



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

- 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



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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 4000.

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.



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- 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).



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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.



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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 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 a ny



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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



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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).





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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/arbndprofandag.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>.



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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	
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	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	
SW2 Recycling of Construction/ Demolition Debris	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	
	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

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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)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	4 points	
	Enhanced Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Insulation (20%> Title 24)	12 points	
E2 Building Envelope - Windows	Title 24 standard (required)	0 points	
	Modestly Enhanced Window Insulation (5% > Title 24)	4 points	
	Enhanced Window Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Window Insulation (20%> Title 24)	12 points	
E3 Building Envelope - Doors	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	4 points	
	Enhanced Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Insulation (20%> Title 24)	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)	0 points	
	Modest Building Envelope Leakage (5% > Title 24)	4 points	
	Reduced Building Envelope Leakage (15%> Title 24)	8 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	3 points	
	Thermal storage to reduce heating/cooling by 10°F within the building	5 points	
E6 Indoor Space Efficiencies - Heating/ Cooling Distribution System	Title 24 standard (required)	0 points	
	Modest Distribution Losses (5% > Title 24)	4 points	
	Reduced Distribution Losses (15%> Title 24)	8 points	
	Greatly Reduced Distribution Losses (15%> Title 24)	12 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required)	0 points	
	Efficiency HVAC (5% > Title 24)	4 points	
	High Efficiency HVAC (15%> Title 24)	8 points	
	Very High Efficiency HVAC (20%> Title 24)	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)	0 points	
	EPA High Efficiency laundry (15% water savings)	3 points	
	EPA High Efficiency laundry Equipment that captures and reuses rinse water	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.	1 point	
	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	1 point	
	Provide Horse Hitching Posts	1 point	
	Provides Bike & Horse Renting/Sharing	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	2 points	
	Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	5 points	
SW2 Recycling of Construction/ Demolition Debris	Recycle 2% of debris (required)	1 point	
	Recycle 5% of debris	2 points	
	Recycle 8 % of debris	3 points	
	Recycle 10% of debris	4 points	
	Recycle 12% of debris	5 points	
	Recycle 15% of debris	6 points	
Recycle 20% of debris			
Total Points Earned by Commercial Project:		100 Points Needed	0



RIVERSIDE COUNTY
PLANNING DEPARTMENT

TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES



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)

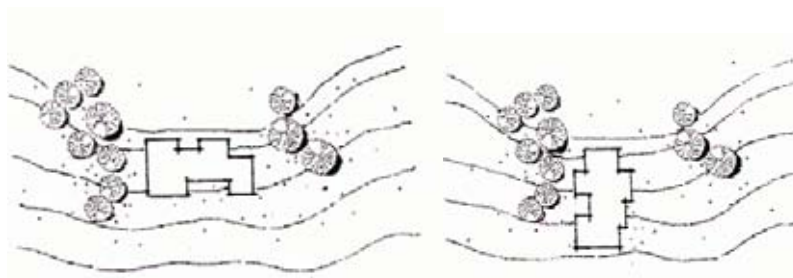
The Temecula Valley Wine Country Policy Area is a unique community of Riverside County that offers boutique wine country embedded within rural and equestrian character of the southwestern Riverside County. Approximately fifty wineries and other smaller wine operations, produce award-winning premium quality 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 a 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.

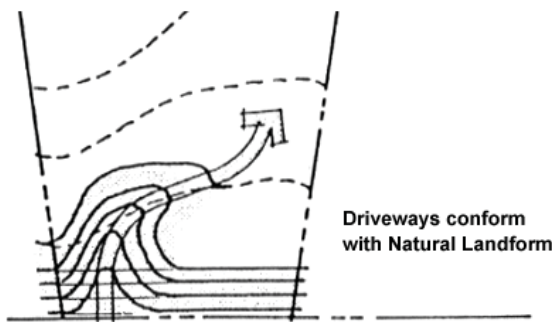


Do this

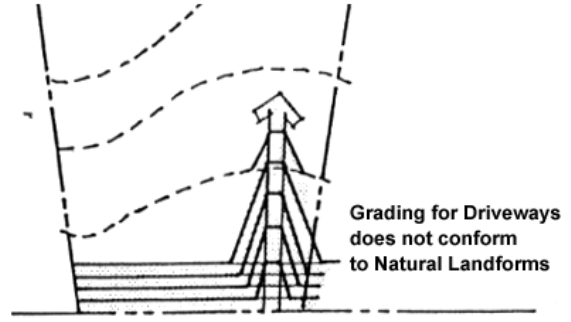
Don't do this



- 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.

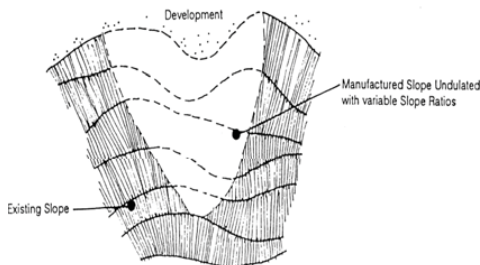


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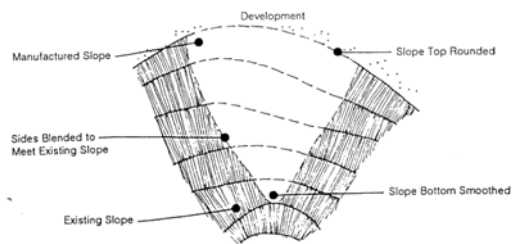


Don't do this

- 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.

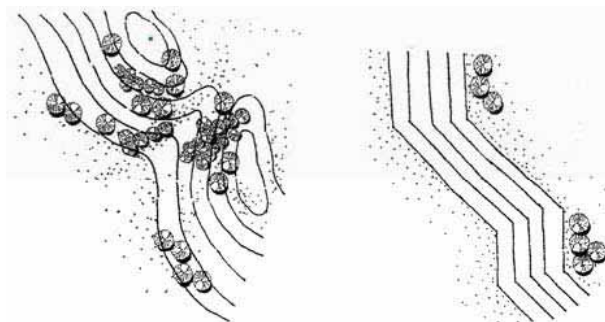


Contoured Slope



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.

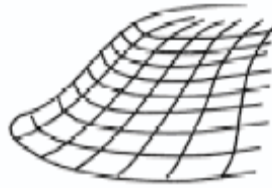


Varied slopes resemble natural topography

Sharp angles appear unnatural



- 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.

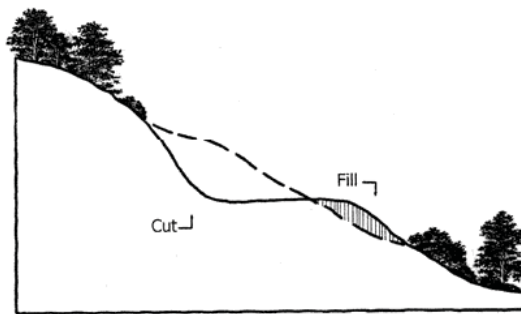
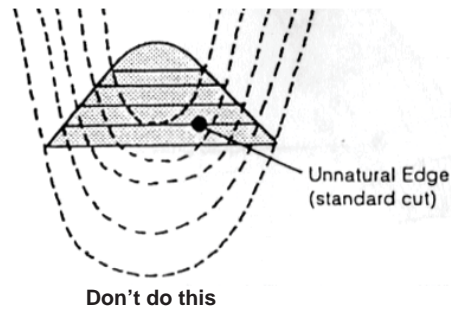
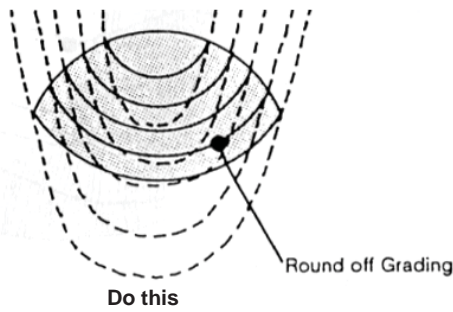


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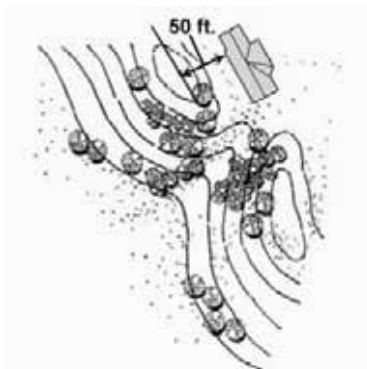


Don't do this

- 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.



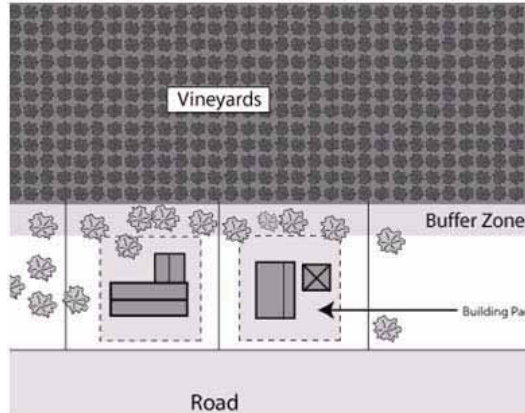
- 8. Graded slopes and/or building pads should not be allowed within fifty feet (50') of a natural peak or knoll.



Graded slope and building set back from peak or knoll



9. The vertical distance of a 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.

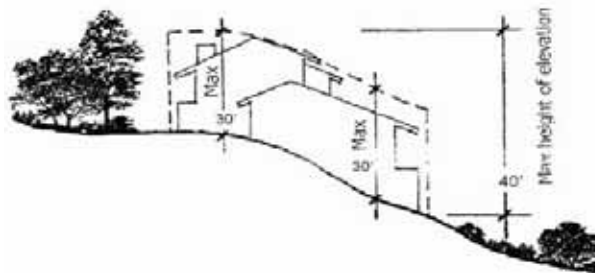


11. Due to their impact on natural terrain, off-highway vehicles shall not be operated on commercial or non-commercial basis within any portion of the project site within the policy area.

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-plans, by terraced building pad, or by encouraging architectural elements.

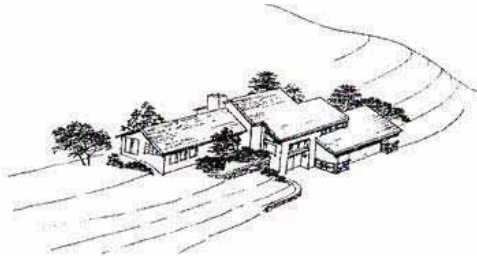
1. All new developments along Rancho California Road, and to a smaller degree, De Portola Road, should follow streetscapes as identified in the Design Guidelines and Signage Program (please refer to Appendix A).
2. All ancillary structures and incidental commercial uses should follow the architectural 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 pads rather than single level mass graded pads.



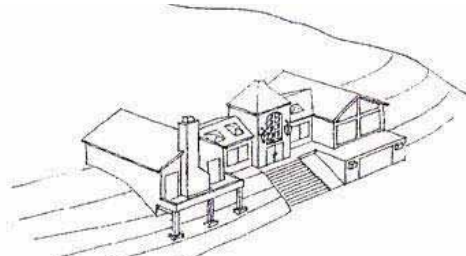
Building and pad that conform to natural terrain



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-plans, and building offsets should be used.

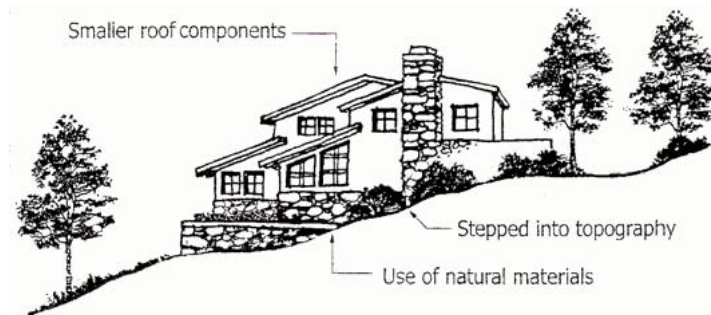


Do this



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.

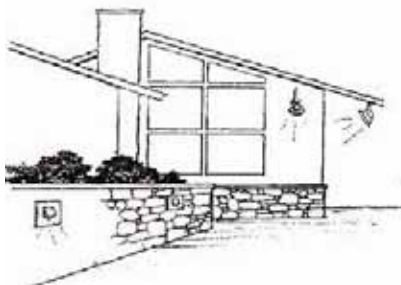


Roof forms should be kept small and reflect the surrounding

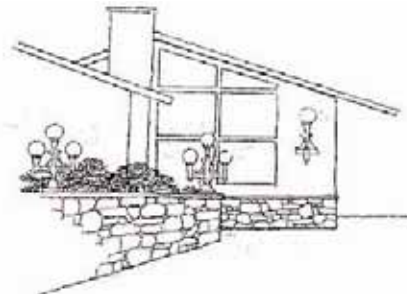
- 9. Landscaping for any project should carefully select plants that assure that the vineyards or equestrian operations are not impacted due to the invasion of urban exotics (please refer to Ordinance 859: Water Efficient Landscape Requirements Ordinance).
- 10. Arbors, trellises, or gazebos should be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

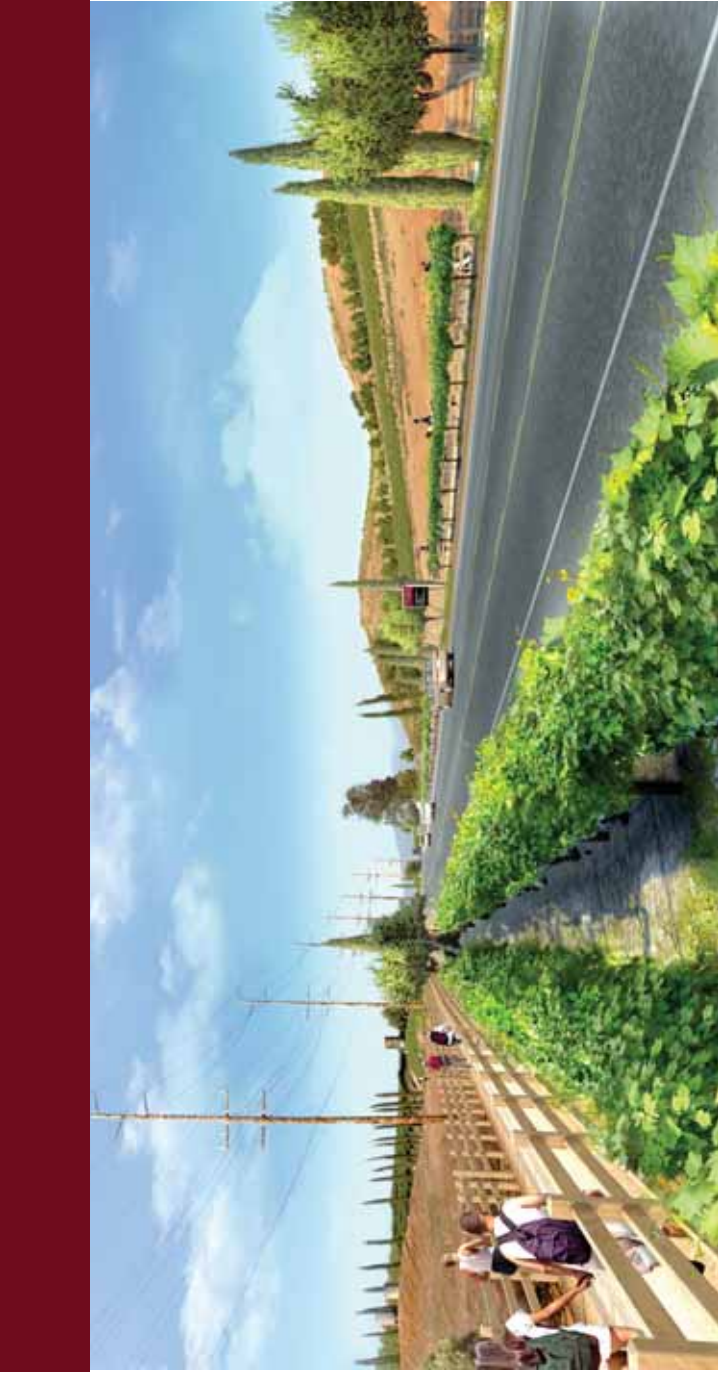
C. SPECIAL OCCASION FACILITIES

- 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



7-19-2010

 PDS West

Design Guidelines

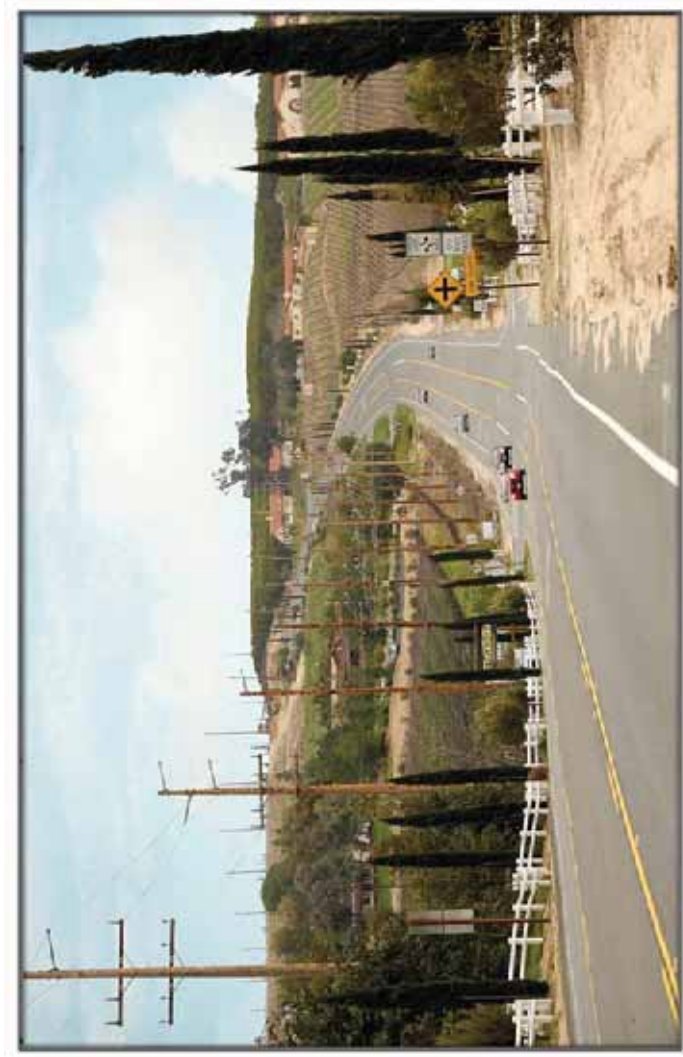


Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

I. INTRODUCTION

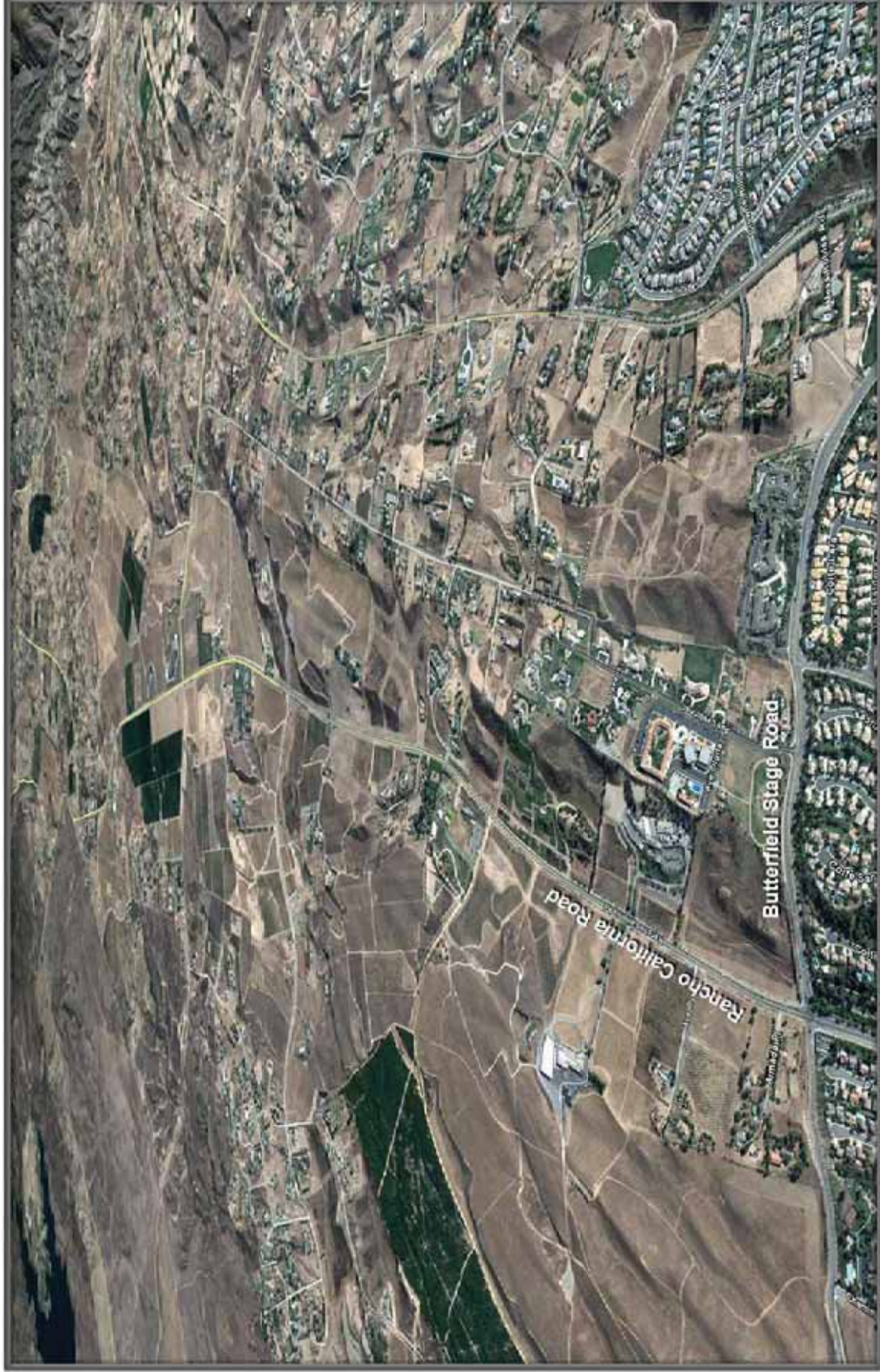
This is the first phase of Design Guidelines for the Temecula Valley Wine Country, Southern California. It is limited to design standards, guidelines and signage program for the streetscapes on Rancho California Road and to a smaller degree, on De Portola Road. The purpose of the Temecula Valley Wine 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





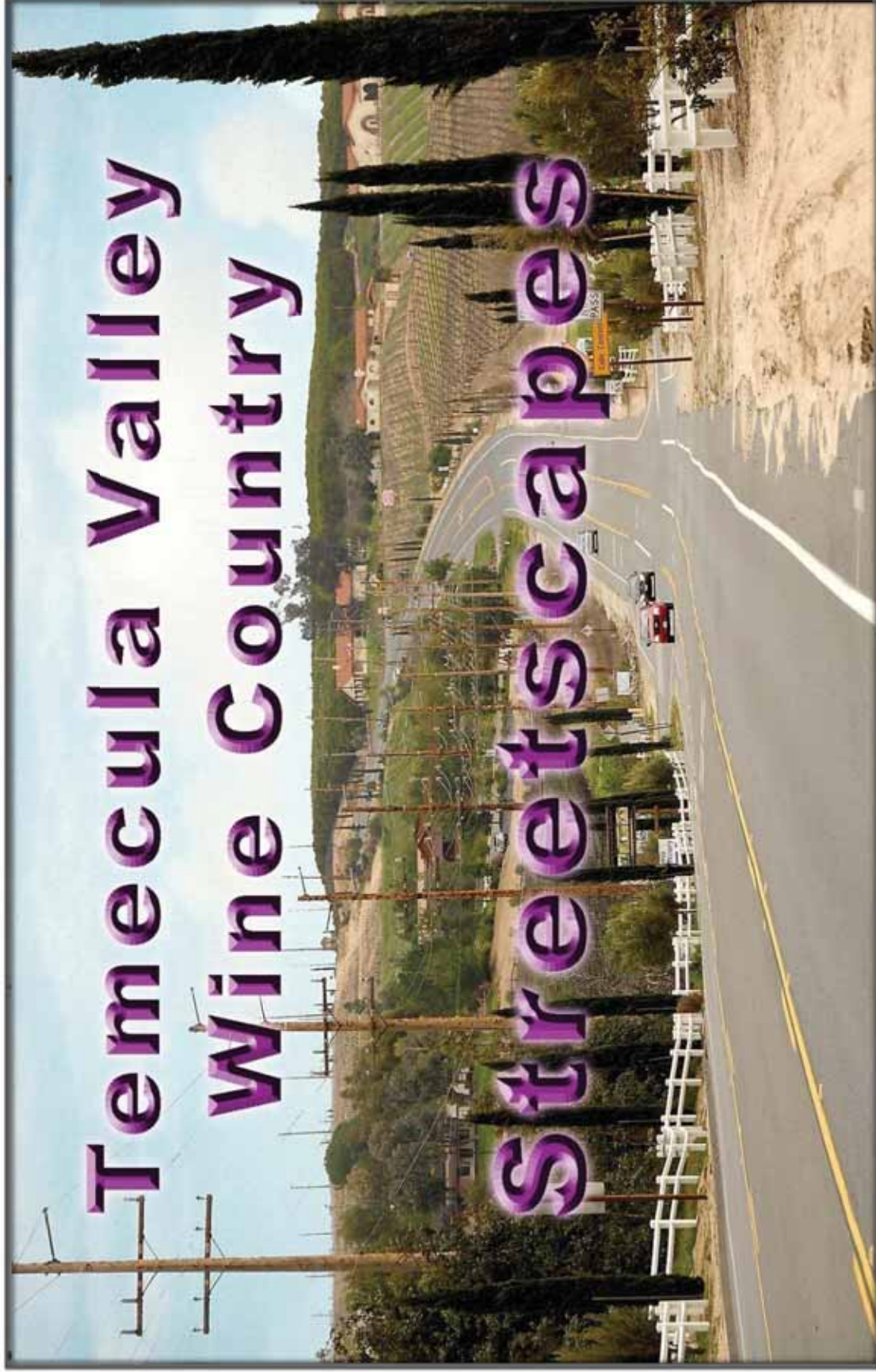
2 Aerial Photo of Wine Country Looking East



3 Aerial Photo of Rancho California Road
Looking East

Temecula Valley Wine Country

Streetscapes

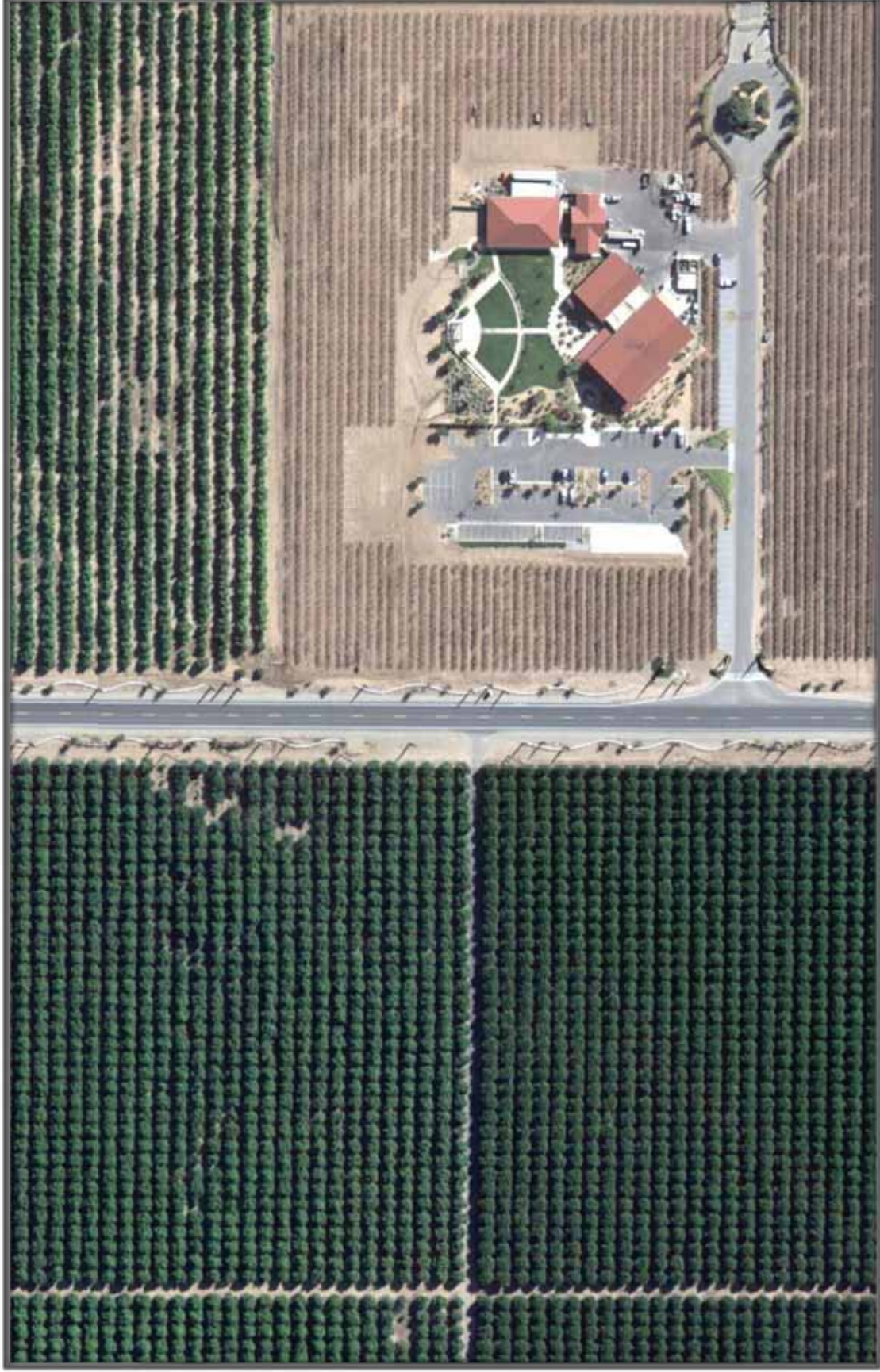


TRAILS RECOMMENDATIONS

- 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.



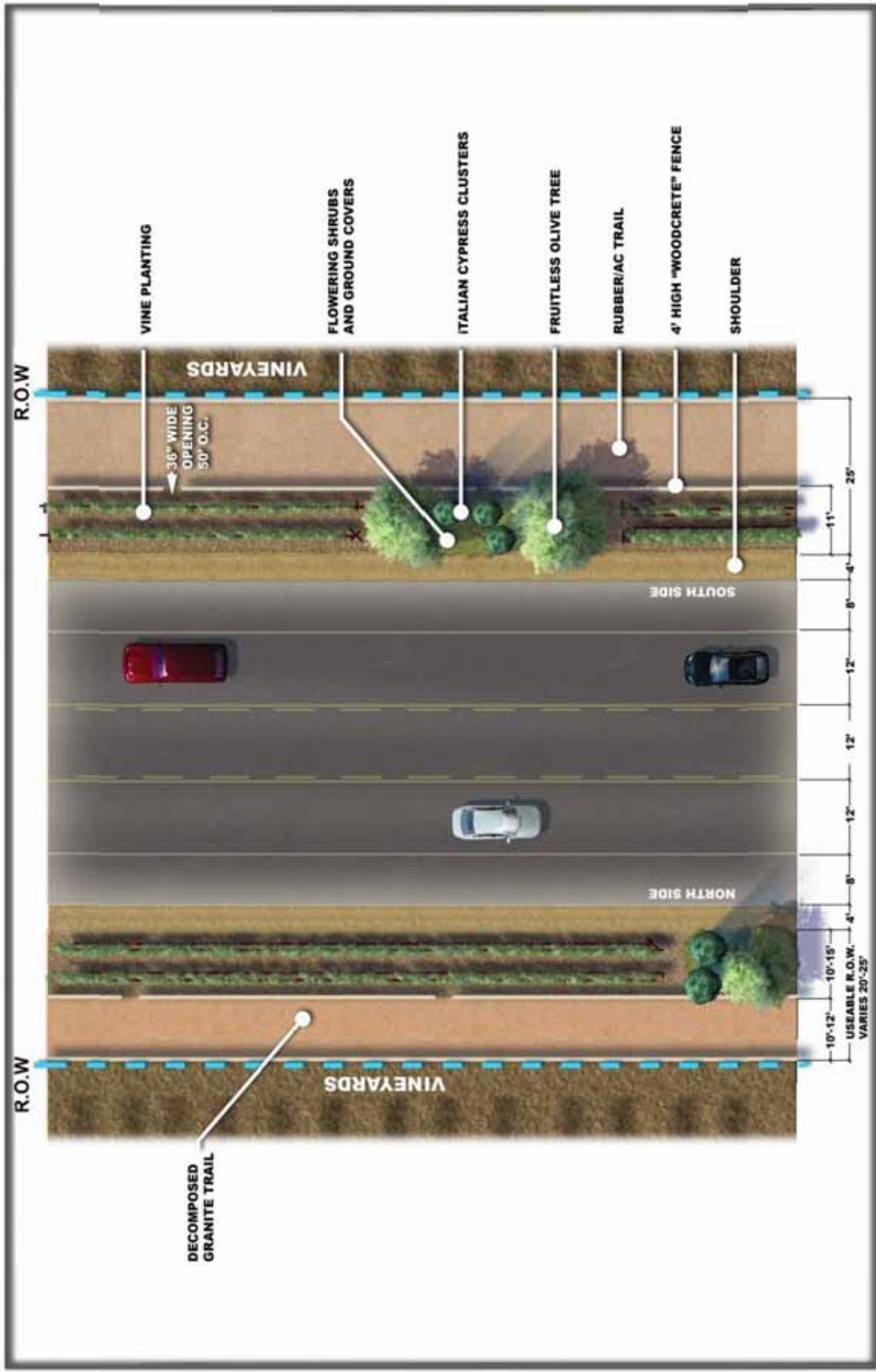
6 Road R.O.W. Level Both Sides

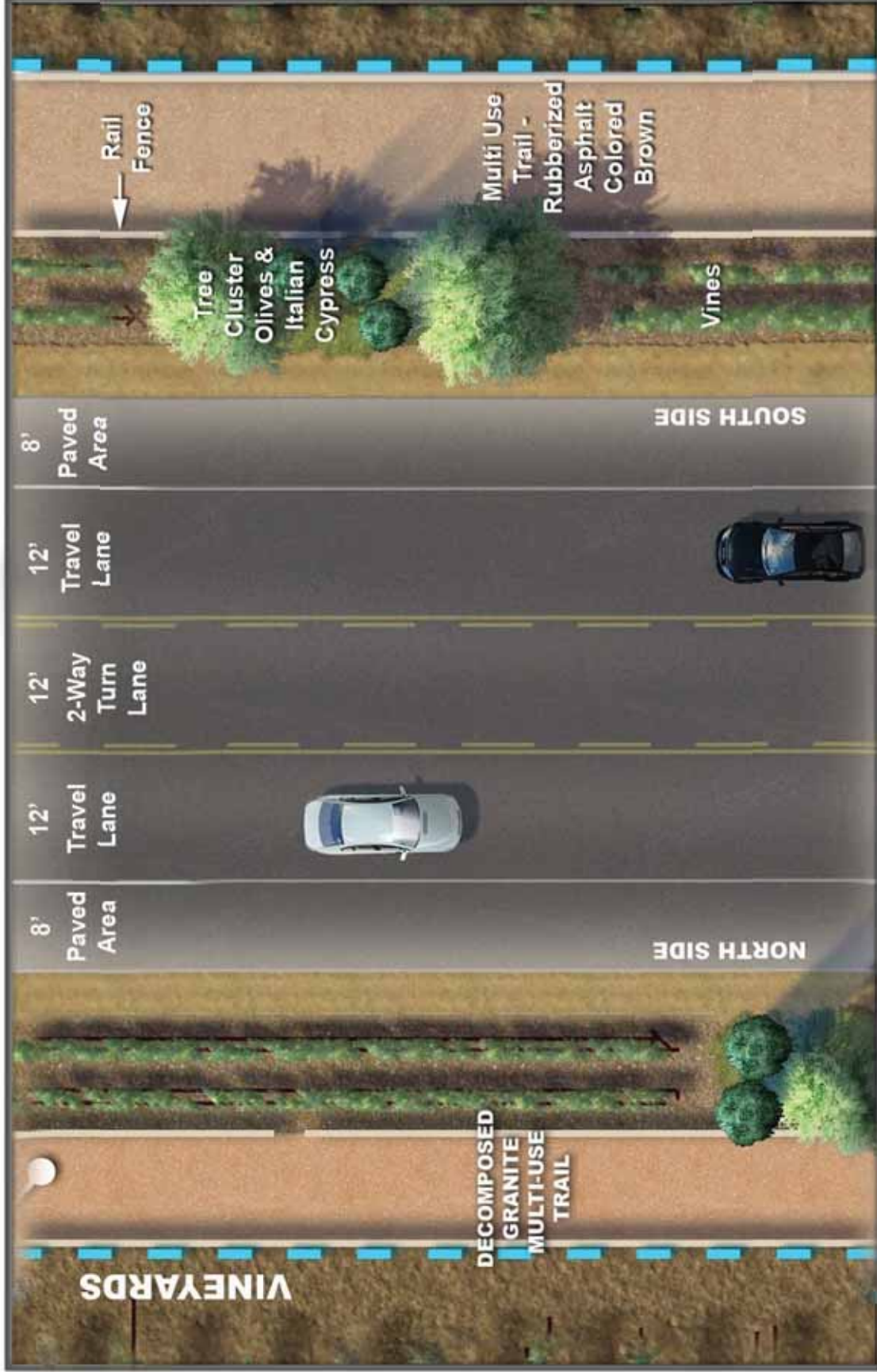


7 Road R.O.W. Level Both Sides

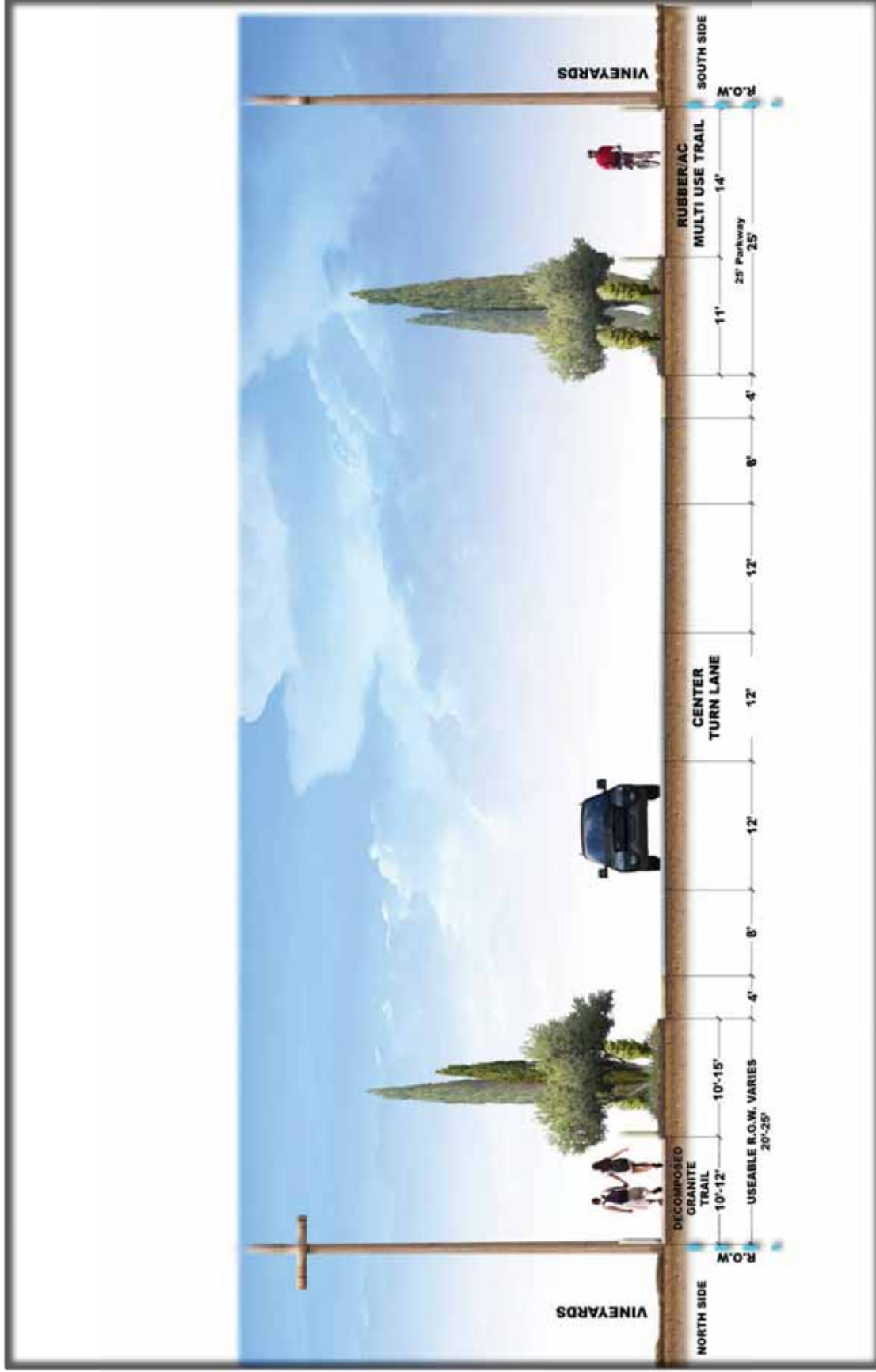


8 Proposed Roadway – MP Trails Both Sides

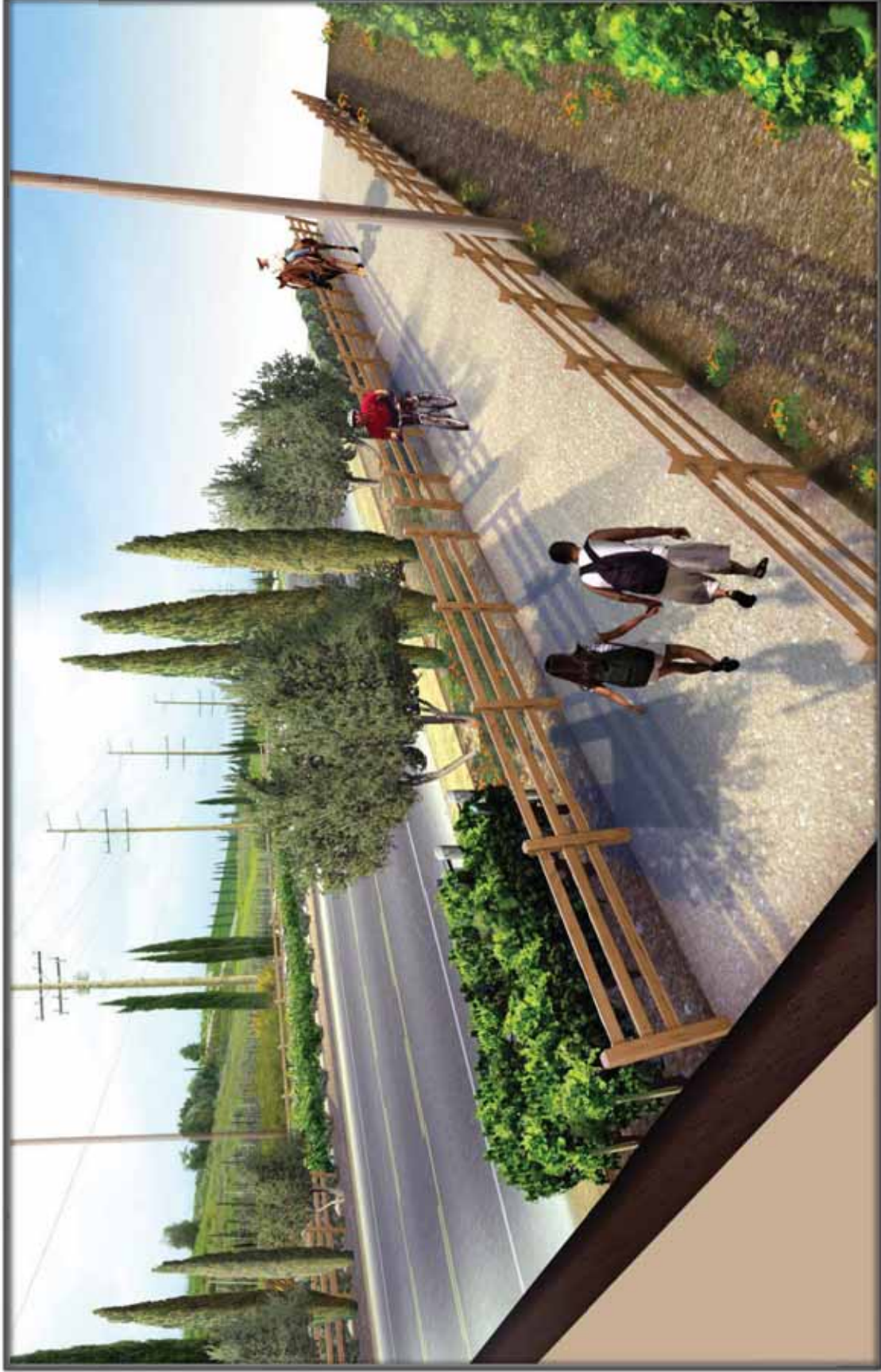




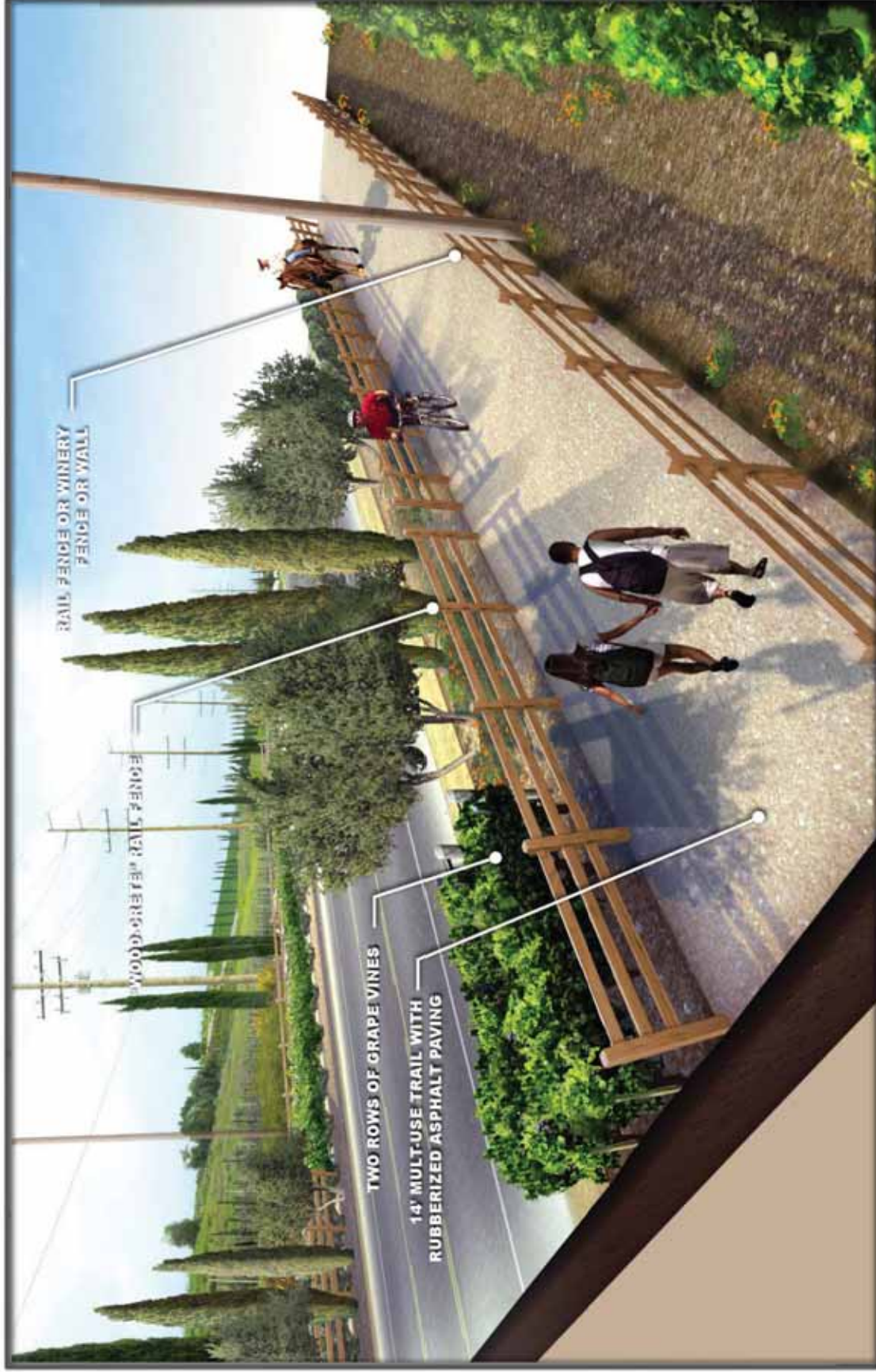
10 Proposed Roadway – MP Trails Both Sides



