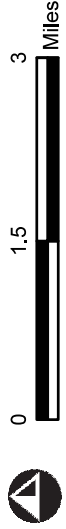


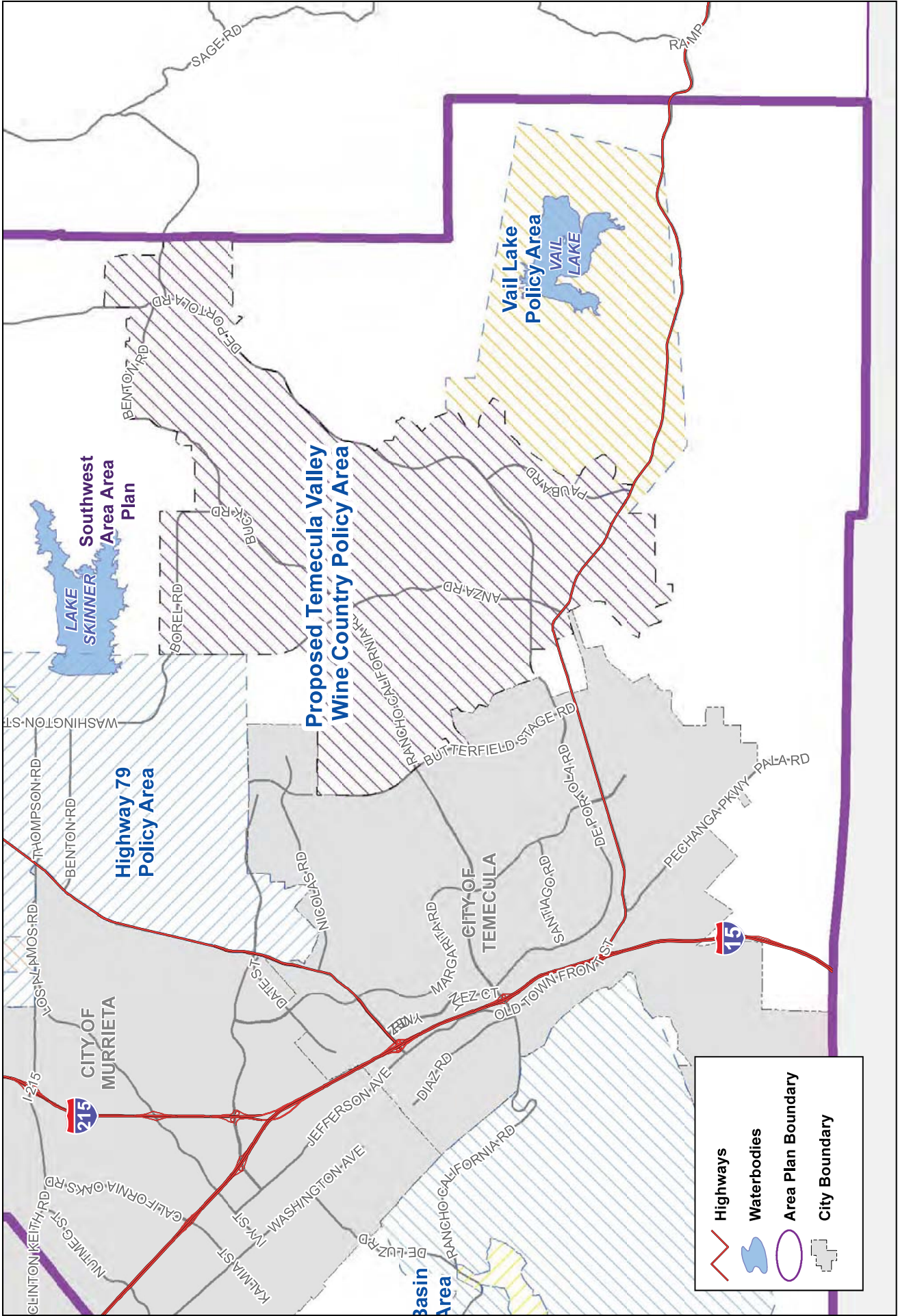
WINE COUNTRY COMMUNITY PLAN EIR
Existing Policy Area Overlay







Source: Southwest Area Plan Existing General Plan Policy Areas and Overlays 3.3 - provided by Riverside County Planning, July 5, 2011

