staff has discussed different land use scenarios for the Project area's various sub-regions and a series of land use policy issues with the stakeholders. Although County staff has been successful in resolving many of the issues associated with the Project proposal, staff wants to highlight the following outstanding issues that the Planning Commission may hear during the Public Hearing process. This list is not intended to be an all inclusive-list of the outstanding issues, rather they are the issues that County staff is made aware of.

The development scenario described in today's staff proposal, and analyzed in the associated Program Environmental Impact Report (PEIR No. 524), is a foreseeable "worst-case" scenario or most intense development potential scenario within the 18,990-acre Project area. This scenario may be changed as a result of the Public Hearing process. If these changes result in increasing the Project footprint and/or land use policy changes that would result in more intense development than the current proposal, it may require the County to re-circulate the draft PEIR No. 524.

Project Area's Sub-region:

During the previously described outreach efforts, and through the draft PEIR comment letters, the Project stakeholders have expressed their desire to:

1. Be added or removed from the Project boundary; or

2. Be considered for a different district of the Policy Area, than the current Project proposal.

County staff has catalogued those suggested boundary changes for consideration and deliberation by the Planning Commission (Attachment D).

Land Use Policy Issues:

Also during the outreach efforts, and through the draft PEIR comment letters, the Project stakeholders have raised policy issues, which County staff wants to bring to the Commission's attention:

1. To allow small-scale "Production Winery" by right on less than 10 acres – This policy suggestion would allow property-owners of smaller parcels to crush grapes and produce wine without going through a Plot Plan process.

2. To allow a tasting room with the production winery – This policy suggestion would allow a tasting room with the aforementioned production winery on less than 10 acres.

3. To allow for cooperative tasting rooms – This policy suggestion would allow for cooperative tasting rooms within the Project area.

4. To ensure winery operation prior to allowing operation of the incidental commercial uses – This policy suggestion would require that a winery is operational as the primary use prior to allowing any operations of the incidental commercial uses such as tasting rooms, retail wine sales, special occasion facilities, etc.

5. To ensure that wineries utilize 75% locally grown grapes – This policy suggestion would add language in the proposed zones that would ensure better enforcement of the 75% locally grown grapes provision.

6. To allow limited wine-club events with a winery on 10 acres or more – This policy suggestion would allow a limited number of wine-club member events with a winery (approved through a plot plan) on 10 acres or more.

7. To allow more than 5 guests/ acre for the Special Occasion Facility – This suggestion would eliminate a development standard for the special occasion facilities that would allow a maximum of 5 guests per acre.

8. To provide enforceable provisions for noise – This policy suggestion would provide additional development standards for special occasion facilities and wineries to regulate, and subsequently enforce those noise related regulations. This policy suggestion would also require an amendment to County Ordinance No. 847, Noise Ordinance.

County staff has carefully considered the aforementioned policy suggestions and will be able to provide their recommendations for consideration by the Planning Commission.

ENVIRONMENTAL ASSESSMENT PROCESS:

The County of Riverside is the Lead Agency for the Project. Section 21001.1 of the California Environmental Quality Act (CEQA) Guidelines finds that projects, to be carried out by public agencies, must be subject to the same level of review and consideration as that of private projects required to be approved by public entities. Therefore, the County of Riverside prepared an Initial Study (IS) in the fall of 2009 for the Project, which determined that the Project has the potential to have a significant effect on the environment. The County subsequently prepared a Notice of Preparation (NOP) for a Programmatic Environmental Impact Report (PEIR No.524) and the 30-day review period began on December 28, 2009 in accordance with CEQA Guidelines, Section 15082. The NOP review period closed on January 26, 2010.

Due to the nature of proposed General Plan Amendment and Zoning Ordinance Amendment, it was determined that the Project met the criteria under CEQA Guidelines Section 15206, *Projects of Statewide, Regional or Area-wide Significance*. To comply with this section, County staff conducted a public scoping meeting on January 19, 2010 at the Riverside County Planning Department (12th Floor Conference Room). The purpose of the meeting was to inform involved agencies and the public of the nature and extent of the Project, and provide an opportunity to