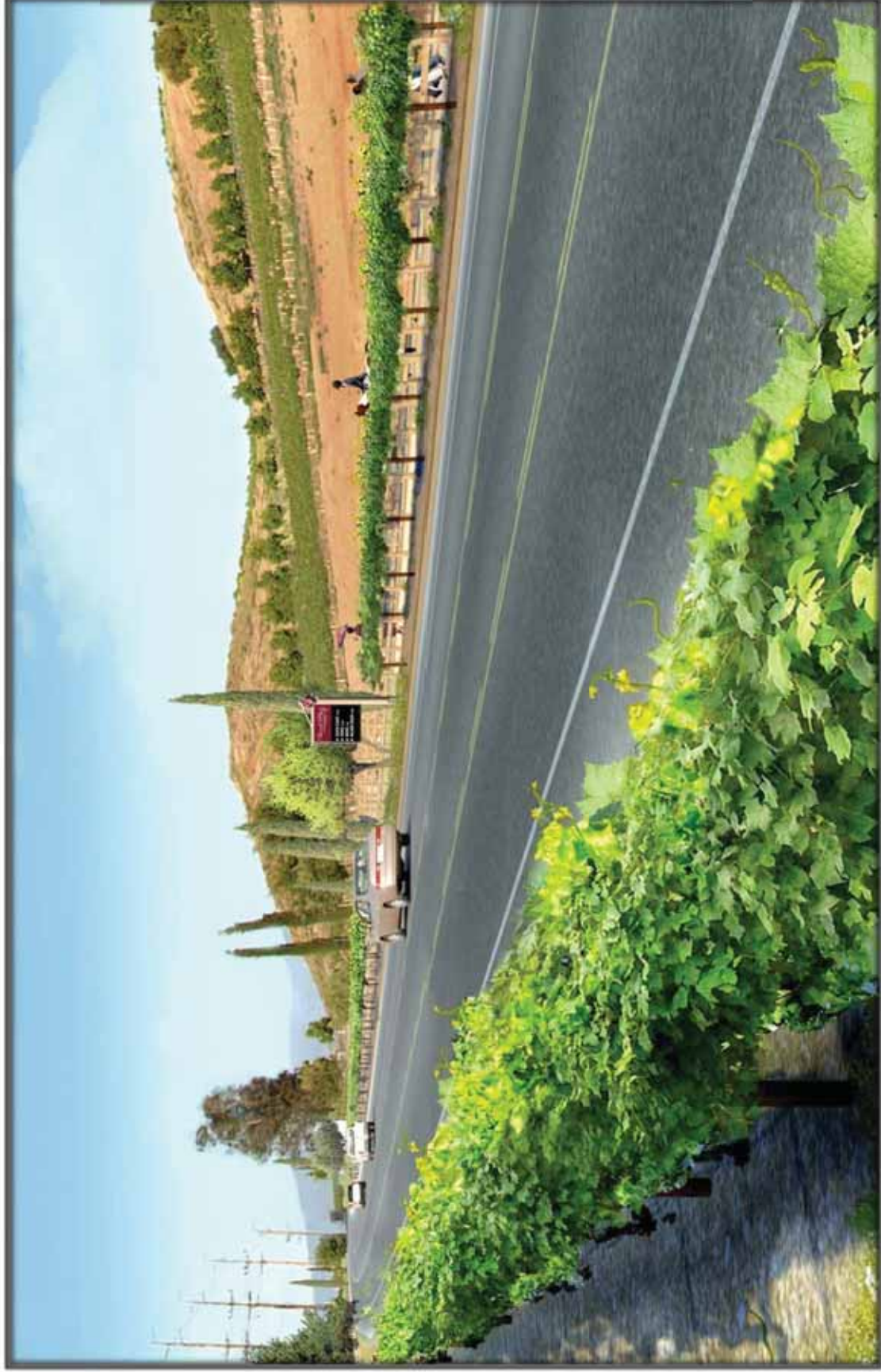
11 Proposed Roadway – MP Trails Both Sides



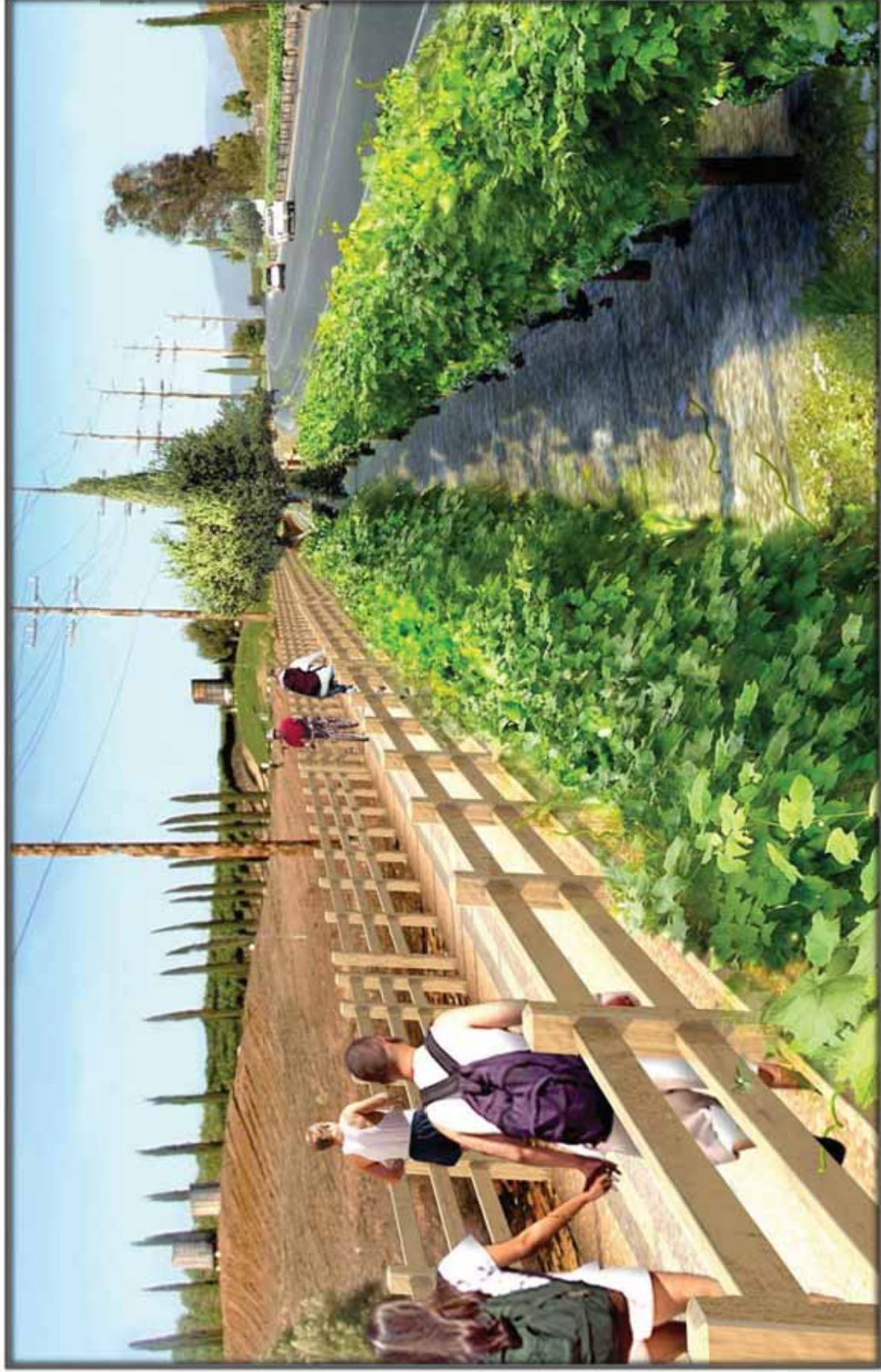
3D View of Proposed Roadway Section
Rancho California Road



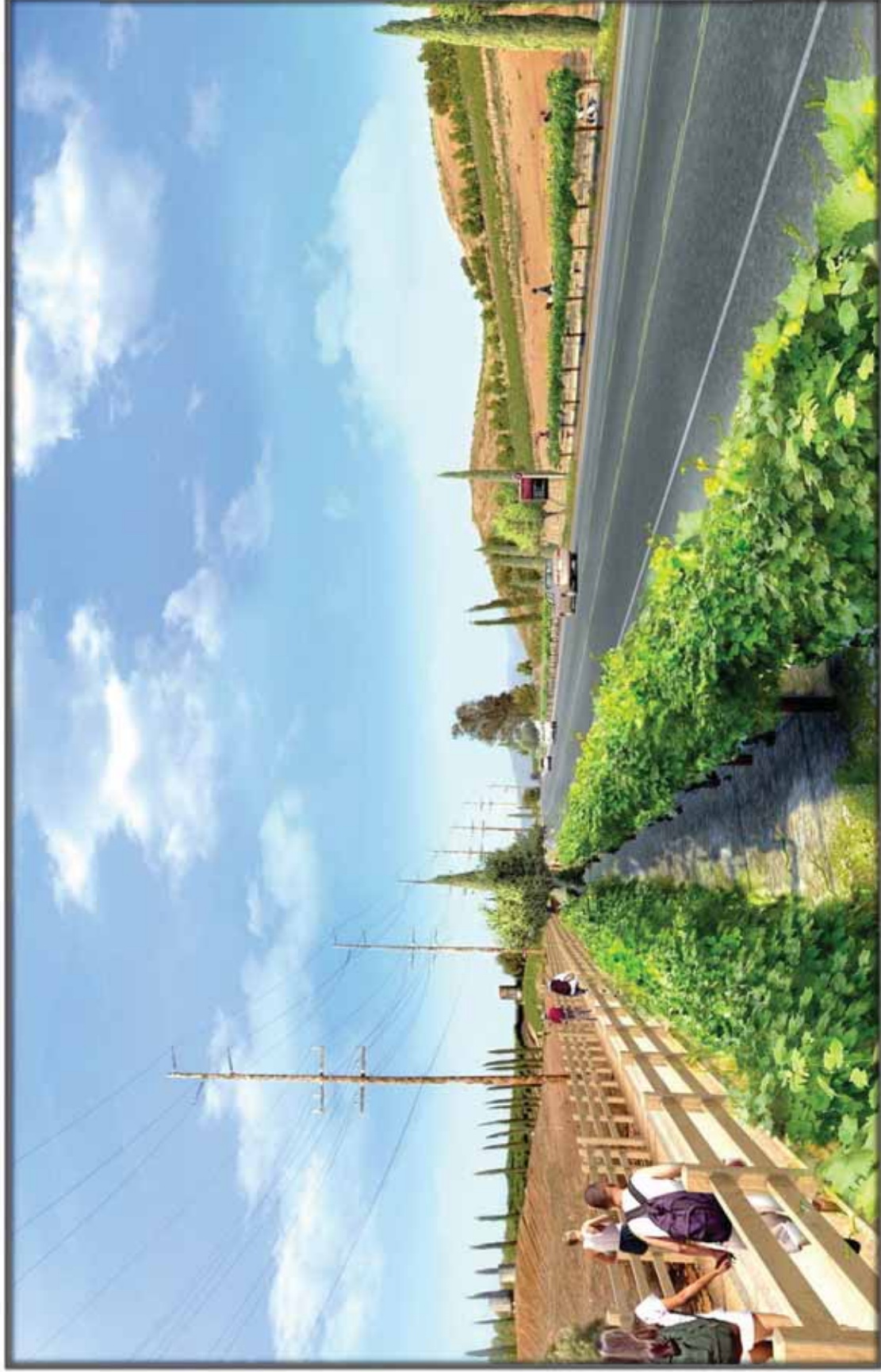
Proposed Roadway – South side with Multi-Use Trails on Both Sides



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



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



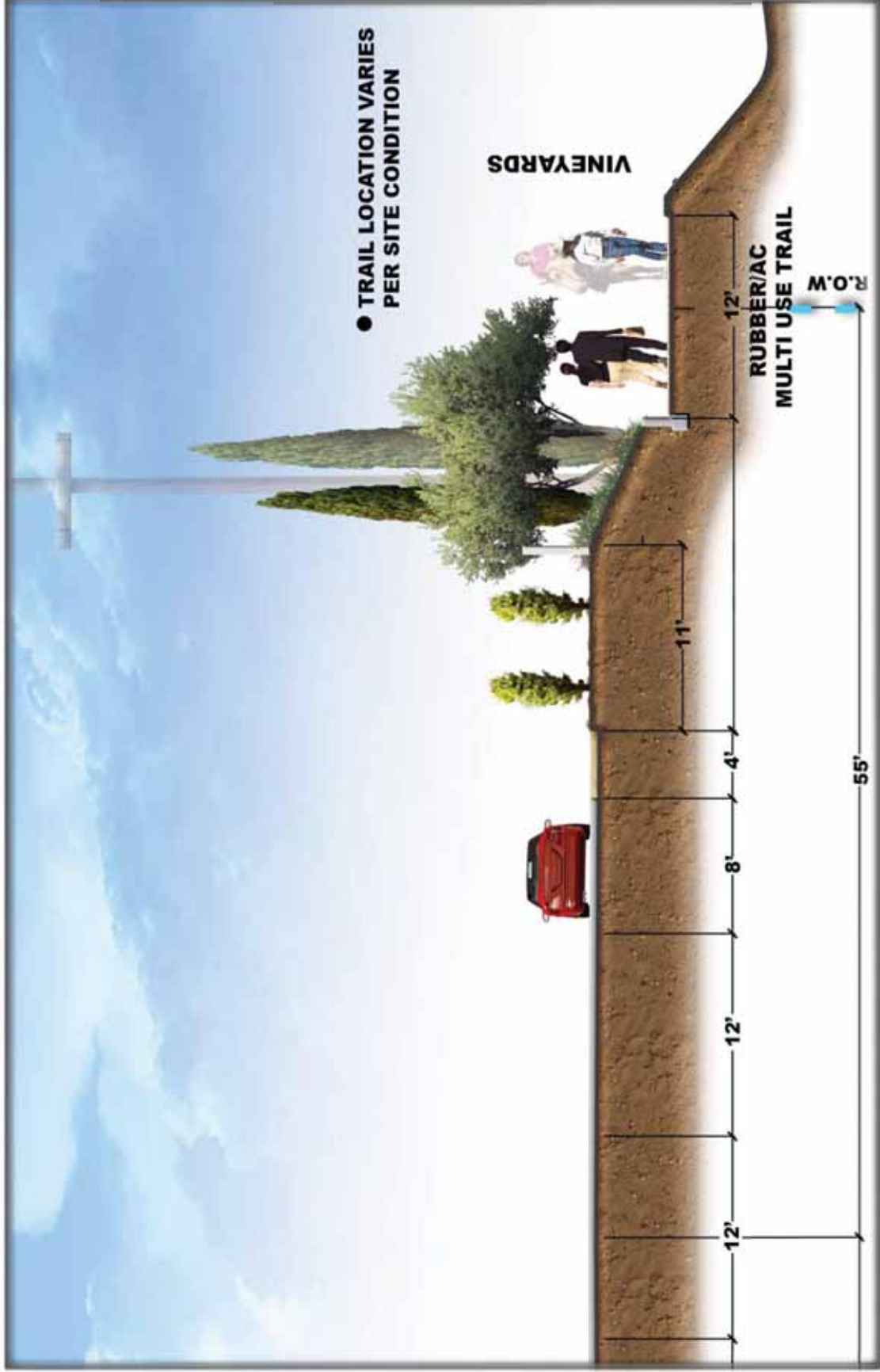
Proposed Roadway – North side with Multi-Use Trails on Both Sides



17 Condition 1 – Property Drops Off on Southeast



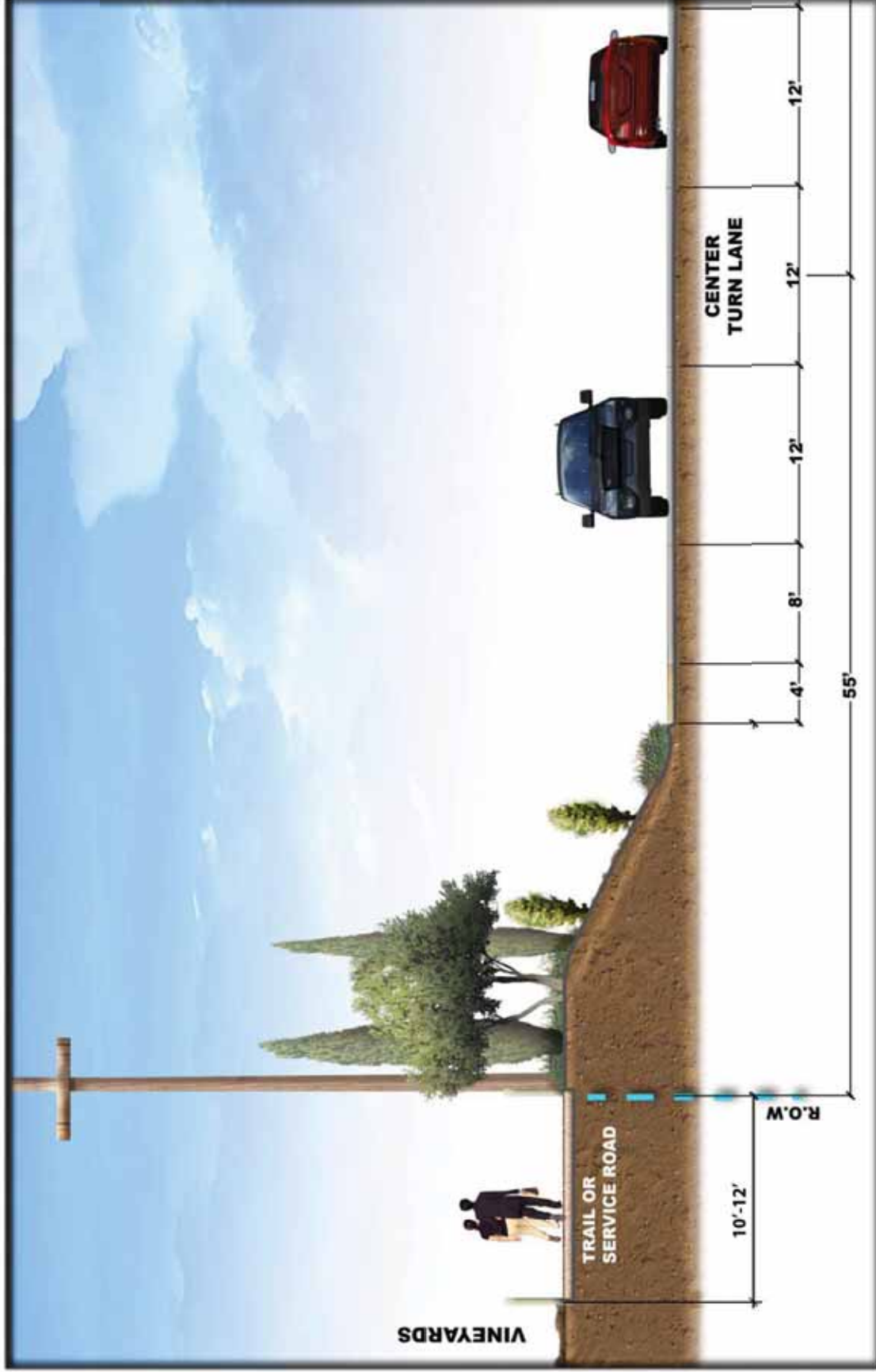
18 Condition 1 – Same Area Looking Back



19 Condition 1 – Trail climbs along bank to top



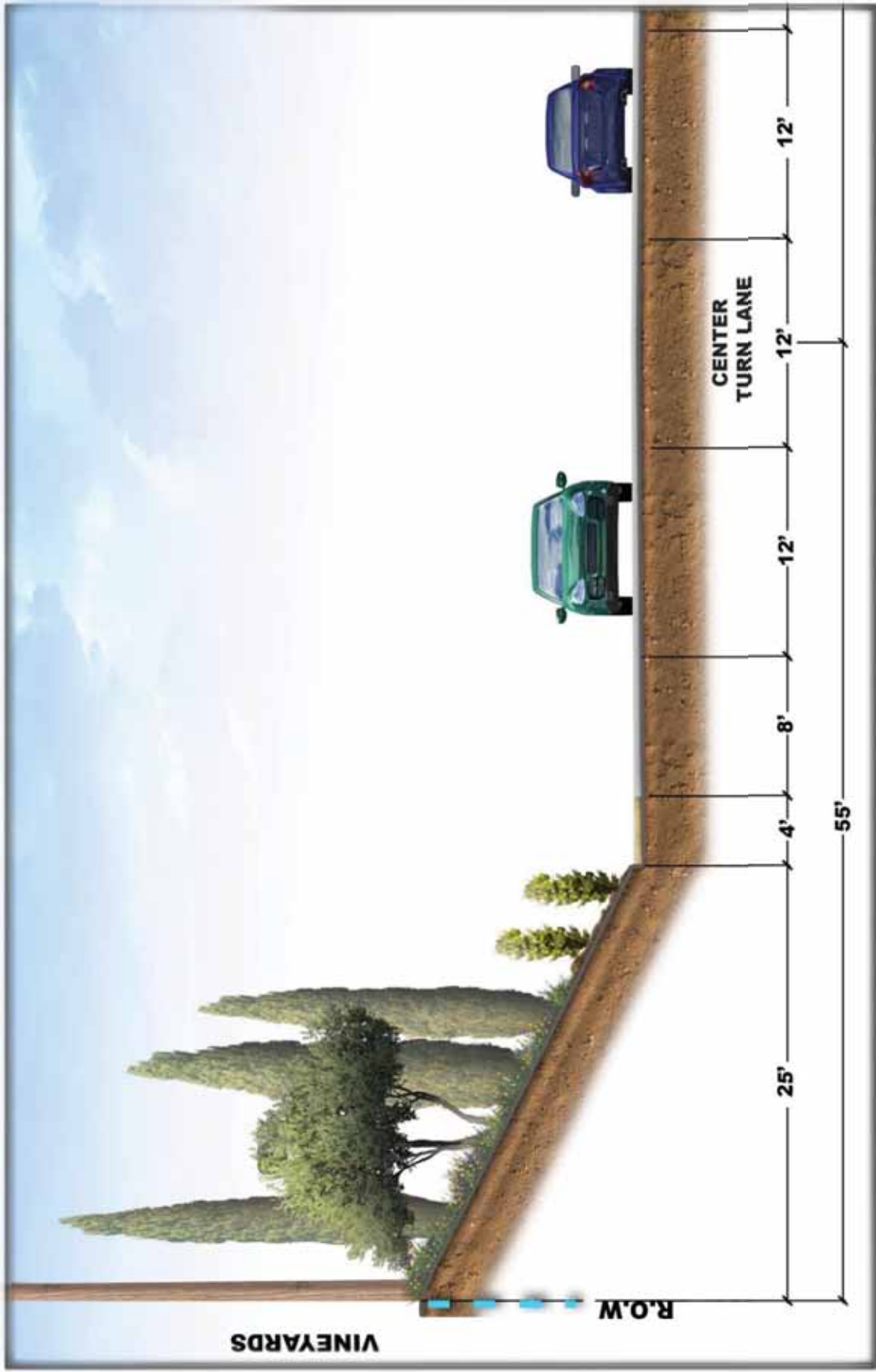
20 Condition #2 – Slope Up on N. Side



21 Condition 2 – Trail is constructed at top of bank



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

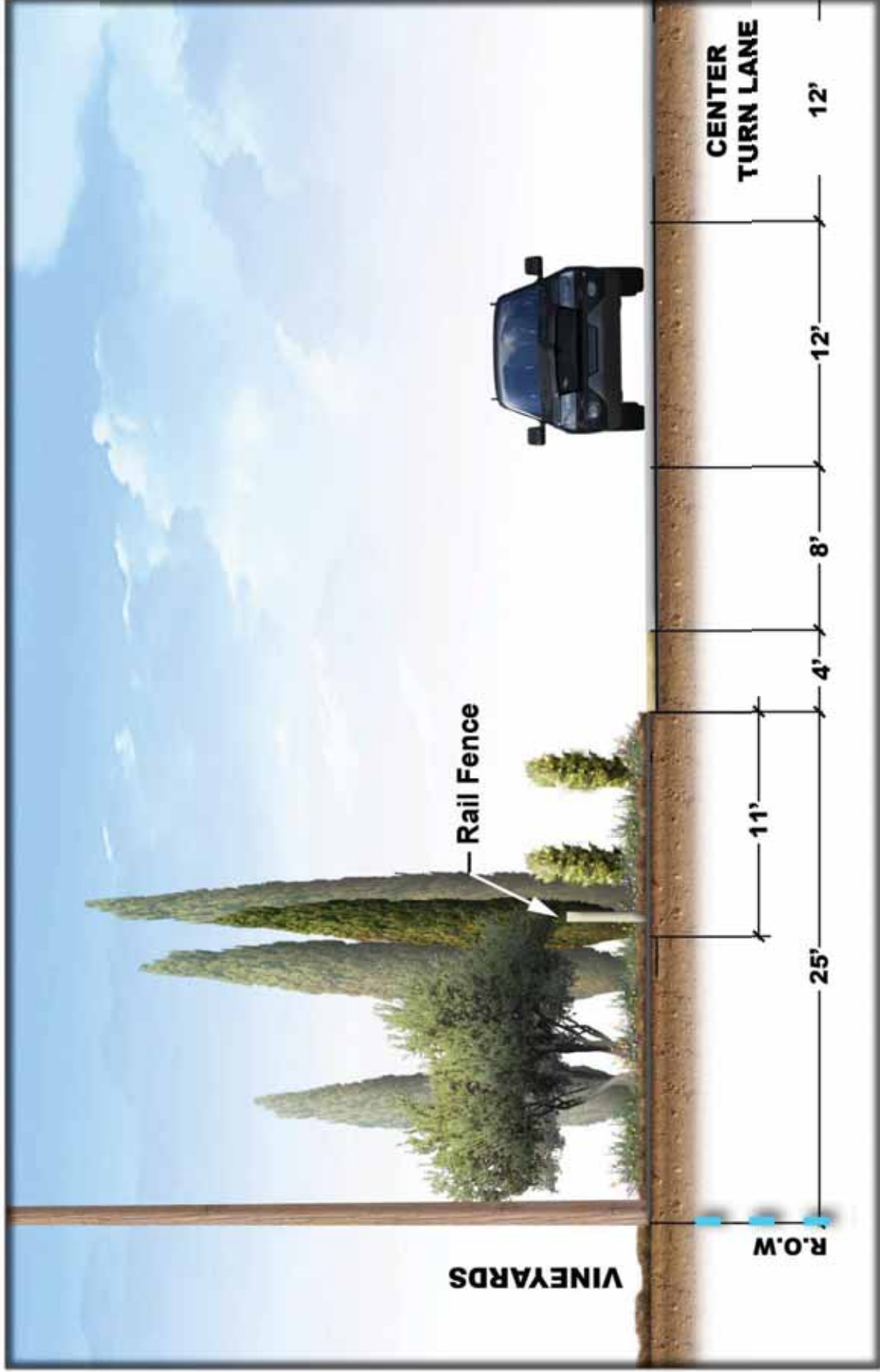


Condition 3 – No trail on Steep Northwest Side of Rancho Calif. Rd. – Landscaping Only

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES



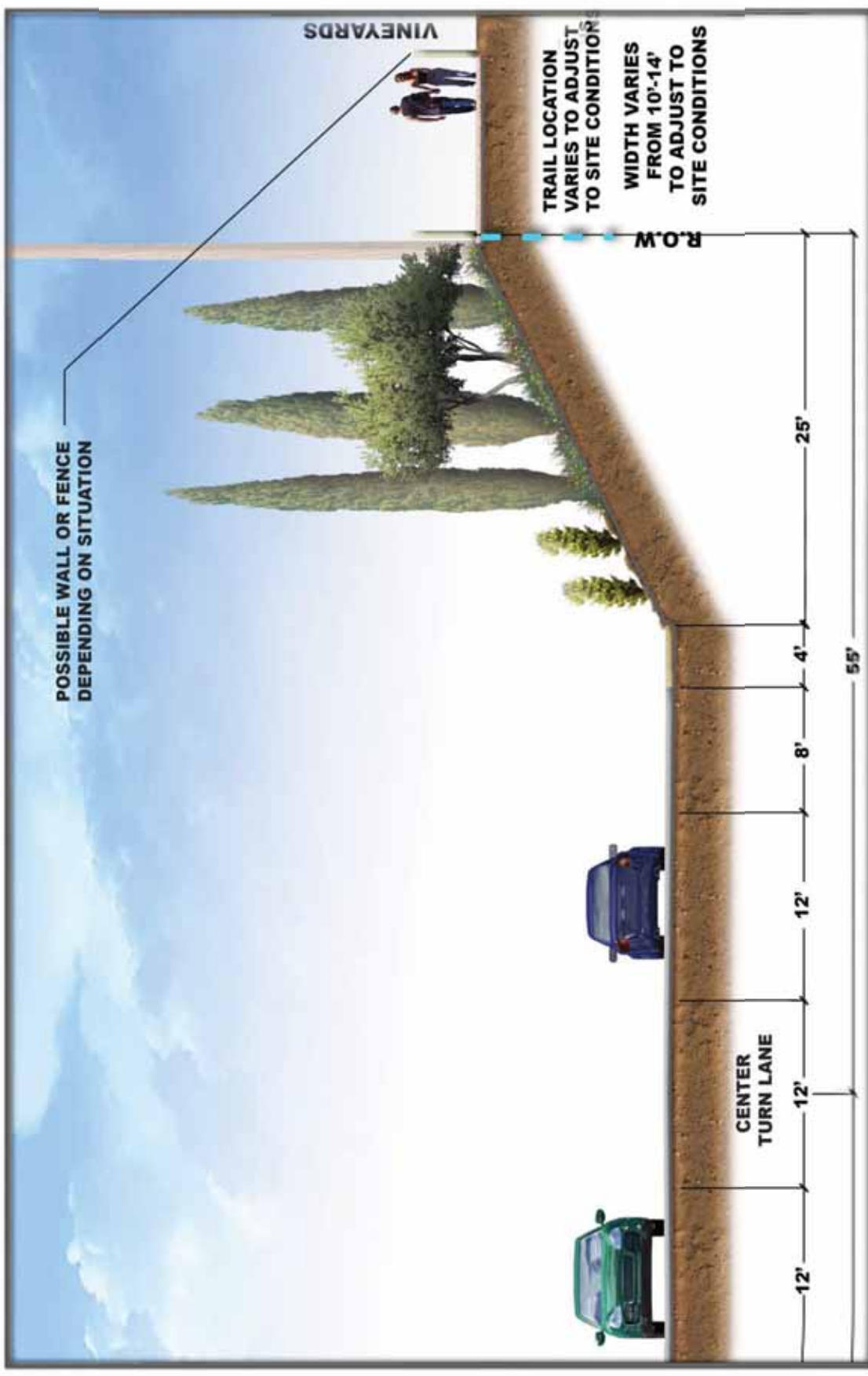
Condition 4 – No trail on Flat Northwest Side of Rancho Calif. Rd. – Landscaping Only



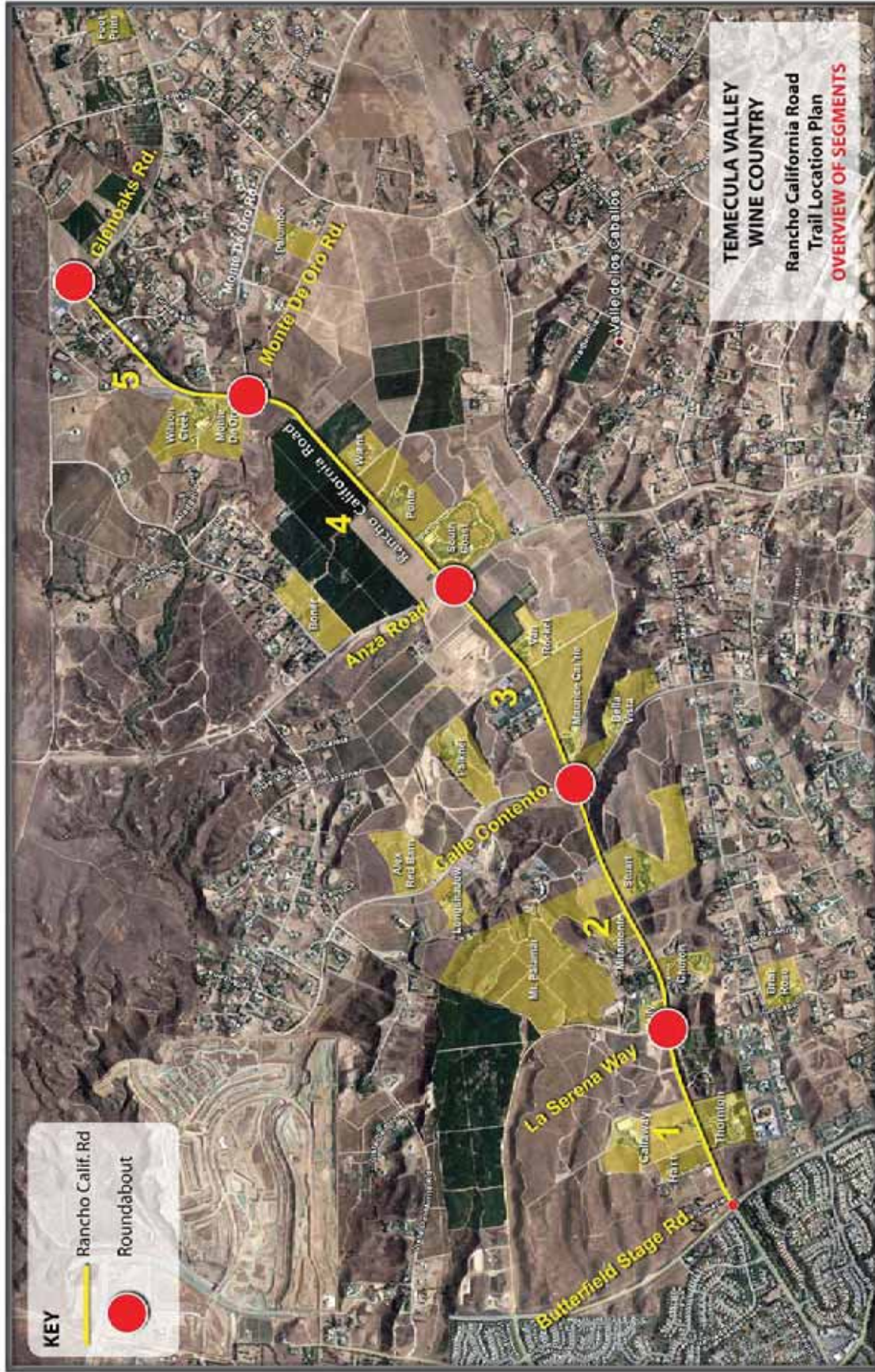
Condition 4 – No trail on Flat Northwest Side of Rancho Calif. Rd. – Landscaping Only



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.



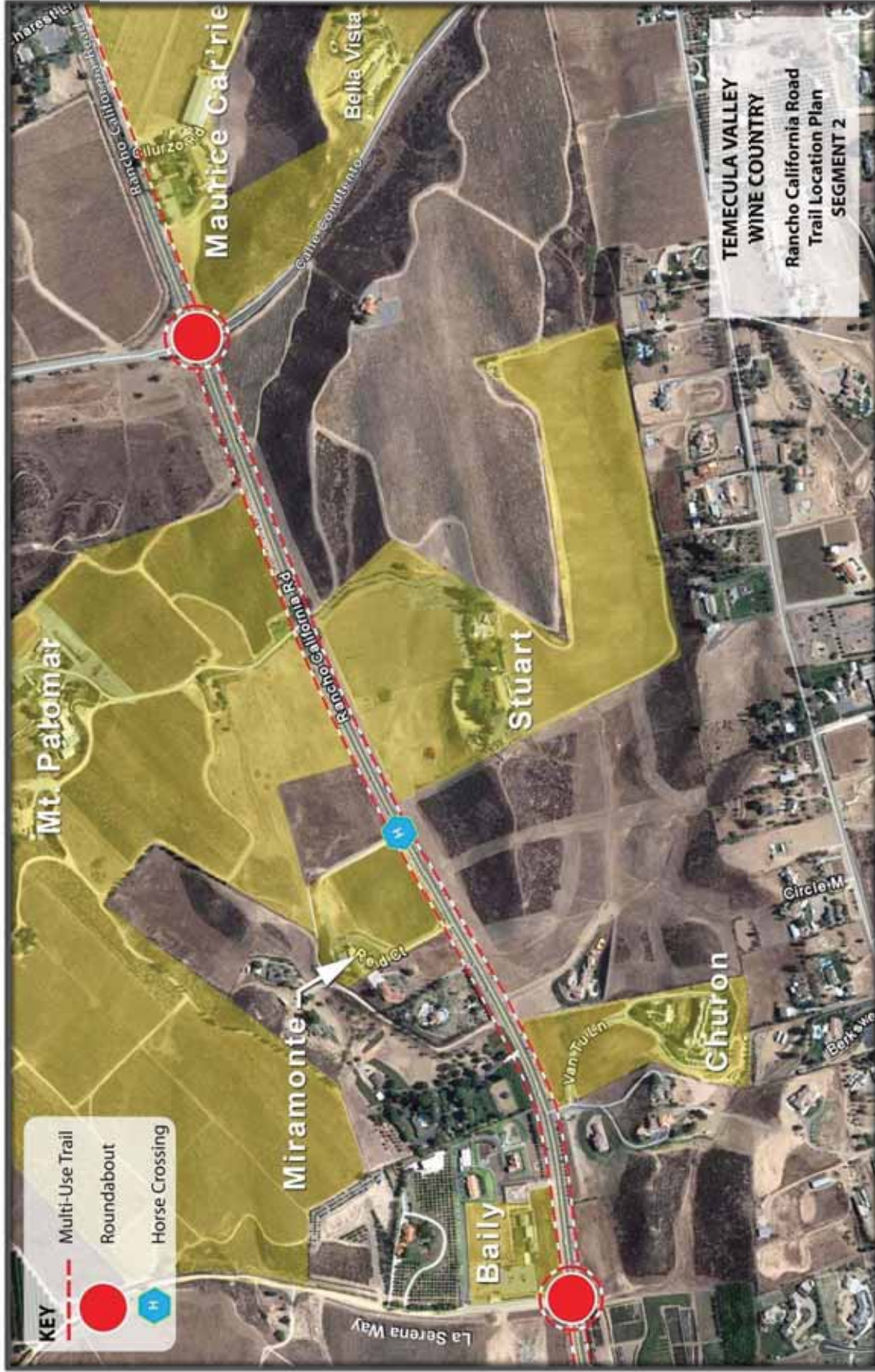
28 Trail Location Map – Overview of Road Segments



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



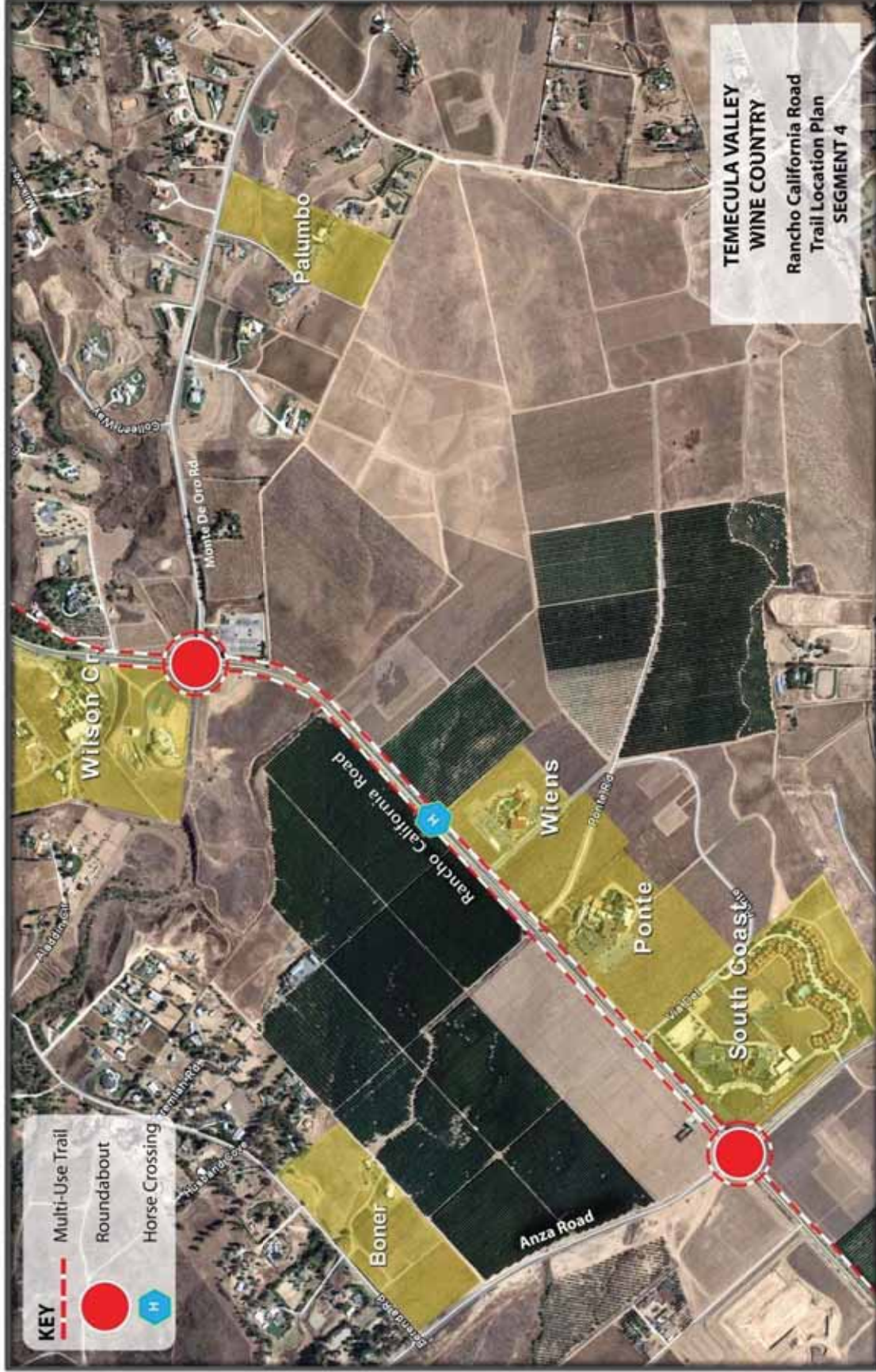
Trail Location Map – Segment 1
 Butterfield Stage Rd. to La Serena Way



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



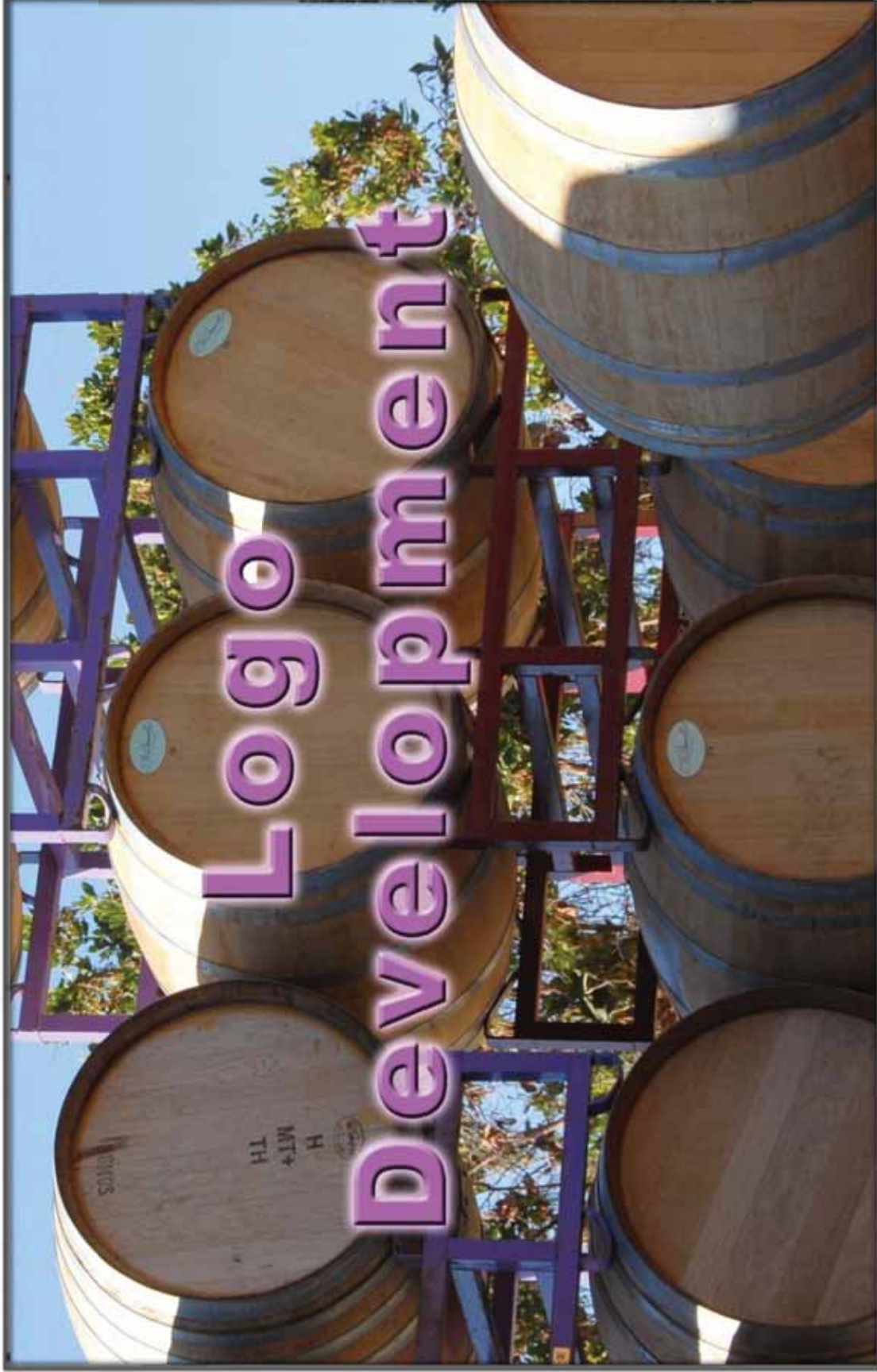
Trail Location Map – Segment 3
 Calle Contento to Anza Road



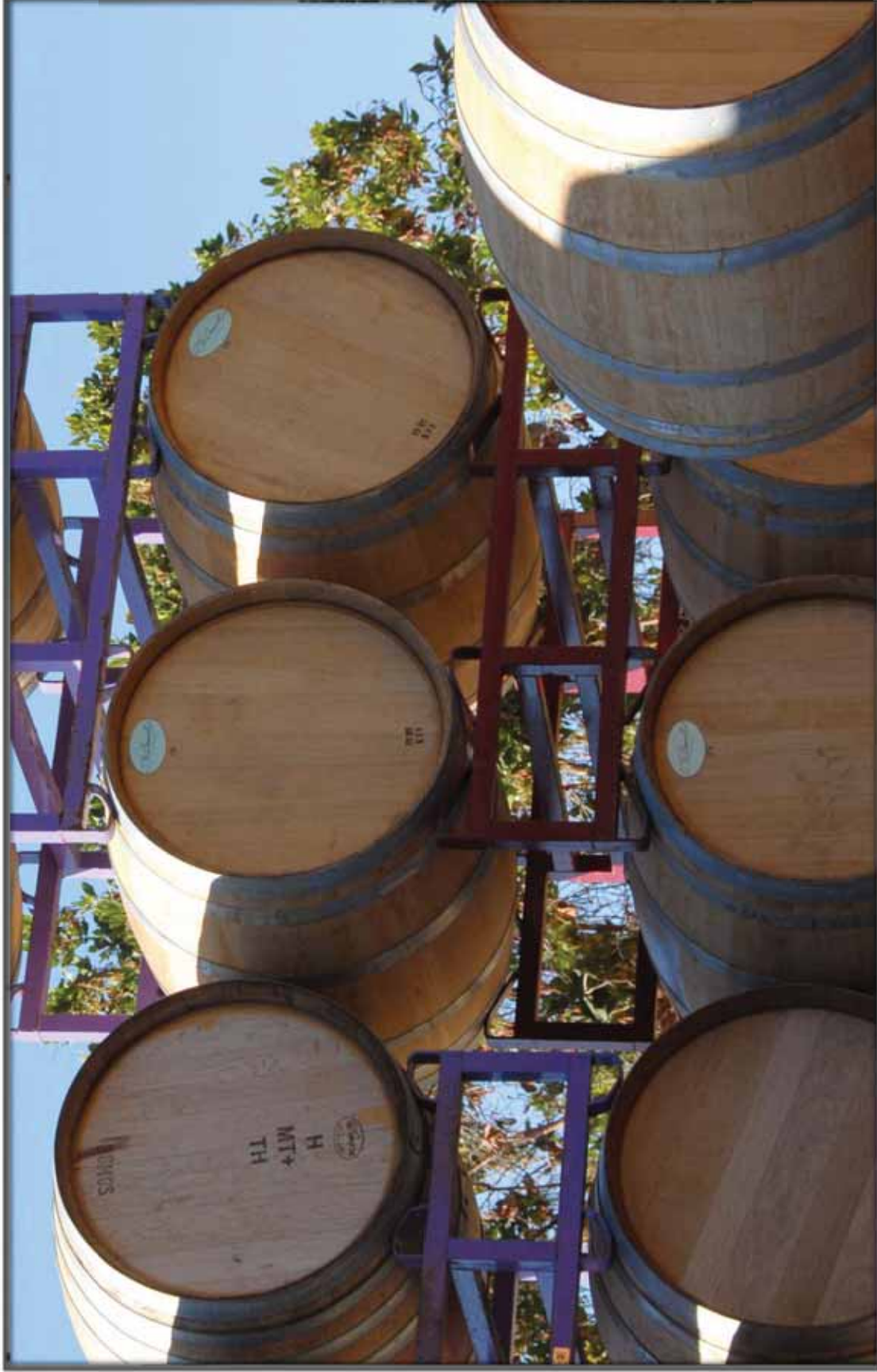
Trail Location Map – Segment 4
 Anza Road to Monte De Oro Road



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



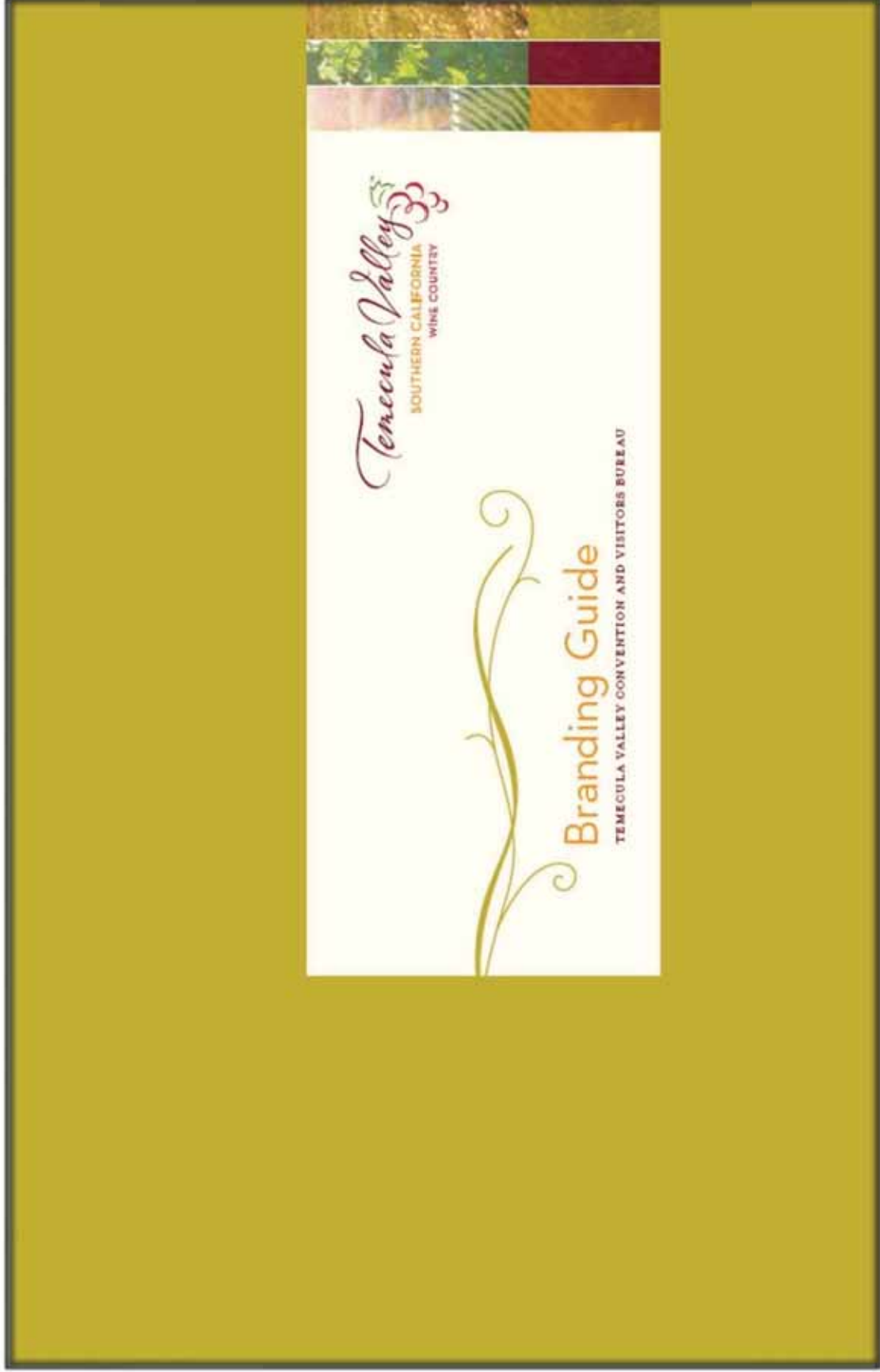
Logo Development



36 **Icon 1 – The Wine Barrel**



37 Icon 2 – The Grape Cluster with Leaves



A our logo
CONTINUED



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.