3.0 Project Description

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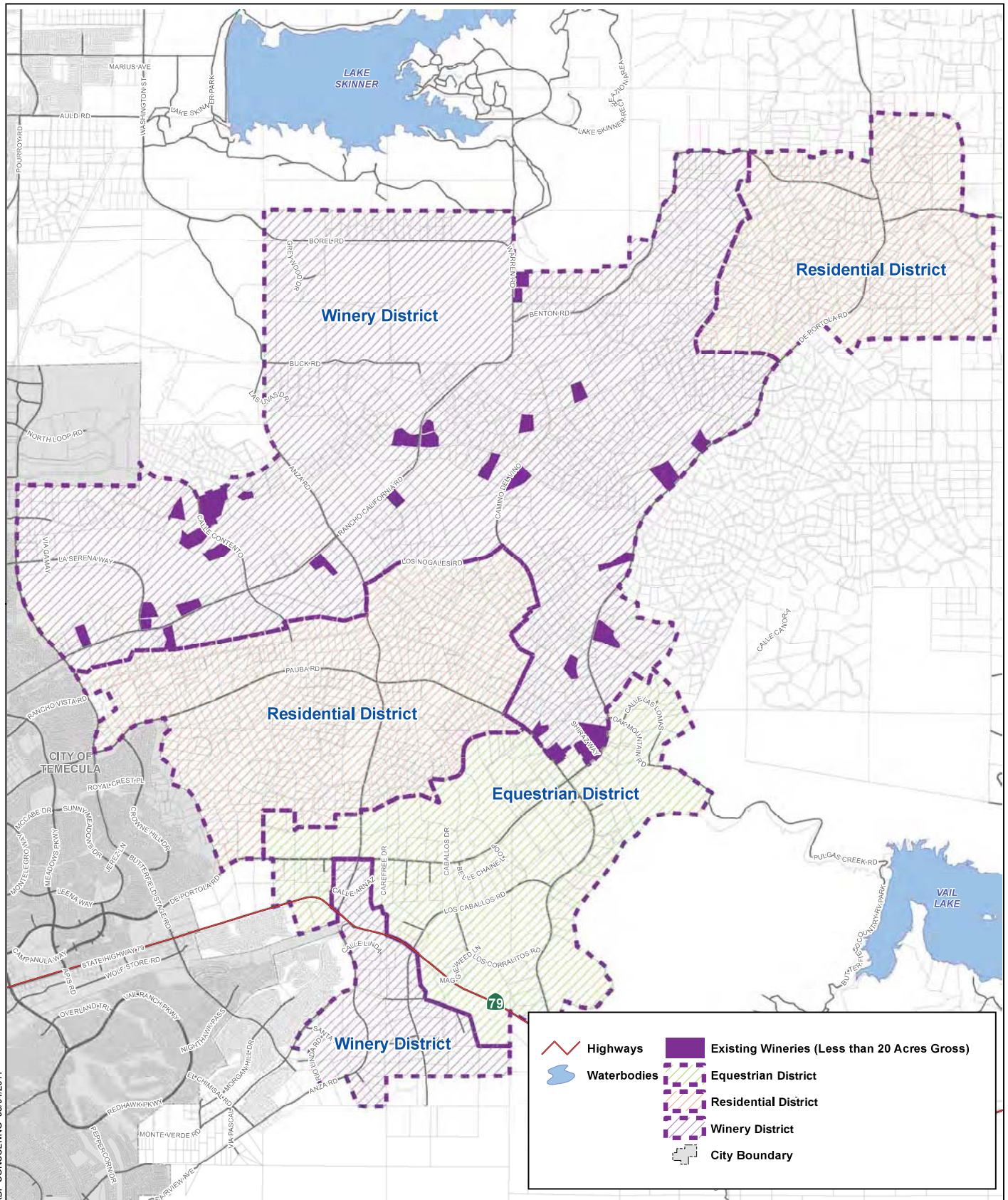
-  Highways
-  Waterbodies
-  Area Plan Boundary
-  City Boundary



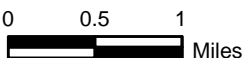
Source: Proposed Temecula Valley Wine Country Policy Area 3.4A - provided by Riverside County Planning, July 6, 2011