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.



28

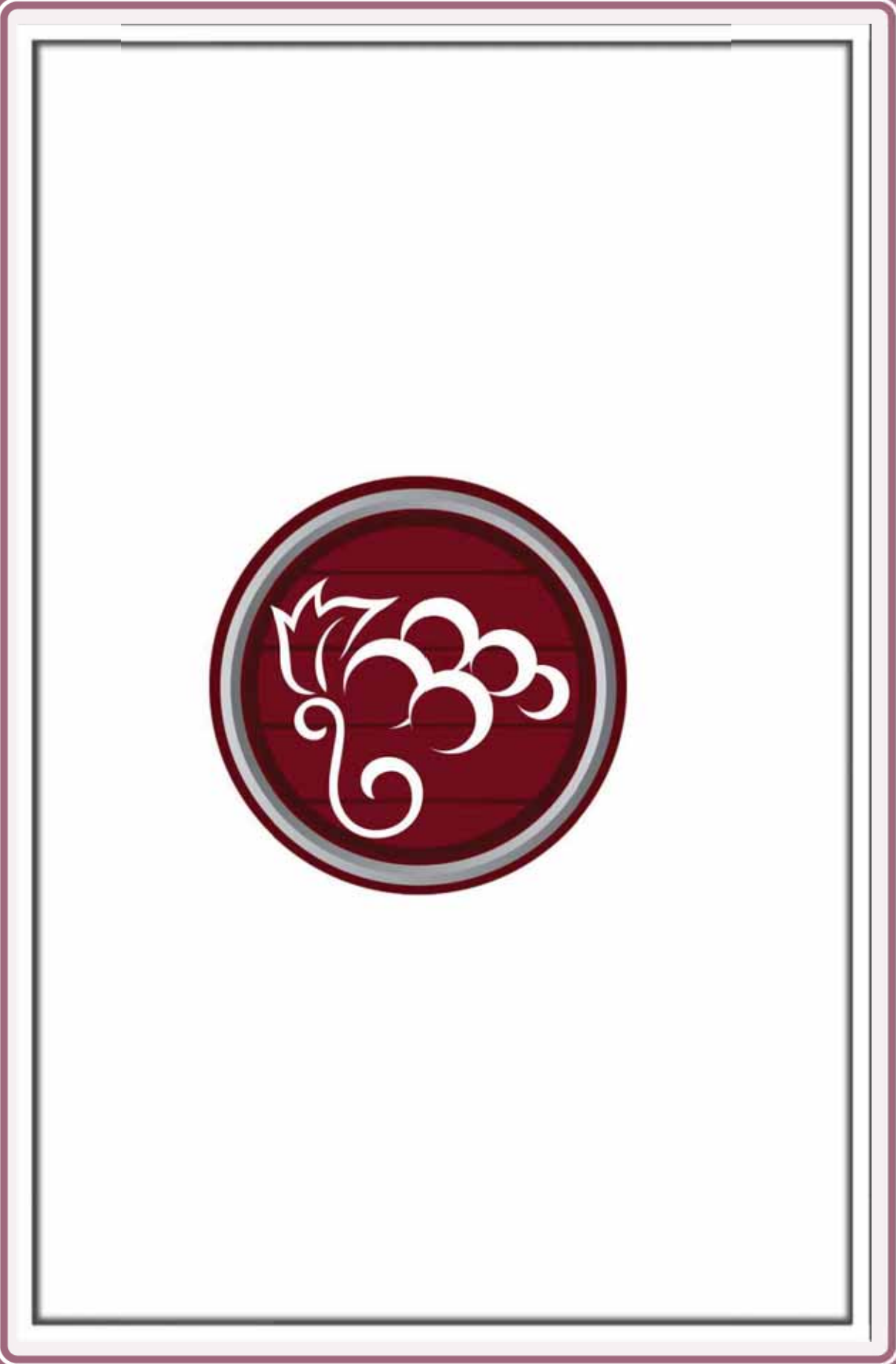
QUALITIES OF A LOGO

- **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

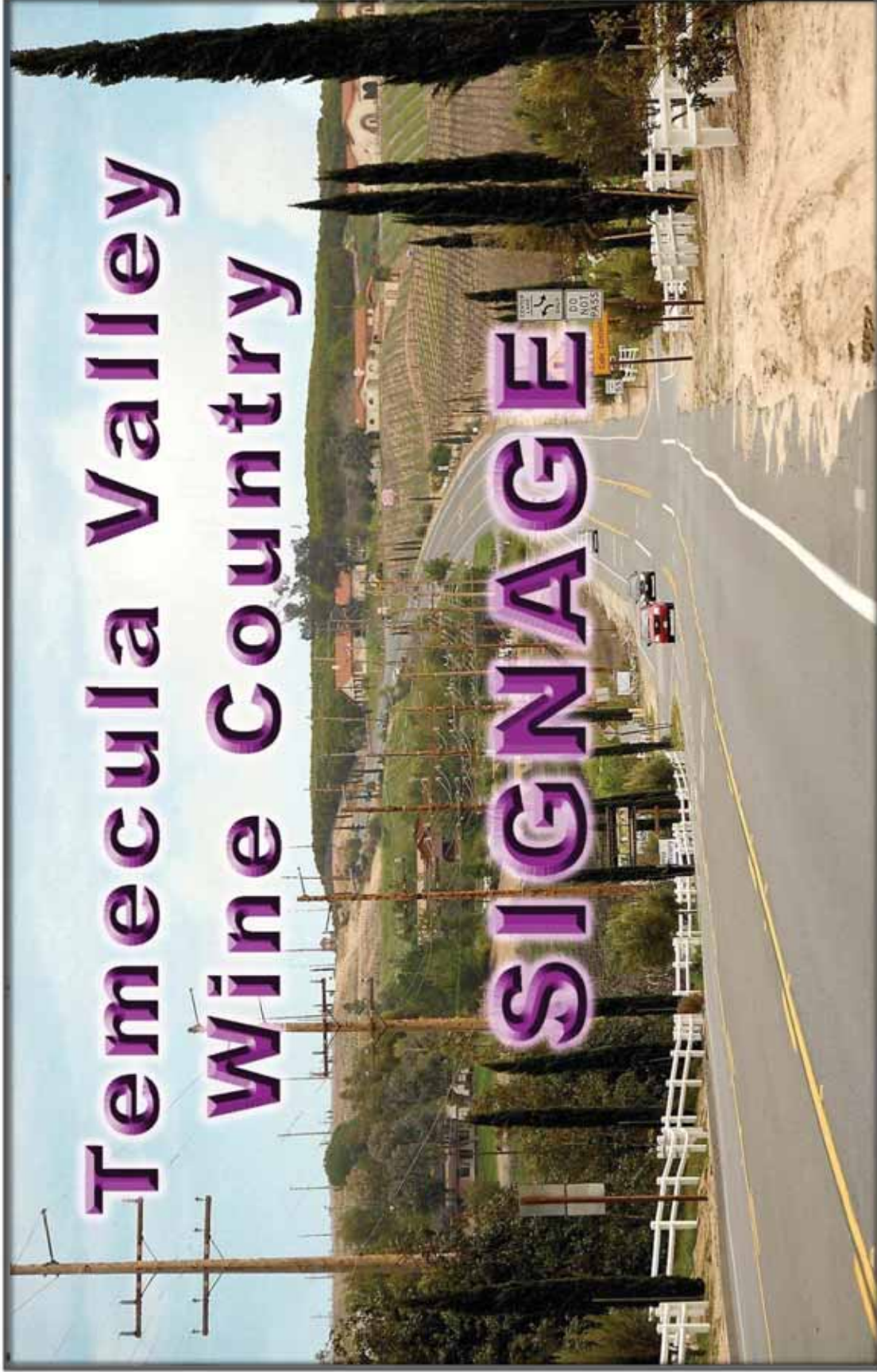




Sign Logo to Have Horseshoe along De Portola Road and the Valley of the Horses

Temecula Valley Wine Country

SIGNAGE



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

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES



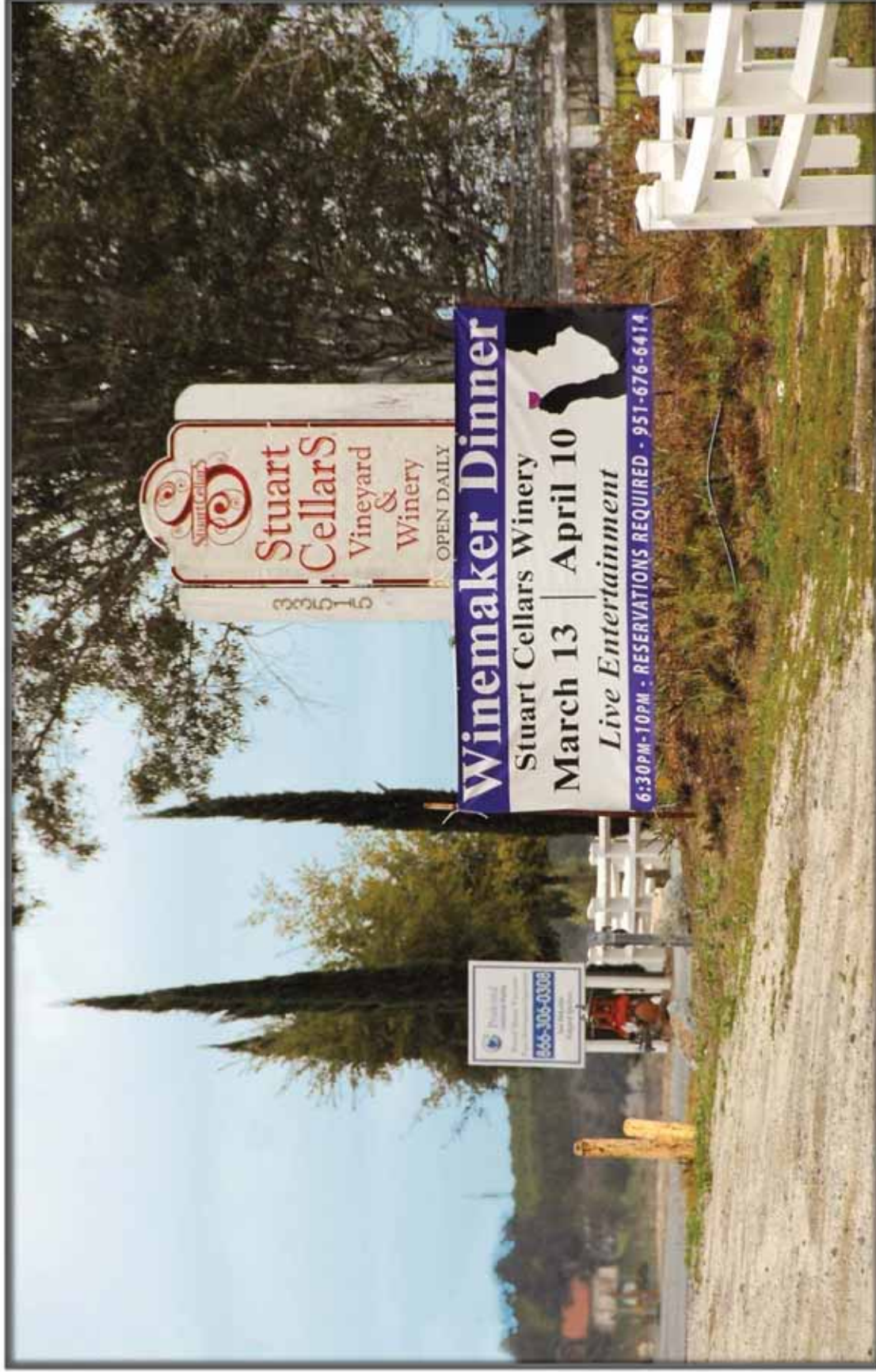
Sign Clutter at Baily Winery Entrance



52 Sign Clutter at Callaway Winery Entrance



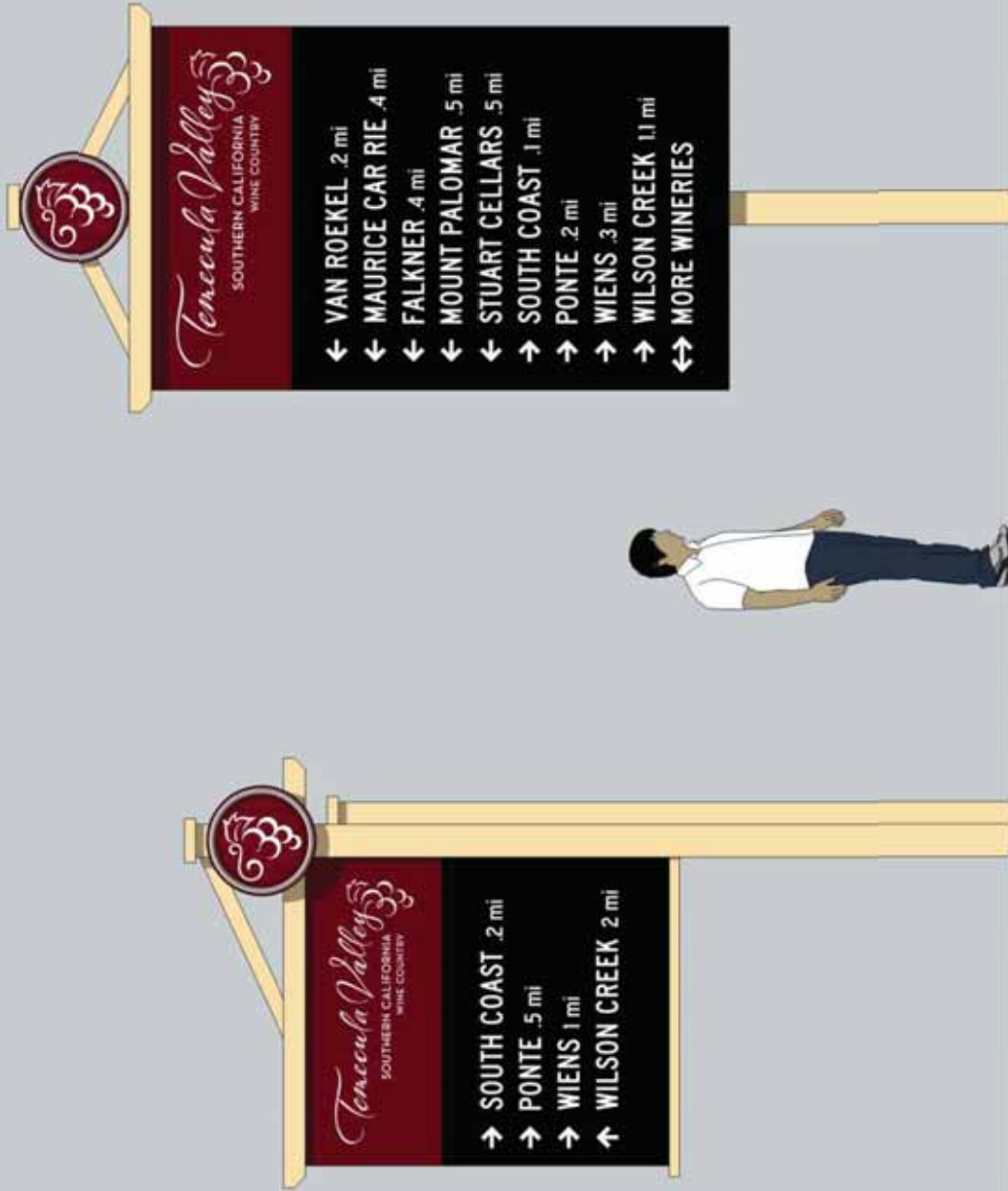
53 Attempt to Alert Visitor to Upcoming Entrance



Visual Clutter – Advertising Sign Overpowers



55 Sign Clutter at Foote Print Winery Entrance



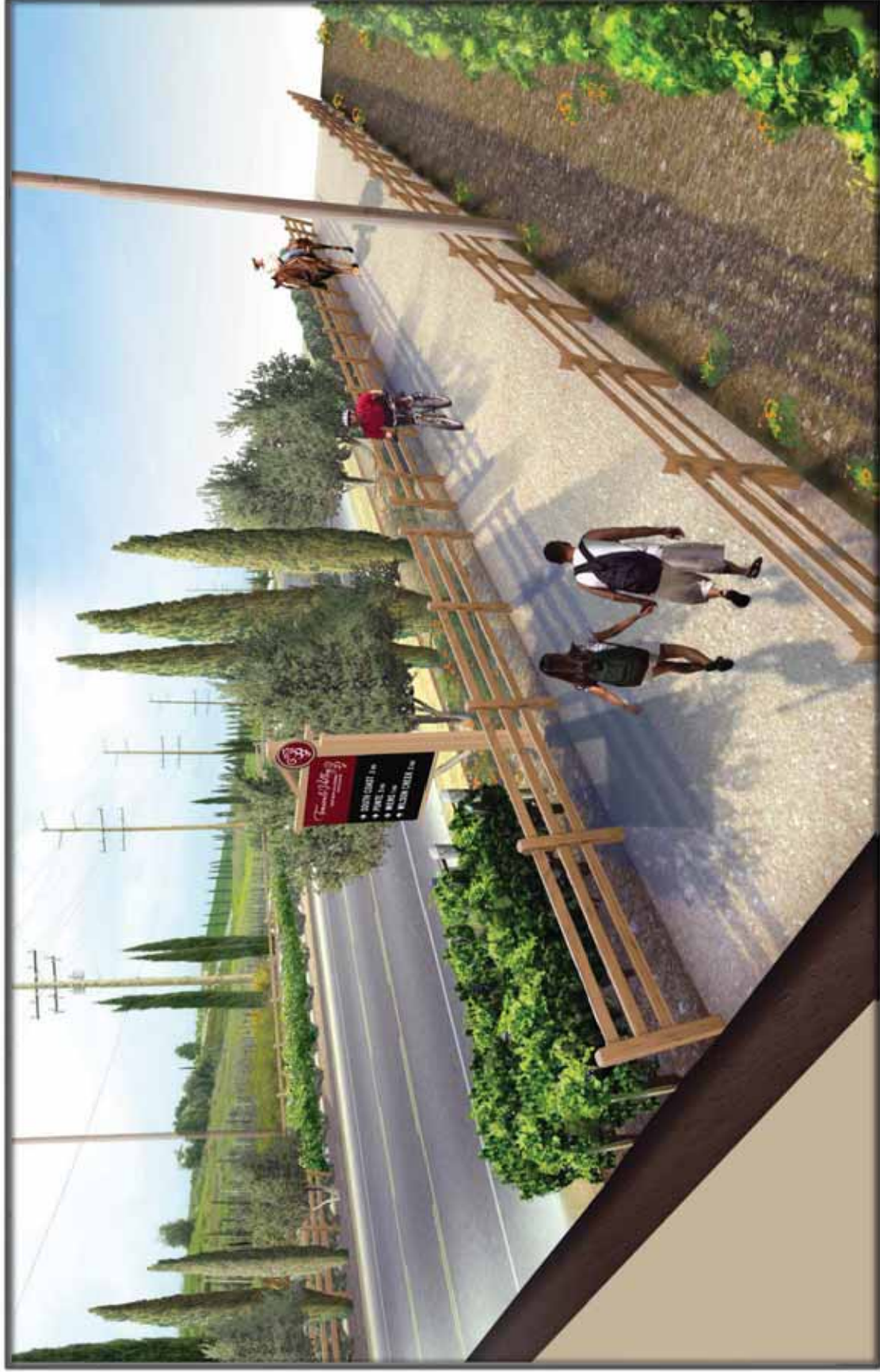
Wayfinding Sign and Winery Direction Sign



Wayfinding Sign



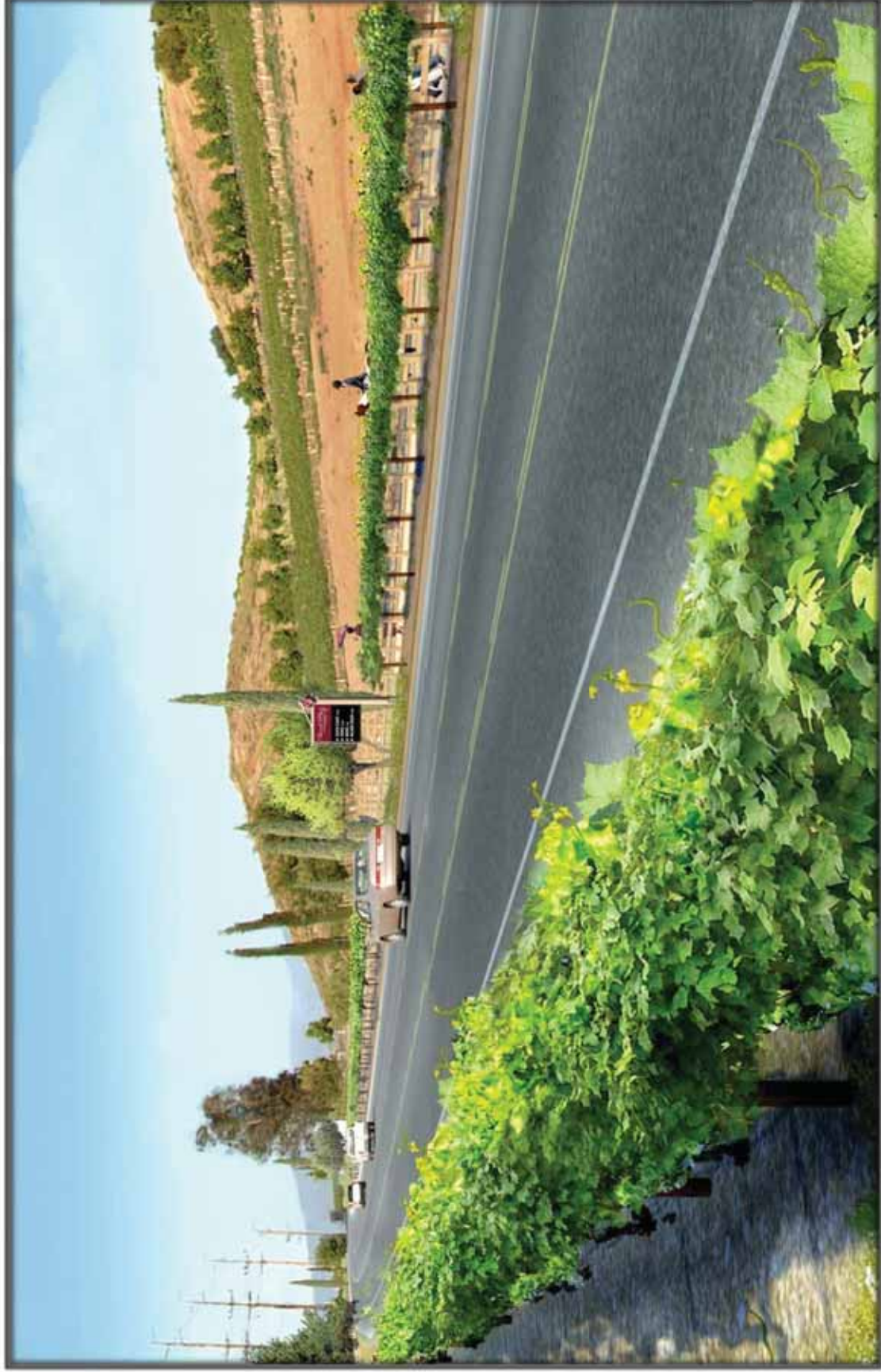
58 Section showing Wayfinding Sign Location



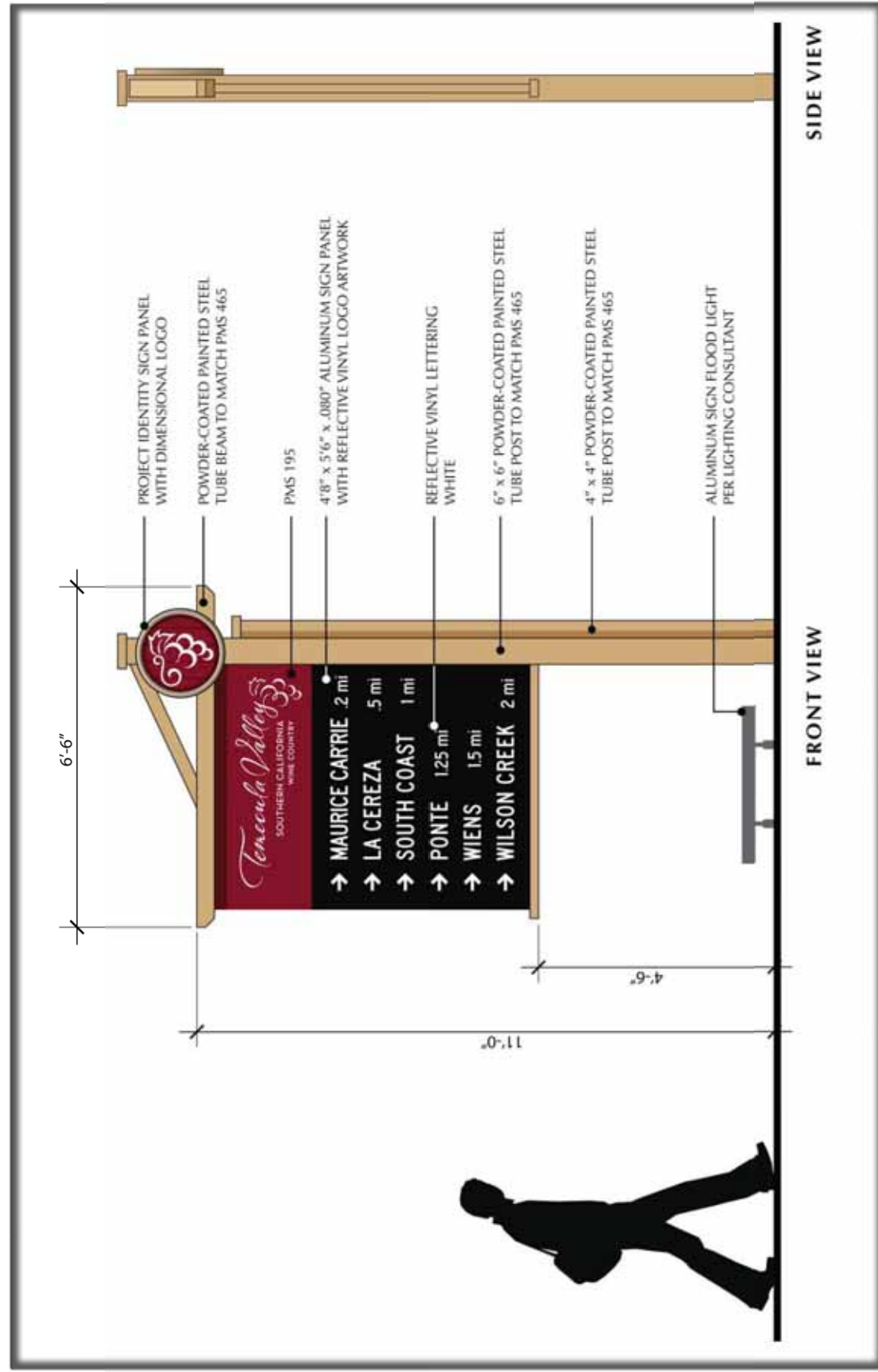
59 3-D View Showing Wayfinding Sign Location



60 3-D View Showing Wayfinding Sign Location



View of Wayfinding Sign from North Side



Winery Wayfinding Sign With Dimensions

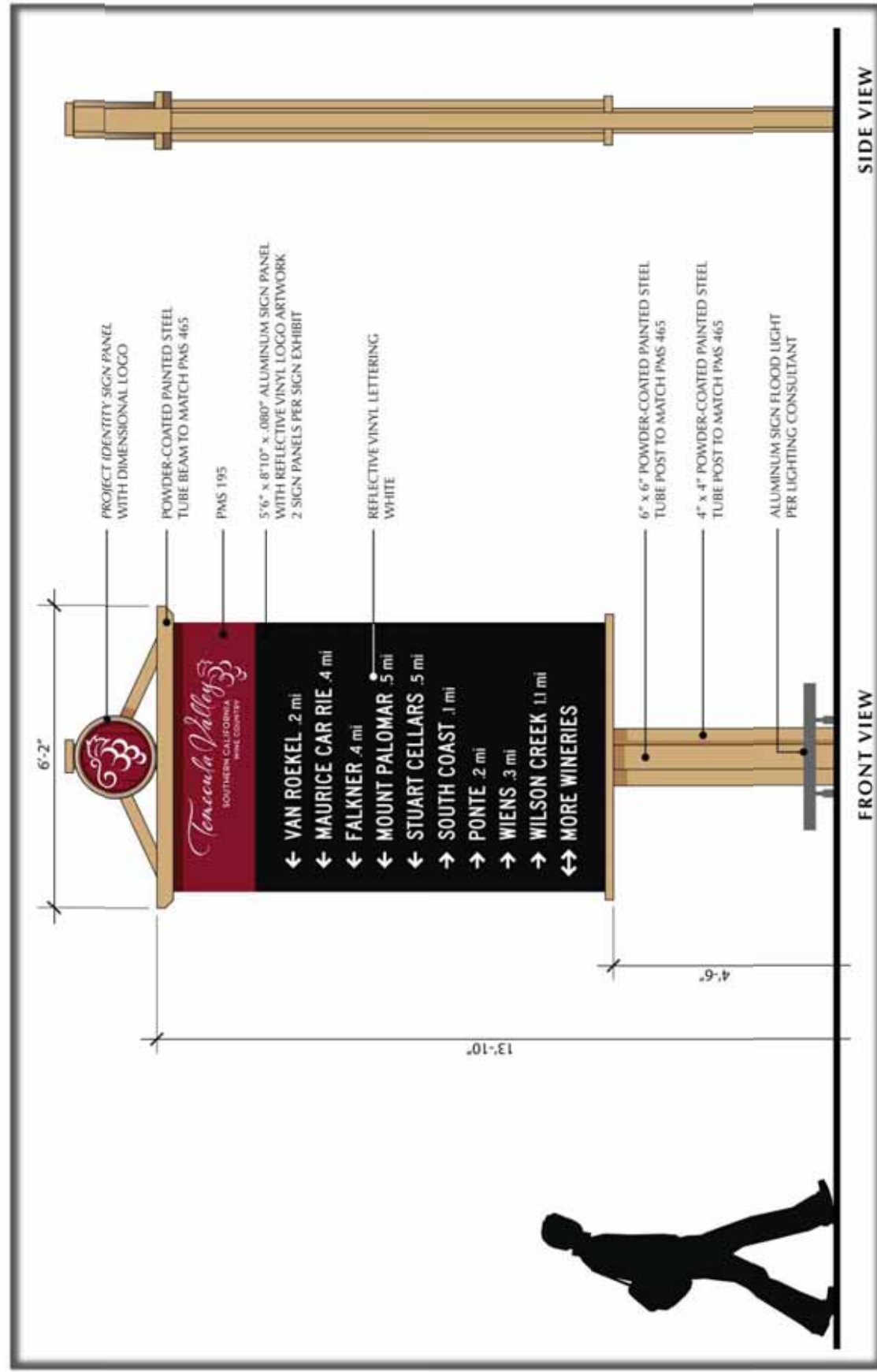




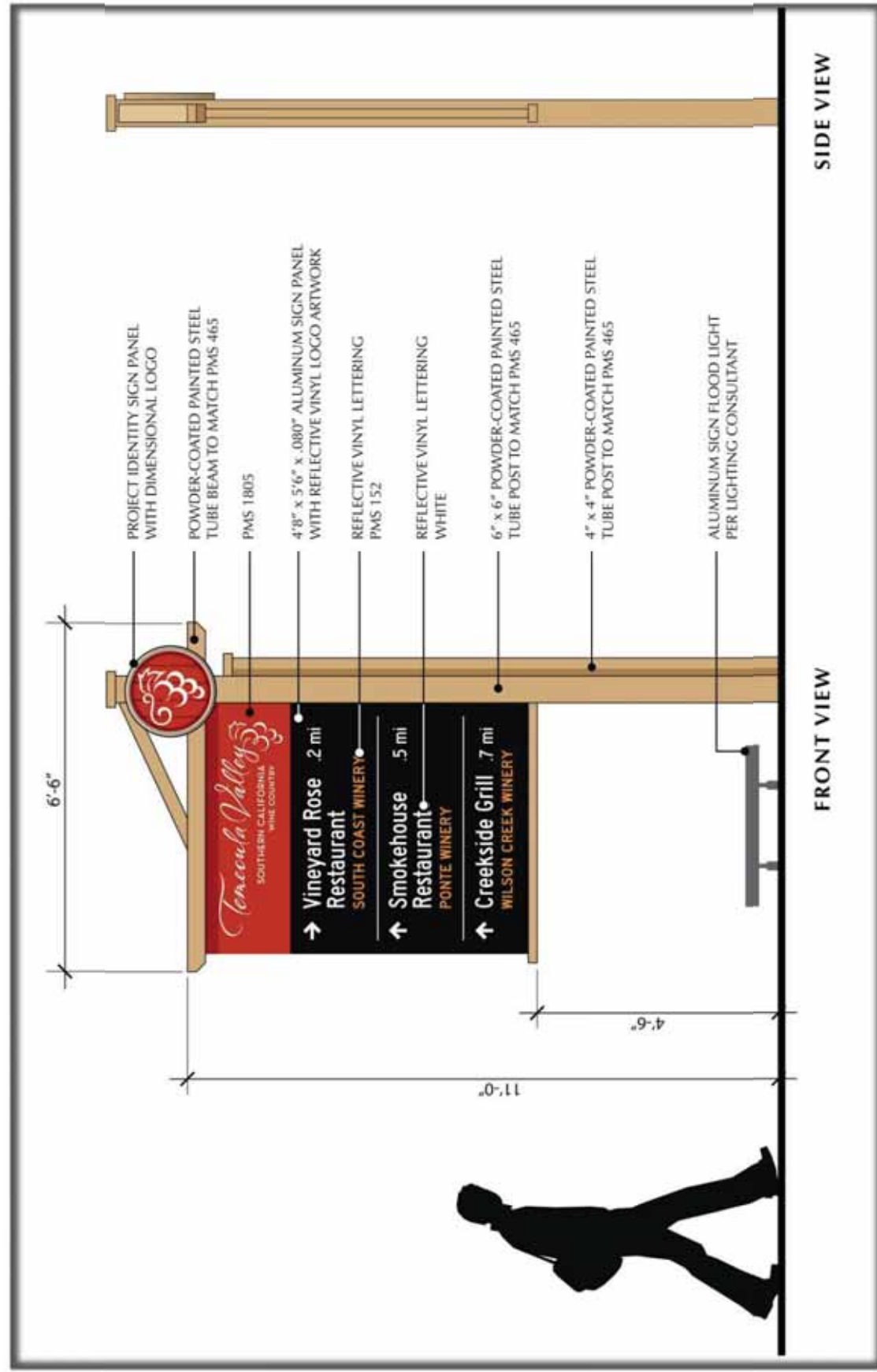
← RANCHO CALIFORNIA ROAD →

WINERY DIRECTIONAL SIGN

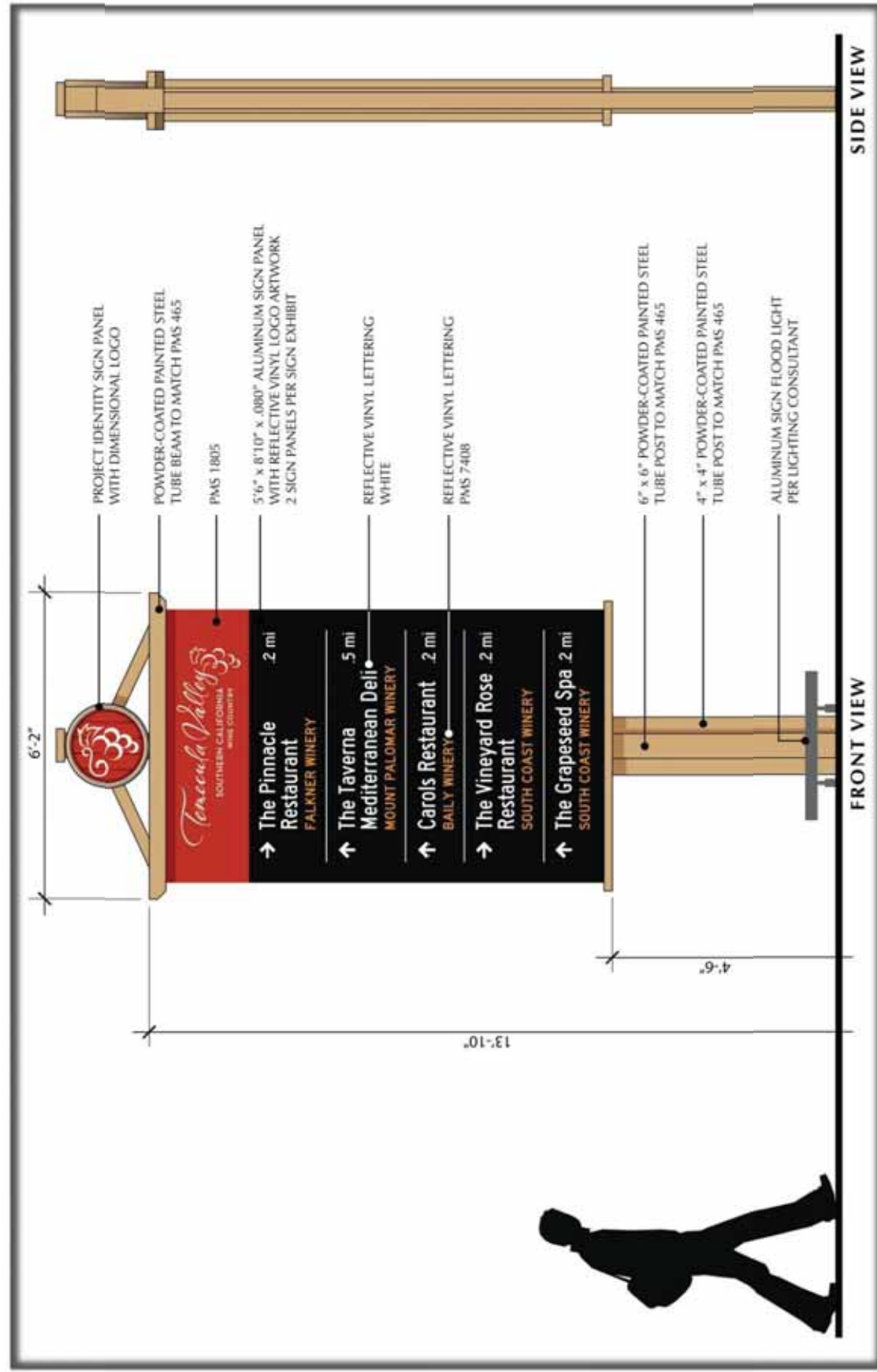
Winery Direction Sign on Anza at Intersection with Rancho California Road



Winery Direction Sign With Dimensions



Commercial Wayfinding Sign With Dimensions



Commercial Direction Sign With Dimensions

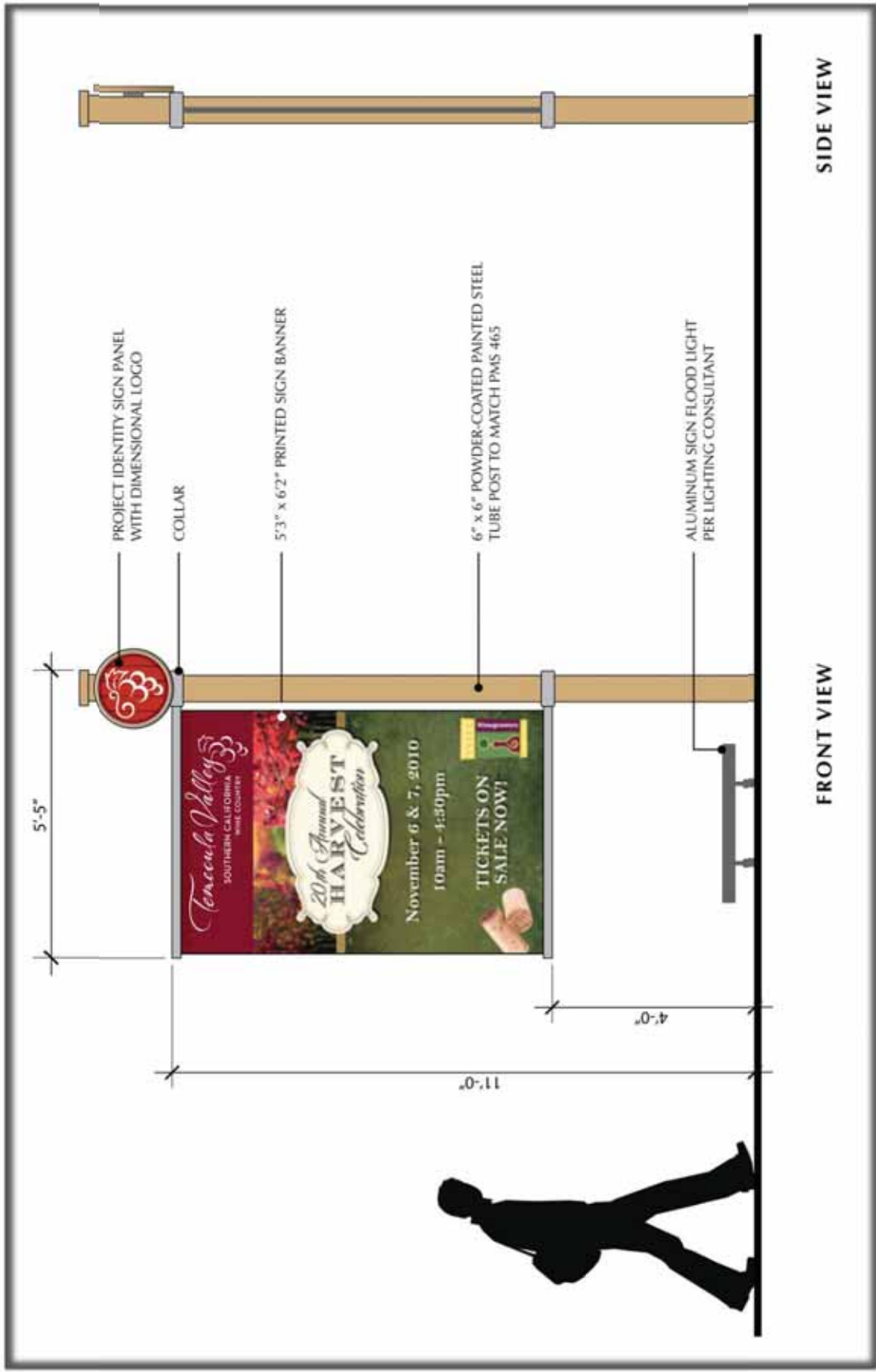


Alternative 1

Alternative 2

Alternative 3

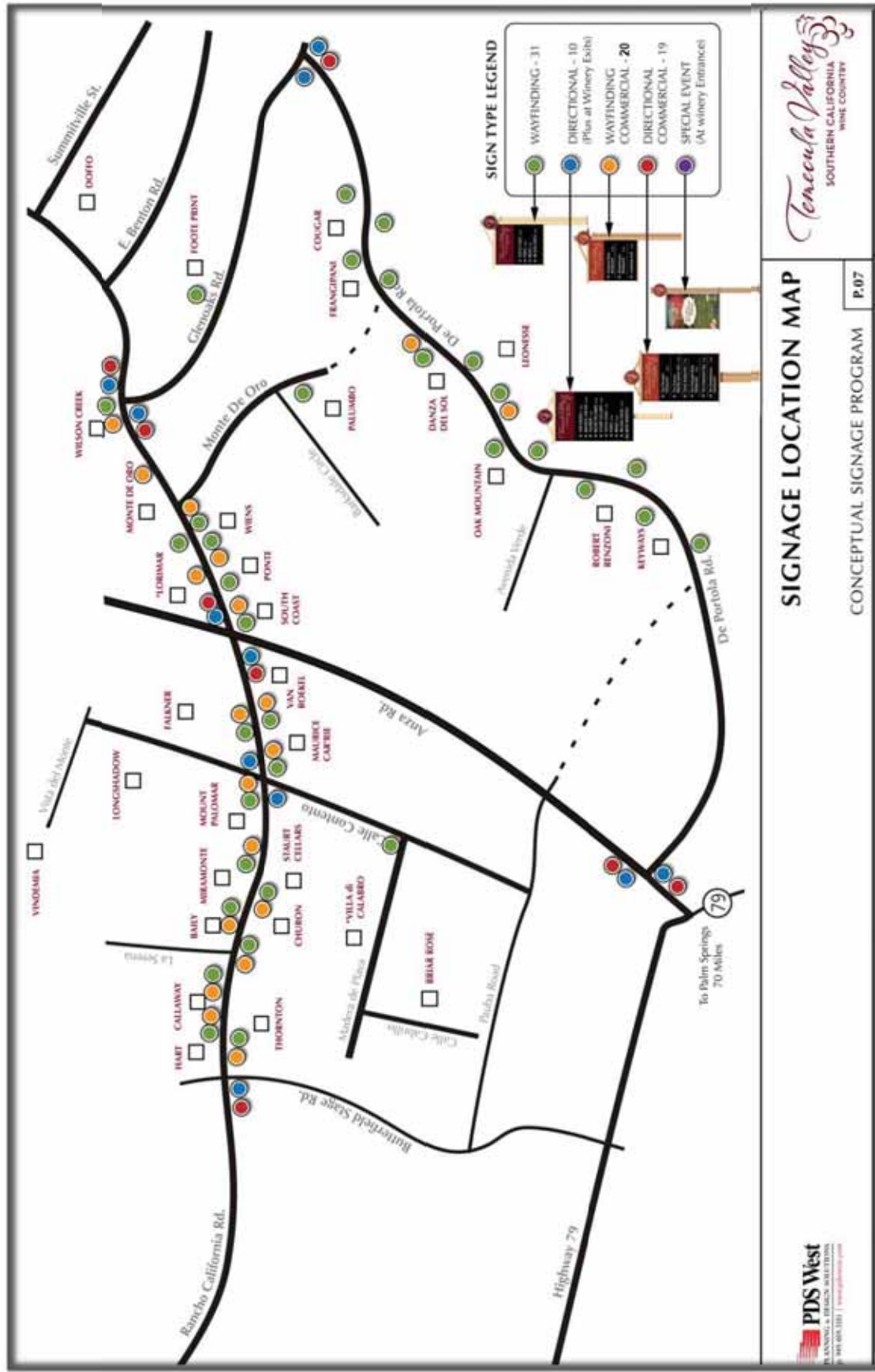
Wine Country Event Banner Alternatives



SIDE VIEW

FRONT VIEW

Wine Country Event Banner



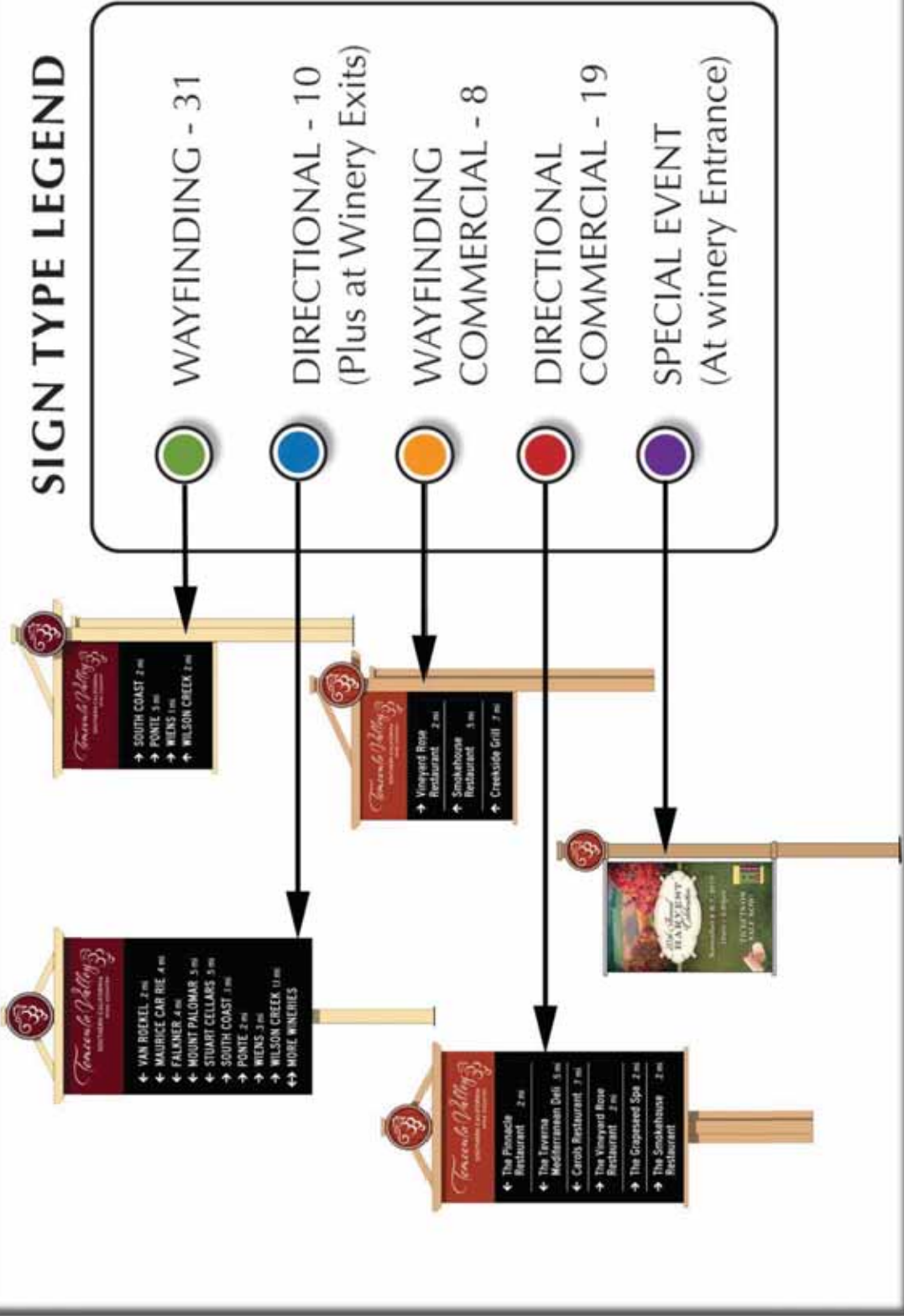
SIGNAGE LOCATION MAP

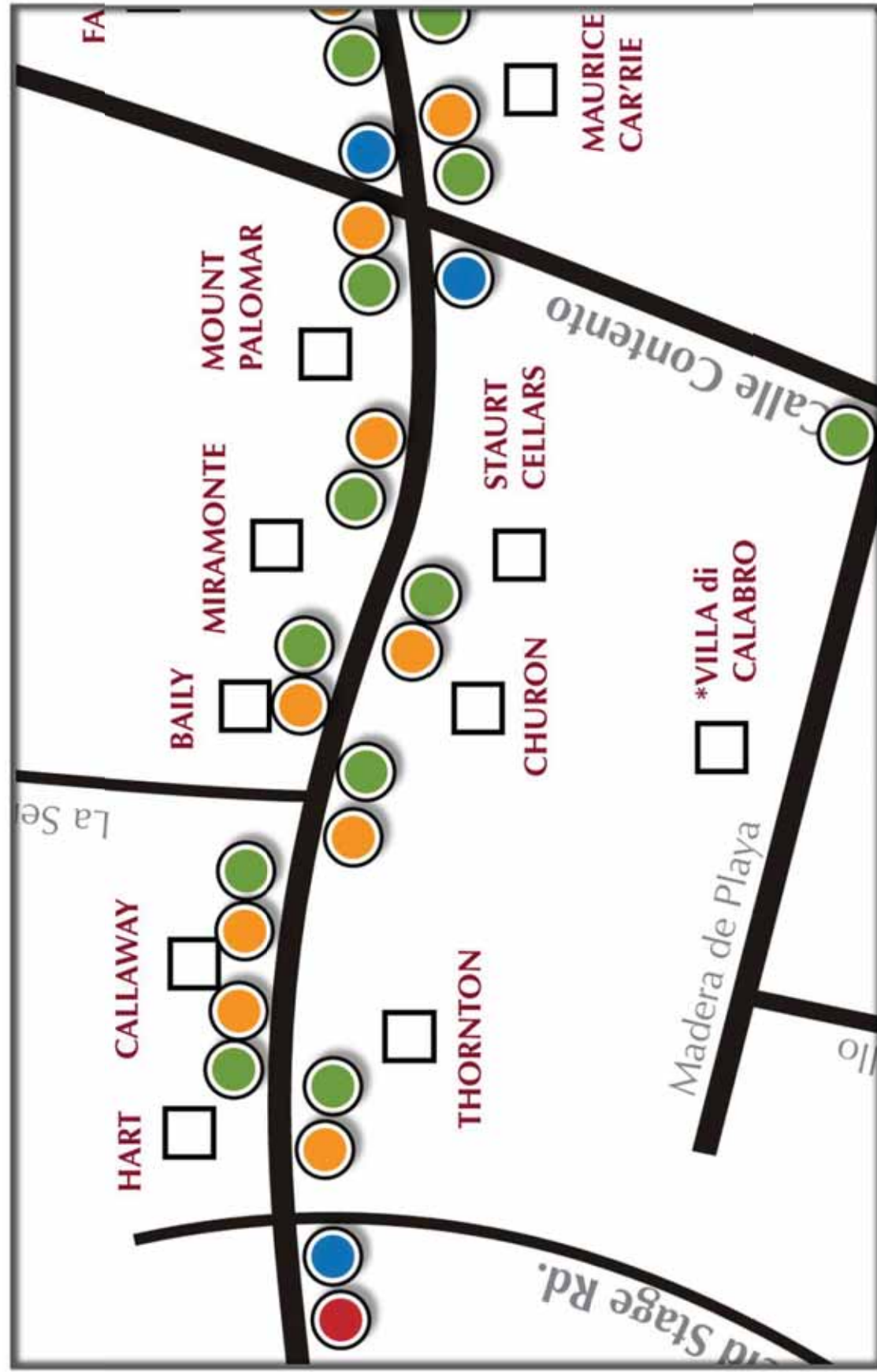
CONCEPTUAL SIGNAGE PROGRAM

P.07



SIGN TYPE LEGEND





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

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.

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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



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.

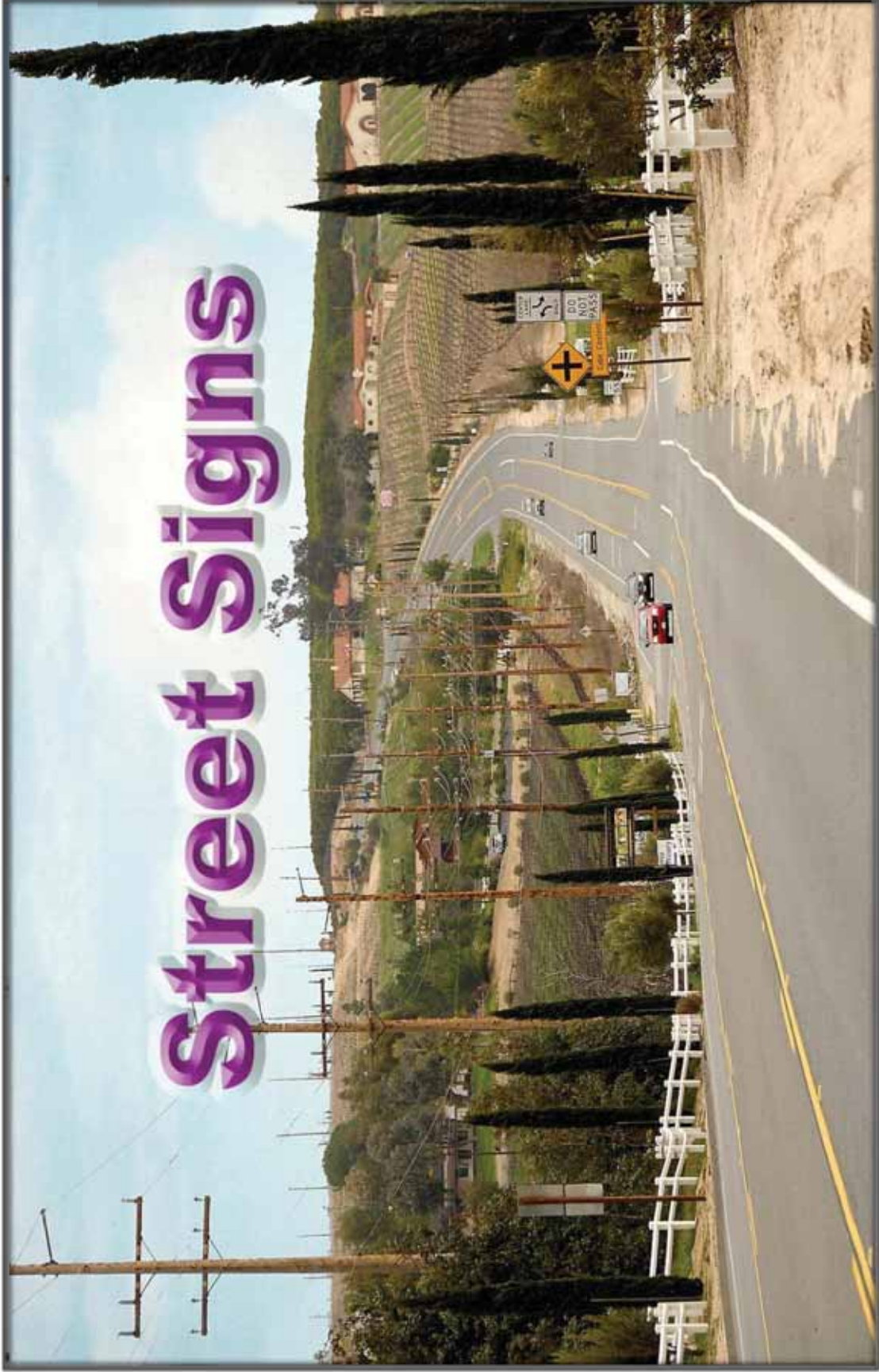
Sign Approval and Changes

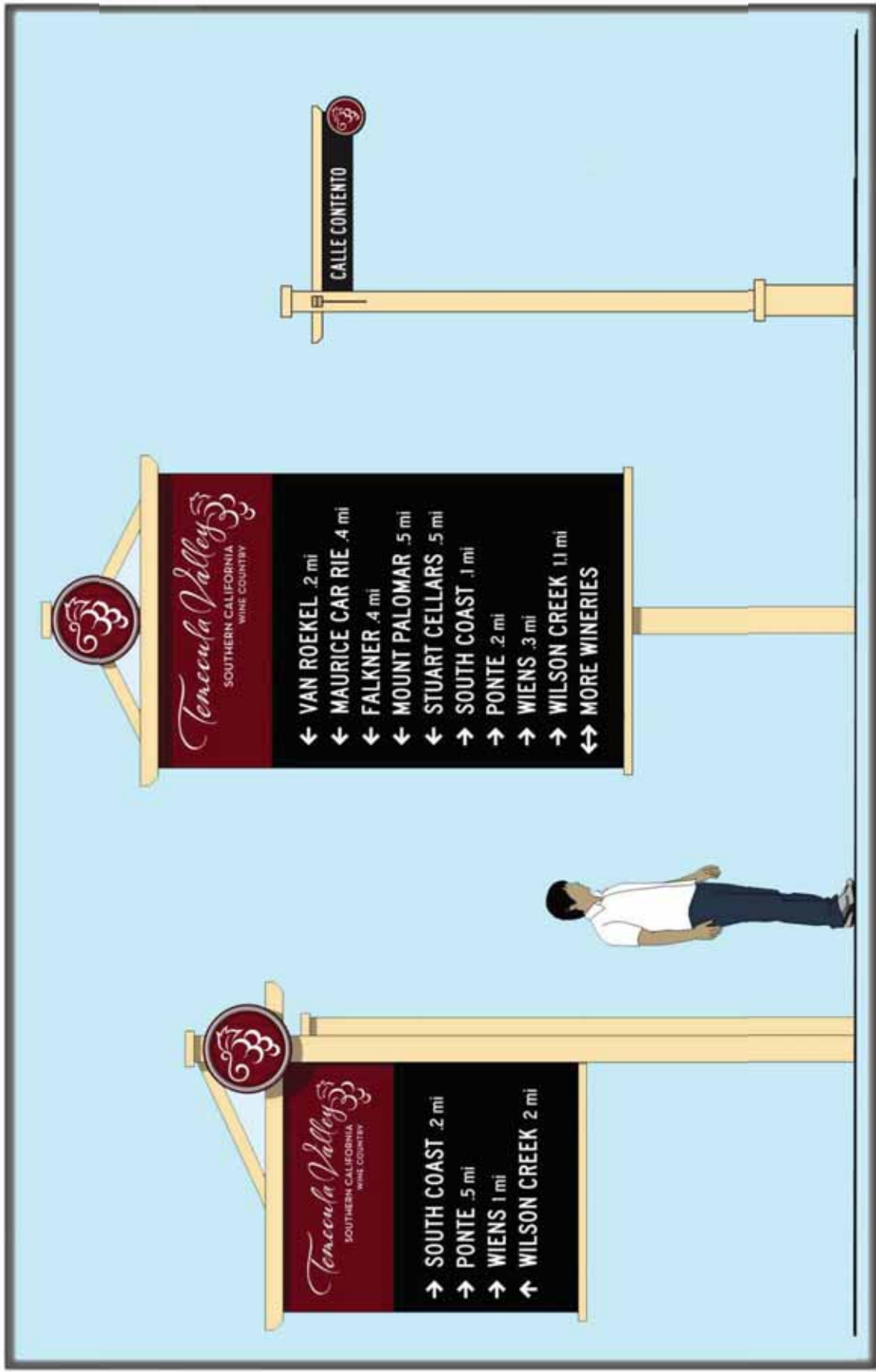
All wineries wishing to have their name on a Winery Sign must be members of the Temecula Valley Winegrowers Association (TVWA). Monument and other frontage signs for wineries must meet the standards established for such signs by Riverside County EDA and DOT. All costs associated with the construction, 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.

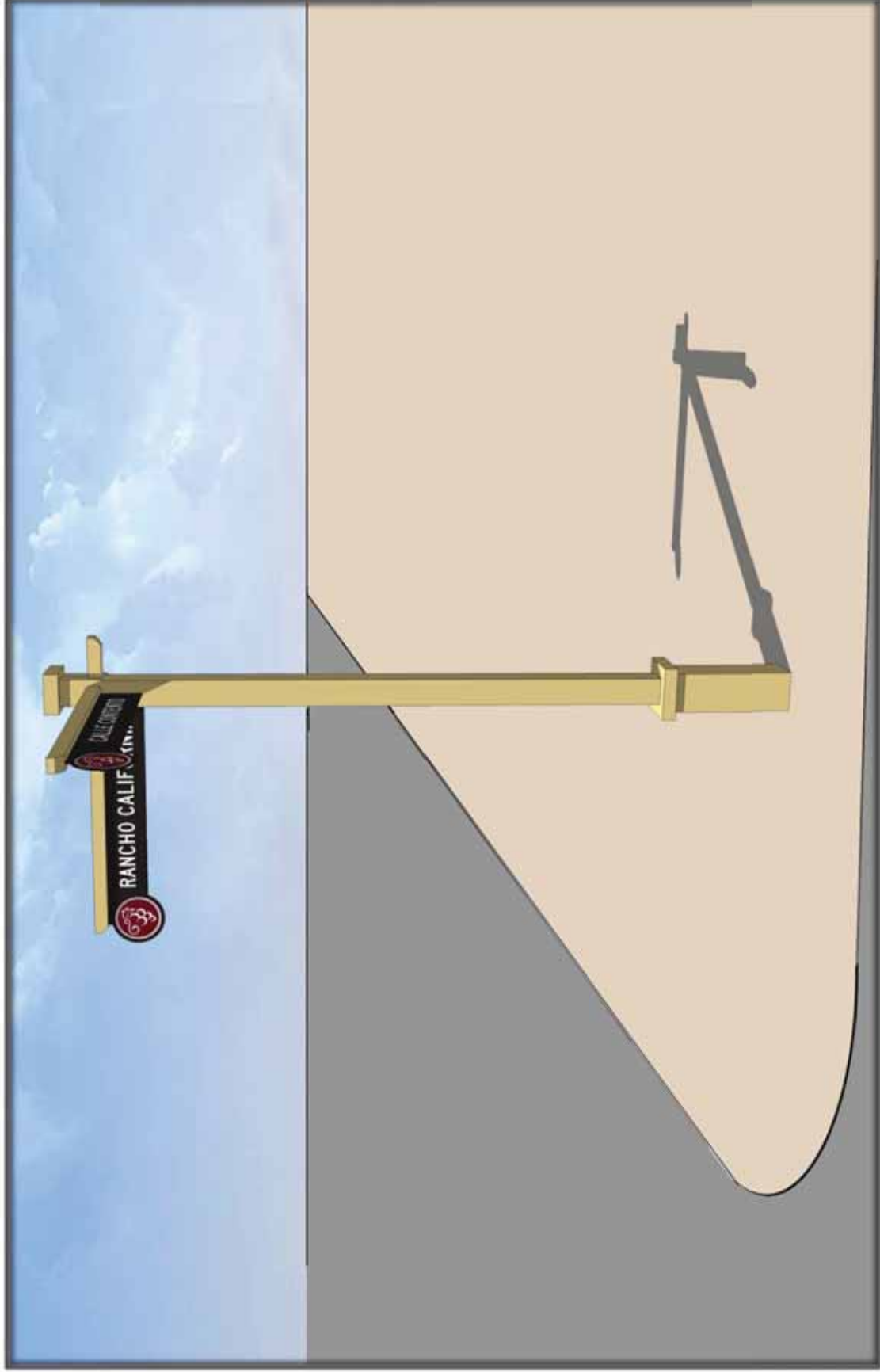
Incidental commercial establishments wishing to have their name on an Incidental Commercial Sign must be associated with a winery, and be located on that winery's property. All costs associated with the construction, installation, and maintenance of such signs lies with the establishments listed except 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.

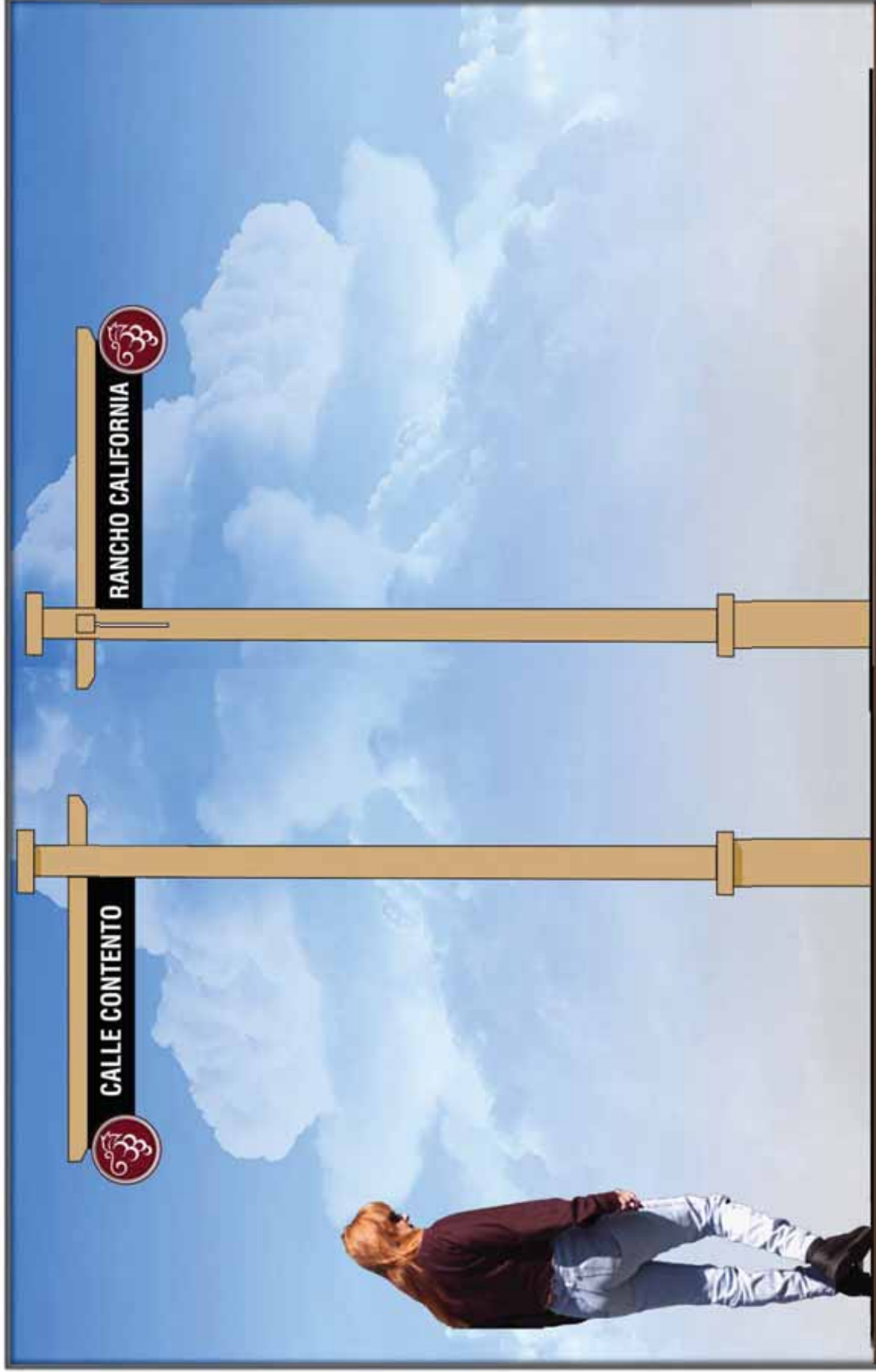


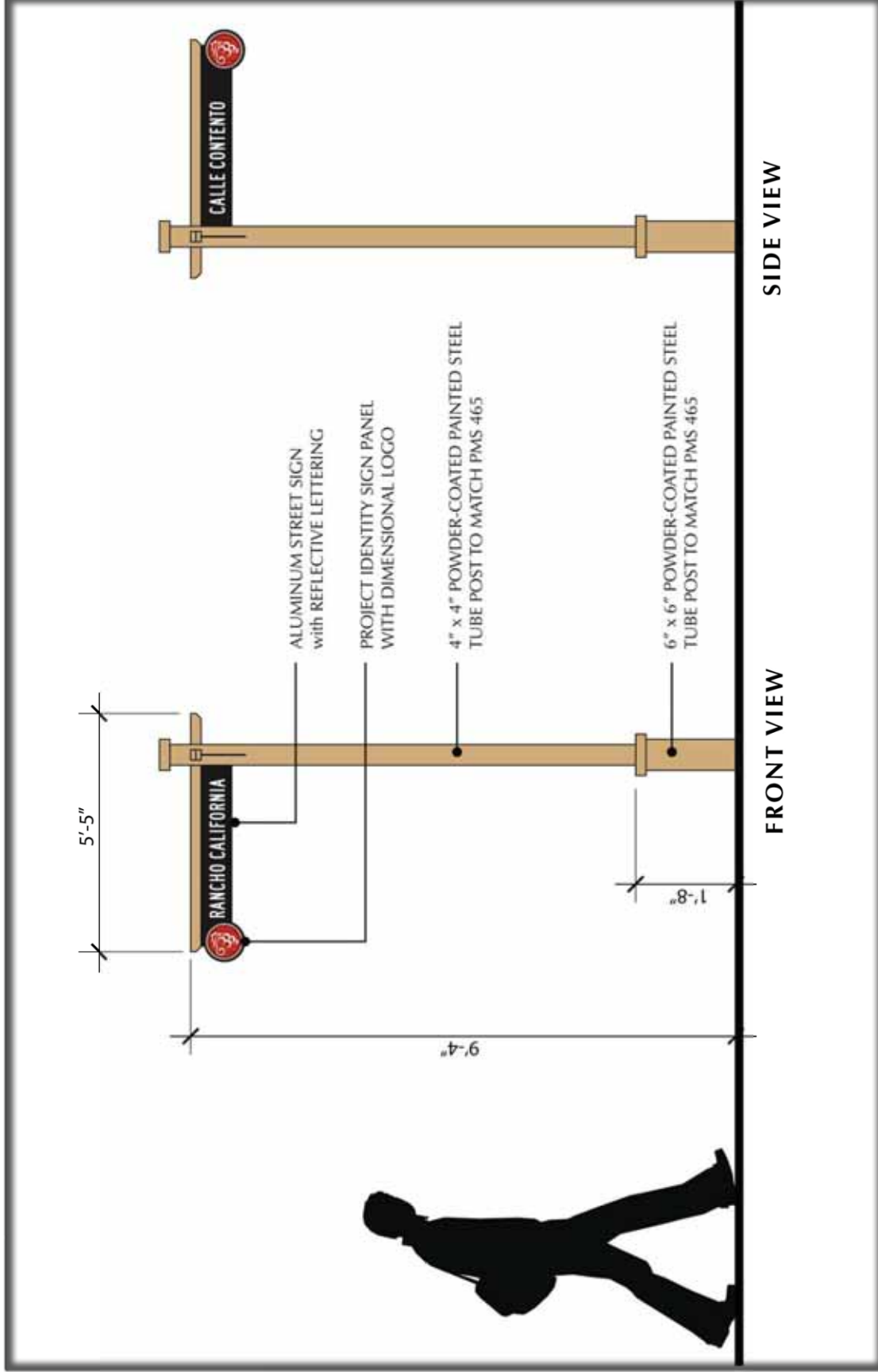
Street Signs





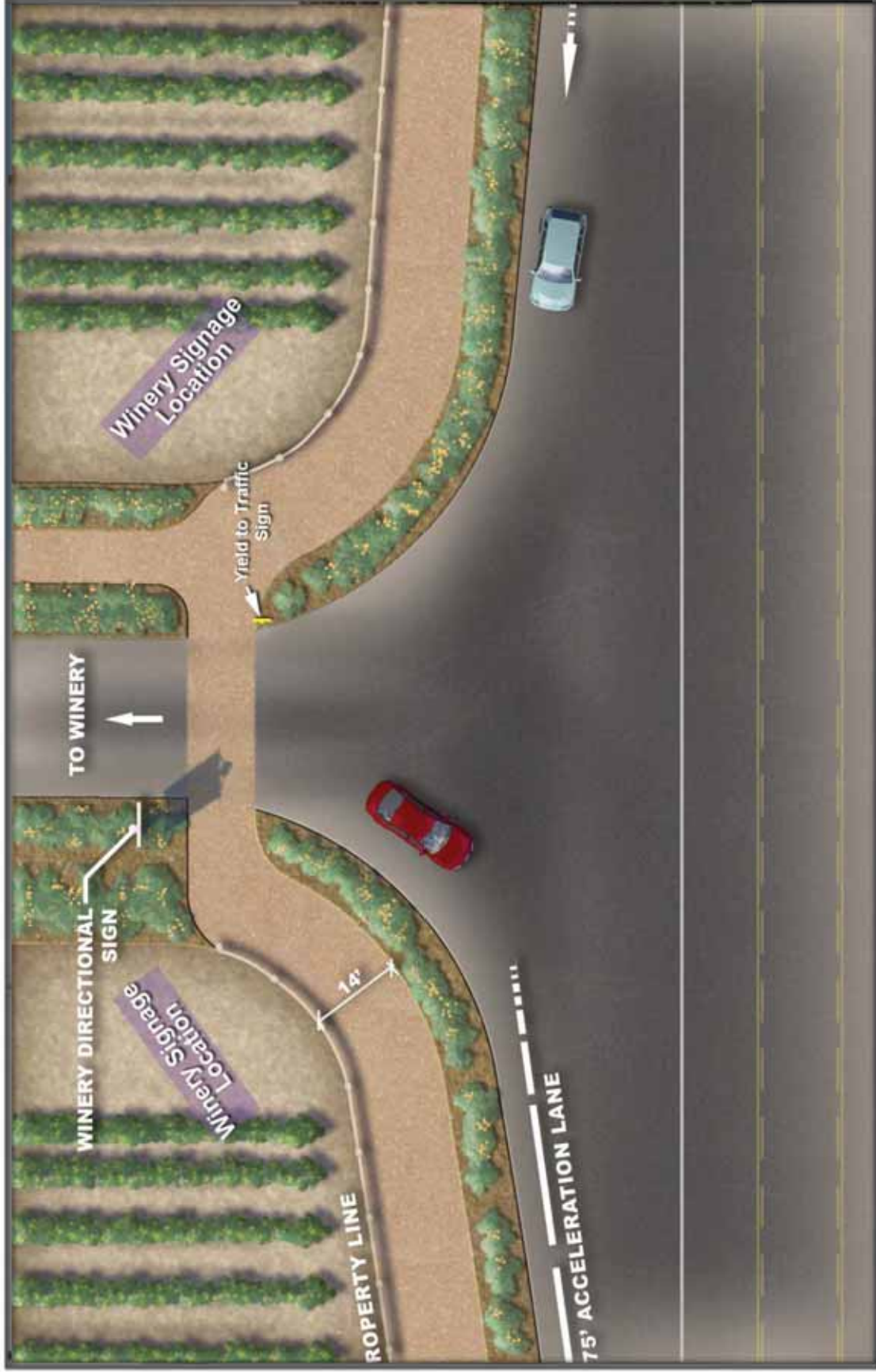








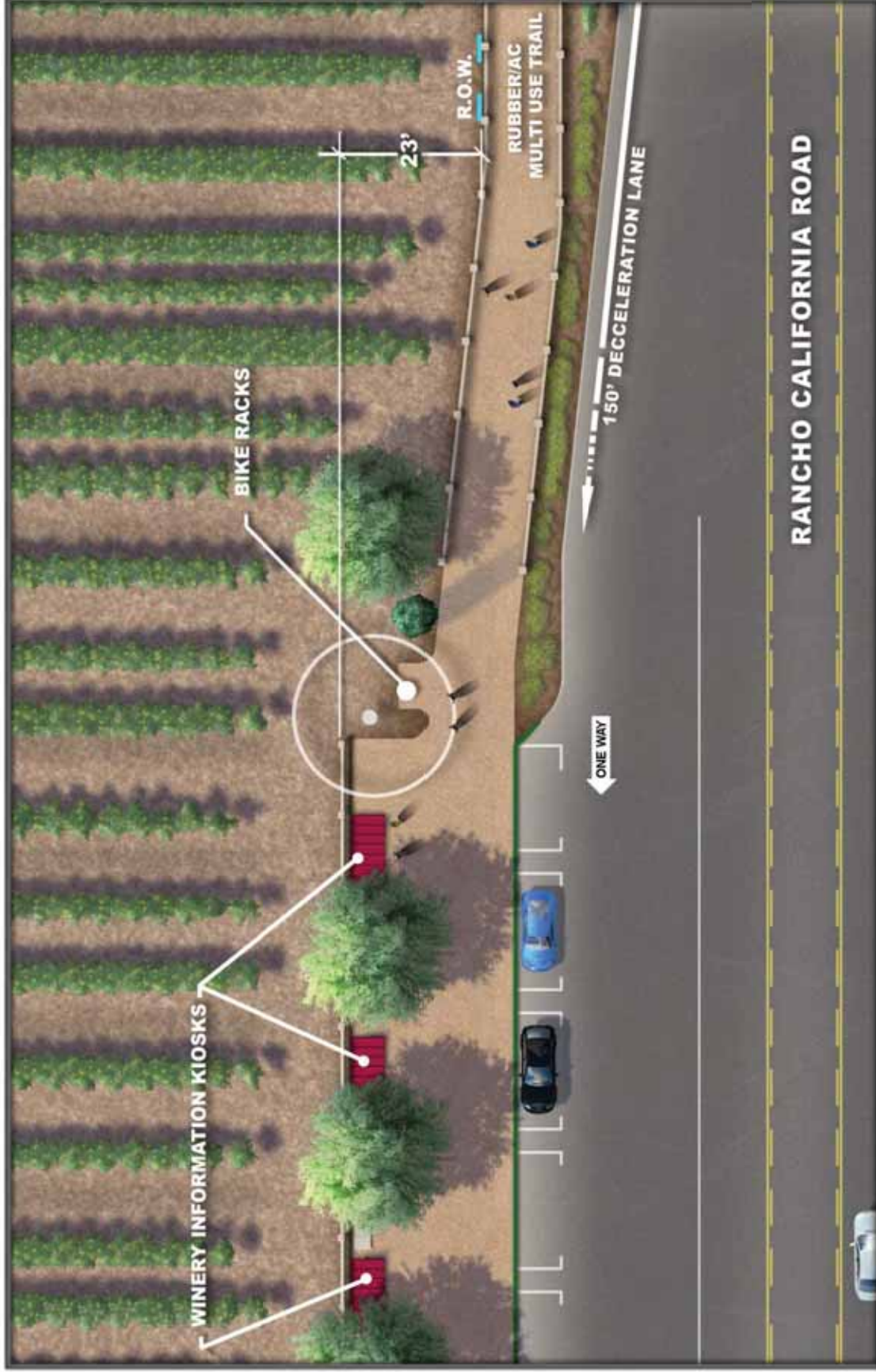
82 Typical Winery Entrance Requirements

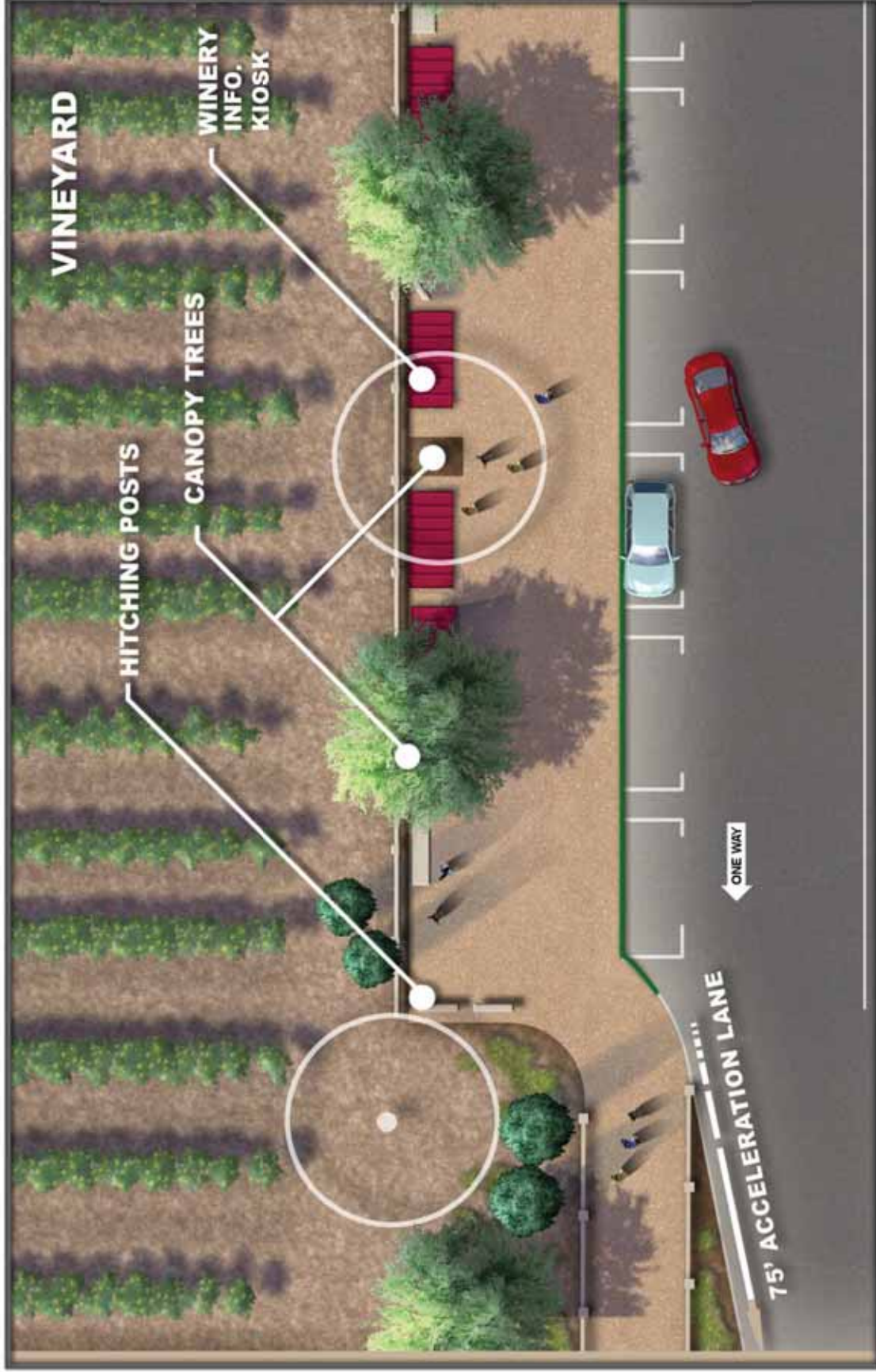


83 Typical Winery Entrance Requirements



84 Visitor Orientation and Information Center





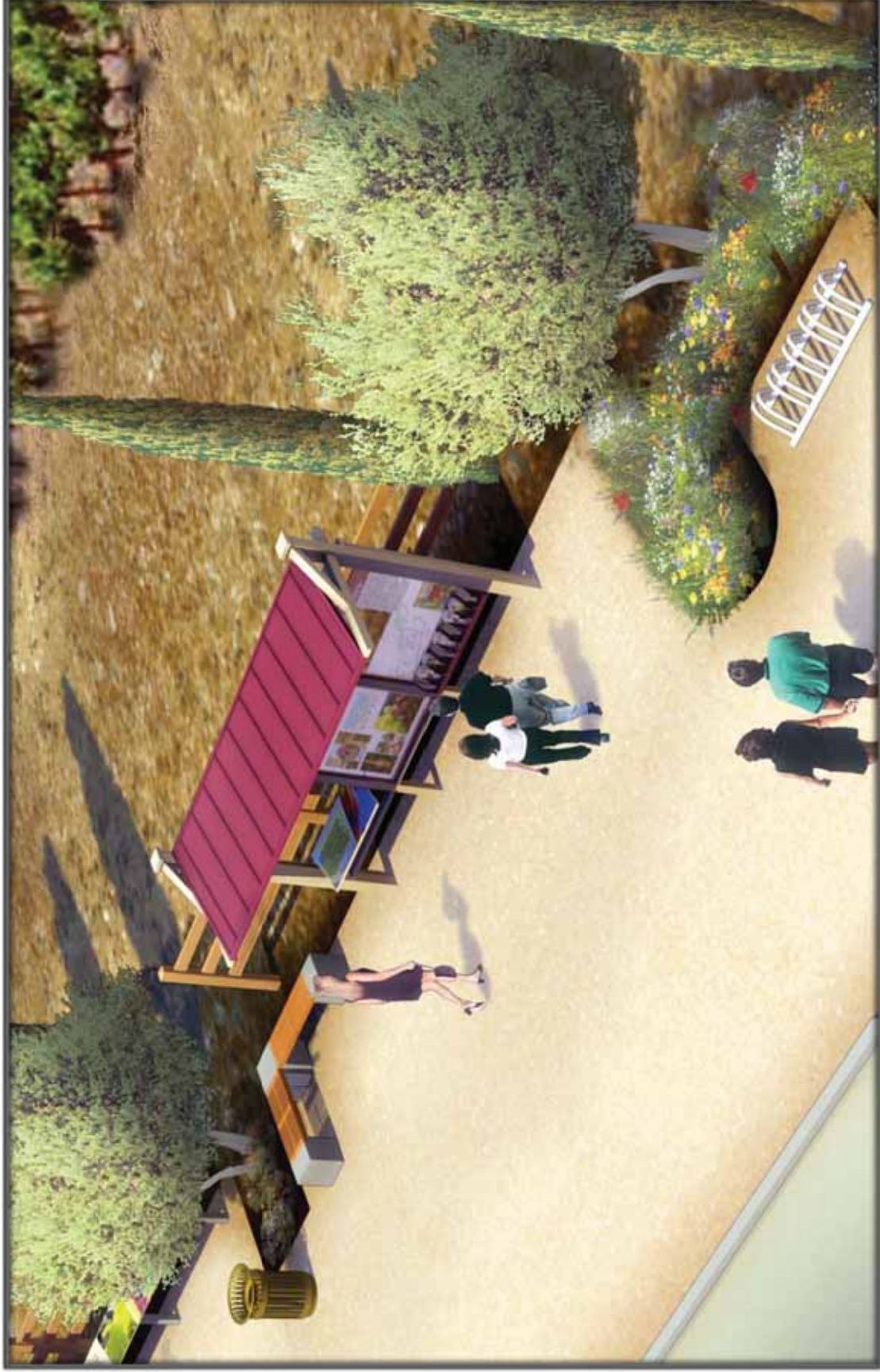
East half of the
Visitor Orientation and Information Center



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



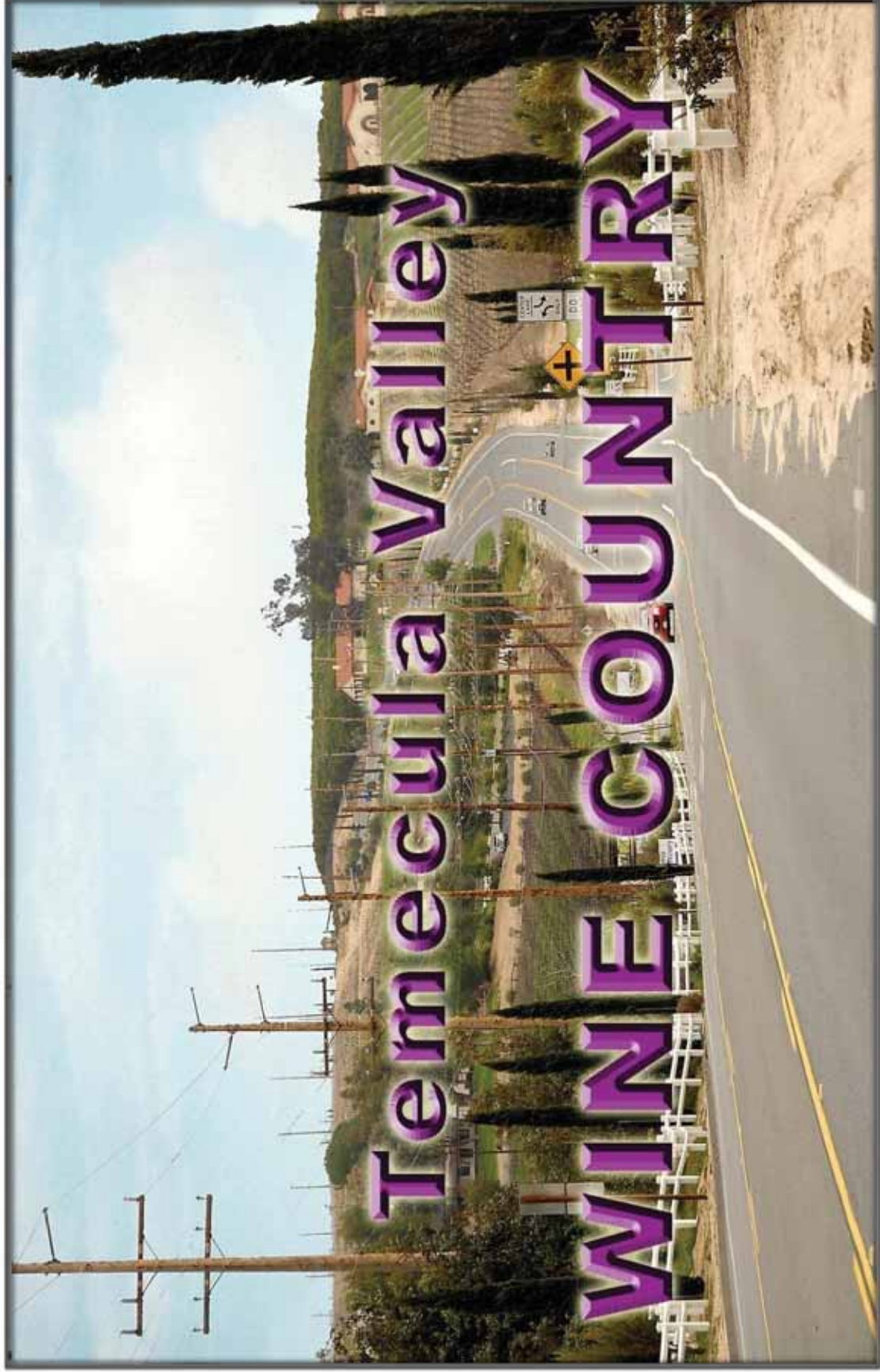
Bird's Eye View of the Proposed
Visitor Orientation and Information Center



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



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



- 1 b. CLUSTERED SUBDIVISION. Pursuant to the development standards of Section
2 14.96.c.herein, a development in which the allowed number of dwelling units
3 (density yield) are placed in closer proximity with the purpose of creating the
4 largest potential for vineyards or equestrian lands.
- 5 c. COMMERCIAL EQUESTRIAN ESTABLISHMENT. An equestrian
6 establishment where a minimum of twenty (20) enclosed stalls are used to board
7 horses in return for compensation.
- 8 d. COTTAGE INDUSTRY. A home-based occupation or service carried on by a
9 resident within his dwelling in return for compensation, provided such use,
10 occupation or service is incidental and secondary to the principal use of a dwelling
11 as a residence. Such activity is conducted in a manner not to give an outward
12 appearance or manifest any characteristics of a business. Cottage industry may
13 include, but not limited to, knitting, sewing, quilting, pottery, accounting, scrap
14 booking and cooking.
- 15 e. COTTAGE INN. A dwelling unit with 5 or fewer guest rooms, which provides
16 lodging and breakfast for temporary overnight occupants in return for
17 compensation and is solely owned and operated by the property owner. In addition
18 to a main kitchen, a Cottage Inn may contain one kitchenette. Cooking provisions,
19 such as a stove or grill, are prohibited in the guest rooms.
- 20 f. COUNTRY INN. A facility, which may be an extension of the main dwelling
21 unit, with 11 to 20 guest rooms that provides lodging and breakfast for temporary
22 overnight occupants in return for compensation. In addition to a main kitchen, a
23 Country Inn may contain one kitchenette per guest room. Cooking provisions, such
24 as a stove or grill, are prohibited in the guest rooms.
- 25 g. EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses,
26 donkeys, mules and ponies are kept, sheltered, trained, nursed, or boarded in return
27 for compensation. An equestrian establishment may include enclosed stalls,
28

1 shelters, arenas, paddocks, pens, as well as associated appurtenant structures or
2 buildings, including but not limited to, barns, tack sheds, washing stations, hot
3 walkers or other equestrian exercise equipment storage areas, equestrian training
4 schools, small-scale animal hospitals, feed storage facilities, covered forage/hay
5 storage areas, equestrian trail riding areas and equestrian trailer parking areas.

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

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

13 j. GUEST SUITES. A guest room with only one access that accommodates a
14 maximum of four persons and contains one bedroom, additional living space,
15 luxury bathroom, closet and may include a kitchenette.

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

19 l. HOTEL. A lodging facility with more than 20 guest rooms or guest suites, which
20 provides lodging and breakfast for temporary overnight occupants, in return for
21 compensation. In addition to a main kitchen, a hotel may have one kitchenette per
22 guest room. Cooking provisions, such as a stove or grill, are prohibited in guest
23 rooms and guest suites.

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

- 1 n. KITCHENETTE. An area that may include a small counter, cabinets,
2 microwave, and mini refrigerator used for providing food and drinks for non-
3 monetary consumption to guests.
- 4 o. LODGING FACILITIES. Bed and Breakfast Inns, Country-inns, Hotels and
5 Resorts.
- 6 p. NET PROJECT AREA. The portion of a site that can actually be built upon.
7 The following are not included in the net project area: public or private road rights-
8 of-way, public open-space, and flood ways.
- 9 q. PRODUCTION LOT. A legal lot of twenty (20) gross acres or more that is set-
10 aside for planting vineyards through a deed restriction or other conservation
11 mechanism.
- 12 r. RESORT. A full-service hotel with guest rooms, guest suites, or free standing
13 villas or casitas, which provides lodging and meals for visitors, in return for
14 compensation. Such facility may provide additional commercial and recreational
15 uses such as spas, amphitheaters, conference rooms, golf-courses and banquet-halls
16 operated by one entity for the convenience of the resort guests.
- 17 s. SET ASIDE AREA. An area that is restricted for the specific use of planting
18 vineyards or equestrian lands.
- 19 t. SPECIAL OCCASION FACILITY. An indoor or outdoor facility, which may
20 include a gazebo, pavilion, amphitheater, auditorium, structures and buildings,
21 which is used on special occasions such as weddings, parties, concerts,
22 conferences, charity events and fundraiser events for a specific period of time in
23 return for compensation. An outdoor special occasion facility may include a
24 gazebo, pavilion, or amphitheater for wedding ceremonies, concerts or other
25 celebrations. An indoor special occasion facility shall include a building or
26 structure for wedding receptions, conferences or other celebrations conducted
27 entirely within the structure or building.
- 28

- 1 u. TEMECULA VALLEY WINEGROWERS ASSOCIATION EVENT. A
- 2 fundraising effort conducted by one or several member wineries of the Temecula
- 3 Valley Winegrowers Association, including but not limited to, region-wide barrel
- 4 tastings, where food and wine samplings are provided to participants. Such events
- 5 shall not include crushing events and shall be limited to eight (8) events per year.
- 6 v. VINEYARD. A farm where grapevines are planted, grown, raised or cultivated for
- 7 the purpose of producing grape wine.
- 8 w. WINERY. An agricultural facility designed and used to crush, ferment, and process
- 9 grapes into wine.

10 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)

11 ZONE. The following provisions shall apply to the WC-W Zone:

- 12 a. ALLOWED USES:
- 13 (1) One-family dwelling.
- 14 (2) Cottage Inn.
- 15 (3) Cottage Industry.
- 16 (4) Temecula Valley Winegrowers Association Event.
- 17 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,
- 18 and herb gardening; orchards; apiaries; the drying, processing and
- 19 packing (other than canning) of fruits, nuts, vegetables and other
- 20 horticultural products where such drying, processing or packing is in
- 21 conjunction with an agricultural operation or an incidental
- 22 commercial use as defined in this ordinance.
- 23 (6) The grazing of sheep, goats or cattle where such grazing operation
- 24 is conducted on fields for the purpose of clearing stubble or
- 25 unharvested crops, without limit as to the number of animals per
- 26 acre, for a period of not more than 30 days within any six-month
- 27 period.
- 28

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

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

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

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

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

26 (1) In addition to the principal dwelling, a one-family dwelling may be
27 permitted for each ten (10) acres of a farm including mobile homes
28

1 on permanent foundations. The total number of such additional
2 dwellings for any farm shall not exceed four.