3.0 Project Description

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RBF CONSULTING 08/04/2011



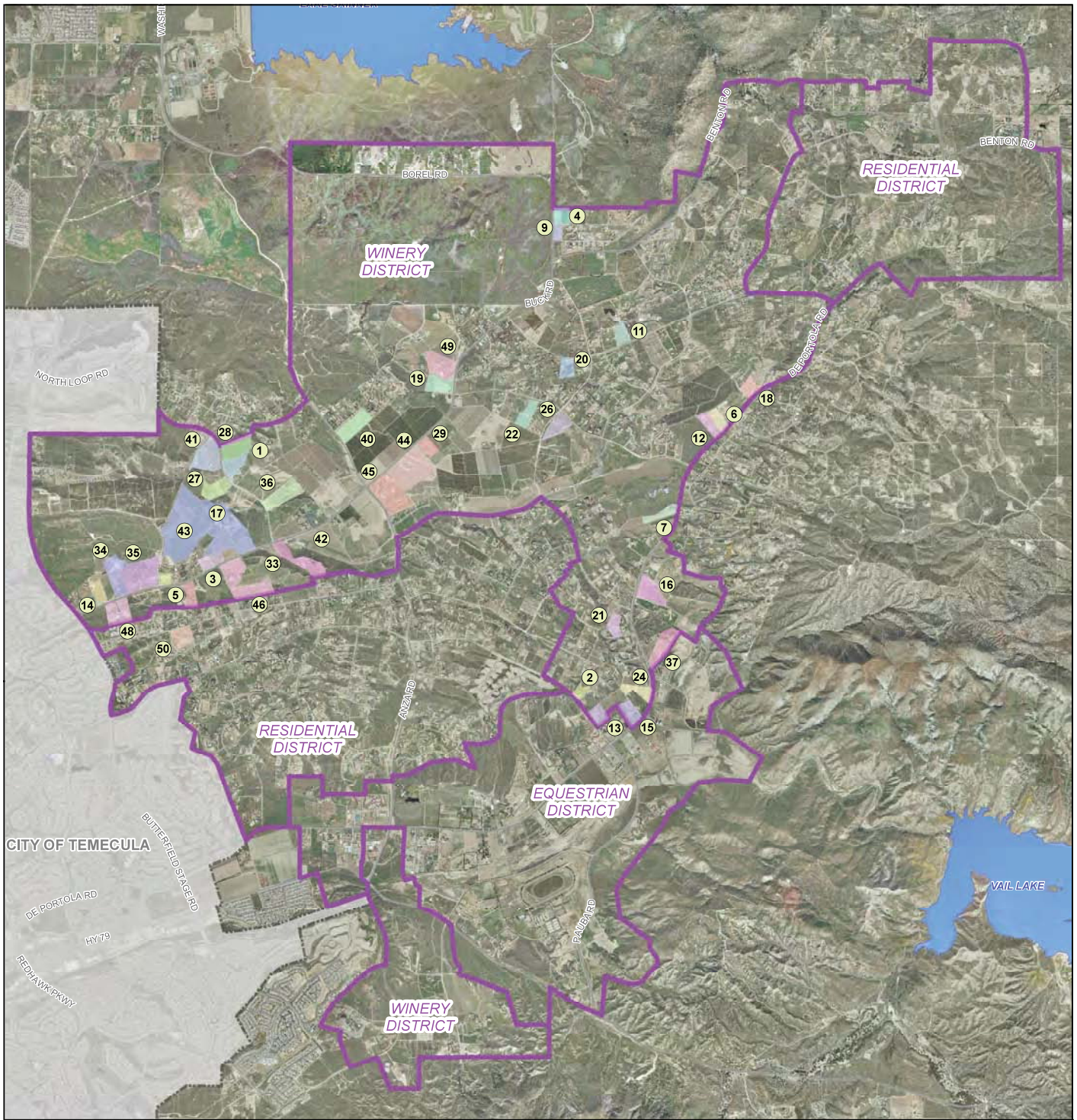
Source: Wine Country Policy Area With Districts - Image provided by Riverside County Planning, July 5, 2011

Wine Country Community Plan EIR
Wine Country Policy Area with Districts



3.0 Project Description

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NUMBER	WINERY NAME	NUMBER	WINERY NAME	NUMBER	WINERY NAME
1	Alex's Red barn Winery	17	Longshadow Ranch Vineyard & Winery	36	Falkner Winery
2	Baily Vineyard & Winery	18	Masia De Yabar Winery	37	Gershon Bachus Vintners
3	Celebration Cellars (Miramonte Winery)	19	Monte De Oro Winery	40	Lorimar Vineyard & Winery
4	Chapin Family Vineyards	20	Oak Meadows Winery	41	Lumiere (Kleiner) Winery
5	Churon Winery	21	Oak Mountain Winery	42	Maurice Carrie Vineyard & Winery (Van Roekel)
6	Cougar Vineyard & Winery	22	Palumbo Family Vineyard & Winery	43	Mount Palomar Winery
7	Danza Del Sol Winery	24	Robert Renzoni Vineyard	44	Ponte Family Estate Winery
9	Doffo Vineyard & Winery	26	Villa Toscana	45	South Coast Winery Resort & Spa
11	Foot Path/Foot Print Winery	27	Vindemia Vineyard & Estate Winery	46	Stuart Cellars
12	Frangipani Estate Winery	28	Wheeler Ridge Winery & Vineyard	48	Thornton Winery
13	Gary Gray	29	Wiens Family Cellars	49	Wilson Creek Winery
14	Hart Winery	33	Bella Vista Winery	50	Briar Rose Winery
15	Keyways Vineyard & Winery	34	Callaway Vineyard & Winery		
16	Leonesse Cellars	35	Europa Village		