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

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

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

- 17 a. Wine sampling room;
- 18 b. Retail wine sales;
- 19 c. Gift sales; and
- 20 d. Delicatessen

21 (5) The following appurtenant and incidental commercial uses, only in
22 conjunction with a winery, an established on-site vineyard, and a
23 minimum gross parcel size of twenty (20) acre:

- 24 a. Wine sampling room;
- 25 b. Retail wine sales;
- 26 c. Gift sales;
- 27 d. Special occasion facility;

28

- e. Bed and Breakfast;
- f. Country Inn;
- g. Hotel;
- h. Spa or professional culinary academy in conjunction with hotel; and
- i. 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 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 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. Special occasion facility;
 - e. Resort;
 - f. Golf courses in conjunction with resorts;
 - g. Spa or professional culinary academy in conjunction with resorts; and
 - h. Delicatessen or restaurant; drive-thru restaurants shall not be permitted.

- 1 d. Clustered subdivision that complies with Ordinance No. 460 and the
2 development standards set forth in section 14.96.c.herein.

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

- 5 a. ALLOWED USES for the twenty-eight 28 existing wineries as set forth in
6 Figure 4a of the Wine Country Policy Area attached hereto:

- 7 (1) One-family dwelling.
8 (2) Cottage Inn.
9 (3) Cottage Industry.
10 (4) Temecula Valley Winegrowers Association Event.
11 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,
12 and herb gardening; orchards; apiaries; the drying, processing and
13 packing (other than canning) of fruits, nuts, vegetables and other
14 horticultural products where such drying, processing or packing is in
15 conjunction with an agricultural operation or an incidental
16 commercial use as defined in this ordinance.
17 (6) The grazing of sheep, goats and cattle where such grazing operation
18 is conducted on fields for the purpose of clearing stubble or
19 unharvested crops, without limit as to the number of animals per
20 acre, for a period of not more than 30 days within any six-month.
21 (7) The non-commercial keeping, raising or boarding of horses, cattle,
22 sheep, and goats on lots 20,000 square feet or larger and 100 feet in
23 width, provided they are kept not less than 50 feet from any
24 dwelling units other than a dwelling unit located on the same lot.
25 The number of such animals is not to exceed two (2) animals per
26 gross acre of all the land available; provided however, the
27 systematic rotation of animals with more than two (2) animals per
28

1 gross acre is permitted so long as the total number of permitted
2 animals is not exceeded.

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

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

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

14 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** Any
15 permit that is granted shall be subject to such conditions as shall be necessary to
16 protect the health, safety or general welfare of the community. The following uses
17 are permitted provided a plot plan has first been approved pursuant to Section
18 18.30 of this ordinance.

19 (1) In addition to the principal dwelling, a one-family dwelling may
20 be permitted for each ten (10) acres of farm including mobile homes
21 on permanent foundations. The total number of such additional
22 dwellings for any farm shall not exceed four.

23 (2) A temporary stand for the display and sale of agricultural products
24 of any authorized use that are produced on the lot where such stand
25 is located or are produced on contiguous lots owned or leased by the
26 owner or occupant of the premises. The duration of sales from the
27 temporary stand shall not exceed a period of three continuous
28

1 months or a total of six months during any calendar year. The stand
2 shall not exceed 300 square feet and shall not include any permanent
3 building or structure. Off-street parking shall be provided as
4 required in Section 18.12 of Ordinance No. 348, except that no
5 paving shall be required.

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

- 9 a. Bed and Breakfast Inn; and
- 10 b. Spa and cooking school only in conjunction with a Bed and
11 Breakfast Inn.

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

- 15 a. Special Occasion Facility; or
- 16 b. County Inn; and
- 17 c. Spa and cooking school in conjunction with a Country Inn.

18 (5) The following appurtenant and incidental commercial uses, only in
19 conjunction with a winery, an established on-site vineyard, and a
20 minimum parcel size of ten (10) gross acre:

- 21 a. Wine sampling room;
- 22 b. Retail wine sales;
- 23 c. Gift sales;
- 24 d. Special occasion facility; and
- 25 e. Bed and breakfast inns; or
- 26 f. Restaurant; however, drive-thru restaurants shall not be
27 permitted.

1 (6) The following appurtenant and incidental commercial uses, only in
2 conjunction with a winery, an established on-site vineyard, and a
3 minimum parcel size of fifteen (15) gross acre:

- 4 a. Wine sampling room;
- 5 b. Retail wine sales;
- 6 c. Gift sales;
- 7 d. Special occasion facility; and
- 8 e. Country-inn; or
- 9 f. Restaurant; however, drive-thru restaurants shall not be
10 permitted.

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

16 (1) Farm employee housing

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

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

21 a. **ALLOWED USES:**

22 (1) One-family dwelling.

23 (2) Cottage Inn.

24 (3) Cottage Industry.

25 (4) Equestrian Establishment.

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

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

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

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

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

24 (10) The on-site outside storage of materials used in conjunction with a
25 farm or equestrian land including irrigation equipment and farming
26 machinery is allowed as an accessory use to the farm or equestrian
27 use.
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1 (11) The on-site outside storage of materials is allowed as an accessory
2 use on lots from one-half acre to one acre provided the amount is
3 limited to one hundred (100) square feet with a maximum height of
4 six feet (6') and is also allowed as an accessory use on lots one acre
5 or larger provided the amount is limited to two hundred (200) square
6 feet with a maximum height of six feet (6') for parcels on one-half
7 (1/2) acre or more.

8 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** Any
9 permit that is granted shall be subject to such conditions as shall be necessary to
10 protect the health, safety or general welfare of the community. The following uses
11 are permitted provided a plot plan has first been approved pursuant to Section
12 18.30 of this ordinance.

13 (1) In addition to the principal dwelling, a one-family dwelling may be
14 permitted for each ten (10) acres of a farm including mobile homes
15 on permanent foundations. The total number of such additional
16 dwellings for any farm shall not exceed four.

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

26 (3) Winery, only in conjunction with an established on-site vineyard
27 and a minimum parcel size of ten (10) gross acres.
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(4) The following appurtenant and incidental commercial uses, only in conjunction with a 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) 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
- c. Horse show facility

(7) 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
- b. Delicatessen or restaurant; drive thru restaurants shall not be permitted.

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

6 (1) Farm employee housing.

7 (2) The following appurtenant and incidental equestrian uses only in
8 conjunction with a Commercial Equestrian Establishment, an
9 established on-site equestrian land, and a minimum parcel size of
10 fifty (50) gross acres:

11 a. Horse racing track or rodeo arena; and

12 b. Large-scale animal hospital provided that temporary
13 boarding facilities are established for the purposes of
14 boarding sick or injured animals.

15 (3) Special occasion facility in conjunction with a Commercial
16 Equestrian Establishment, an established on-site equestrian land, and
17 a minimum parcel size of hundred (100) gross acres.

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

20 a. ALLOWED USES:

21 (1) One-family dwelling.

22 (2) Cottage Inn.

23 (3) Cottage Industry.

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

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

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

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

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

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

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

4 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** Any
5 permit that is granted shall be subject to such conditions as shall be necessary to
6 protect the health, safety or general welfare of the community. The following uses
7 are permitted provided a plot plan has first been approved pursuant to Section
8 18.30 of this ordinance.

9 (1) In addition to the principal dwelling, a one-family dwelling
10 including mobile homes on permanent foundations for each ten (10)
11 acres of a farm. The total number of such additional dwellings for
12 any farm shall not exceed four.

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

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

25 (4) The following appurtenant and incidental commercial uses, only in
26 conjunction with a winery, an established on-site vineyard, and a
27 minimum parcel size of ten (10) gross acres:
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- a. Wine sampling room;
- b. Retail wine sales;
- c. Gift sales; and
- d. Delicatessen.

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

SECTION 14.96. DEVELOPMENT STANDARDS.

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

- (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) Minimum road improvements shall be as follows: roads shall have a minimum width of twenty-four feet (24’) with four (4)-foot shoulders, graded with road base material applied, and Arizona Crossings shall be allowed for unpaved roads subject to review and approval by the Riverside County Transportation and Fire Departments and compliance with Ordinance Nos. 460 and 461.
- (5) Curbs, gutters and streetlights shall be discouraged; if they are necessary, they shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.
- (6) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines.

- 1 (7) All utilities shall be installed underground except electrical lines rated at
2 33kV or greater which may be installed above ground.
- 3 (8) All exterior lighting shall comply with applicable requirements of
4 Ordinance Nos. 655 and 915.
- 5 (9) All exterior lighting, including spotlights, floodlights, electric reflectors and
6 other means of illumination for signs, structures, landscaping, parking,
7 loading, unloading and similar areas, shall be focused, directed, and
8 arranged to prevent glare and direct illumination of streets or adjoining
9 property.
- 10 (10) On-site advertising signs shall be compatible with the rural atmosphere of
11 the area and comply with all applicable County signage requirements.
- 12 (11) Permanent buildings and structures used in conjunction with drying,
13 processing, and packing operations shall be located not less than fifty feet
14 (50') from the boundaries of the property line except when the site is
15 located next to Rancho California Road, Monte De Oro Road, Anza Road,
16 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road,
17 Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and
18 Highway 79 South where the minimum setback requirement shall be one
19 hundred feet (100').
- 20 (12) Additional one-family farm employee dwellings shall comply with all of the
21 following:
- 22 a. Dwelling shall be located on a lot being farmed and may be
23 occupied by the owner, operator or employee of the farming
24 operation.
- 25 b. Dwelling shall not be rented or offered for lease
- 26 c. Dwelling shall be located not less than fifty feet (50') from any
27 property line, except when the site is located next to Rancho
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1 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
2 Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield
3 Stage Road, Calle Contento Road, Camino Del Vino Road, and
4 Highway 79 South where the minimum setback requirement shall be
5 one hundred feet (100').

- 6 d. Dwelling shall be screened from view at the front property line by
7 shrubs or trees.
- 8 e. Dwelling, sanitary facilities and utilities shall conform with all
9 requirements of law including the County Public Health Department
10 and Building and Safety Department.

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

- 18 (1) One (1) dwelling unit shall be allowed for every ten (10) gross acres in the
19 WC-W, WC-WE and WC-E Zones.
- 20 (2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the
21 WC-R Zone.
- 22 (3) The minimum setback requirement for all buildings shall be fifty feet (50')
23 from the road right of way, except when the site is located next to Rancho
24 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba
25 Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road,
26 Calle Contento Road, Camino Del Vino Road, and Highway 79 South
27 where the minimum setback requirement shall be three hundred feet (300').
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1 (4) The maximum height for a dwelling unit shall be thirty feet (30') except
2 where the project design incorporates terraced lots, then the maximum
3 height of the dwelling unit shall not exceed forty feet (40') when measured
4 from the lowest finished floor level.

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

8 c. Clustered Subdivision Development Standards

9 In addition to the General Standards and Residential Standards, the following
10 standards shall apply to clustered subdivision in the WC Zones:

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

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

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

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

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

23 (6) A clustered subdivision consisting of forty (40) acres or more shall provide
24 at least one (1) production lot

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

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

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

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

14 d. Winery Standards. In addition to the General Standards, the following standards
15 shall apply to all wineries in the WC zones:

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

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

24 (3) Ten percent (10%) of the seventy-five percent (75%) planting requirement
25 may include the planting of olive trees.

26 (4) Notwithstanding the provisions of subsection d.(2) herein, the seventy-five
27 (75%) planting requirement shall not include water features, natural or
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1 manmade lakes or the planting of grapevines in parking lots, but may
2 include planting in the road right of way as may be approved by the
3 Director of Transportation or his designee.

4 (5) At least seventy-five (75%) of the grapes utilized in wine production and
5 retail wine sales shall be grown or raised on site or within the County
6 except when:

7 a. An exemption from this requirement may be requested for the first
8 three years from the permit's effective date. After the issuance of
9 the certificate of occupancy, such exemption may only be extended
10 twice for a one year duration, for a total exemption period not to
11 exceed five years.

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

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

20 (6) A Winery shall be at least fifteen hundred (1,500) square feet in size and
21 produce at least 3,500 gallons of wine annually.

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

25 (8) The minimum setback requirement for all buildings shall be fifty feet (50')
26 from the road right of way; except when the site is located next to Rancho
27 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba
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1 Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road,
2 Calle Contento Road, Camino Del Vino Road, and Highway 79 South
3 where the the minimum setback requirement shall be one hundred feet
4 (100').

5 (9) No building or structure shall exceed fifty feet (50') in height.

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

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

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

15 (13) All roof mounted mechanical equipment shall be screened from the ground
16 elevation view to a minimum sight distance of thirteen hundred twenty feet
17 (1,320').

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

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

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

26 (3) A maximum of five (5) guests per gross acre shall be permitted for a special
27 occasion facility.
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- 1 (4) The minimum setback requirement for all buildings shall be one hundred
2 feet (100') from the road right of way; except when the site is located next
3 to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks
4 Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield
5 Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79
6 South where the minimum setback shall be three hundred feet (300').
- 7 (5) The maximum height for a special occasion facility shall be thirty feet (30')
8 except where the project design incorporates terraced lots, then the
9 maximum height of the special occasion facility shall be forty feet (40')
10 when measured from the lowest finished floor level.
- 11 (6) Buildings and structures shall be designed in a rural, equestrian or wine
12 country theme consistent with the Temecula Valley Wine Country Design
13 Guidelines.
- 14 (7) Loading, trash, and service areas shall be screened by structures or
15 landscaping and shall be located and designed in such a manner as to
16 minimize noise and odor impacts to adjacent properties.
- 17 (8) Automobile parking spaces shall comply with Section 18.12 of Ordinance
18 No. 348 and shall be consistent with the rural standards of Temecula Valley
19 Wine Country Policy Area of the Riverside County General Plan and the
20 Temecula Valley Wine Country Design Guidelines.
- 21 (9) All special occasion facilities shall conduct a noise study or an acoustical
22 analysis if an outdoor facility is proposed. Based on such study or analysis,
23 the Planning Director may deny or require as a condition of approval that
24 the project applicant enter into a good neighbor agreement with the
25 surrounding neighbors.
- 26 (10) Outside storage areas and the material therein shall be screened with
27 structures or landscaping.
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1 (11) All roof mounted mechanical equipment shall be screened from the ground
2 elevation view to minimum sight distance of thirteen hundred twenty feet
3 (1,320’).

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

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

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

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

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

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

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

24 (7) The minimum setback requirement for all buildings shall be fifty feet (50’);
25 from the road right of way, except when the site is located next to Rancho
26 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba
27 Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road,
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1 Calle Contento Road, Camino Del Vino Road, and Highway 79 South
2 where the minimum setback requirement shall be one hundred feet (100').

3 (8) The maximum height for Country-Inns, Hotels and Bed and Breakfasts shall
4 be thirty feet (30') except where the project design incorporates terraced
5 lots, then the maximum height shall be forty feet (40') when measured from
6 the lowest finished floor level.

7 (9) Resorts shall be a maximum of three-stories high and shall not exceed fifty
8 feet (50') in height.

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

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

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

18 (13) All roof mounted mechanical equipment shall be screened from the ground
19 elevation view to a minimum sight distance of thirteen hundred twenty feet
20 (1,320').

21 g. Commercial Equestrian Establishment Standards. In addition to the General
22 Standards, the following standards shall apply to all commercial equestrian
23 establishments in the WC-E zone:

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

26 (2) A commercial equestrian establishment shall have a minimum of twenty
27 (20) enclosed stalls.
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- (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 one hundred feet (100’).
- (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 floor level.
- (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.

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

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

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

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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.

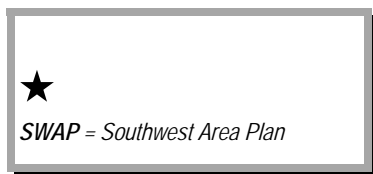


A view of one of the Temecula Vineyards

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 Country 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.*



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- SWAP 1.3 Permit wineries that maintain on site vineyards 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 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.*
- 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 (28) existing wineries 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 wineries as defined in the implementing zones.*



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

SWAP 1.13 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.

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

SWAP 1.15 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~~

County of Riverside General Plan

Proposed Southwest Area Plan – GPA No. 1077 – November 2011 DRAFT



~~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.*



County of Riverside General Plan

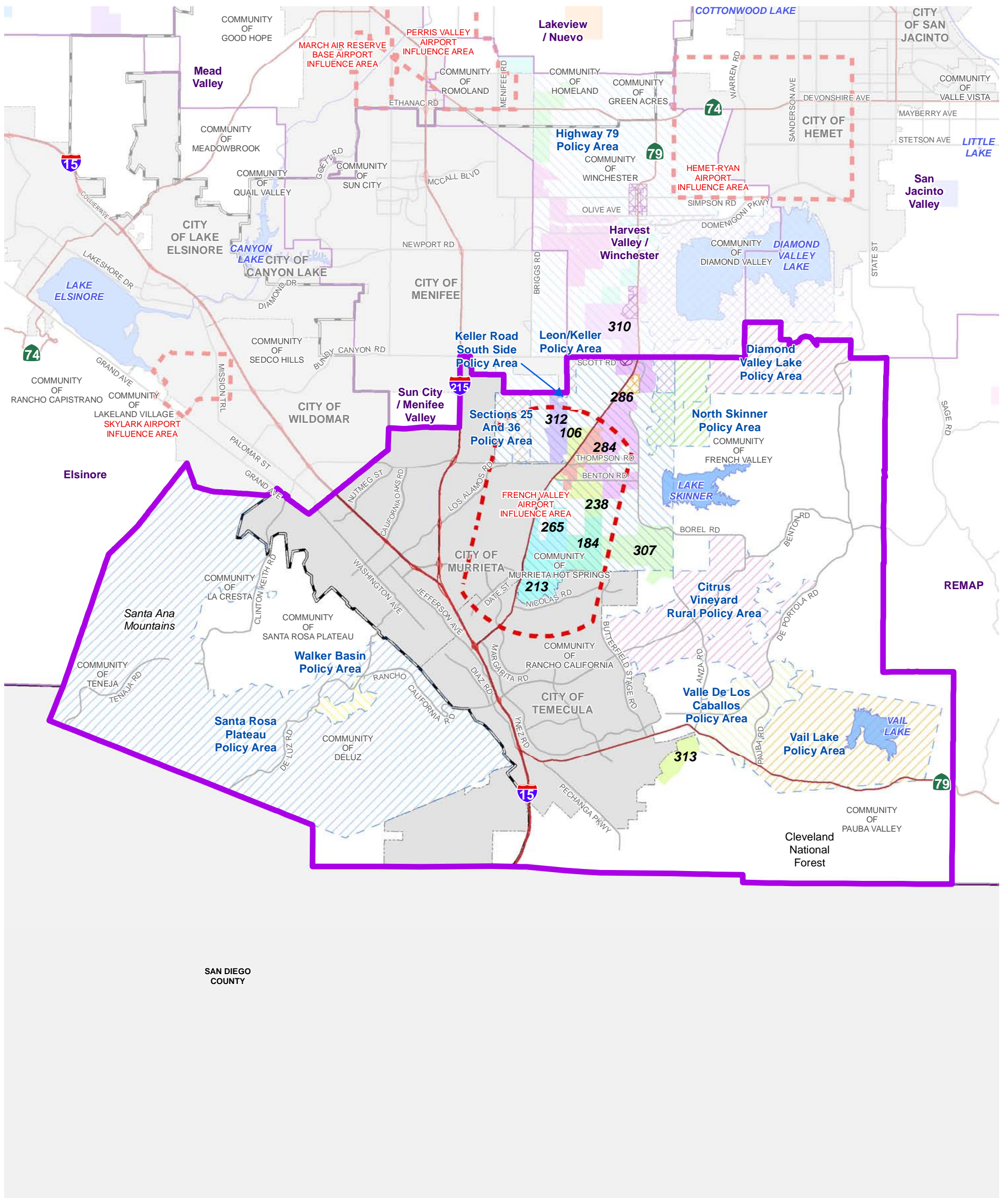
Proposed Southwest Area Plan – GPA No. 1077 – *September 2011 DRAFT*

Table 2: Statistical Summary of the Southwest Area Plan

LAND USE	STATISTICAL CALCULATIONS ¹			
	AREA Acreage	Dwelling Units	Population	Employment
SUPPLEMENTAL LAND USE PLANNING AREAS				
<p>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.</p>				
OVERLAYS & POLICY AREAS				
OVERLAYS				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
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	317	954	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	18,990	---	---	---
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	95,181 103,682			
TOTAL AREA WITHIN SUPPLEMENTALS	95,352 103,853			

NOTES:

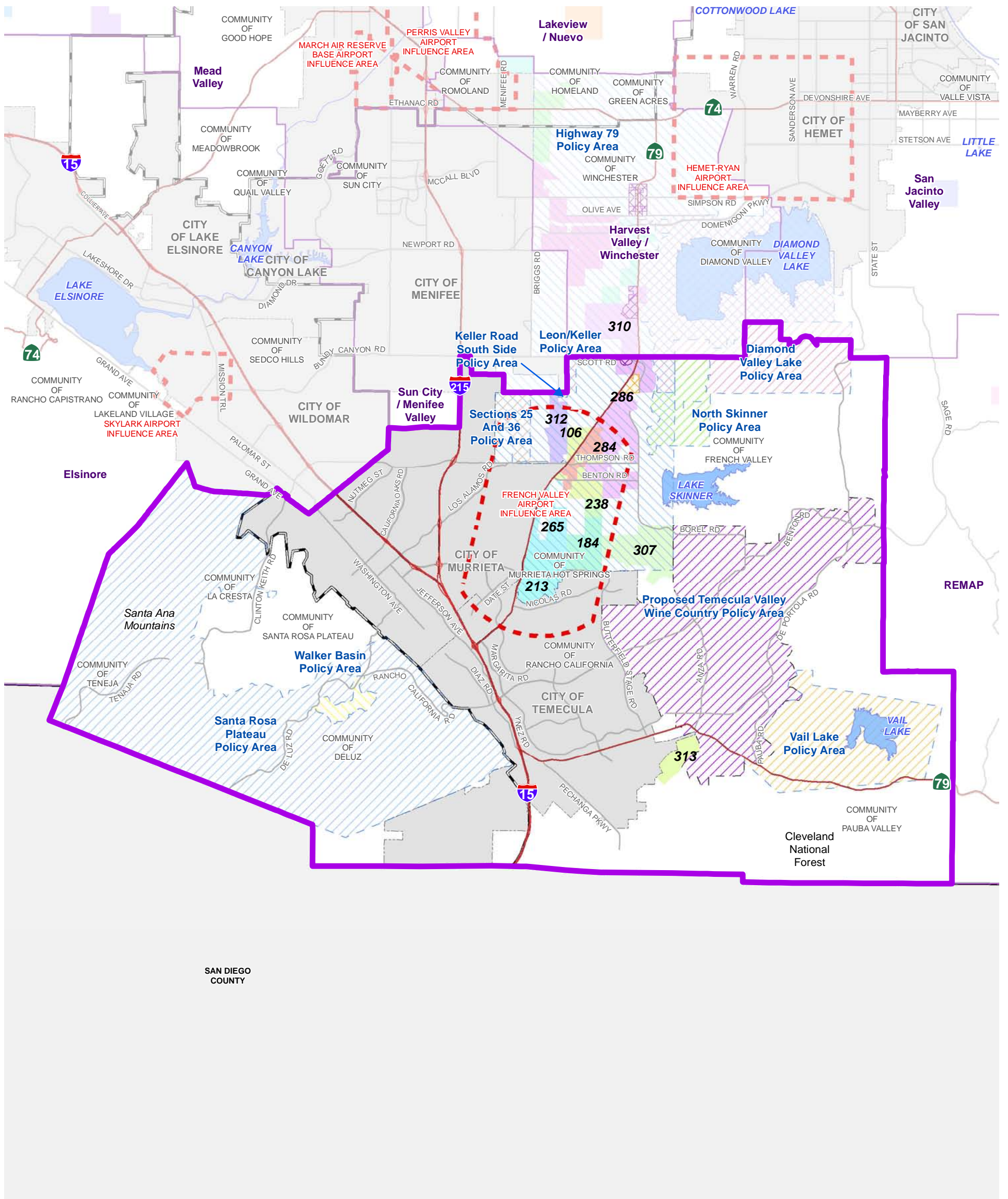
- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- c. It is assumed 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.



Data Source: Riverside County



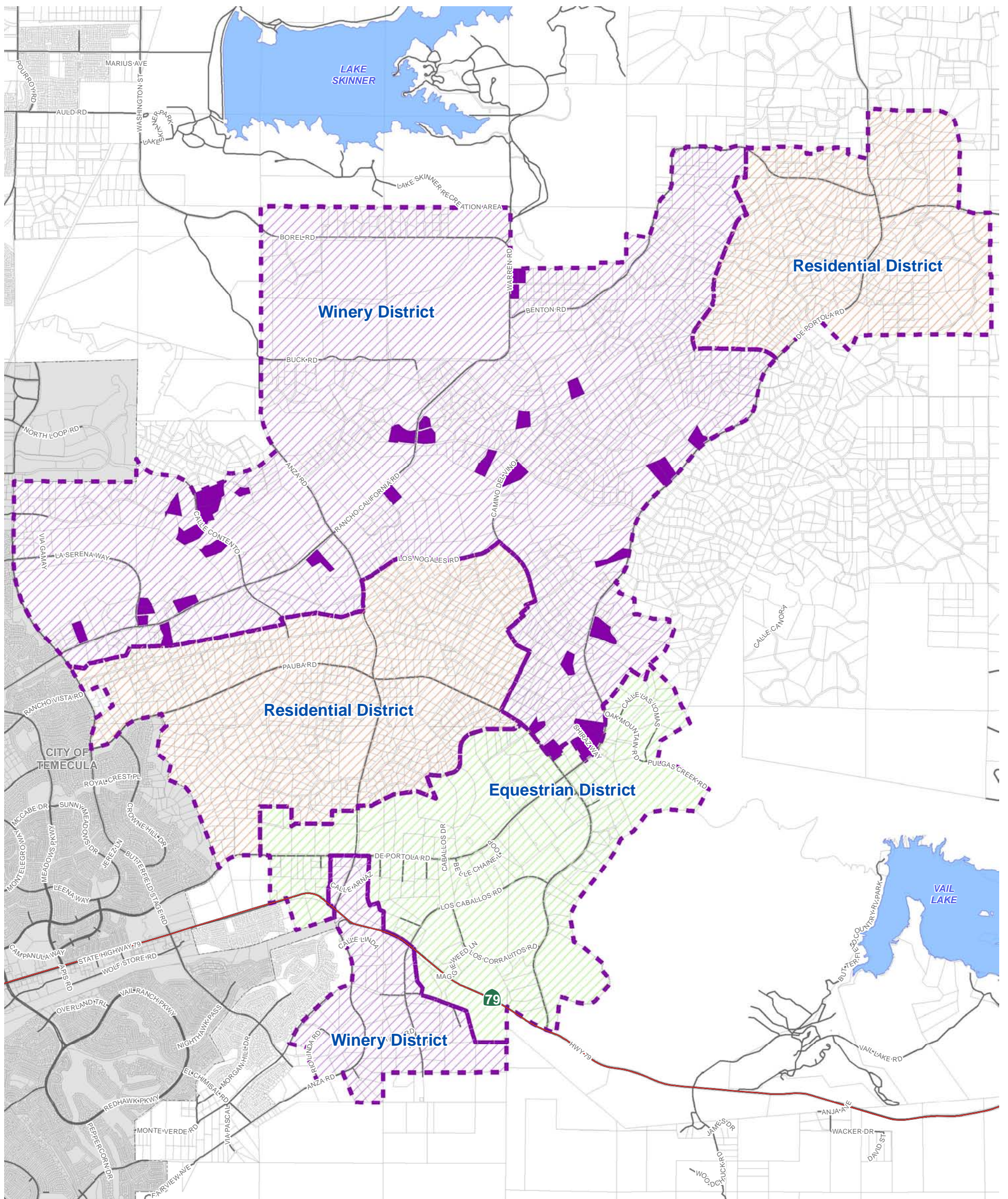
Figure 4



Data Source: Riverside County



Figure 4



Data Source: Riverside County 2011

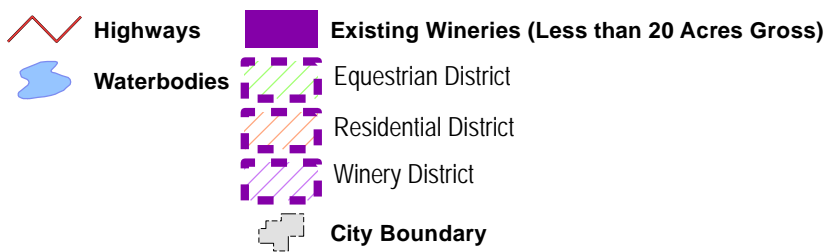
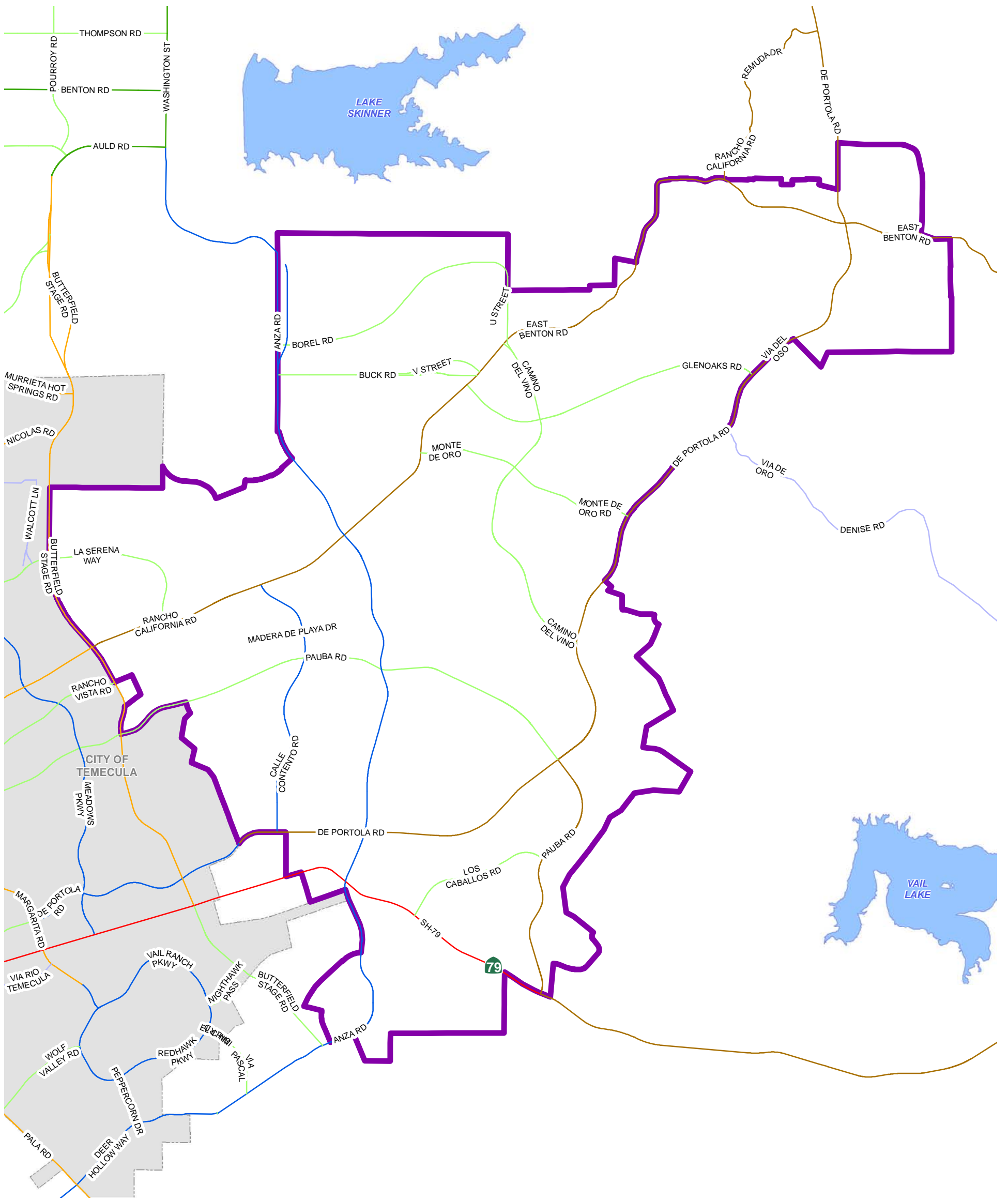














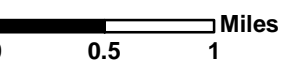
Figure 4A



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

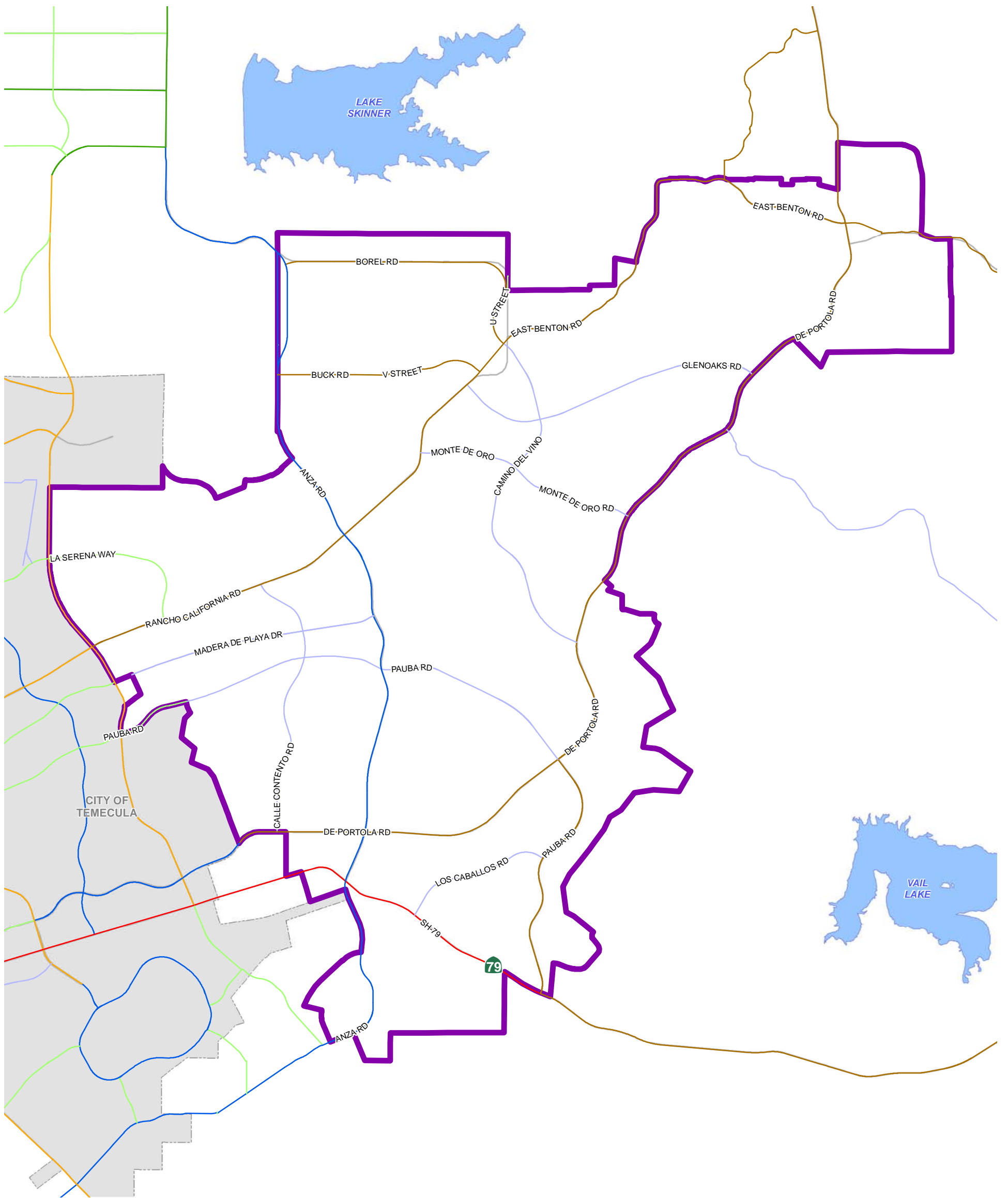
 September 12, 2011

 Miles

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TEMECULA VALLEY WINE COUNTRY CURRENT CIRCULATION



Data Source: Riverside County Transportation

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

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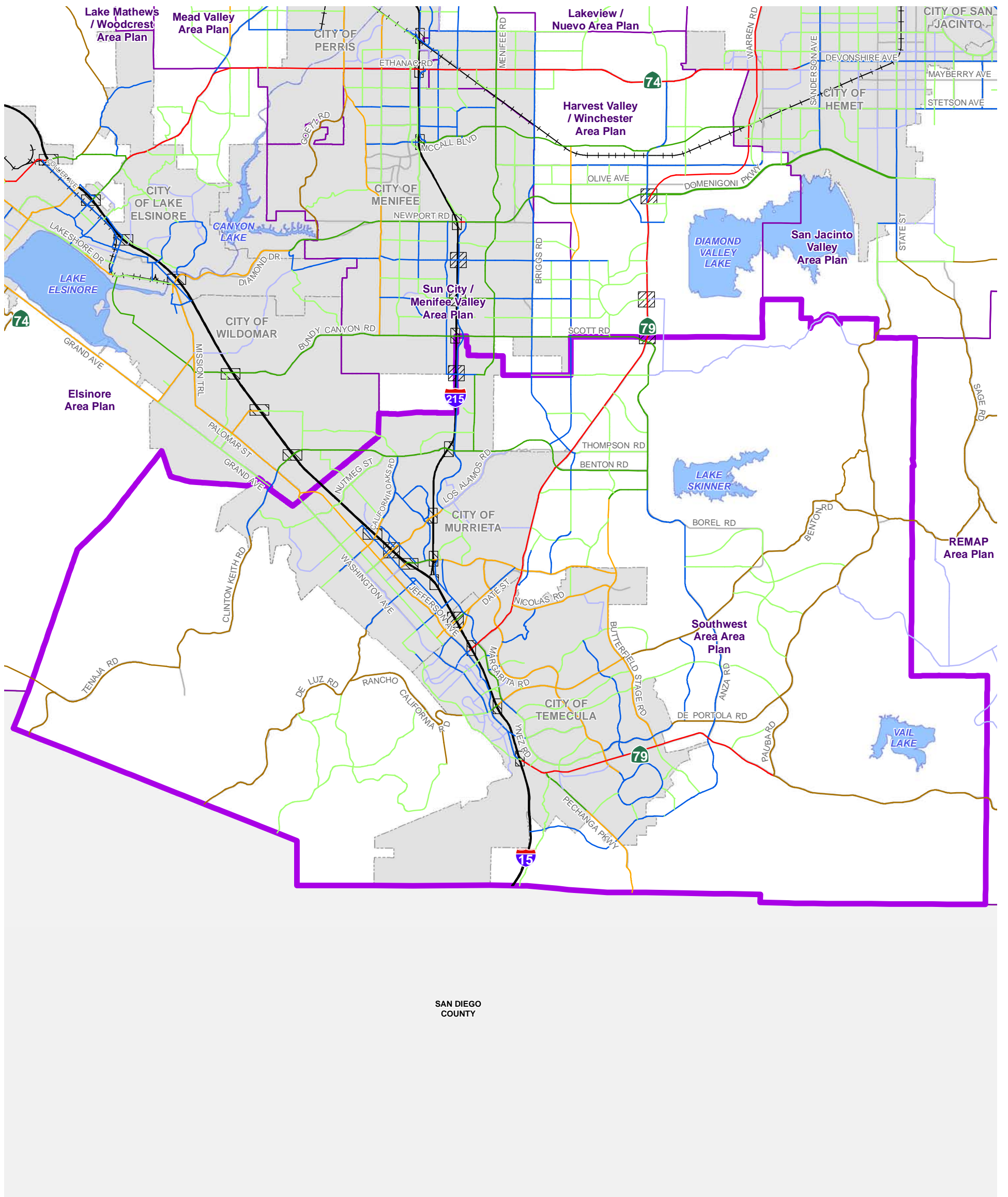
September 12, 2011
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**TEMECULA VALLEY
 WINE COUNTRY
 PROPOSED CIRCULATION**

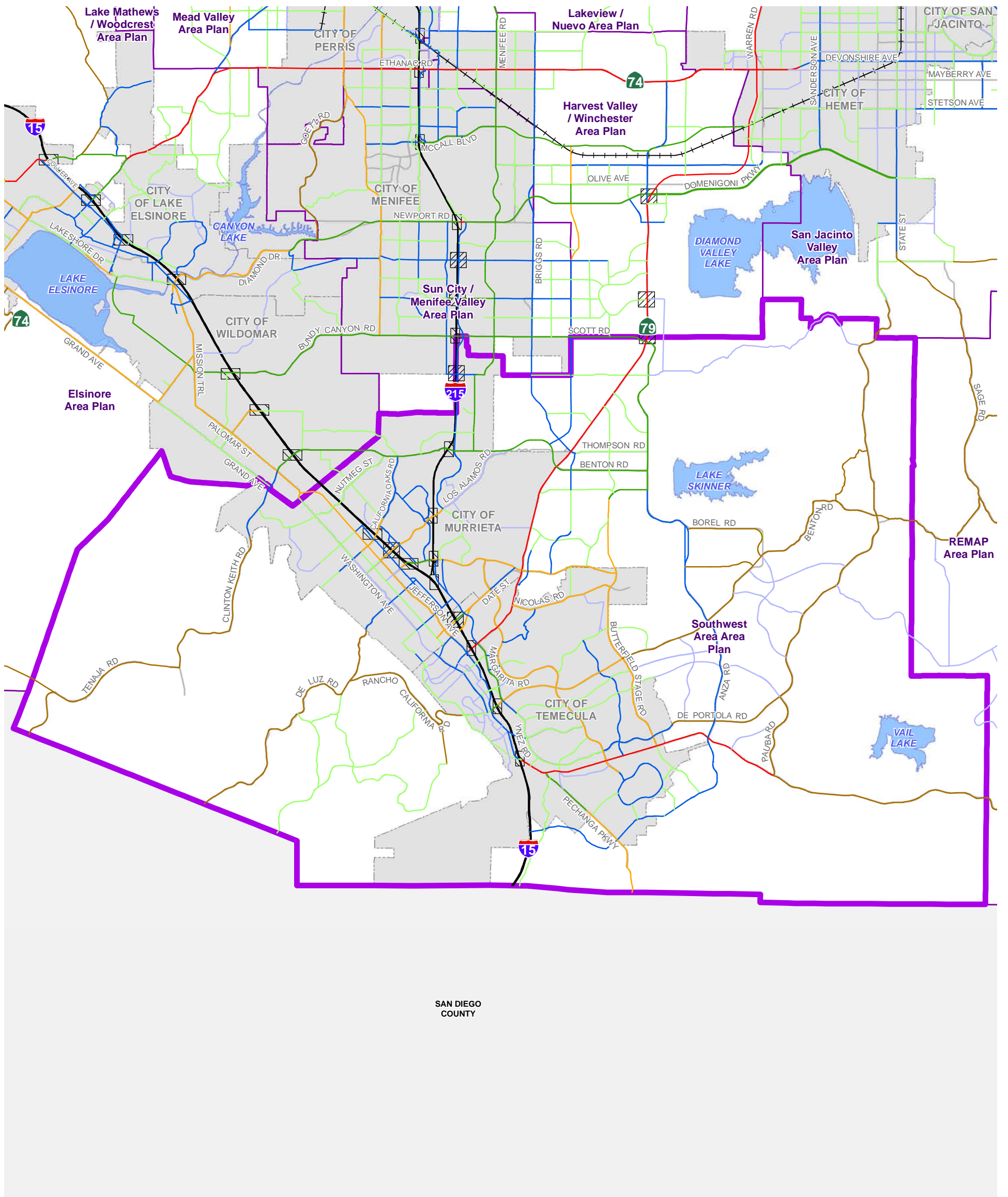
Path: \\agency\images\Projects\Planning\FOR\REP\S\StaffReport\Fig 7b - SWAP - Proposed Circulation.mxd

















Data Source: Riverside County Transportation

- | | | |
|------------------------------|----------------------|--------------------|
| Freeway | Rail | Area Plan Boundary |
| Expressway (220' ROW) | Existing Interchange | City Boundary |
| Urban Arterial (152' ROW) | Proposed Interchange | Waterbodies |
| Arterial (128' ROW) | | |
| Major (118' ROW) | | |
| Mountain Arterial (110' ROW) | | |
| Secondary (100' ROW) | | |
| Collector (74' ROW) | | |

Figure 7


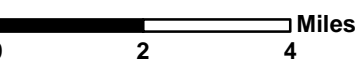


Data Source: Riverside County Transportation

-  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
-  Existing Interchange
-  Proposed Interchange
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

DRAFT

Figure 7

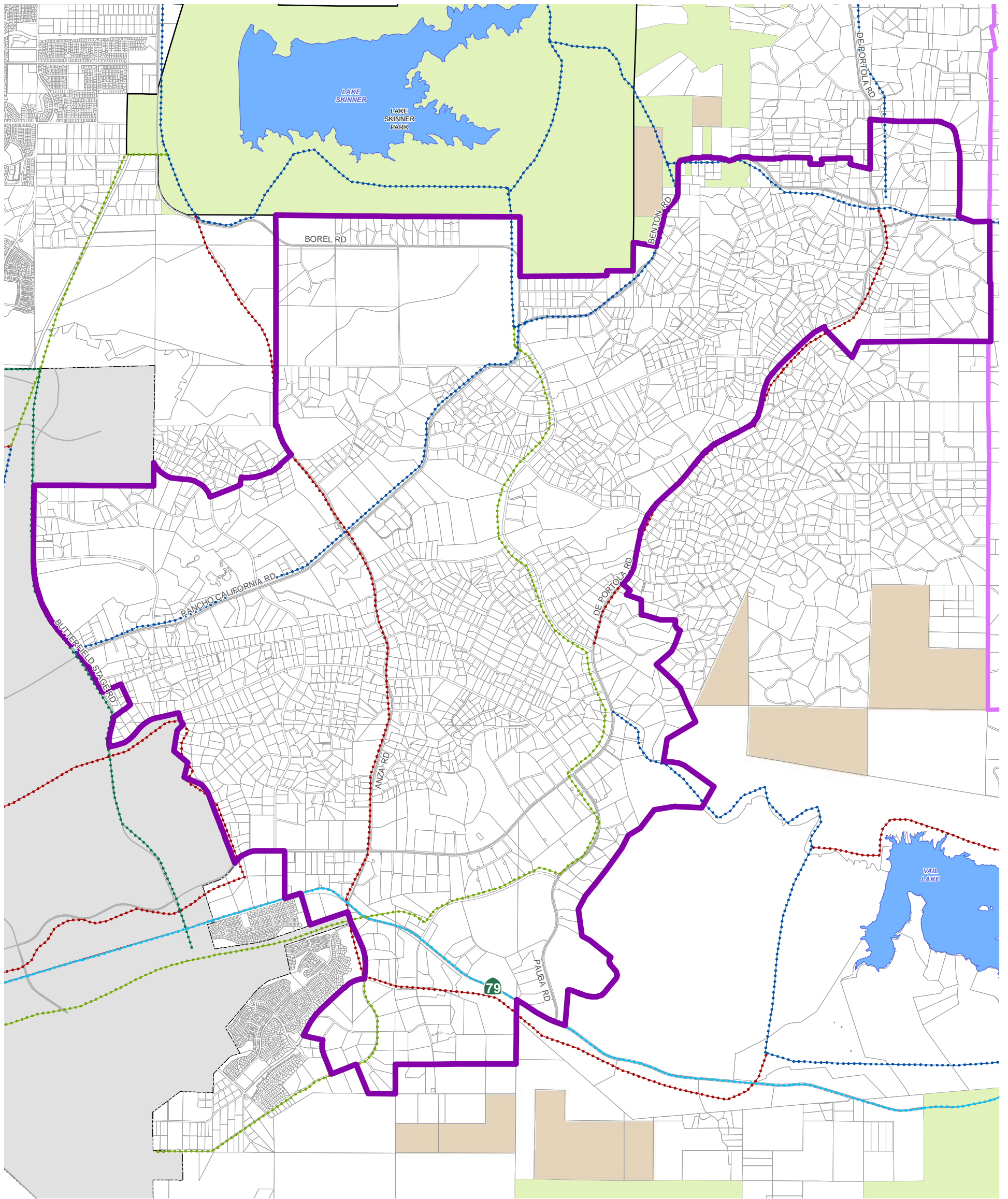

 September 12, 2011

 Miles
 0 2 4

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**SOUTHWEST AREA PLAN
PROPOSED CIRCULATION**

Path: \\agency\images\Projects\Planning\FOR\REP\S\StaffReport\Fig 7 - SWAP - Proposed circulation.mxd



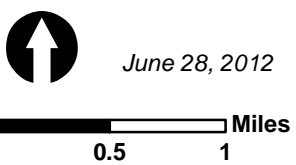
Data Source: Riverside County Parks

- Regional Trail
- Community Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Class 2 Bike Path
- Open Space Trail
- Design Guidelines Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- RCHA Trail
- Private Trails
- Wine Country Community Plan Project Boundary
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

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.

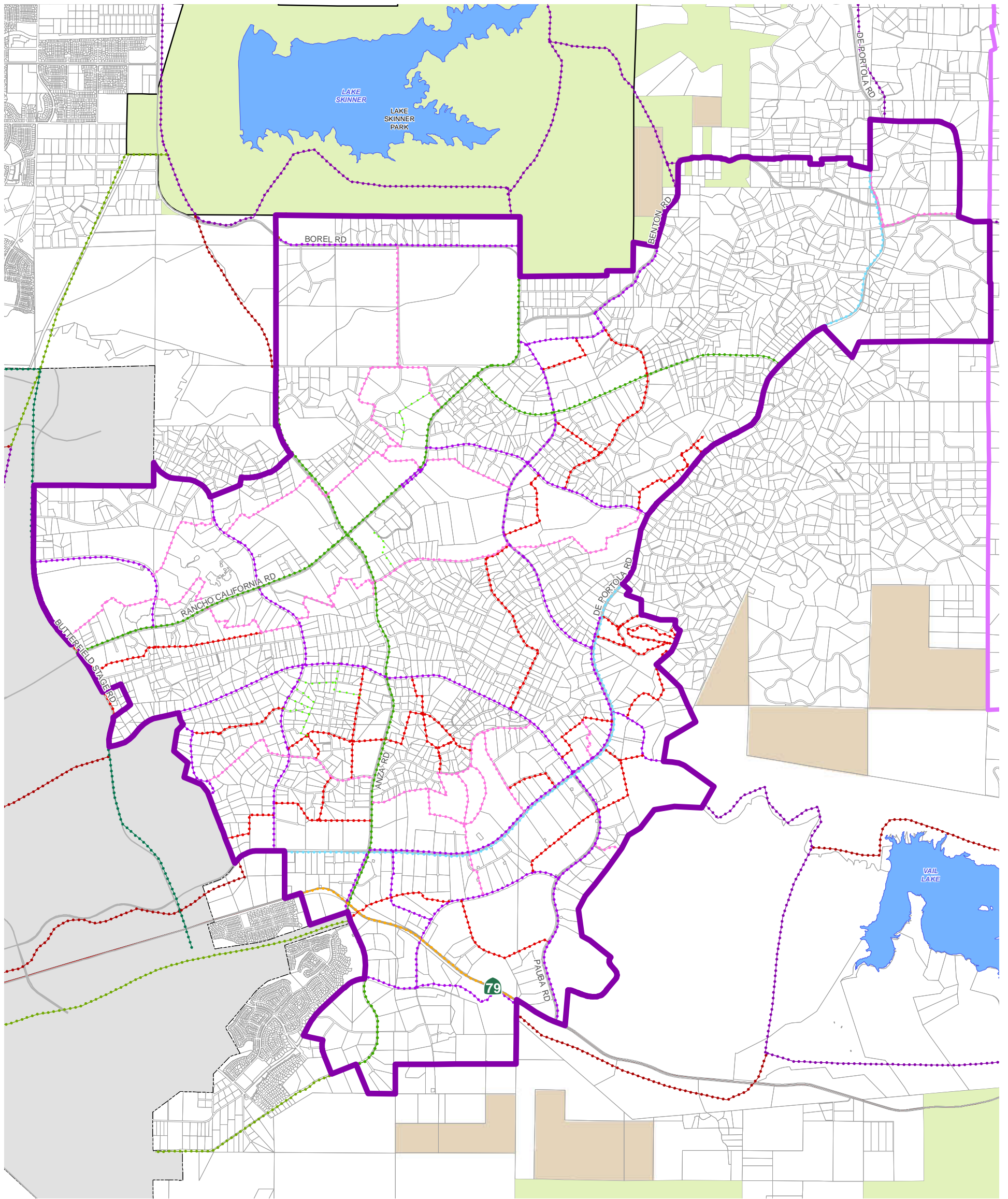


June 28, 2012

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TEMECULA VALLEY WINE COUNTRY CURRENT TRAILS AND BIKEWAY SYSTEM



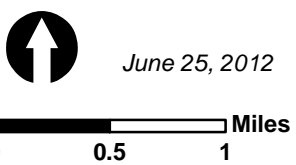
Data Source: Riverside County Parks

- 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
- Wine Country Community Plan Project Boundary
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

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.



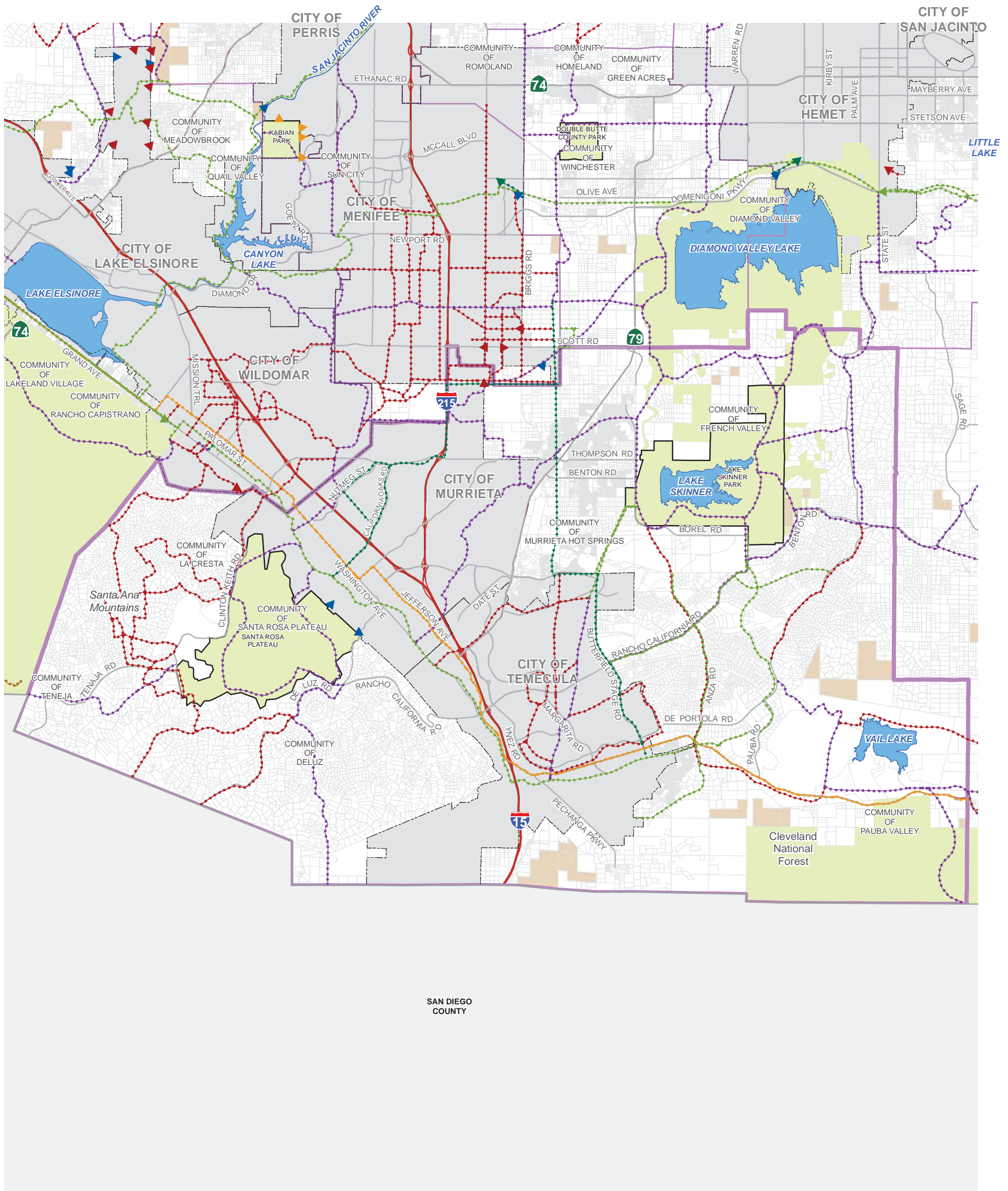
June 25, 2012

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TEMECULA VALLEY WINE COUNTRY PROPOSED TRAILS AND BIKEWAY SYSTEM

Path: \\agency\imgis\Projects\Planning\ForRFP\Staff\Reporting\Fig 8th all - Wine Country Proposed Trails.mxd



Data Source: Riverside County Parks

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

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

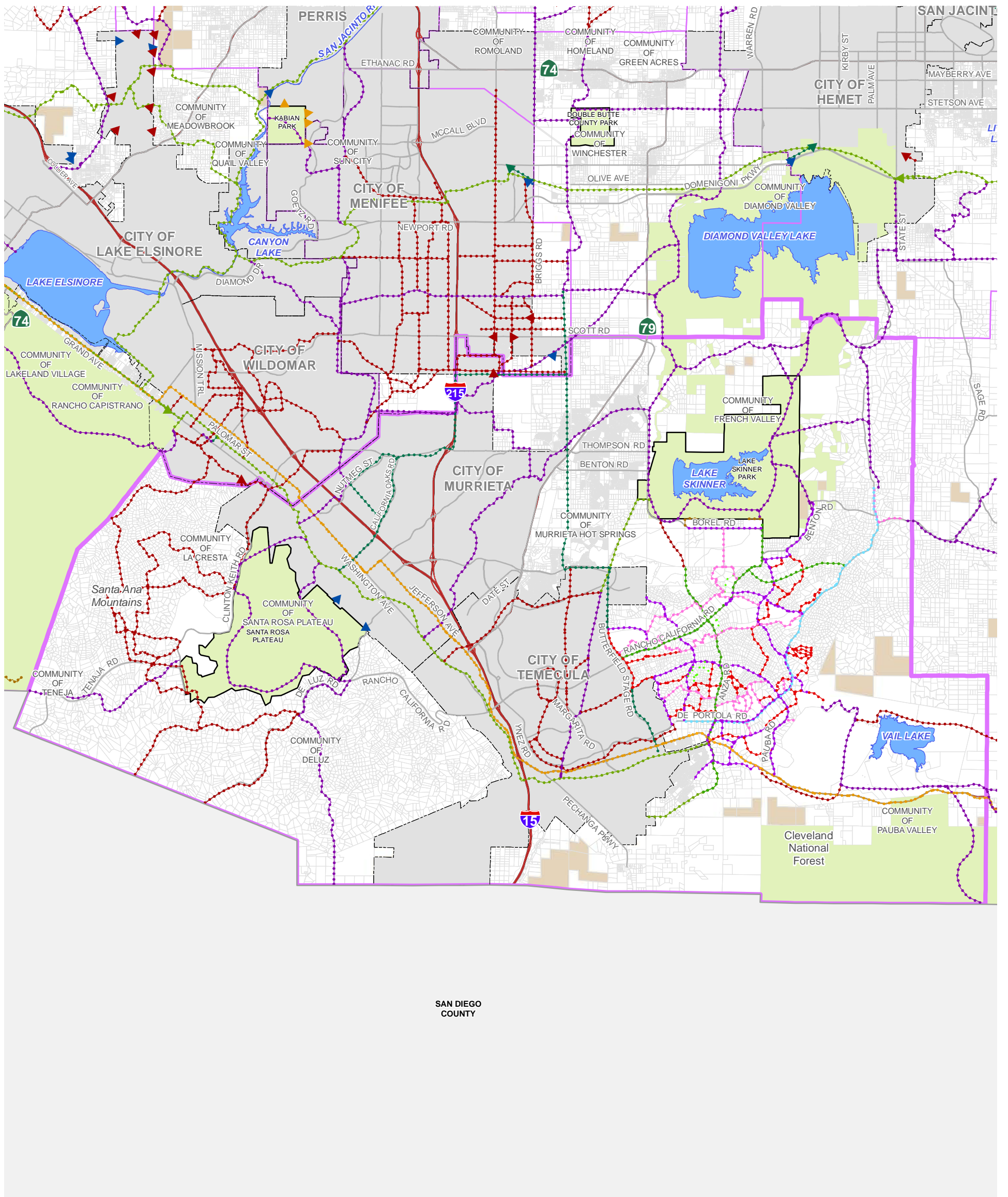
September 14, 2011

0 2 4 Miles

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SOUTHWEST AREA PLAN TRAILS AND BIKEWAY SYSTEM



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
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

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

June 25, 2012

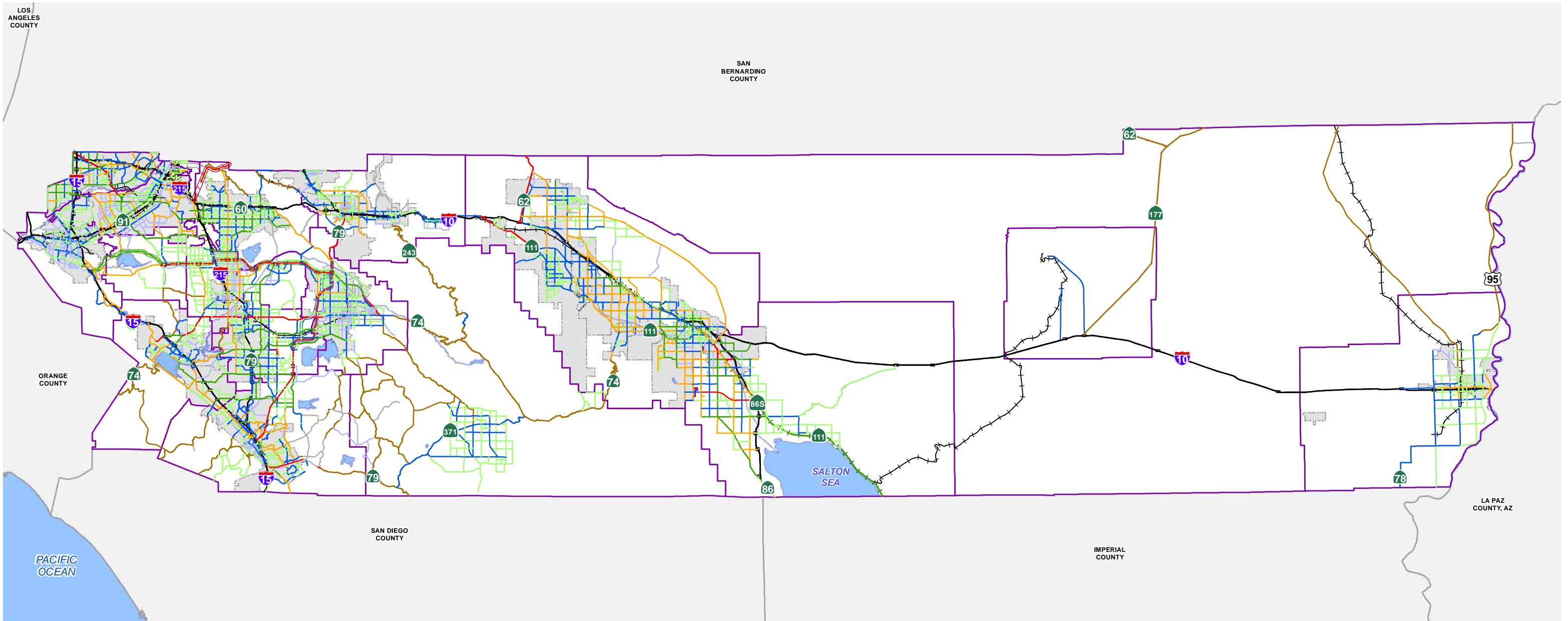
Miles

0 2 4

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SOUTHWEST AREA PLAN PROPOSED TRAILS AND BIKEWAY SYSTEM



Data Source: Riverside County Transportation


















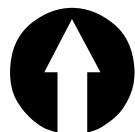
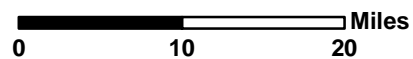
-  Freeway
-  Expressway (220' ROW)
-  Urban Arterial (152' ROW)
-  Arterial (128' ROW)
-  Major (118' ROW)
-  Mountain Arterial (110' ROW)
-  Secondary (100' ROW)
-  Collector (74' ROW)
-  Railroad
-  Moreno Valley to San Bernardino Corridor
-  Cajalco Romona Corridor
-  SR-79 Re-alignment Alternatives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

Figure C-1

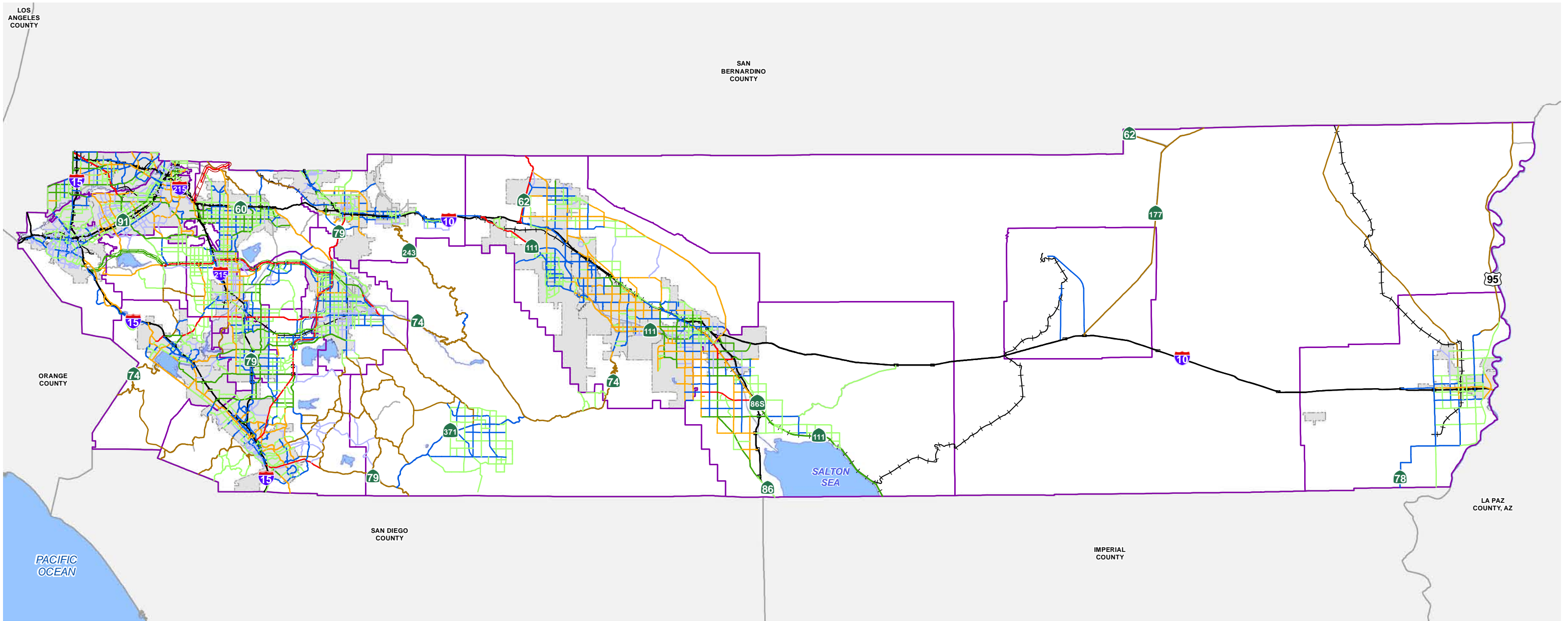
September 14, 2011



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CIRCULATION ELEMENT

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Data Source: Riverside County Transportation


















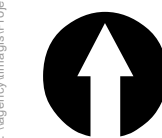
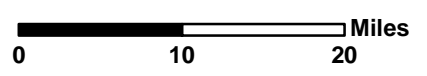
-  Freeway
-  Expressway (220' ROW)
-  Urban Arterial (152' ROW)
-  Arterial (128' ROW)
-  Major (118' ROW)
-  Mountain Arterial (110' ROW)
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-  SR-79 Re-alignment Alternatives
-  Existing Interchange
-  Proposed Interchange
-  Area Plan Boundary
-  Waterbodies
-  City Boundary

Figure C-1



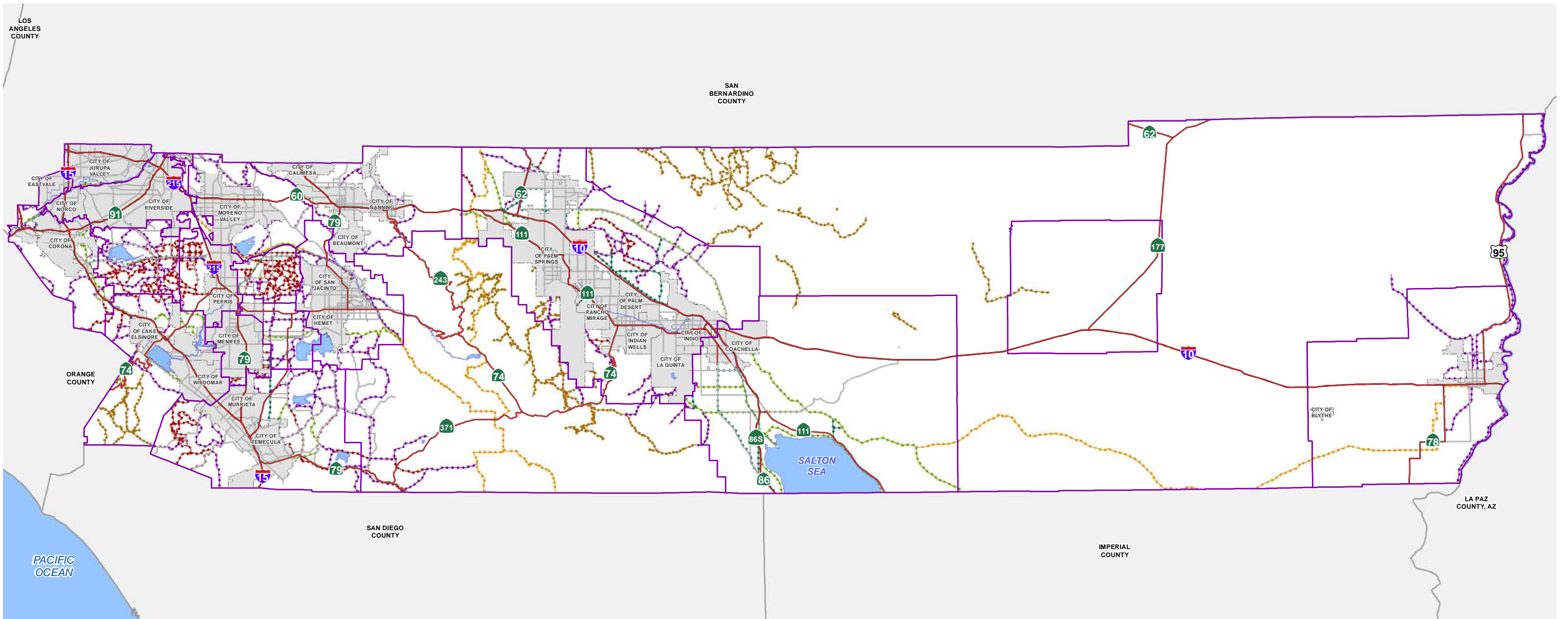
September 14, 2011



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CIRCULATION ELEMENT - PROPOSED

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Source: Riverside County











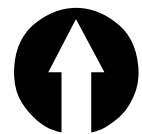
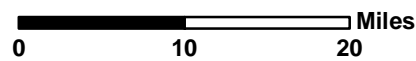
-  Regional Trail
-  Community Trail
-  Combination Trail (Regional Trail / Class 1 Bike Path)
-  Class 1 Bike Path
-  Historic Trail
-  Non-County Public and Quasi-Public Lands Trails
-  Area Plan Boundary
-  City Boundary
-  Waterbodies
-  Highways

Figure C-7



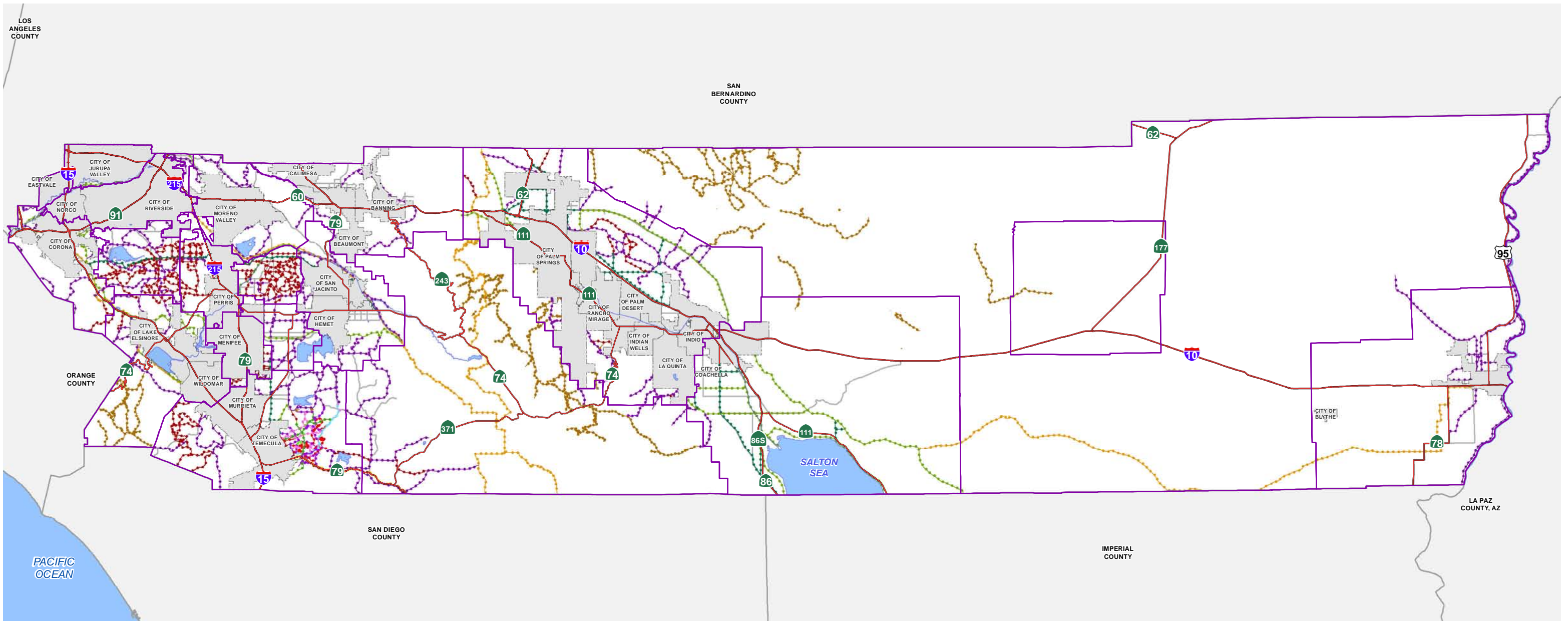
September 14, 2011



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RIVERSIDE COUNTY TRAILS AND BIKEWAY SYSTEM

Path: \\agency\img\Projects\Planning\FurBEP\Staff\Report\Figure C-7_BikewaysandTrails.mxd

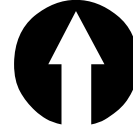


Source: Riverside County

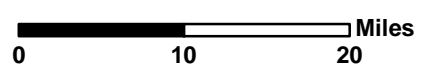
Path:\Agency\Images\Projects\Planning\FurBEP\StaffReport\Figure C-7 Proposed Bikeway and Trails.mxd

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

Figure C-7



September 14, 2011



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RIVERSIDE COUNTY PROPOSED TRAILS AND BIKEWAY SYSTEM



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~~review 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, ~~as much as reasonably~~ *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 ~~is the~~ *Riverside County Regional Park and Open Space* 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 be the District 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 Parks 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'



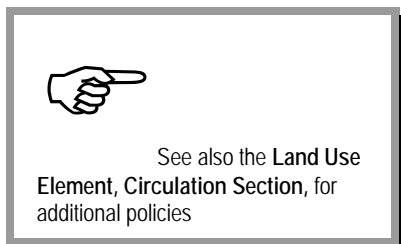
wide. Regional Open Space Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, or by public or quasi-public entities that either already own the open space areas that contain or would contain the trails, or have agreed with the County to accept open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



~~**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 Temescal Valley 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.

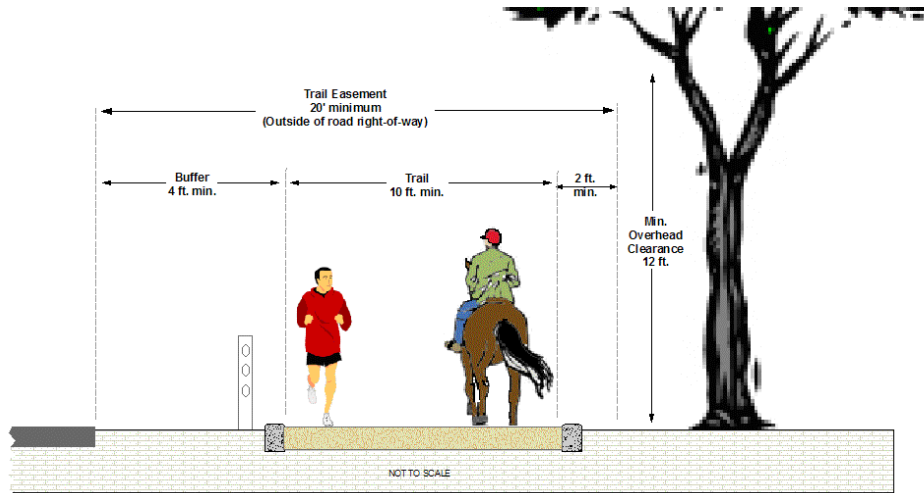
Policies:

- C 16.1 Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7. *(AI 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, bicycle parking, restrooms, informative signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities.* (AI 35)

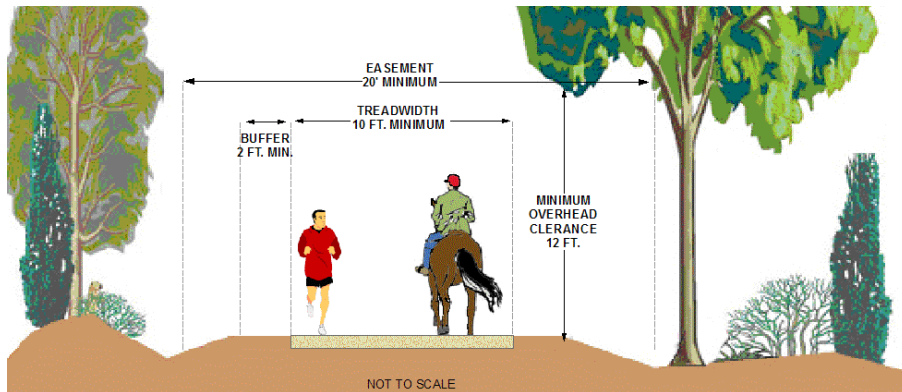


Figure C- 1 Bikeways and Trails Plan
(See Separate Maps)

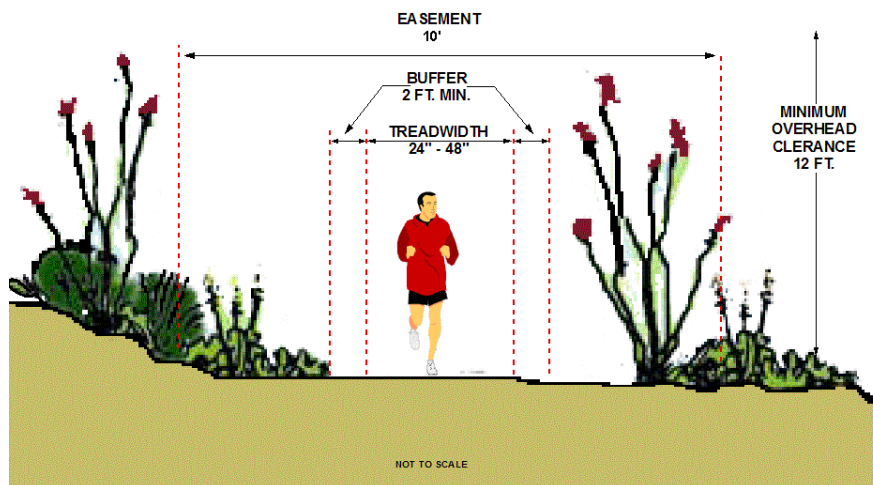
Figure C- 2 Trails Types Classification Details



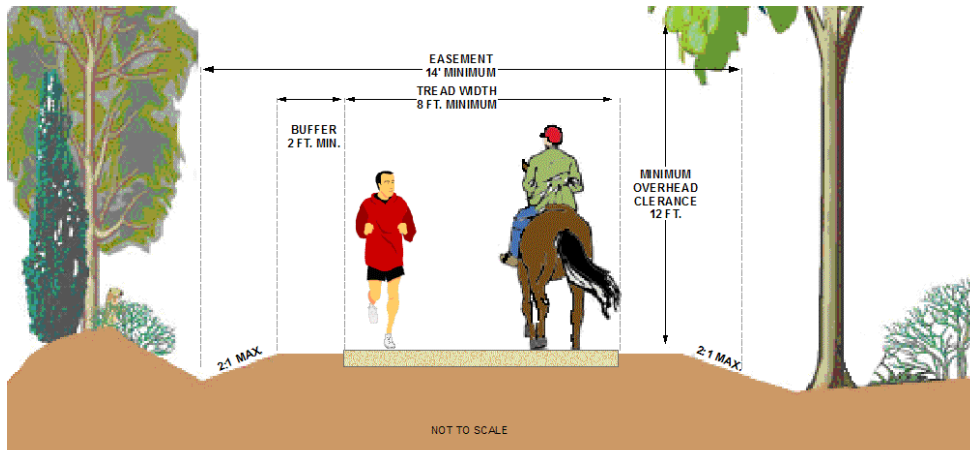
REGIONAL TRAIL - IN URBAN AREAS



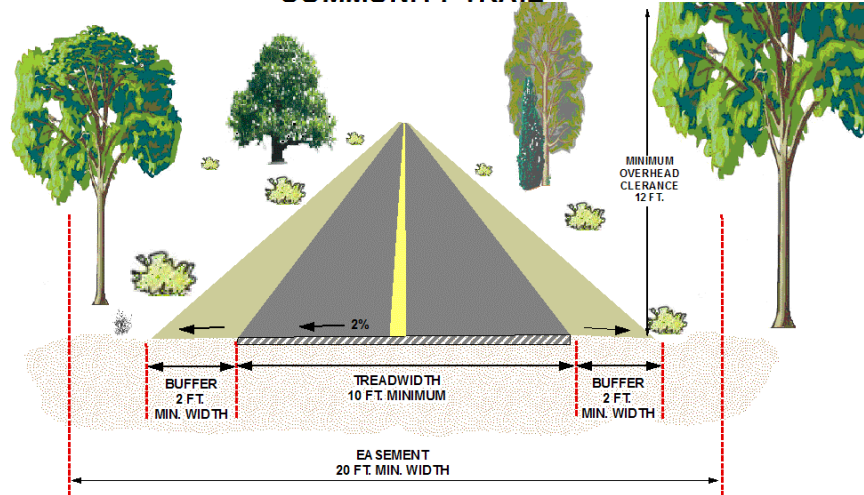
REGIONAL TRAIL - IN RURAL AREAS



REGIONAL TRAIL - IN OPEN-SPACE AREAS

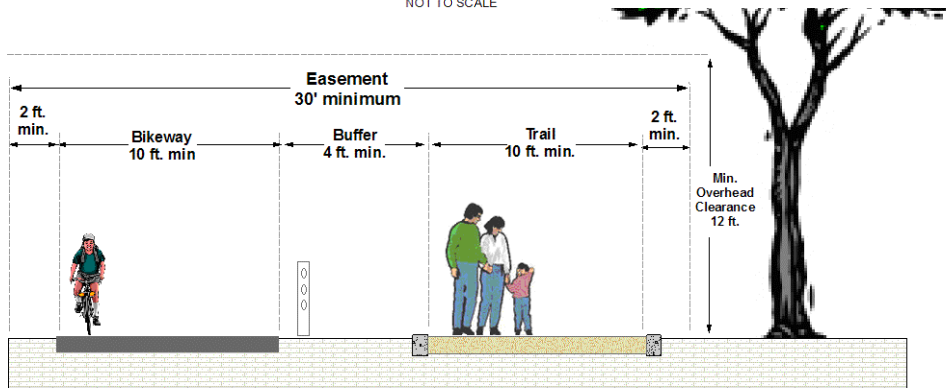


COMMUNITY TRAIL



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.~~ 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.*
- a. *Require that all specific plans and other large-scale development proposals include trail networks as part of their circulation systems, and that the trails connect with other existing and planned trails, recreation areas, schools, and parks near the development proposals.*
- ~~i) b.~~ Ensure that ~~existing and~~ new gated communities, *and where feasible, 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 jurisdictional areas.*
- C 16.4 Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. *(AI 33)*
- 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 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:
- 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 Adhere to the following trail-development guidelines when siting a trail:
- 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 additional dedicated right-of-way in fee required, and/or co-locate such trails in utility corridors, and adjacent to irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more trail services at less cost in (combined function corridors).

- 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* 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.*
- ~~e~~ 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 distances from the edges of active aggregate mining operations and separate them by physical barriers, *such as fences, berms, and/or other effective separation measures.* ~~h~~ 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 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*, flooding potentials, 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. (AI 3, 35, 36, 38, 39, 40, 41, 42).
- 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 designed to accommodate equestrians 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 so as to minimize foot and ankle injuries.*
- t. *Use already available or disturbed land for trails wherever possible for new or extended trails.*
- u. *Use pervious pavement or bio-swailes along paved trails to assist in maintaining water quality.*
- v. *Offer consultation to local Native American tribes for any proposed trails under the mandates of "SB18" Traditional Tribal Places Law.*

C 16.7 *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:

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 discontinuous 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 I 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 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 I Bikeway/Regional Trails (also called Combination Trails) include both a Class I 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 I 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 I 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:
- Interconnection *throughout and between* ~~of~~ cities and unincorporated communities;
 - Provision of lanes to specific destinations such as state or county parks;
 - Provision for *recreational bicycle riding and* bicycle touring; and
 - Encouragement of bicycle commuting. *Encouragement of golf cart commuting within a community.*
 - Connect bikeways to all urban transit centers and systems (bus stops and Metrolink stations).*
 - 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)
- Promote public/private partnerships for trail acquisition.
 - 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.
- ~~e~~ 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.*



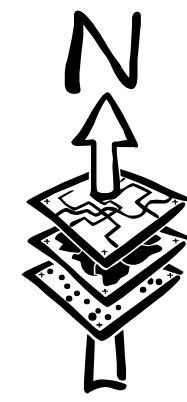
C 18.3 FUNDING

- 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.

**WINE COUNTRY
POLICY AREA MAP**
WINE COUNTRY DISTRICTS
AND EXISTING WINERIES
(<20 ACRES)

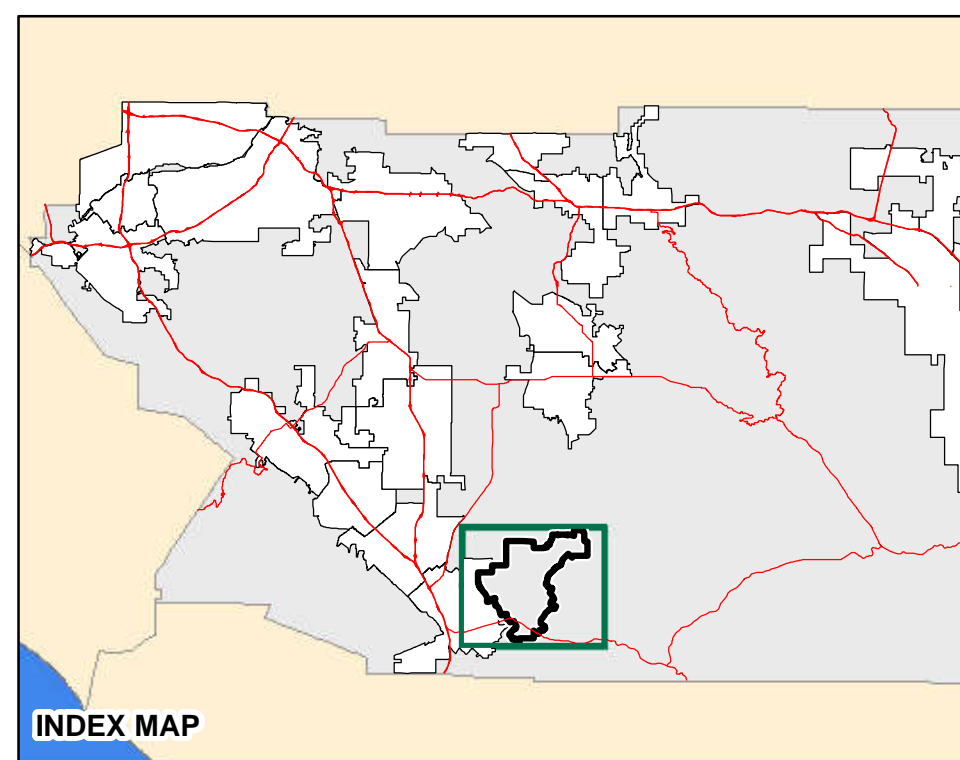
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- EXISTING WINERIES
(<20 ACRES GROSS)
- WINE COUNTRY DISTRICTS
- CITIES
- PARCELS

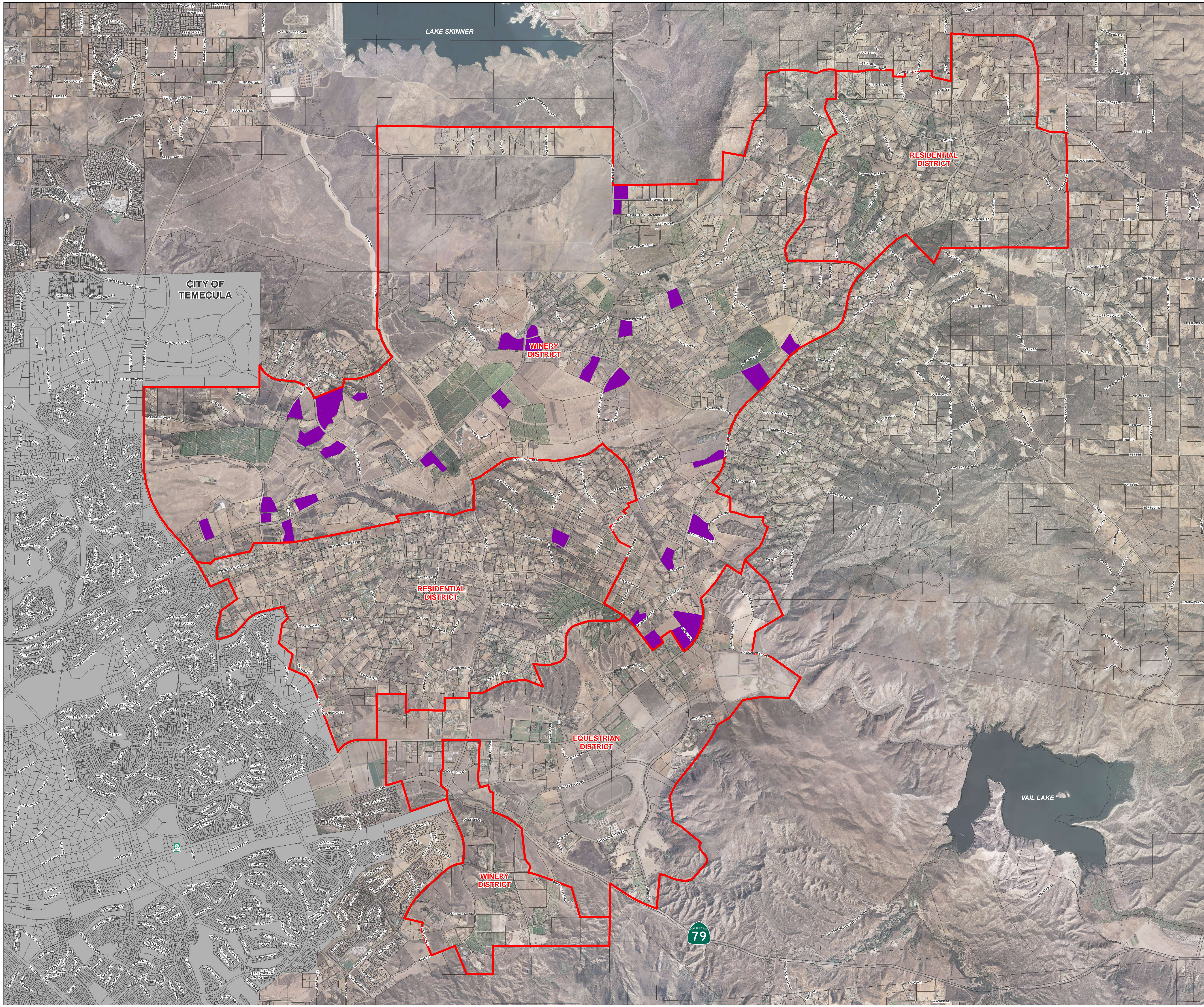


0 0.25 0.5 1 Miles

JUNE 21, 2010
P. KANG
COUNTY OF RIVERSIDE



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 source or other 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.





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Wine Country Community Plan

Planning Commission Hearing – July 25, 2012

Agenda Item No.3.1



Wine Country Community Plan

- **Mission Statement:**

To preserve vineyard lands and to create an environment that encourages development of wineries with the goal of making the Temecula Valley Wine Country known and respected worldwide, while maintaining the quality of life for residential communities and the equestrian lifestyle within and around it.