Wine Country Policy Areas
 Cities
 Waterbodies

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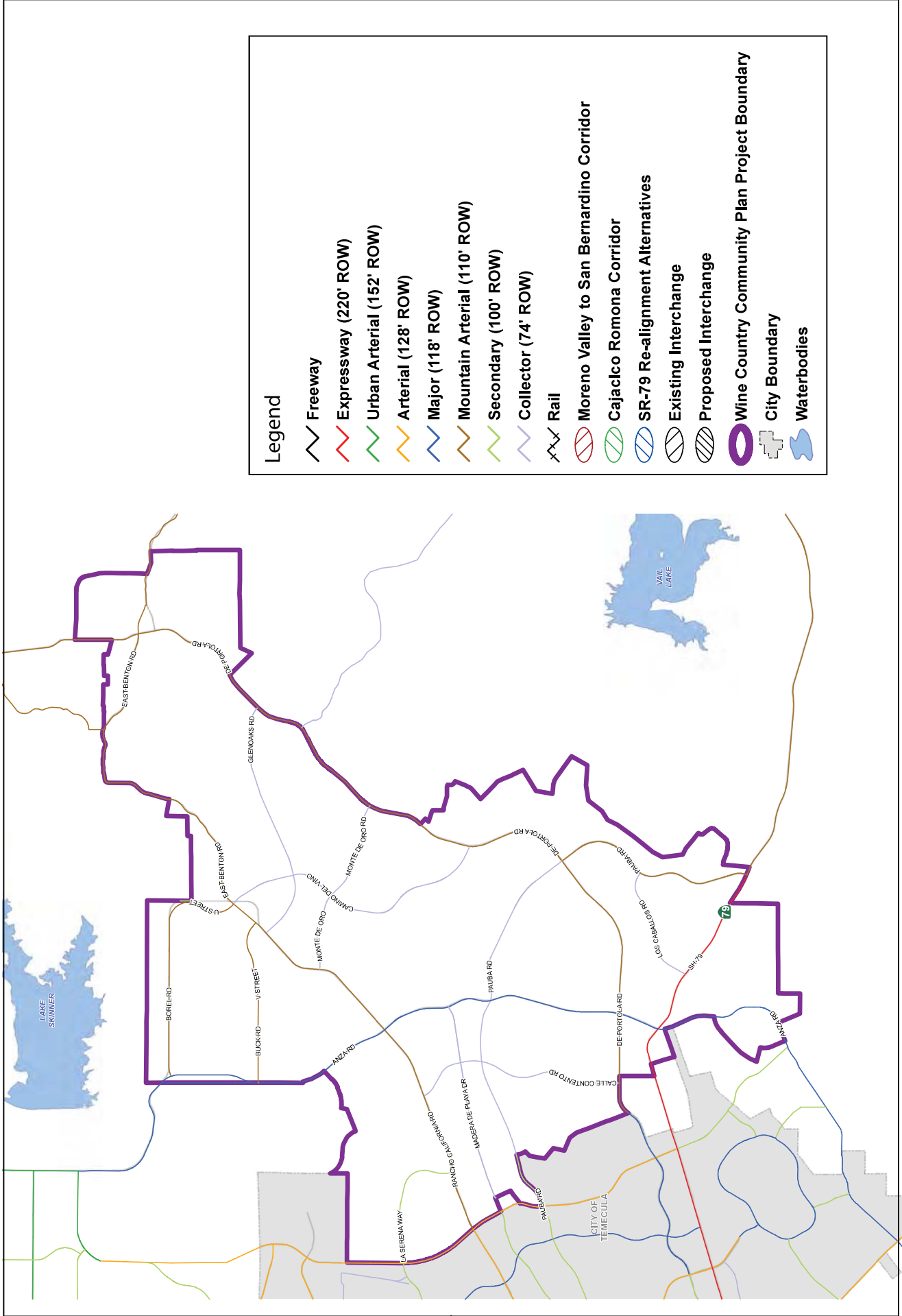