Wine Country Community Plan – Hearing Outline

- Introduction – Mr. George Johnson
 - Plan beyond Land Use Planning
 - Infrastructure Discussions
 - Economic Contribution
 - Public Private Partnership
 - Result-oriented Collaborative Process
- Project Proposal – Ms. Mitra Mehta-Cooper
 - Project Setting
 - Project Objectives
 - Infrastructure Discussion with Mr. Charlie Bachmann
 - Community Outreach
 - Project Proposal
 - Outstanding Issues
- Program Environmental Impact Report 524 – Mr. Kevin Thomas
 - PEIR Process
 - Draft PEIR Summary with Ms. Farah Khorashadi
 - Significant and Unavoidable Impacts
 - Alternatives
 - Comments and Responses
 - Conclusion
- Public Testimony



Wine Country Community Plan – In Attendance

- Kevin Thomas, RBF Consulting
- Heidi Rous, PCR
- Jason Pack, Fehr and Peers
- Farah Khorashadi, County Transportation
- Mike Sanders, County Code Enforcement
- John Watkins, County Environmental Health
- Charlie Bachmann and Brian Powell, Eastern Municipal Water District
- Andy Webster, Rancho California Water District
- Bill Wilson, Chairman, Ad Hoc Committee
- Peggy Evans, Executive Director, Temecula Valley Winegrowers Association
- John Kelliher and Kimberly Adams, Executive Director, Temecula Valley Visitors and Convention Bureau
- Phayvanh Nanthavongdouangsy, Team Member



Temecula Valley Wine Country – Context



Wine Country Community Plan





Temecula Valley Wine Country Community Plan

- Community Plan – Project Components:
 - General Plan Amendment (GPA No. 1077)– Southwest Area Plan
 - Zoning Ordinance Amendment No. 348.4729
 - Program Environmental Impact Report No. 524 (PEIR No. 524)

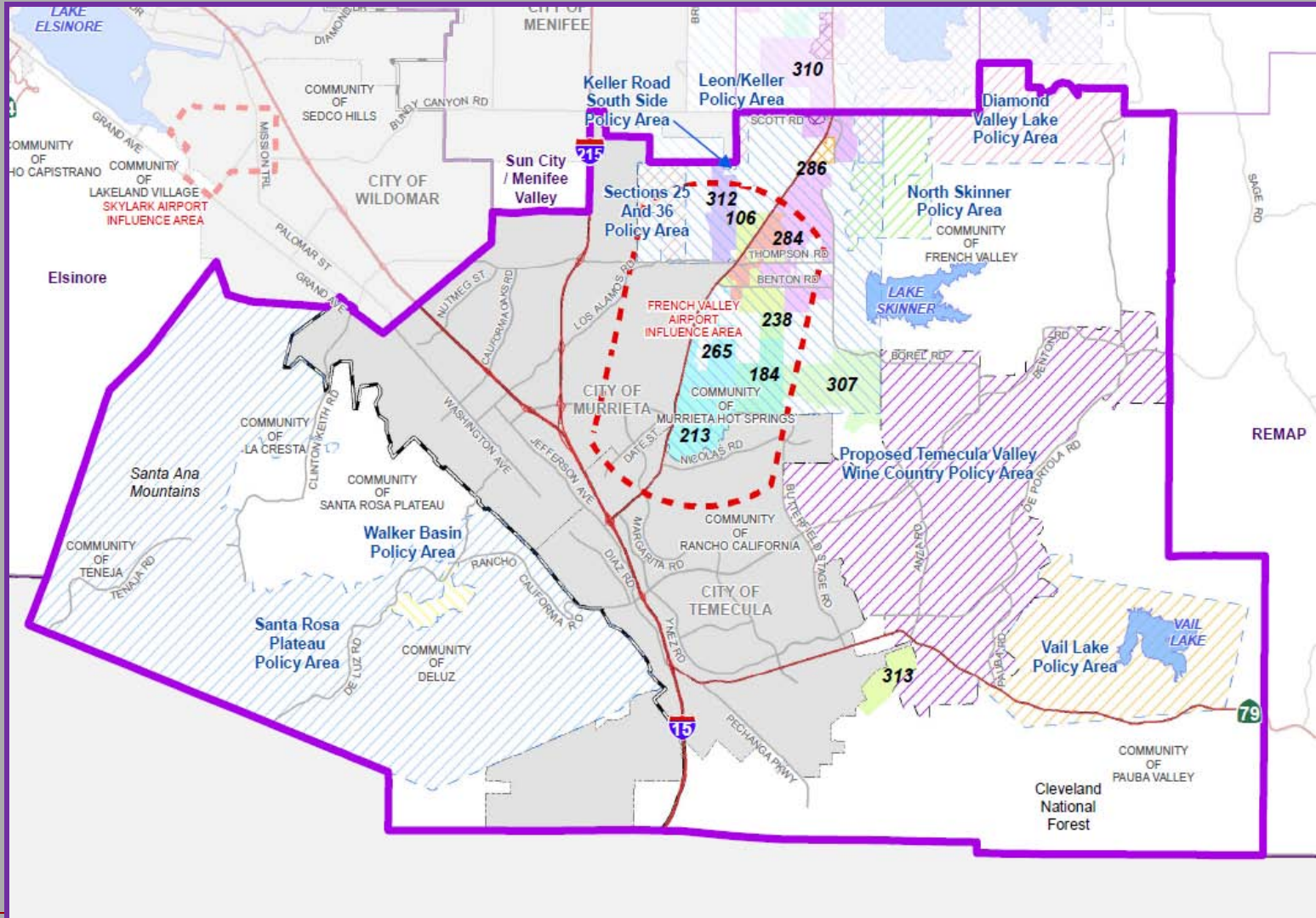


Temecula Valley Wine Country Community Plan

- Community Plan – GPA No. 1077:
 - Deletion of Two Policy Areas in the Southwest Area Plan – Citrus Vineyard Rural and Valle de los Caballos
 - Addition of Temecula Valley Wine Country Policy Area
 - Revision of Circulation Element – Trails And Bikeway Network and Text Amendment
 - Revision of Circulation Element – Road Network

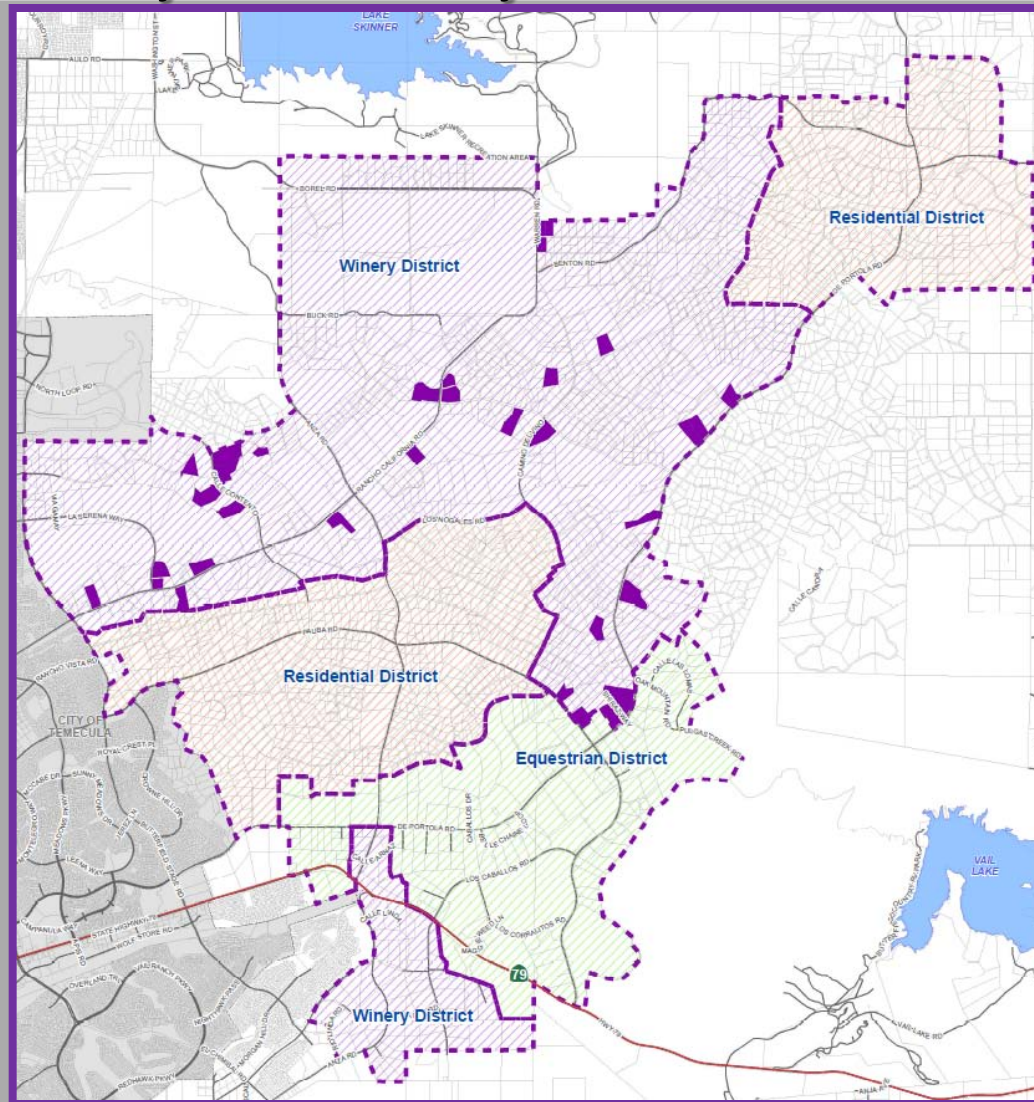


Wine Country Community Plan – GPA No. 1077



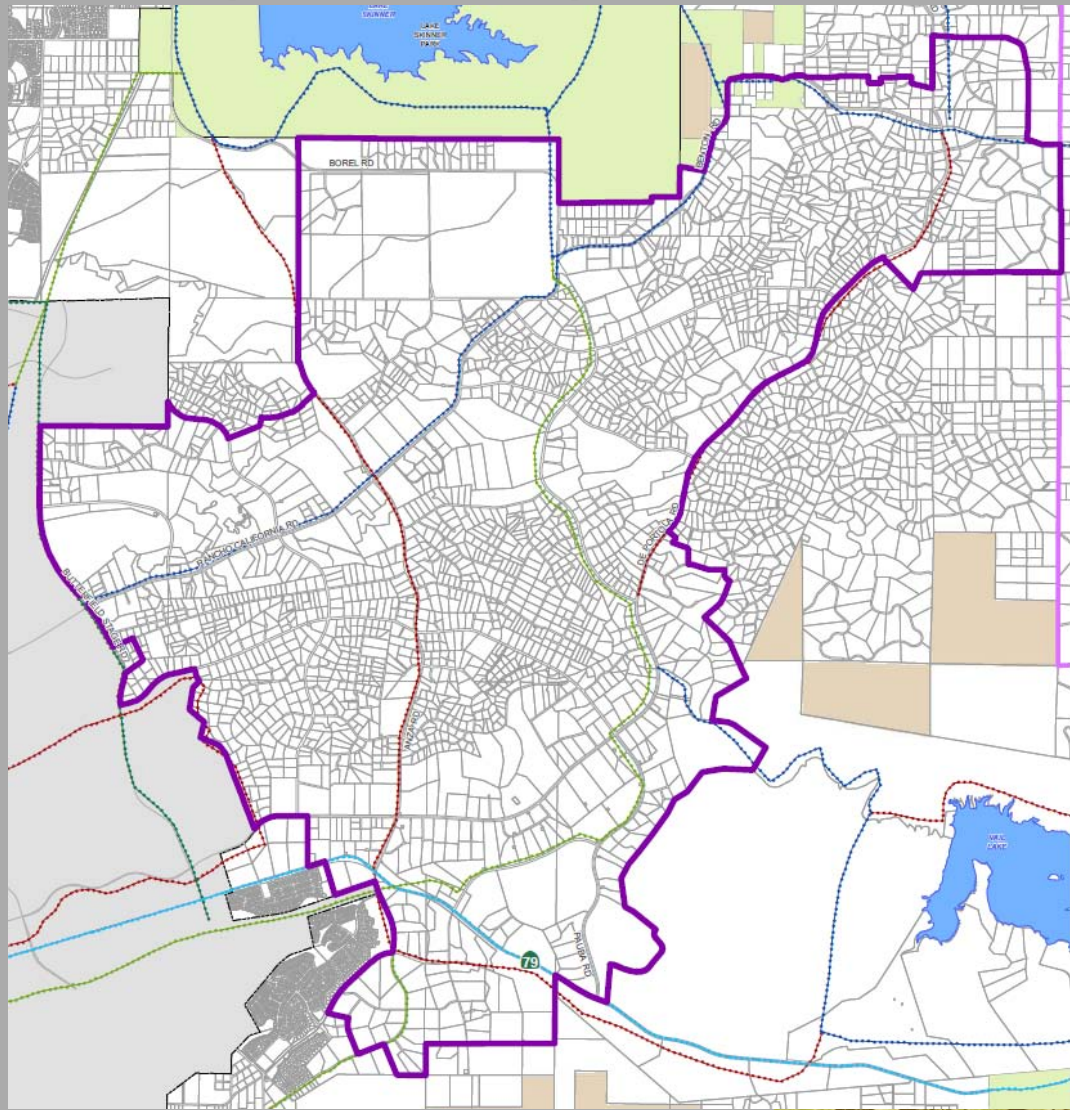


Wine Country Community Plan – GPA No. 1077



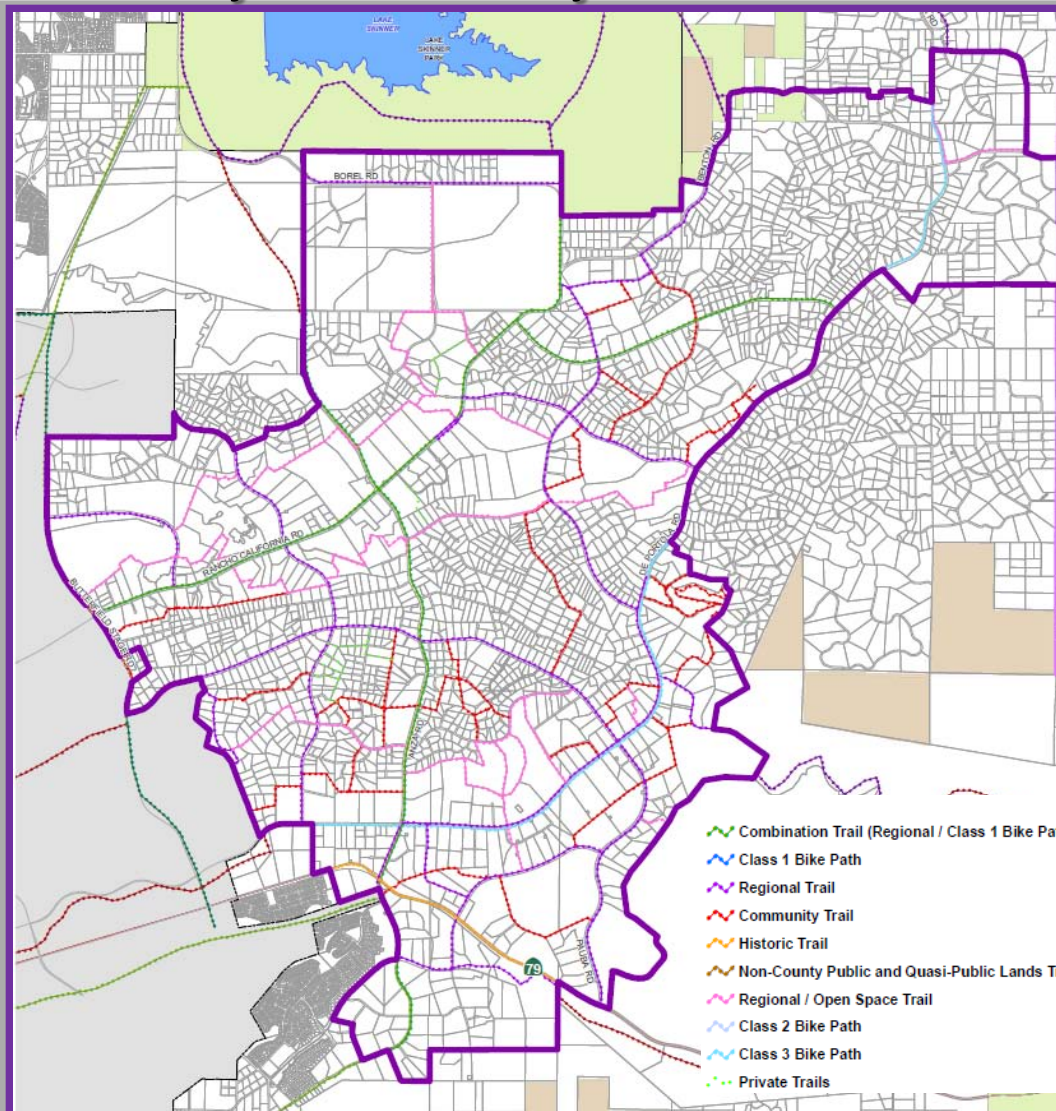


Wine Country Community Plan – GPA No. 1077





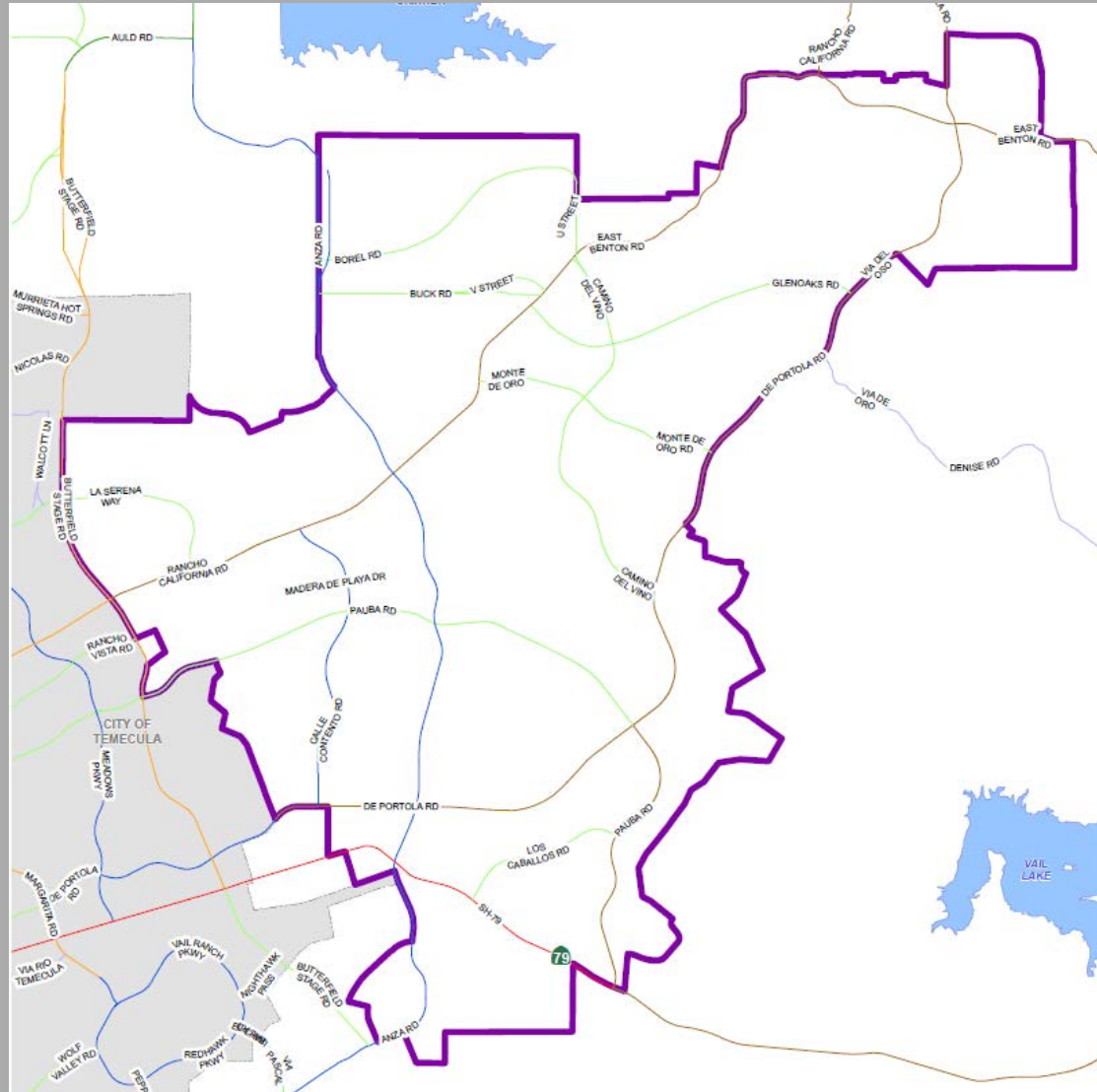
Wine Country Community Plan – GPA No. 1077



- 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
- Wine Country Community Plan Project Boundary
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

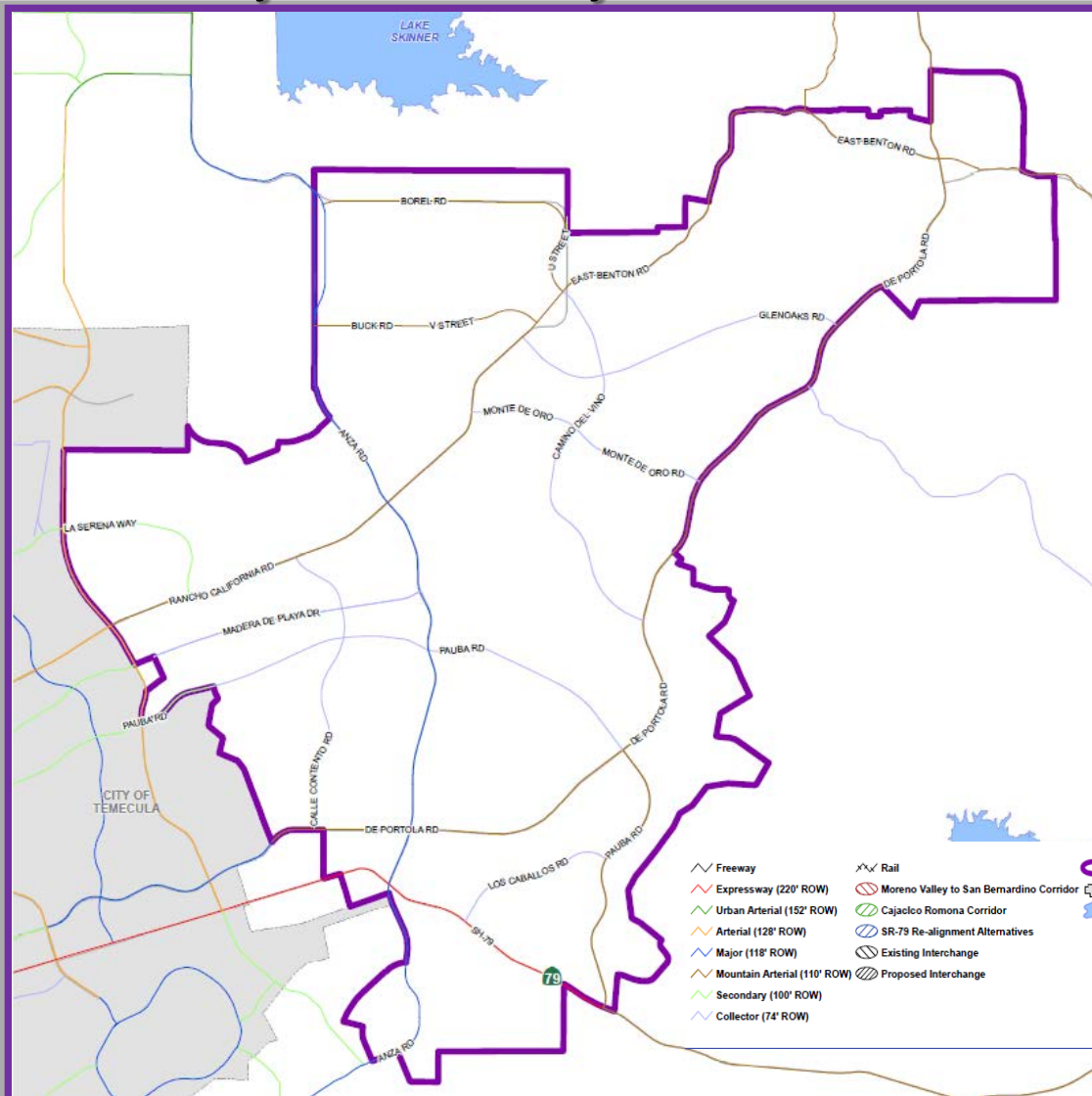


Wine Country Community Plan – GPA No. 1077





Wine Country Community Plan – GPA No. 1077



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Wine Country Community Plan – Ord. Amt. 348.4729

- Addition of four new zones in the Zoning Ordinance
 - Wine Country – Winery
 - Wine Country – Winery Existing
 - Wine Country – Equestrian
 - Wine Country – Residential



Wine Country Community Plan – Ord. Amt. 348.4729

Policy Area	Winery District		Equestrian District	Residential District
	Wine Country-Winery (WC-W) Zone	Wine Country-Winery Existing (WC-WE) Zone	Wine Country-Equestrian (WC-E) Zone	Wine Country-Residential (WC-R) Zone
Uses Allowed in Implementing Zones				
One Dwelling Unit*	P	P	P	P
Vineyards, groves, equestrian lands, etc*	P	P	P	P
Keeping or boarding of horses or other farm livestock*	P (2 per acre)	P (2 per acre)	P (5 per acre)	P (5 per acre)
Outdoor storage of material*	P	P	P	P
Cottage Inn (1-5 hotel rooms)	P	P	P	P
Cottage Industry	P	P	P	P
Winegrowers Association Events	P	P		
Equestrian establishment			P	
Selective/experimental breeding Farms			P	P
Future Farm of America or 4-H projects	P	P	P	P
Bed & Breakfast Inn (1-10 hotel rooms)	PP (20 ac min.)	PP (5 ac min.)		
Temporary Sale-stand Agriculture products	PP	PP	PP	PP
Additional Farm-labor DU (4 max)	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)
Winery	PP (10 ac min.)	PP (10 ac min.)	PP (10 ac min.)	PP (10 ac min.)
Wine sampling room	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)
Retail wine sale/gift sale	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)
Delicatessen	PP (10 ac min. with winery)		PP (10 ac min. with winery)	PP (10 ac min. with winery)
Commercial equestrian establishment			PP (10 ac min.)	
Polo ground, horse show facility			PP (10 ac min with Cont. Equ. Est.)	
Petting zoo			PP (10 ac min with Cont. Equ. Est.)	
Western store			PP (20 ac min with Cont. Equ. Est.)	
Restaurants (drive-thru not permitted)	PP (20 ac min. with winery)	PP (10 ac min. with winery)	PP (20 ac min with Cont. Equ. Est.)	
Horse racing track, rodeo arena			CUP (50 ac min with Cont. Equ. Est.)	
Large animal hospital			CUP (50 ac min with Cont. Equ. Est.)	
Special occasion facilities	PP (20 ac min. with winery)	PP (10 ac min.)	CUP (100 ac min with Cont. Equ. Est.)	
Country-inn (11-20 rooms)	PP (20 ac min. with winery)	PP (10 ac min.)		
Hotel (B&B, Country-inn, or 20+ hotel rooms/suites)	PP (20 ac min. with winery)			
Professional culinary academy or day spas	PP (20 ac min. with Hotel)	PP (5 ac min. with Bed and Breakfast)		
Resort (self-contained large-scale lodging facility)	CUP (40 ac min. with winery)			
Farm labor camps	CUP	CUP	CUP	
Clustered Subdivision	PM/TM (1 DU/10 Ac with on-site vineyard or equestrian land)	PM/TM (1 DU/10 Ac with on-site vineyard or equestrian land)		PM/TM (1 DU/5Ac with on-site vineyard or equestrian Land)

P means Permitted Use, PP means use permitted with PP, and CUP means use permitted with Conditional Use Permit.

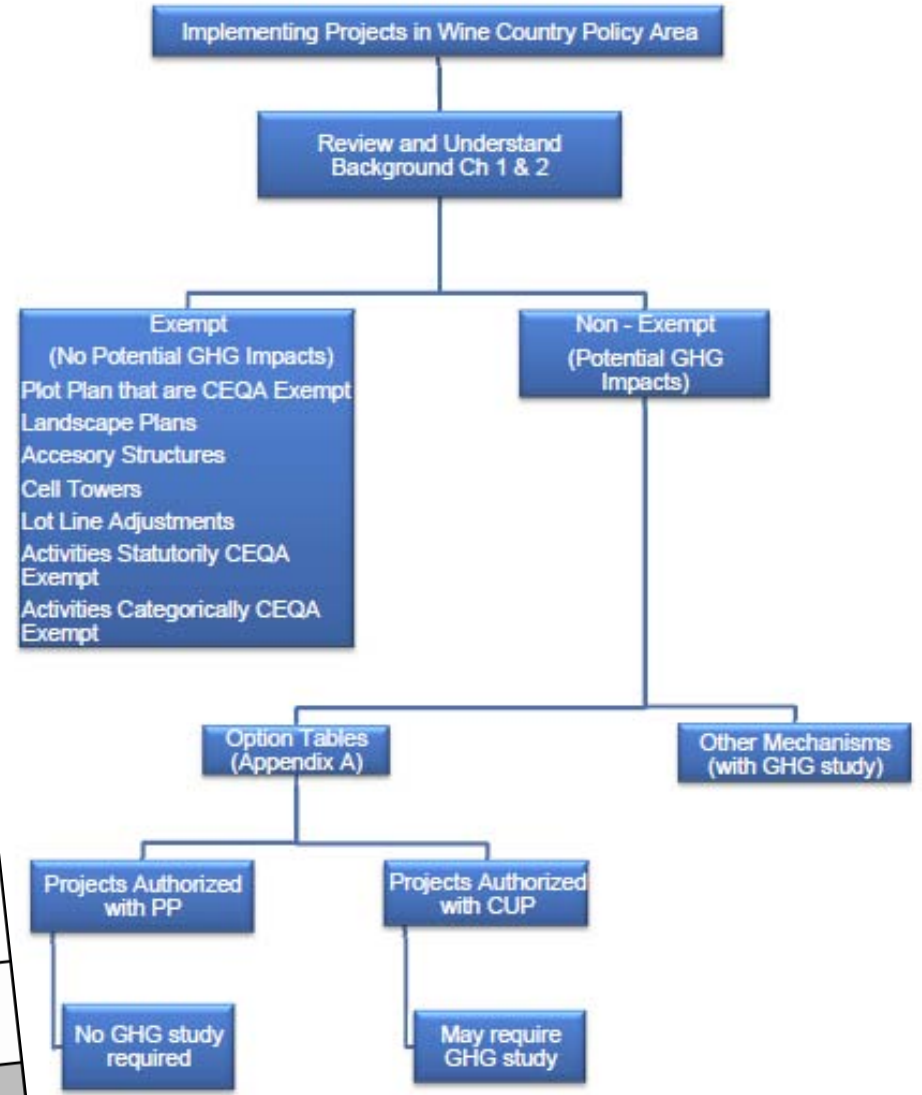
* Zone Change application may not be necessary for these uses if the property's existing zone allow for the use.



Tanocula Valley
SOUTHERN CALIFORNIA
WINE COUNTY

Greenhouse Gas Reduction Workbook

Feature	Description	Assigned Point Values	Implementing Project Points
W7 Commercial Laundry Washers	Title 24 standard (required)	0 points	
	EPA High Efficiency laundry (15% water savings)	3 points	
	EPA High Efficiency laundry Equipment that captures and reuses rinse water	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	
	Graywater (purple pipe) irrigation system on site	3 points	
Implementation Measure: Transportation			
T1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and low-low or zero emission vehicles.	1 point	
	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.	1 point	
	Provide Bike Racks	1 point	
	Provide Horse Hitching Posts	1 point	
	Provides Bike & Horse Renting/Sharing	1 point	
F2 Commercial Vehicle Idling	All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks.	1 point (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 initiates recycling program diverting 50% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal:	2 points	
	Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up	5 points	
	Provide commercial/industrial recycling programs that fulfill an on-site goal of 80% diversion of solid waste	1 point	
SW2 Recycling of Construction/ Demolition Debris	Recycle 5% of debris	2 points	
	Recycle 10% of debris	3 points	
	Recycle 12% of debris	4 points	
	Recycle 15% of debris	5 points	
	Recycle 20% of debris	6 points	
Total Points Earned by Commercial Project:		100 Points Needed	0





Wine Country Community Plan – Project Setting





Wine Country Community Plan – Project Setting

- Wine Industry – Temecula Valley:
 - Temecula Valley Winegrowers Association Award Winning Wines
 - Over 200 Awards received thus far in 2012!

2007	Private Collection Cab. Sauvignon	Briar Rose Winery	Gold
2004	Cabernet Franc	Briar Rose Winery	Gold
2003	Merlot Private Reserve	Briar Rose Winery	Gold
2008	WR Meritage	Callaway Vineyard & Winery	Gold
2010	Late Harvest Viognier	Danza del Sol Winery	Gold
2009	Estate Tempranillo	Masia de Yabar Winery	Gold
2010	Chardonnay	Maurice Car'rie Vineyard & Winery	Gold
2010	Sara Bella	Maurice Car'rie Vineyard & Winery	Gold
2010	Nostimo	Monte De Oro Winery	Gold
2008	Estate Syrah	Monte De Oro Winery	Gold
2009	Sangiovese Rose	Mount Palomar Winery	Gold
nv	Solera Cream Sherry	Mount Palomar Winery	Gold
2010	Fume Blanc	Oak Mountain Winery	Gold
2010	Pinot Grigio	Robert Renzoni Vineyards	Gold
2008	Barbera	Robert Renzoni Vineyards	Gold
2010	Sauvignon Blanc Musque Clone	South Coast Winery	Gold
nv	Blanc de Noir	South Coast Winery	Gold
2010	Viognier	Van Roekel Winery	Gold
2009	Estate Syrah	Vindemia Vineyard & Estate Winery	Gold
2009	Reserve Cabernet Sauvignon	Wiens Family Cellars	Gold
2009	SS Viognier	Callaway Vineyard & Winery	Silver
2010	Le Blanc SV	Danza del Sol Winery	Silver
2009	Cabernert Franc	Danza del Sol Winery	Silver
2010	Sauvignon Blanc	Hart Winery	Silver
2008	Aleatico	Hart Winery	Silver
2010	Chardonnay Reserve	Lorimar Vineyards & Winery	Silver
nv	Posh Port	Maurice Car'rie Vineyard & Winery	Silver
2009	Grenache Rose	Miramonte Winery	Silver
2007	Castelleto Trovato	Mount Palomar Winery	Silver
2008	Tre Fratelli	Palumbo Family Vineyards & Winery	Silver
2009	Tempranillo	Robert Renzoni Vineyards	Silver
2008	GSM Red Blend	South Coast Winery	Silver
2008	Syrah	Leoness Cellars	Bronze
2009	Meritage	Lorimar Vineyards & Winery	Bronze
2007	Synergy 65	Monte De Oro Winery	Bronze
2009	Cabernet Sauvignon	Oak Mountain Winery	Bronze
2008	Merlot-Syrah	Palumbo Family Vineyards & Winery	Bronze
2010	Grenache	Van Roekel Winery	Bronze
2010	Viognier	Wilson Creek Winery	Bronze
2008	Late Harvest Zinfandel	Wilson Creek Winery	Bronze
2010	Viognier	Van Roekel Winery	Best of Class; Gold

L.A. International Competition 2012

Monterey Wine Competition 2012

nv	Black Jack Port	South Coast Winery	Best of Show
2007	Tempranillo Rose	South Coast Winery	Gold
2008	WR Meritage	South Coast Winery	Gold

Temecula Valley Winegrowers Association Award Winning Wines



Wine Country Community Plan – Project Setting

- Tourism Industry – Temecula Valley Visitors and Convention Bureau:
 - Travel spending in 2010 - \$556.8 million
 - 9.4% increase over 2009
 - Growth in travel-generated employment
 - 15.6% per year since 2000
 - Local Sales Tax Receipts in 2010 - \$ 5.1 million



Wine Country Community Plan – Project Setting





Wine Country Community Plan – Project Setting

VINEYARD, BUILDINGS AND VIEWSHEDS ARE CAREFULLY BALANCED:

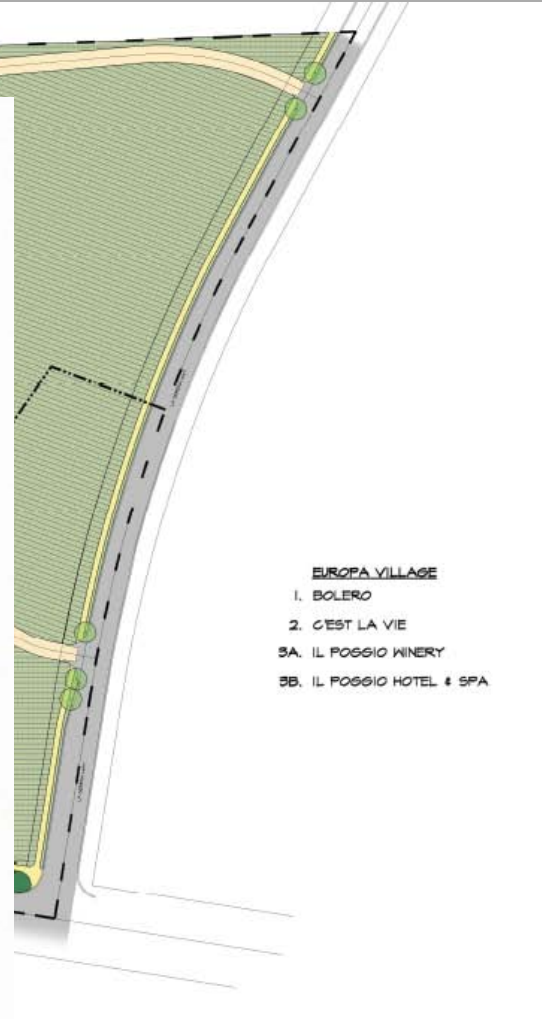
- Blossom Farms Winery is Setback from Rancho California Road Over 300 Feet
- Blossom Farms Winery is Setback from the Nearest Residence over 1,000 Feet
- The Vineyard Lodge is Setback over 1,000 Feet from Rancho California Road
- The Vineyard Lodge is Setback over 700 Feet from the Nearest Residence and Buffered with the Lake
- Twin Bells Winery is Setback from Rancho California Road Over 300 Feet
- Twin Winery is Setback from the Nearest Residence over 500 Feet
- The Eco-Lodge is Setback over 1,000 Feet from Rancho California Road
- The Eco-Lodge is Setback over 300 Feet from the Nearest Residence



LEGEND:

- Blossom Farms Winery and Restaurant:**
 - Tasting Room
 - Barrel Room
 - Restaurant and Wine Club
 - Farmer's Market
 - Parking for 187 Cars
- Vineyard Lodge:**
 - 90 Guestrooms
 - Special Occasions
 - Lake
 - Parking for 260 Cars
- Twin Bells Winery and Restaurant:**
 - Tasting Room and Restaurant
 - Barrel Room and Wine Caves
 - The Farmstead
 - Parking for 186 Cars
- Eco-Lodge:**
 - Main Lodge
 - Hacienda (4 Buildings - 60 Guestrooms)
 - Bike Parking
 - Parking for 70 Cars with EVCS

PONTE RANCH MASTER PLAN
Temecula Wine Country, California
Scale: 1" = 100'



EUROPA VILLAGE

1. BOLERO
2. C'EST LA VIE
- 3A. IL POGGIO WINERY
- 3B. IL POGGIO HOTEL & SPA

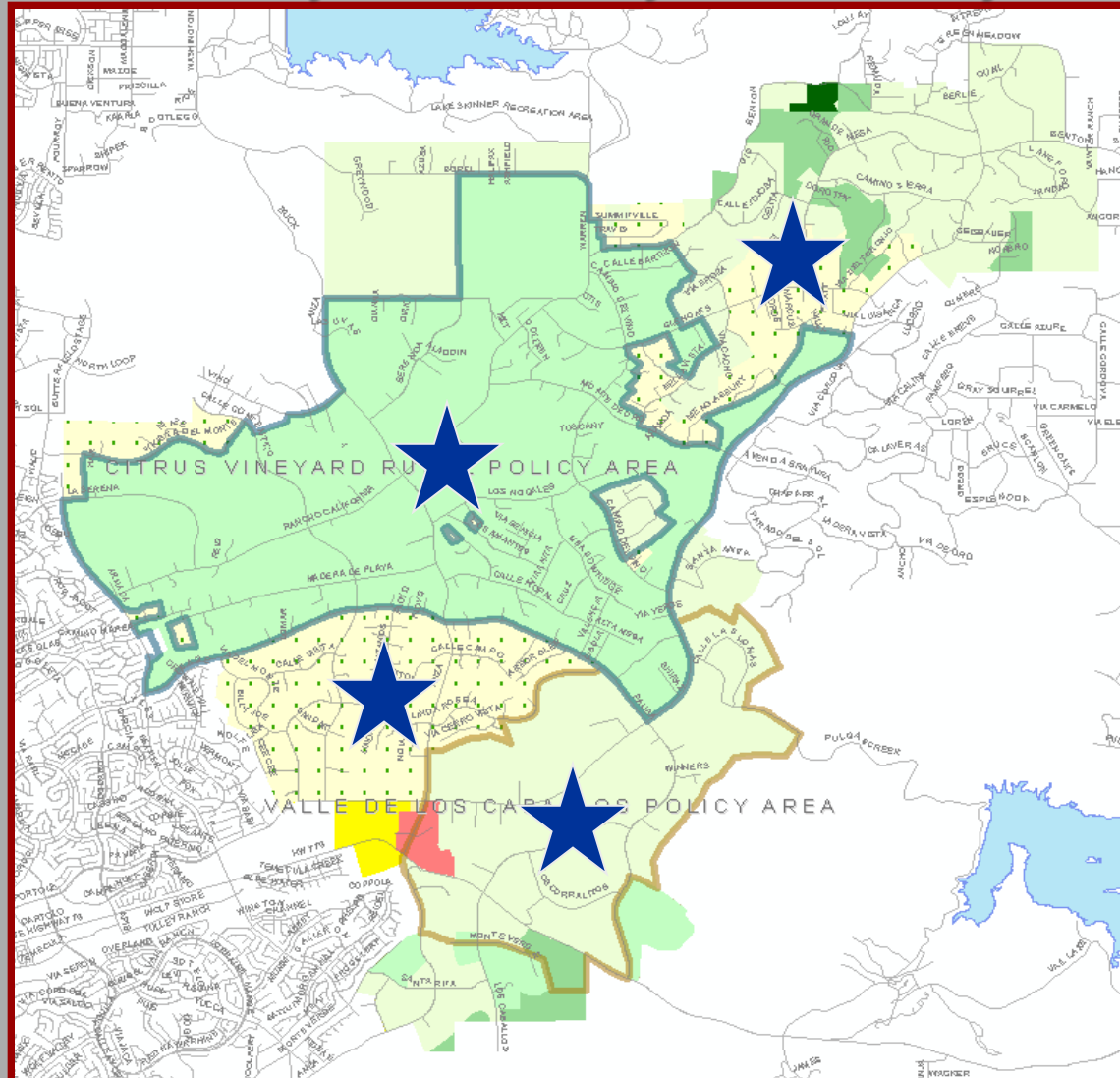


Wine Country Community Plan – Project Setting

- **Infrastructure Capacity:**
 - Wineries and their incidental uses currently operate on septic systems
 - Rancho California Water District's study showed that groundwater quality in the upper Temecula aquifer has exceeded the San Diego Regional Water Quality Control Board's Basin Plan Objective (500 mg/TDS)
 - San Diego Regional Water Quality Control Board had required their review for projects generating 1200 GPD Wastewater flow
 - On weekend, some roads are backed up and cars are speeding
 - Safety of motorists, pedestrians, bikers and equestrians is a concern
 - Provide mobility of vehicles while preserving rural character
 - Trails are far and few in-between with not adequate connectivity



Wine Country Community Plan – Project Setting





Wine Country Community Plan – Project Setting

- Code Enforcement Activities:
 - 500+ complaints between 2008 & 2011
 - Code Violation Investigation for 46 Wineries or Commercial Uses for operating without County Approval
 - Currently, 100+ code complaints in process



Wine Country Community Plan – Objectives

- County, under Sup. Stone's leadership, initiated a Community Plan in 2008 to ensure that:
 - Viticulture potential, rural lifestyle and equestrian activities are protected
 - Appropriate level of commercial tourist activities are allowed
 - Future growth is coordinated to avoid land use conflicts
 - Appropriate level of public facilities, services and infrastructure is provided with growth

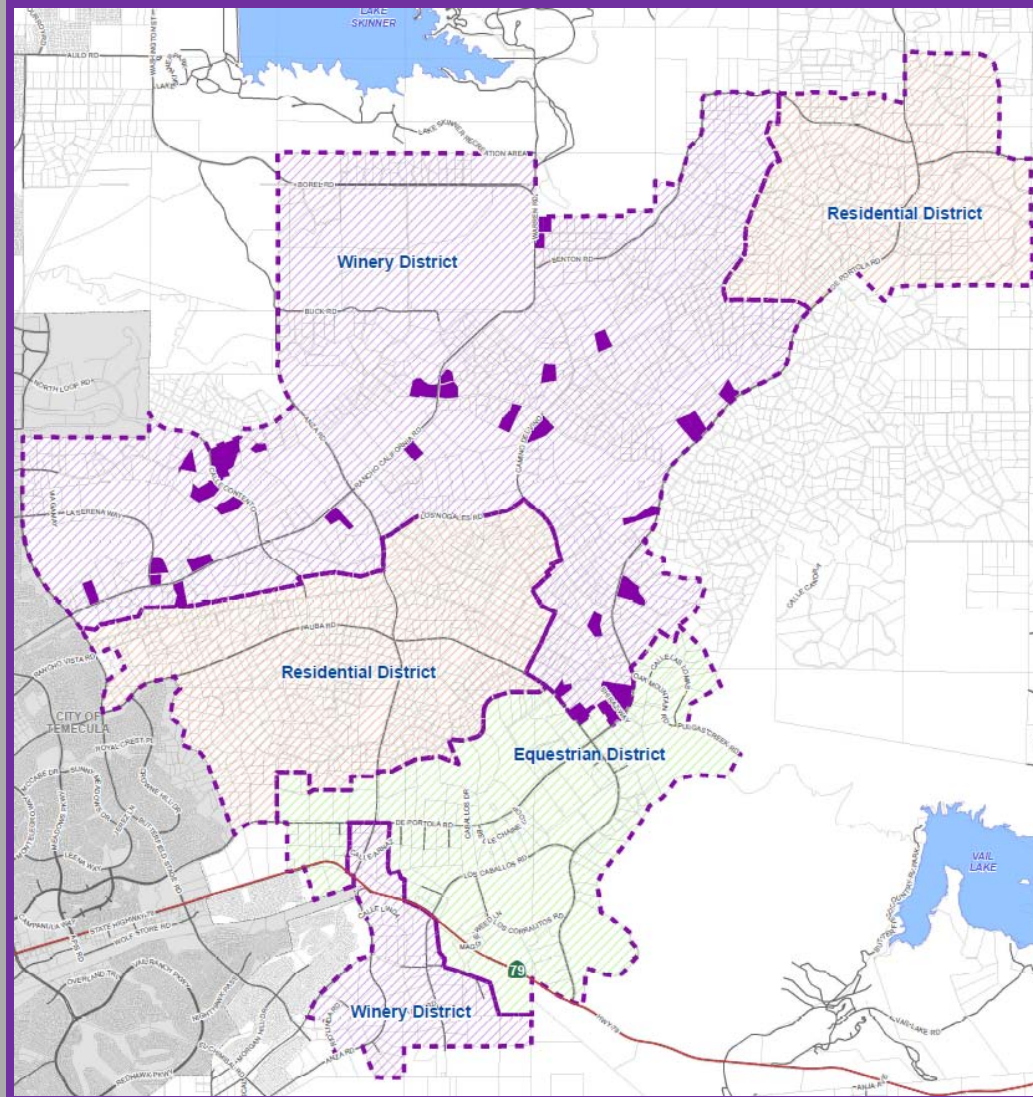


Wine Country Community Plan Objectives



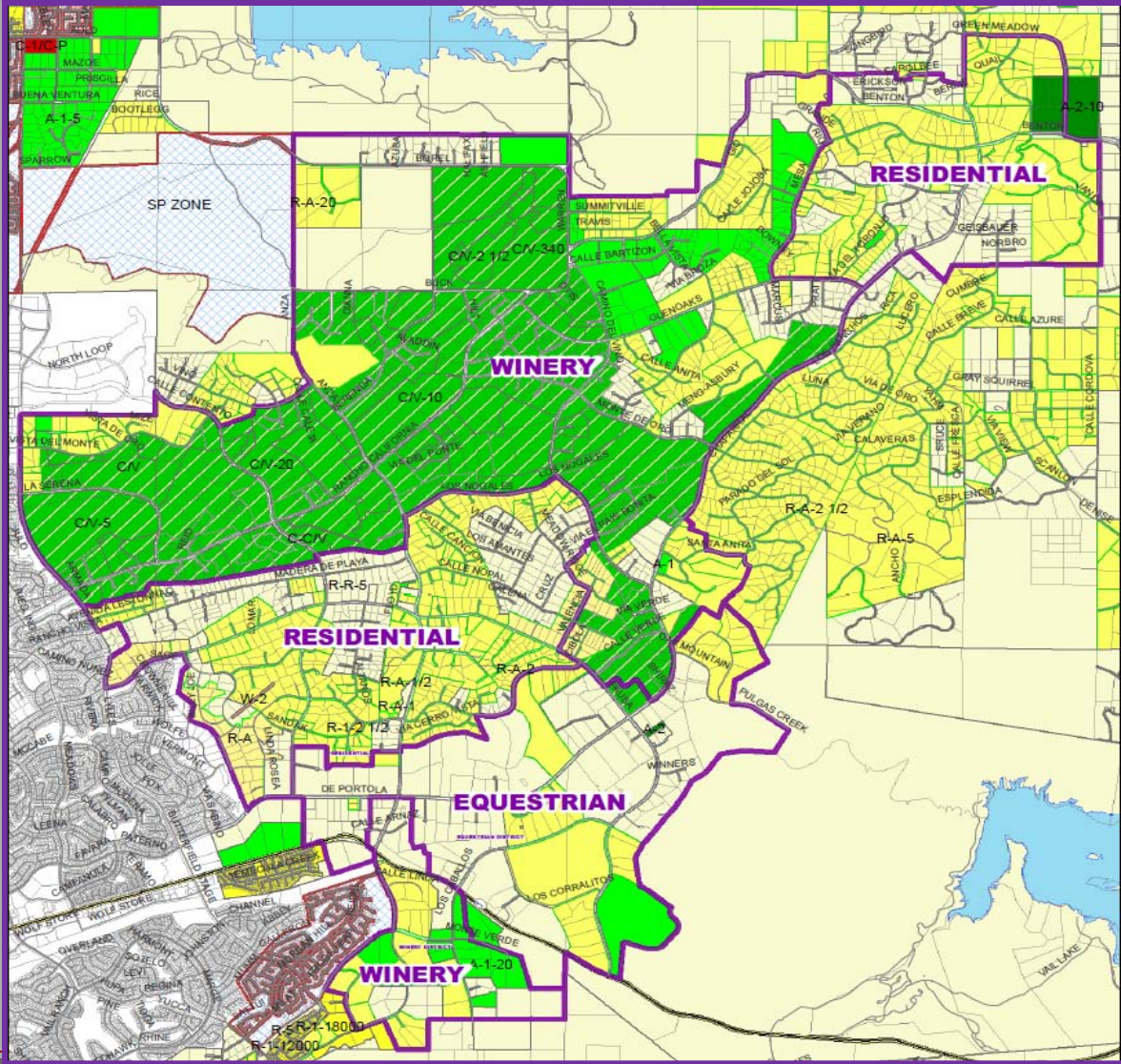


Wine Country Community Plan Objectives



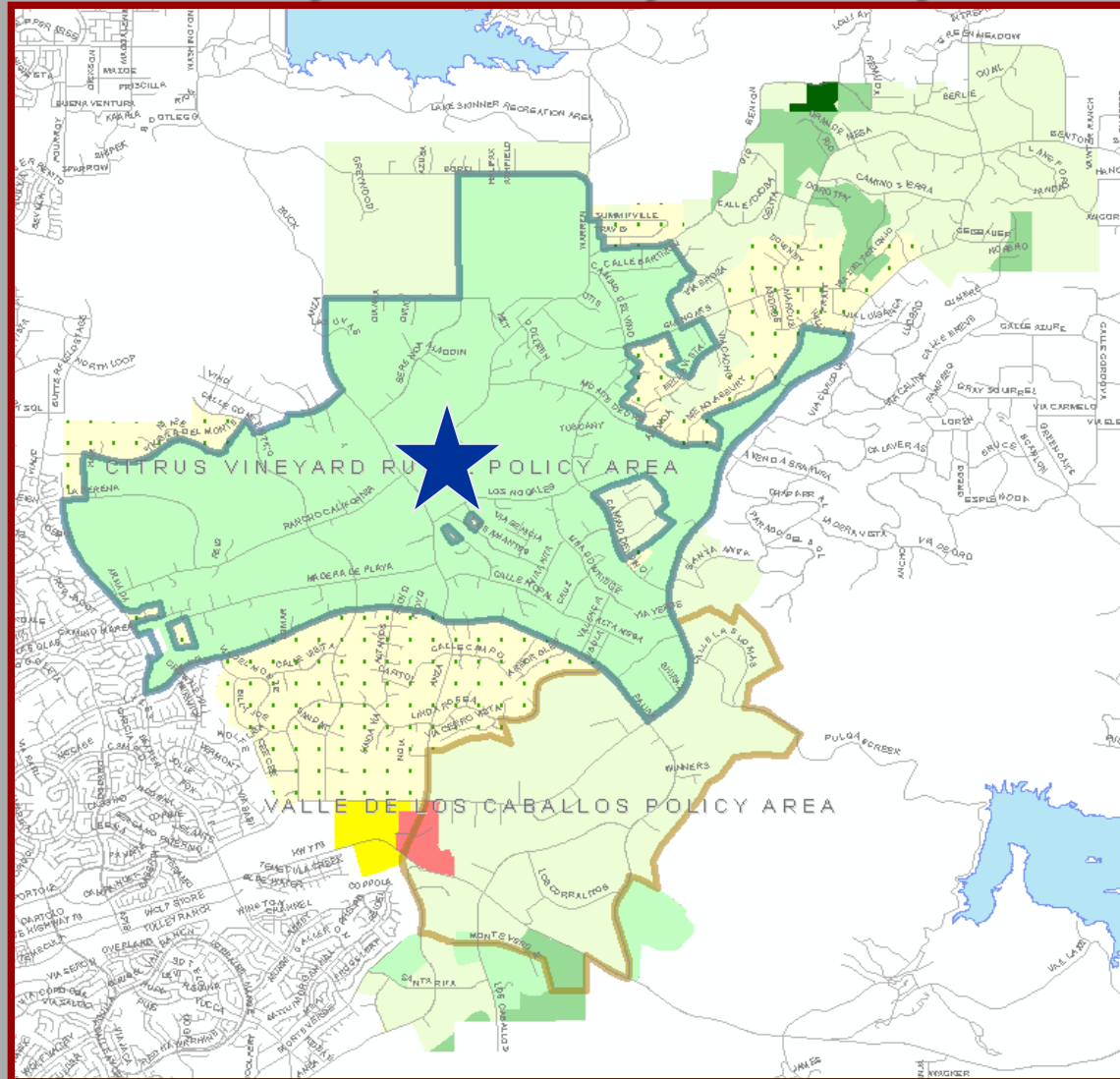


Wine Country Community Plan Objectives





Wine Country Community Plan Objectives



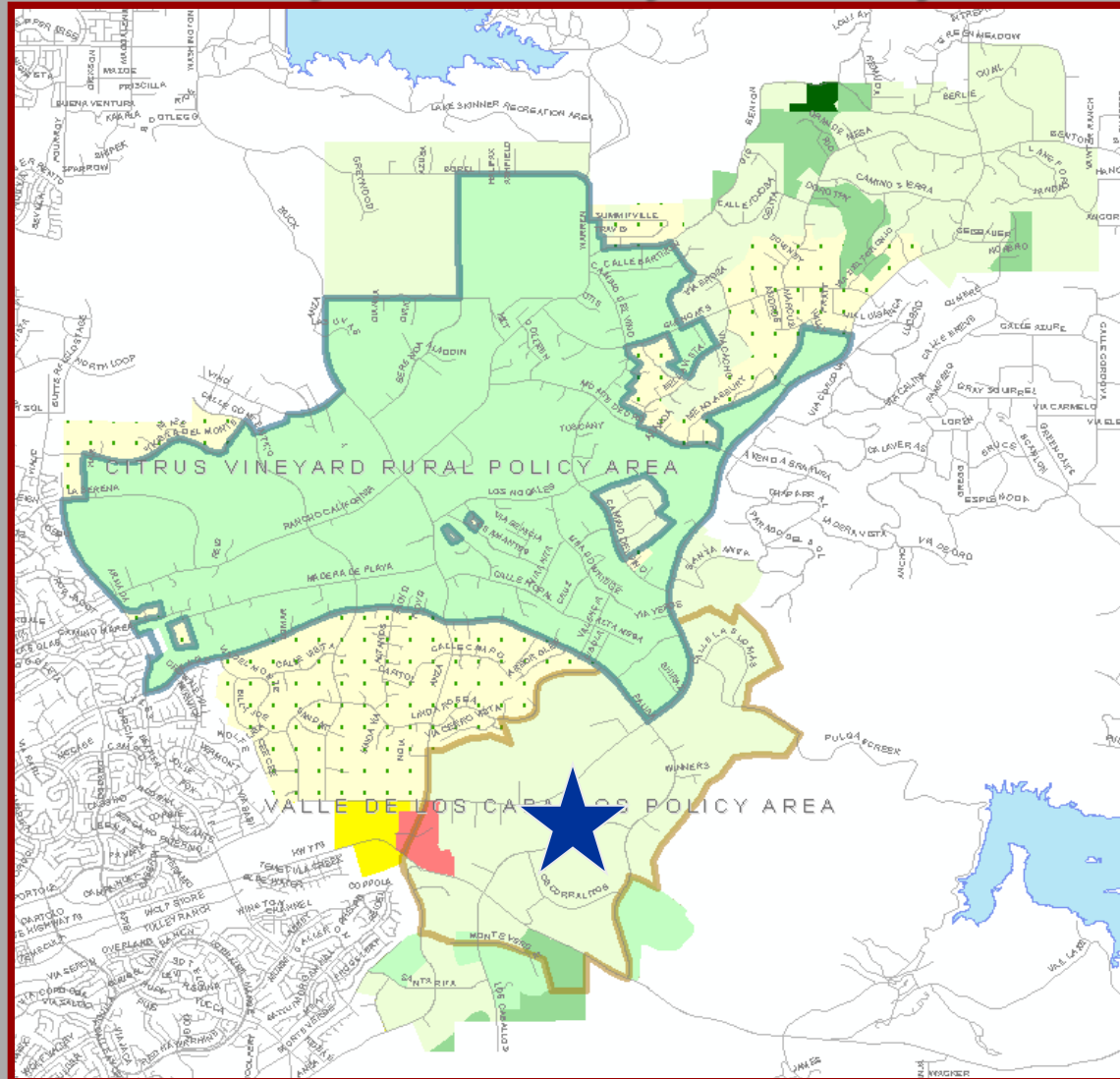


Wine Country Community Plan Objectives

PERMITTED USE	CURRENT C/V ZONE	PROPOSED WINERY ZONE
INCIDENTAL USES (SPECIAL OCCASION, LODGING & RESTAURANT)	10 ACRES MINIMUM	20 ACRES MINIMUM
SPECIAL OCCASION FACILITY	PERMITTED WITH VINEYARD	PERMITTED WITH WINERY ONLY
SPECIAL OCCASION FACILITY	NO NOISE STUDY REQUIRED	NOISE STUDY & ACOUSTICAL ANALYSIS REQUIRED IF OUTDOOR FACILITY IS PROPOSED
SPECIAL OCCASION FACILITY	NO GOOD NEIGHBOR AGREEMENT ENVISIONED	GOOD NEIGHBOR AGREEMENT MAY BE REQUIRED
B&B AND COUNTRY INNS	PERMITTED WITH VINEYARD	PERMITTED WITH WINERY ONLY
RESORT (AMPHITHEATER)	10 ACRES MINIMUM LOT SIZE	40 ACRES MINIMUM LOT SIZE
RESIDENTIAL DEVELOPMENT	5 ACRES WITH CLUSTERING & 50% PLANTING; 10 ACRES WITHOUT 50% PLANTING.	10 ACRES WITH CLUSTERING & 75% PLANTING
ANIMAL KEEPING	5 ANIMALS PER ACRE	2 ANIMALS PER ACRE
18-HOLE GOLF COURSES	STAND ALONE PERMITTED, NO MINIMUM LOT SIZE	PERMITTED ONLY IN CONJUNCTION WITH RESORT ON 40 ACRES MINIMUM
ADDITIONAL SETBACKS	RANCHO CALIFORNIA RD., MONTE DE ORO RD., ANZA RD., PAUBA RD., DE PORTOLA RD., BUCK RD., BOREL RD. & BUTTERFIELD STAGE RD.	ALL AND GLEN OAKS RD, CALLE CONTENTO RD., CAMINO DEL VINO RD. & HWY 79 S.



Wine Country Community Plan Objectives





Wine Country Community Plan Objectives



WINERY SITE
(25% Net Project Area)

VINEYARDS
(75% Net Project Area)



COMMERCIAL - EQUESTRIAN
ESTABLISHMENT
(25% Net Project Area)

EQUESTRIAN LANDS
(75% Net Project Area)

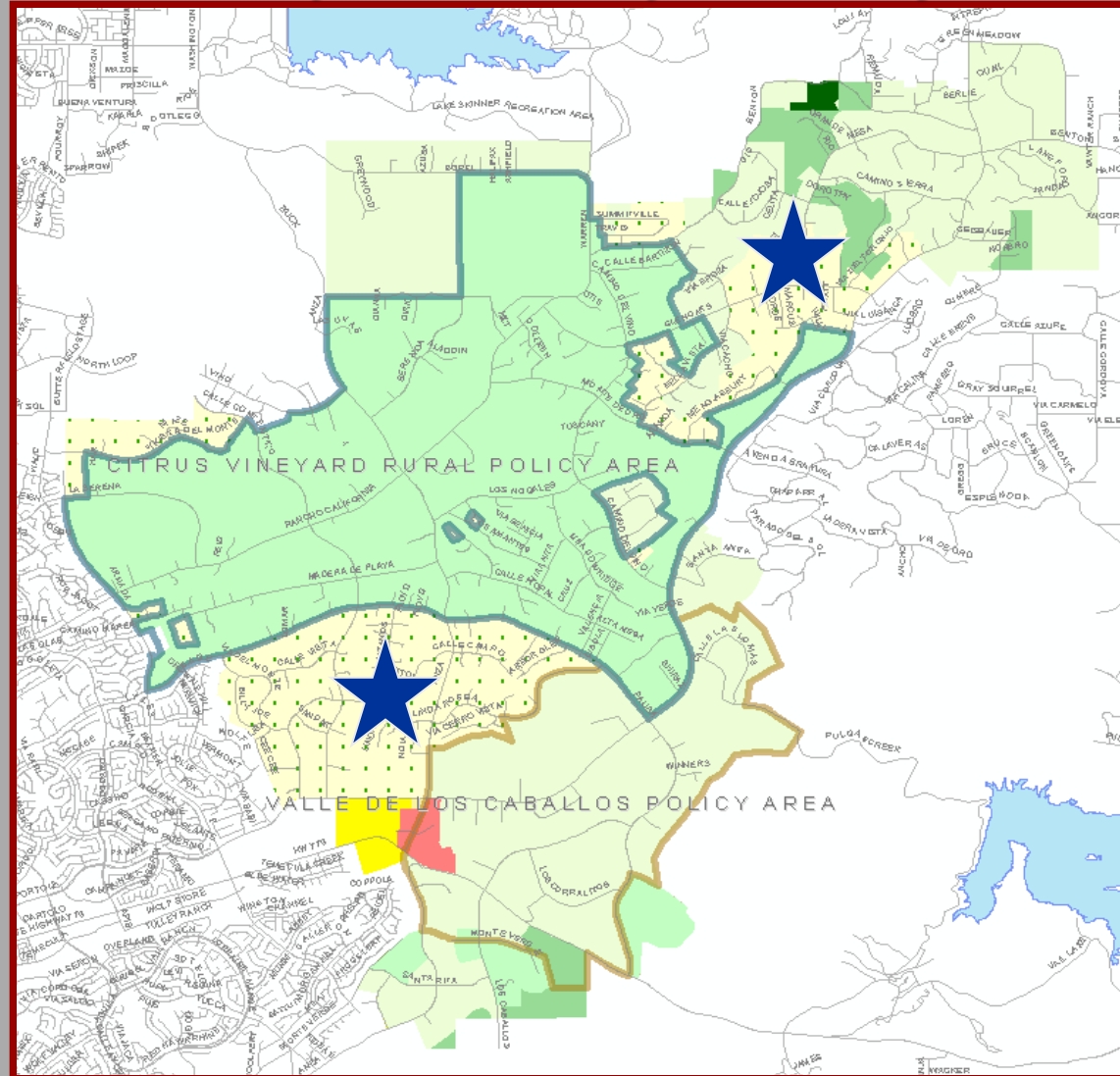


Wine Country Community Plan Objectives

STANDARDS	PROPOSED WINERY ZONE	PROPOSED EQUESTRIAN ZONE
OPEN SPACE REQUIREMENT	75% VINEYARD	75% PERMANENT EQUESTRIAN LANDS
STRUCTURE REQUIREMENTS	1,500 SQUARE FEET, 3500 GALLONS	20 STALLS, 12'X12'
HEIGHT	50 FEET MAX	50 FEET MAX
RESIDENTIAL SUBDIVISIONS	1 DU/ 10 AC WITH CLUSTERING	1 DU/10 AC
PERMITTED USES	COTTAGE INN (1-5 GUEST ROOMS), COTTAGE INDUSTRY, WINEGROWERS ASSOCIATION EVENTS	COTTAGE INN (1-5 GUEST ROOMS), COTTAGE INDUSTRY, EQUESTRIAN ESTABLISHMENT
USES ON 10 ACRES WITH PP	WINERY WITH TASTING ROOM AND GIFT SHOP	WINERY OR COMMERCIAL EQUESTRIAN ESTABLISHMENT, HORSE SHOW, POLO GROUNDS, PETTING ZOO
USES ON 20 ACRES WITH PP	WINERY AND RESTAURANT, HOTELS, SPECIAL OCCASION FACILITIES	COMMERCIAL EQUESTRIAN ESTABLISHMENT AND RESTAURANTS, WESTERN STORE
USES ON 40 ACRES WITH CUP	WINERY AND RESORT	-
USES ON 50 ACRES WITH CUP	-	COMMERCIAL EQUESTRIAN ESTABLISHMENT AND RESTAURANTS, HORSE RACING ARENA, RODEO ARENA
USES ON 100 ACRES WITH CUP	-	COMMERCIAL EQUESTRIAN ESTABLISHMENT AND SPECIAL OCCASION FACILITIES



Wine Country Community Plan Objectives





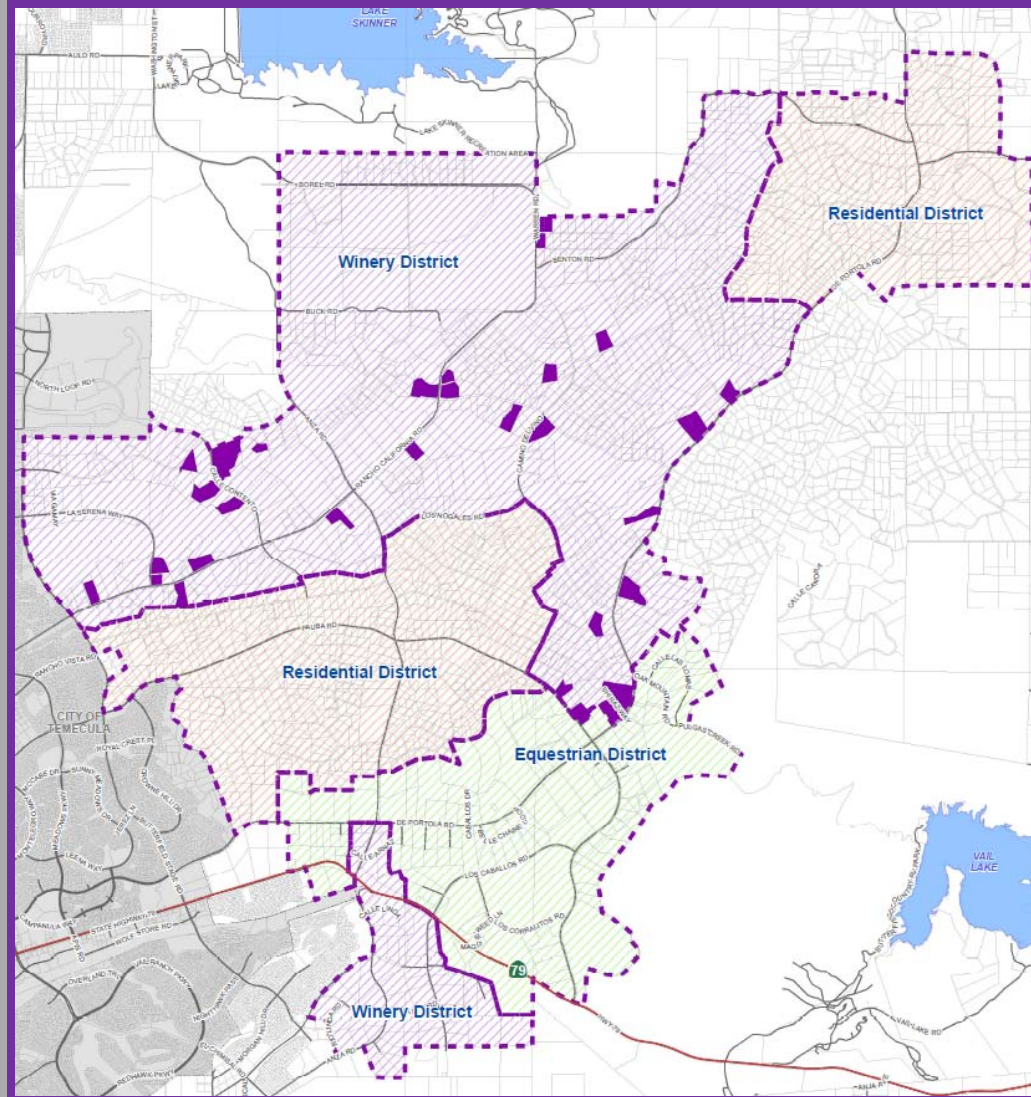
Wine Country Community Plan Objectives

PERMITTED USE	CURRENT R-A ZONE	CURRENT R-R ZONE	PROPOSED WC-R ZONE
AGRICULTURAL / HORTICULTURAL OPERATIONS & PROCESSING	20 FEET MINIMUM FROM BOUNDARIES OF PREMISES	20 FEET MINIMUM FROM BOUNDARIES OF PREMISES	50 FEET MINIMUM FROM BOUNDARIES OF PREMISES
ANIMAL KEEPING	2 ANIMALS PER ACRE	5 ANIMALS PER ACRE	5 ANIMALS PER ACRE
WINERY	NOT PERMITTED	0.5-ACRE LOT SIZE MINIMUM	10-ACRE LOT SIZE MINIMUM WITH ON-SITE VINEYARDS
BEAUTY SHOP, TEMPORARY REAL ESTATE OFFICE, GOLF COURSE & COUNTRY CLUB	20,000 SQ FT LOT SIZE MINIMUM WITH APPROVED PLOT PLAN	0.5-ACRE LOT SIZE MINIMUM WITH APPROVED PLOT PLAN	NOT PERMITTED
PUBLIC UTILITIES (DAMS, CANALS, POWER PLANTS, RAILROADS, TV/RADIO STATIONS)	NOT PERMITTED	20,000 SQ FT LOT SIZE MINIMUM	NOT PERMITTED
AIRPORT, MINING OPERATION, UNDERGROUND FUEL STORAGE, COMMERCIAL FAIRGROUND, LIQUOR STORE, TOURIST INFO CENTER & PACKING PLANT	NOT PERMITTED	0.5-ACRE LOT SIZE MINIMUM WITH CUP	NOT PERMITTED
(PLANNED) RESIDENTIAL SUBDIVISION	20,000 SQ FT LOT SIZE MINIMUM WITH LAND DIVISION APPROVAL	0.5-ACRE LOT SIZE MINIMUM WITH LAND DIVISION APPROVAL	5-ACRE MINIMUM WITH VINEYARD OR EQUESTRIAN LAND AND LAND DIVISION APPROVAL
GAS STATIONS	NOT PERMITTED	0.5-ACRE LOT SIZE MINIMUM WITH CUP	NOT PERMITTED





Wine Country Community Plan Objectives



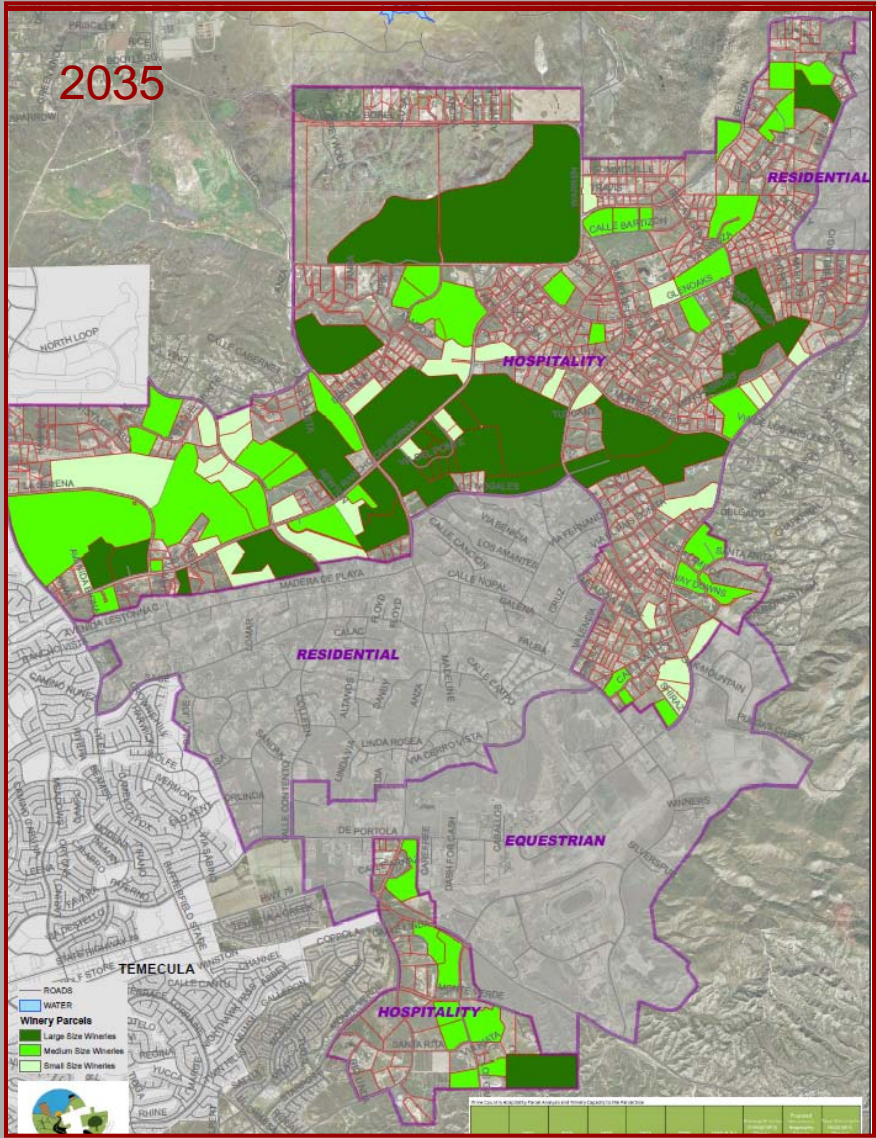
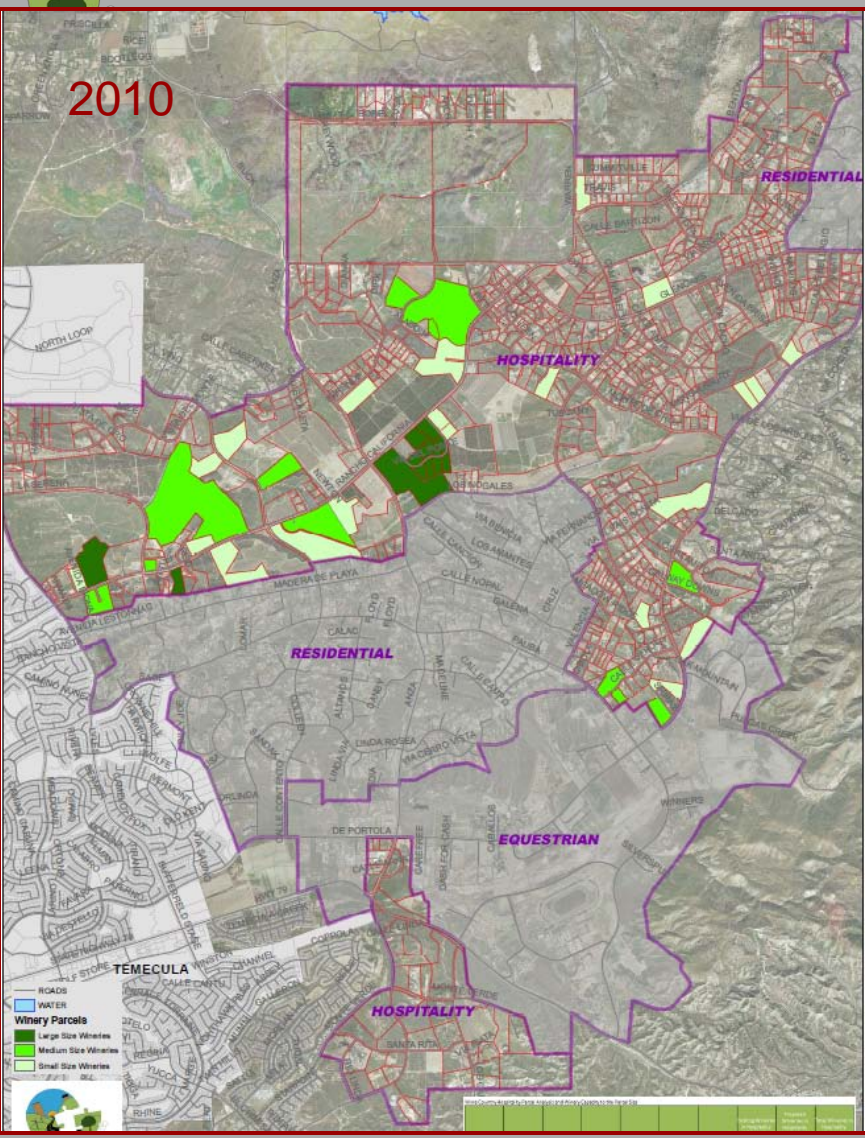


Wine Country Community Plan Objectives

EXISTING CONDITION	EXISTING GENERAL PLAN	PROPOSED COMMUNITY PLAN
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



RIVERSIDE COUNTY
PLANNING





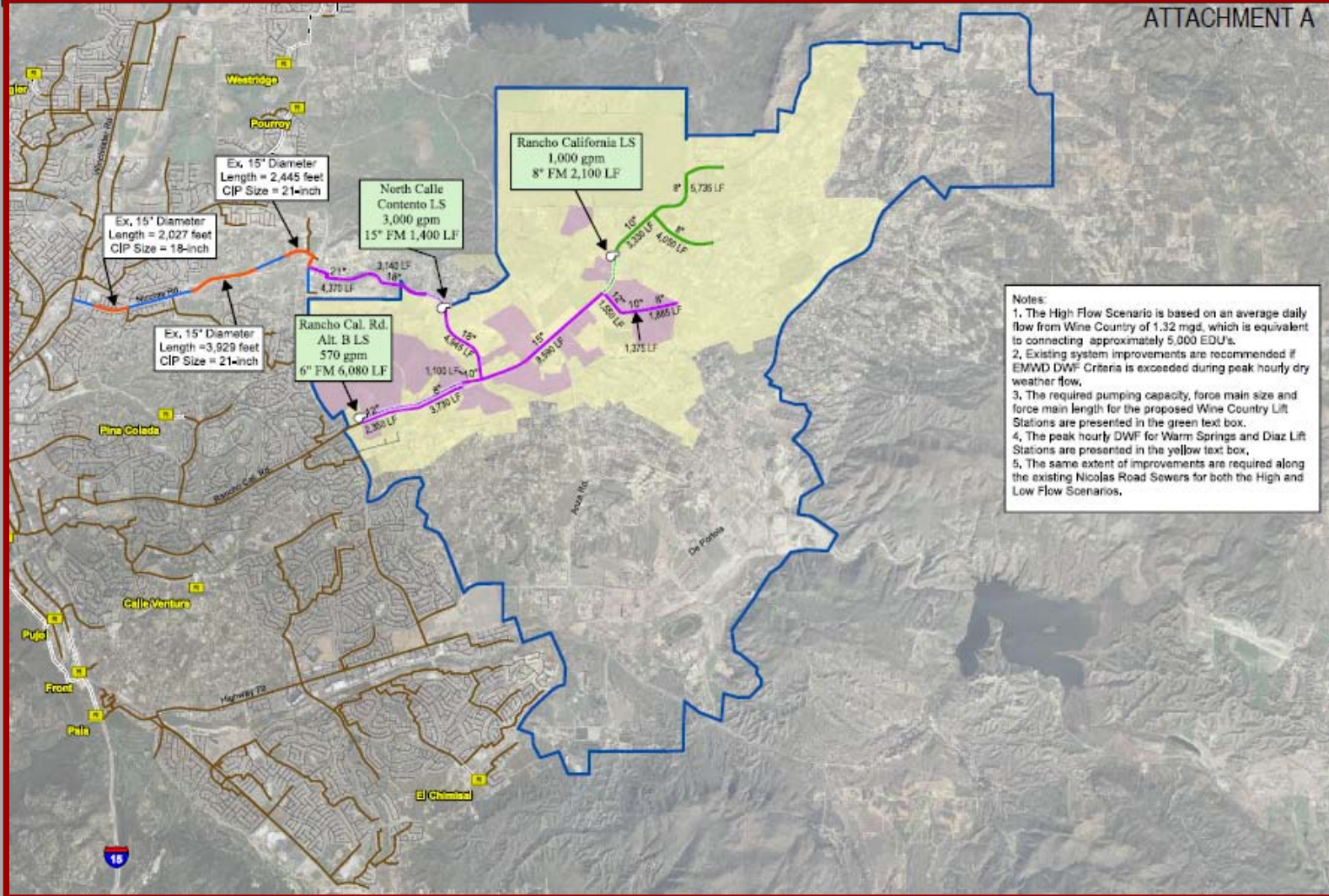
Wine Country Community Plan Objectives

- Groundwater Quality and Sewer
 - To maintain groundwater quality and secure necessary sewer infrastructure
 - Coordination with Rancho California water District, Eastern Municipal Water District , San Diego Regional Water Quality Control Board and Winery Proponents
 - Eastern Municipal Water District conducted (Sewer) Infrastructure Study
 - County has started conditioning projects for Sewer Connection and Fees
 - County has committed \$2M for Phase I with a total of \$5M from TOT for Sewer Improvements



Wine Country Community Plan Objectives

ATTACHMENT A



Notes:

1. The High Flow Scenario is based on an average daily flow from Wine Country of 1.32 mgd, which is equivalent to connecting approximately 5,000 EDUs.
2. Existing system improvements are recommended if EMWD DWF Criteria is exceeded during peak hourly dry weather flow.
3. The required pumping capacity, force main size and force main length for the proposed Wine Country Lift Stations are presented in the green text box.
4. The peak hourly DWF for Warm Springs and Diaz Lift Stations are presented in the yellow text box.
5. The same extent of improvements are required along the existing Nicolas Road Sewers for both the High and Low Flow Scenarios.



Wine Country Infrastructure Project

Charlie Bachmann
Assistant General Manager
Planning, Engineering, & Construction
07-25-2012

Wine Country Infrastructure Project



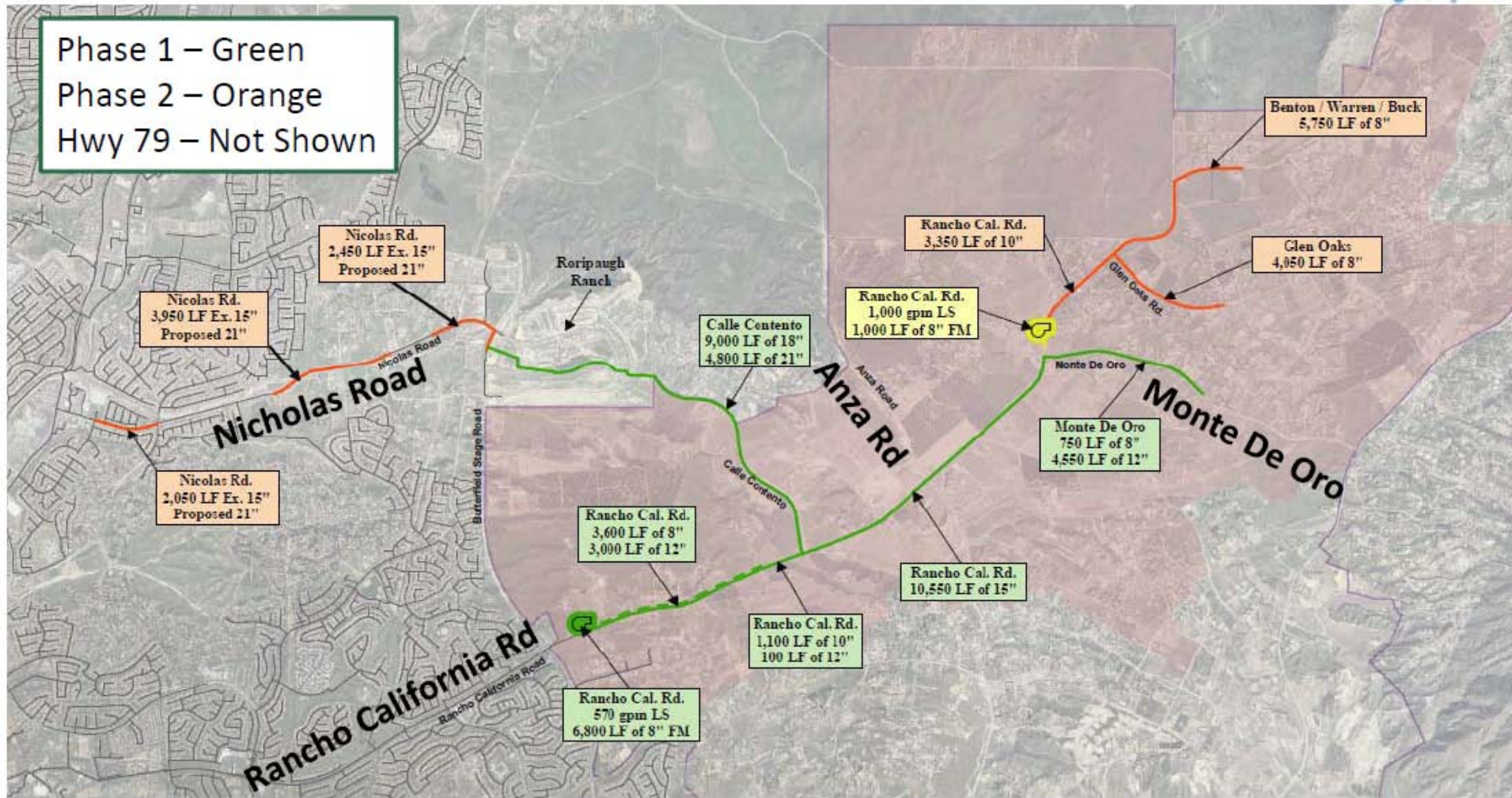
- Sewer System is needed to protect the Groundwater Basin
- A fair Cost-sharing Plan has been established
- EMWD has received 16 Letters of Intent to connect
- Estimated cost of Phase 1 is \$15 to \$18 million
- Riverside County is Contributing up to \$2 million toward Phase 1 facilities
- Final Design is underway for Phase 1 of the Backbone System
- Scheduled to Complete Phase 1:
 - Final Design by mid 2013
 - Construction by the end of 2014



Wine Country Infrastructure Project



Phase 1 – Green
Phase 2 – Orange
Hwy 79 – Not Shown





- EASTERN MUNICIPAL WATER DISTRICT

Contact Information

Charlie Bachmann
Assistant General Manager
Planning, Engineering, & Construction
(951) 928-3777 x4461
bachmannc@emwd.org



Wine Country Community Plan Objectives

- Motorized and Non-motorized Transportation:
 - Five Roundabouts are proposed along Rancho California Road to calm vehicular traffic, to provide safety for pedestrians, bikers and equestrians, and to move traffic volumes more efficiently
 - 41,700 daily vehicular traffic with a peak hour traffic of 4000 vehicles
 - Number of lanes are reduced to retain rural character
 - Signalization and Signs are provided for pedestrian and equestrian safety



Wine Country Community Plan Objectives



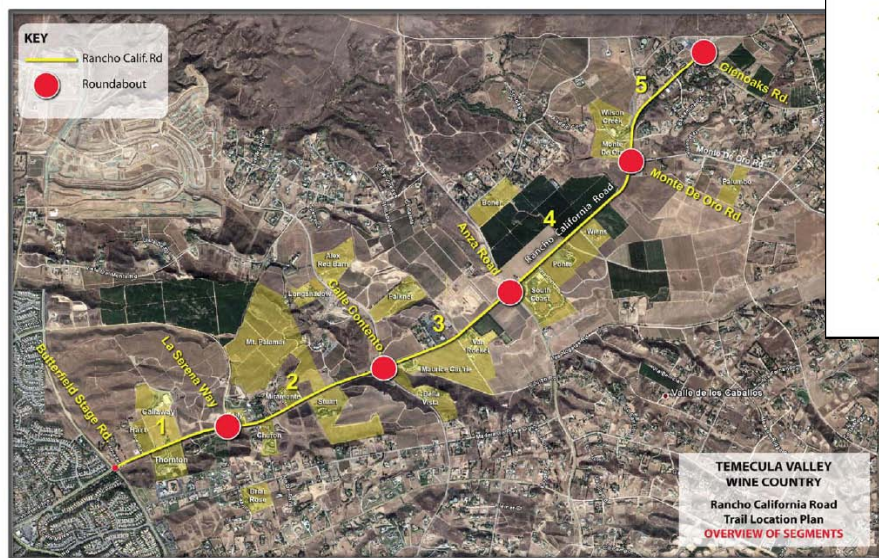
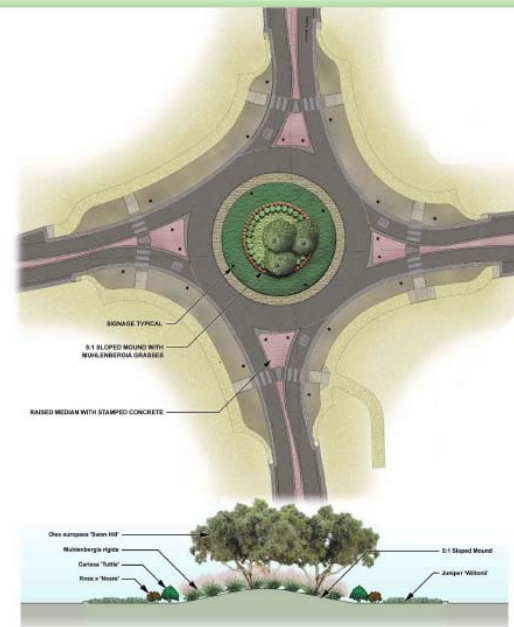
ANZA ROUNDABOUT PROJECT Rancho California Road at Anza Road



Contractor	Mamco Construction
Construction Start	Late February 2012
Construction Completion	Late May 2012
Work Hours	Sunday – Saturday 6 AM – 8 PM
Project Helpline	(877) 6-RCPROJECTS
Project Website	rcprojects.org/anza-roundabout

PROJECT IMPROVEMENTS

- ✓ Reconfigure the intersection of Rancho California Road at Anza Road to accommodate a two-lane roundabout.
- ✓ Landscaping installation in the center island of the roundabout.
- ✓ Construct the splitter islands of the roundabout with colored stamped concrete.
- ✓ Construct a Water Quality Basin along Anza Road north of Rancho California Road.
- ✓ Construct an Equestrian Crossing on Rancho California Road east of Anza Road.
- ✓ Add safety street lighting at intersection of Rancho California.





Temecula Valley Wine Country Community Plan





Community Plan Outreach – Vision 20-20 Survey



COUNTY OF RIVERSIDE

WINE COUNTRY VISION 2020 SURVEY

1. What is your vision for Wine Country in 2020?

2. For realizing this vision, how would you rate the importance of each of these items?

Very Important *Not Important*

a. Promoting the community's identity as a wine-producing region of California..... 1 2 3 4 5

b. Promoting the planned growth of Wine Country where:

1. Agricultural, equestrian and residential lifestyles are protected..... 1 2 3 4 5

2. Crops that are harmful to grape-growing are limited..... 1 2 3 4 5

3. Residential subdivisions are restricted.... 1 2 3 4 5

4. Resort destinations are encouraged..... 1 2 3 4 5

5. Boundary of wine country is redefined.... 1 2 3 4 5

6. Incidental commercial uses, other than wineries, are further restricted..... 1 2 3 4 5

7. Transportation network is enhanced..... 1 2 3 4 5

8. Sidewalks, streetlights & trails are developed.... 1 2 3 4 5

9. Parking requirements are reassessed..... 1 2 3 4 5

10. Road names are changed to promote its heritage... 1 2 3 4 5

11. Sanitary sewer service is provided 1 2 3 4 5

c. Attracting visitors and tourism to the area..... 1 2 3 4 5

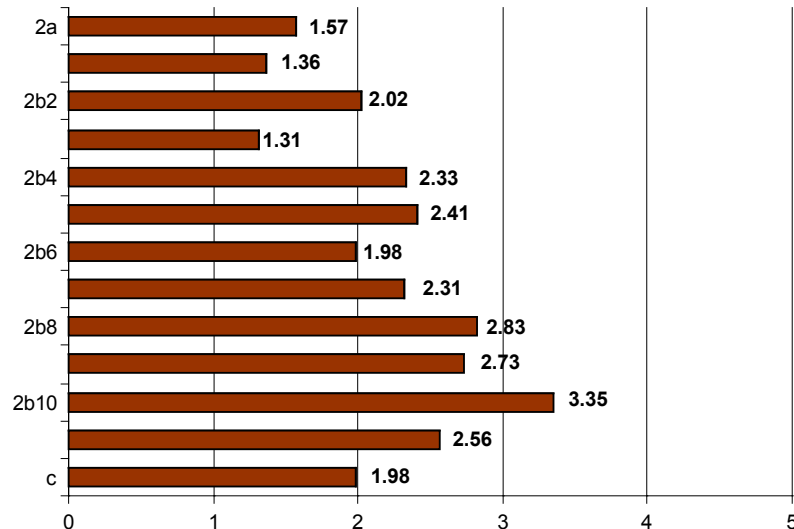
3. Is there any other important item that needs to be addressed for realizing this vision?

4. You are a, Resident Vineyard Owner Winery Owner Business Owner Other: _____
(Please check all that apply)

5. Your Name: _____

6. Address (Optional): _____

Wine Country Survey 2009



1 = High 5 = Low

Level of Importance



Community Plan Outreach – Website

- www.socalwinecountryplan.org
- Approximately 30,000+ Users Visits this website annually
- Approximately 160+ Users have registered for e-alerts





Community Plan Outreach – Focused-group Meetings



Residents' Town Hall Meeting – 8/30/11



Morgan Hills HOA – 4/28/11



All-day Open House – 9/9/10

Planning Commission Hearing





Community Plan Outreach – Ad Hoc Committee

- Coordination over three years
- 16 meetings held with the Committee
- Composed of 19 members of diverse interest groups
- Meetings were open to public participation
- Each meeting averaged at 30-50 participants



Community Plan Outreach – Ad Hoc Committee

Ad Hoc Advisory Committee Members

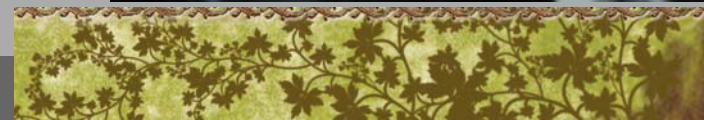
1	Bill Wilson (Chairman)
2	Jim Carter
3	Phil Baily
4	Mike Rennie
5	Dan Stephenson
6	John Maramarco
7	Andy Domenigoni
8	Lorraine Harrington
9	Robert Kellerhouse
10	Edith Atwood
11	Margaret Rich
12	Kimberly Adams
13	Jane Block
14	Lynn Mattocks
15	Rusty Manning
16	Terilee Hammett
17	Greg Hessler
18	Paul DeSimone
19	Elisa Niederecker



Community Plan Outreach – Ad Hoc Committee



Planning Commission Hearing





Community Plan Outreach – Ad Hoc Committee



Supervisor Stone assembled an ad hoc Advisory Committee in 2009 to assist County staff in the development of the Wine Country Community Plan. The Advisory Committee is composed of a diverse group of nineteen (19) members that represent winegrower, equestrian, residential and environmental interests. Over the last three years, the Advisory Committee has discussed various issues and offers the following recommendations for consideration by the Planning Commission and Board of Supervisors.

#	Issue	Discussion Points	Advisory Committee Recommendation	Consensus
1	To expand “Wine Country” further beyond the existing Citrus Vineyard Policy Area	<ul style="list-style-type: none"> Staff considered conservation lands, approved cases, current uses, parcel sizes, topography, existing General Plan designations, etc. to prepare a proposal for the expansion of Wine Country. As a result, the current Citrus Vineyard Policy Area is proposed to expand from approx. 7,000 acres to 19,000 acres of the Wine Country Policy Area. This expanded region would allow additional areas for new wineries to materialize. This proposal encompasses the Valle de los Caballos Policy Area. The Community Plan proposes an implementing zone for this “valley of horses”, which supports and promotes equestrian uses. This proposal also encompasses existing residential enclaves and it creates a specialized district, where future residential subdivisions would be encouraged in seclusion from the commercial activity cores of the Policy Area. 	The Advisory Committee fully supported staff’s recommendation of creating three districts – Winery, Equestrian, and Residential. This approach will encourage harmonious coexistence among the three very diverse, but potentially symbiotic interest-groups.	Unanimous
2	To avoid making existing uses non-conforming upon the Plan adoption	<ul style="list-style-type: none"> A consistency zoning effort (through applying proposed zones to all parcels) with this Community Plan would have created many non-conforming uses after the plan adoption. Multiple uses currently exist within this region that are either legal non-conforming uses or “illegal uses” that were legal when established, but became illegal due to past consistency zoning efforts. The Advisory Committee was committed to ensure that the Community Plan adoption would not make any existing uses non-conforming, and amortize them out in the future. 	The Advisory Committee fully supported staff’s recommendation of creating three districts within the General Plan Policy Area that dictate the consistency zoning on a parcel-by-parcel basis when a land use proposal is submitted in the future. This approach will allow the existing uses to continue operating under the current zones of the parcels.	Unanimous



Wine Country Community Plan – Outstanding Issues





Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
 - To allow small-scale “Production Winery”
 - Under Section 14.91 (Definitions) make the following changes:
 - *COMMERCIAL WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine. Such facility may operate appurtenant and incidental commercial uses such as wine sampling rooms, retail wine sales, gift sale, delicatessens, restaurants, lodging facilities and special occasion facilities.*
 - *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. The facility does not operate any appurtenant or incidental uses.*
 - ~~*WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine.*~~



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
 - To allow small-scale “Production Winery”
 - Under Section 14.92 and 14.93 (Wine Country – Winery and Winery Existing Zoning Classifications), uses permitted with Plot Plan add the following:
 - *Production Winery only in conjunction with an established on-site vineyard and a minimum parcel size of five (5) gross acres.*
 - Under Section 14.95 (Development Standards) add Production Winery Development Standards Section as the following:
 - *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 production winery shall be less than 1,500 square feet in 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.*



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
 - To ensure winery operations prior to incidental commercial uses
 - Under Section 14.95 – Commercial Winery Development Standards add the following:
 - *Prior to issuance of the building permit for any incidental commercial uses, the commercial winery facility shall be constructed.*
 - *Prior to issuance of certificate of occupancy for any incidental commercial uses, the commercial winery facility shall be operational.*



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
 - To allow limited wine-club events with a winery on 10 acres or more
 - Under Section 14.92 and 14.93 (Wine Country – Winery and Winery Existing Zoning Classifications), uses permitted with Plot Plan add the following underlined language:
 - Commercial Winery, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres. Four (4) wine-club events per year, not to exceed 100 members, may be considered with a commercial winery.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
 - To allow 3 year exemption for use of 75% local grapes
 - Under Section 14.95 – Commercial Winery Development Standards delete the following:
 - *An exemption from this requirement may be requested for the first three years from the building permit's effective date. After the issuance of the certificate of occupancy, such exemption may only be extended twice for a one year duration, for a total exemption period not to exceed five years.*



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
 - To remove 5 guests/acre requirement for Special Occasion Facilities
 - Under Section 14.95 – Special Occasion Facilities Development Standards delete the following:
 - ~~*A maximum of five (5) guests per gross acre shall be permitted for a special occasion facility.*~~



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues – Not in support:
 - To ensure on-site wine production
 - To require larger production capacity from larger wineries
 - To allow tasting room with “Production Winery”
 - To allow cooperative tasting rooms
 - To enforce that wineries use 75% local grapes
 - To use 300’ buffer for all incidental commercial uses on major roads

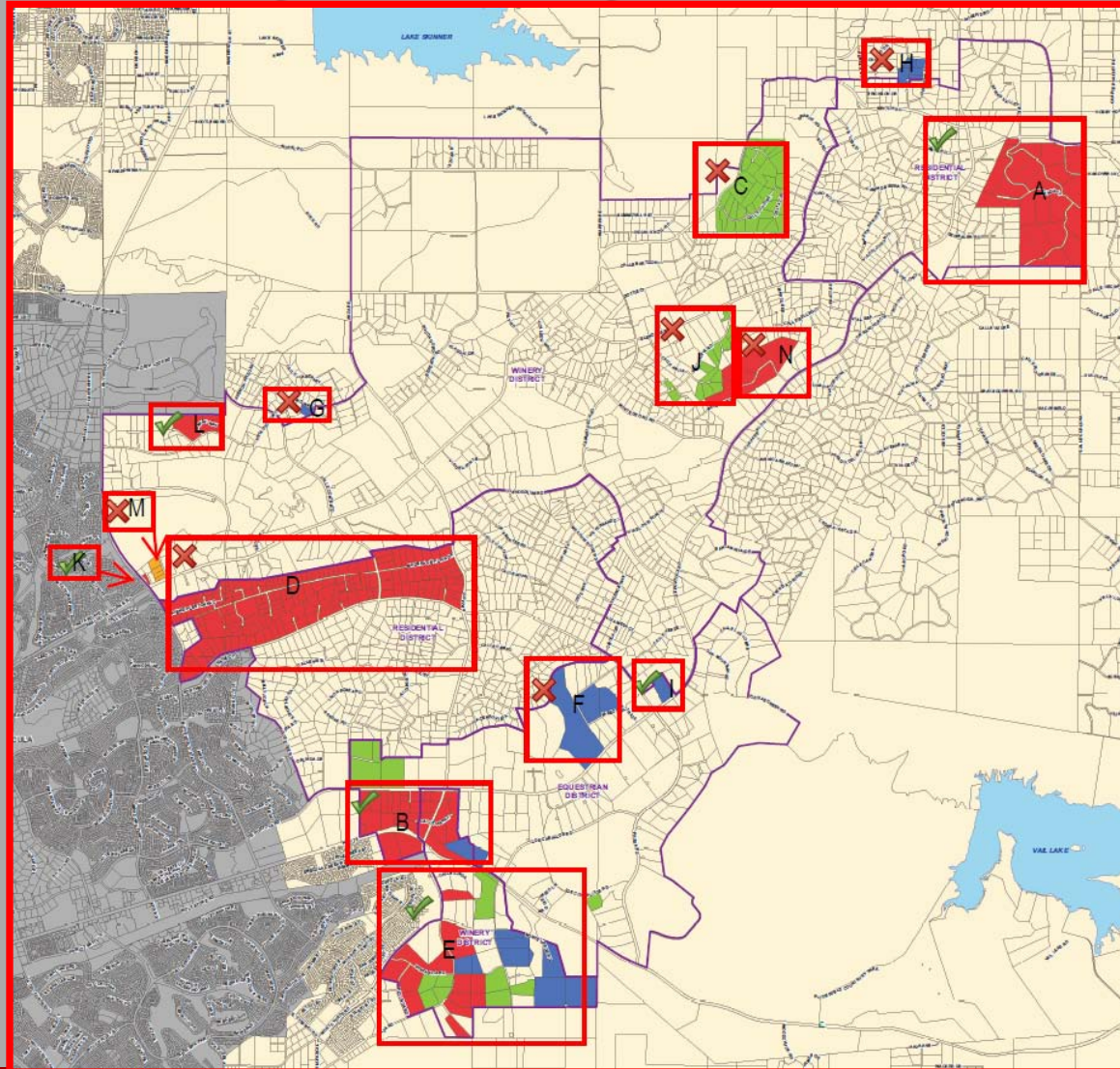


Wine Country Community Plan – Outstanding Issues

- Project Area's Sub-regions:
 - Be added or removed from the Project Boundary
 - Be considered for a different district of the Policy Area



Wine Country Community Plan – Outstanding Issues





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group A

Property Owner: Kali P. Chaudhuri

Requests: To exclude parcels from Wine Country Community Plan

Existing General Plan Land Use designation: Rural Residential

Existing Zoning Classifications: R-A, R-5, R-R

Opportunities/Constraints: 25% slope

Staff Recommendation: Due to steep topography and MSCHP potential, staff recommends removal of this group from the Community Plan boundary.

 Mr. & Mrs. Norris: Property owners support staff recommendation to exclude parcels from the Wine Country Community Plan.