Source: Temecula Valley Wine Country Existing Wineries - provided by Riverside County Planning, July 7, 2011

WINE COUNTRY COMMUNITY PLAN EIR Existing Wineries

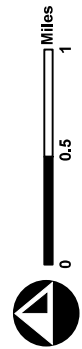
3.0 Project Description

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Legend

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

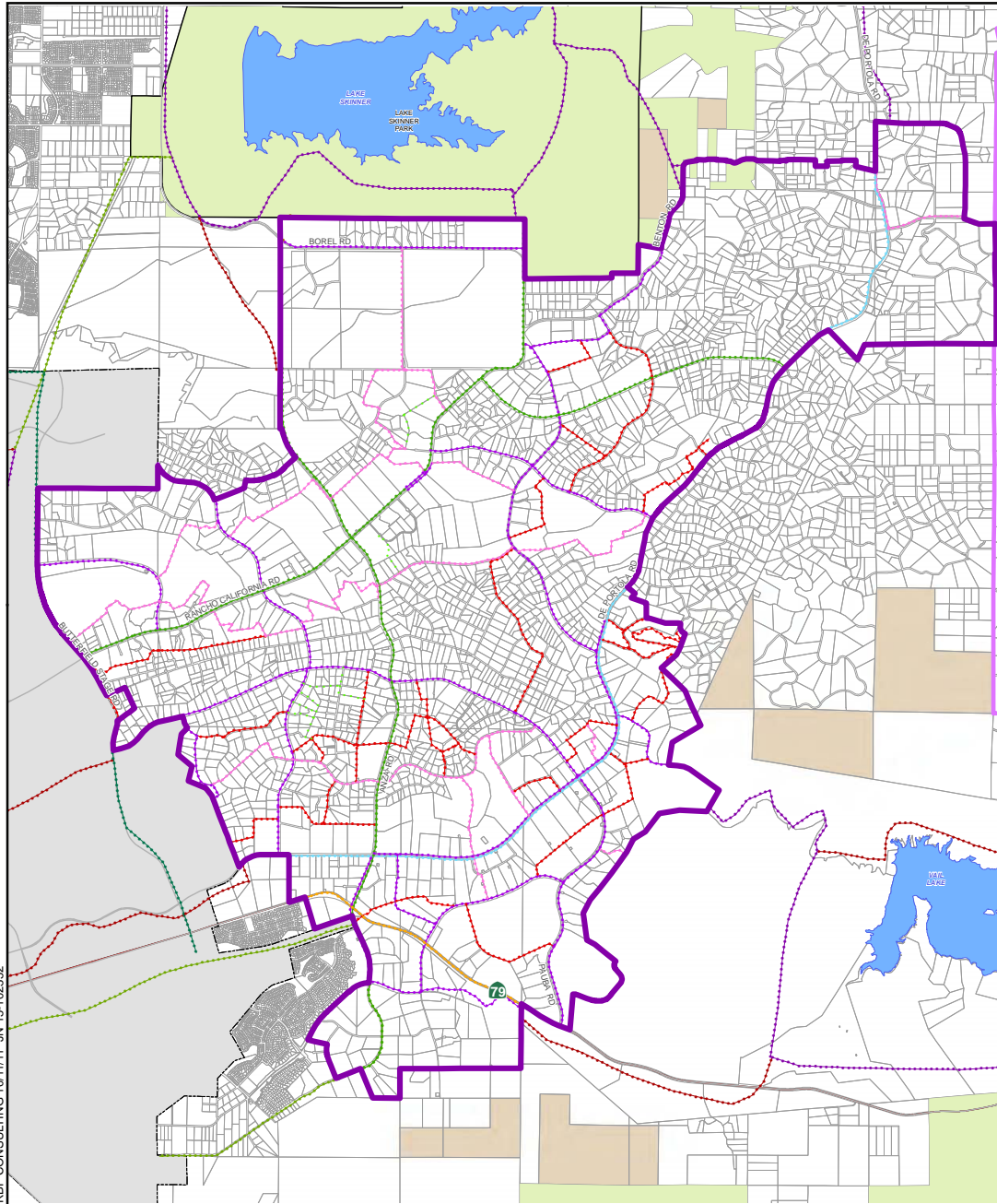




3.0 Project Description

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RBF CONSULTING 10/11/11 JUN 15-102352



- 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: Riverside County Parks

WINE COUNTRY COMMUNITY PLAN EIR
Proposed Trails Network



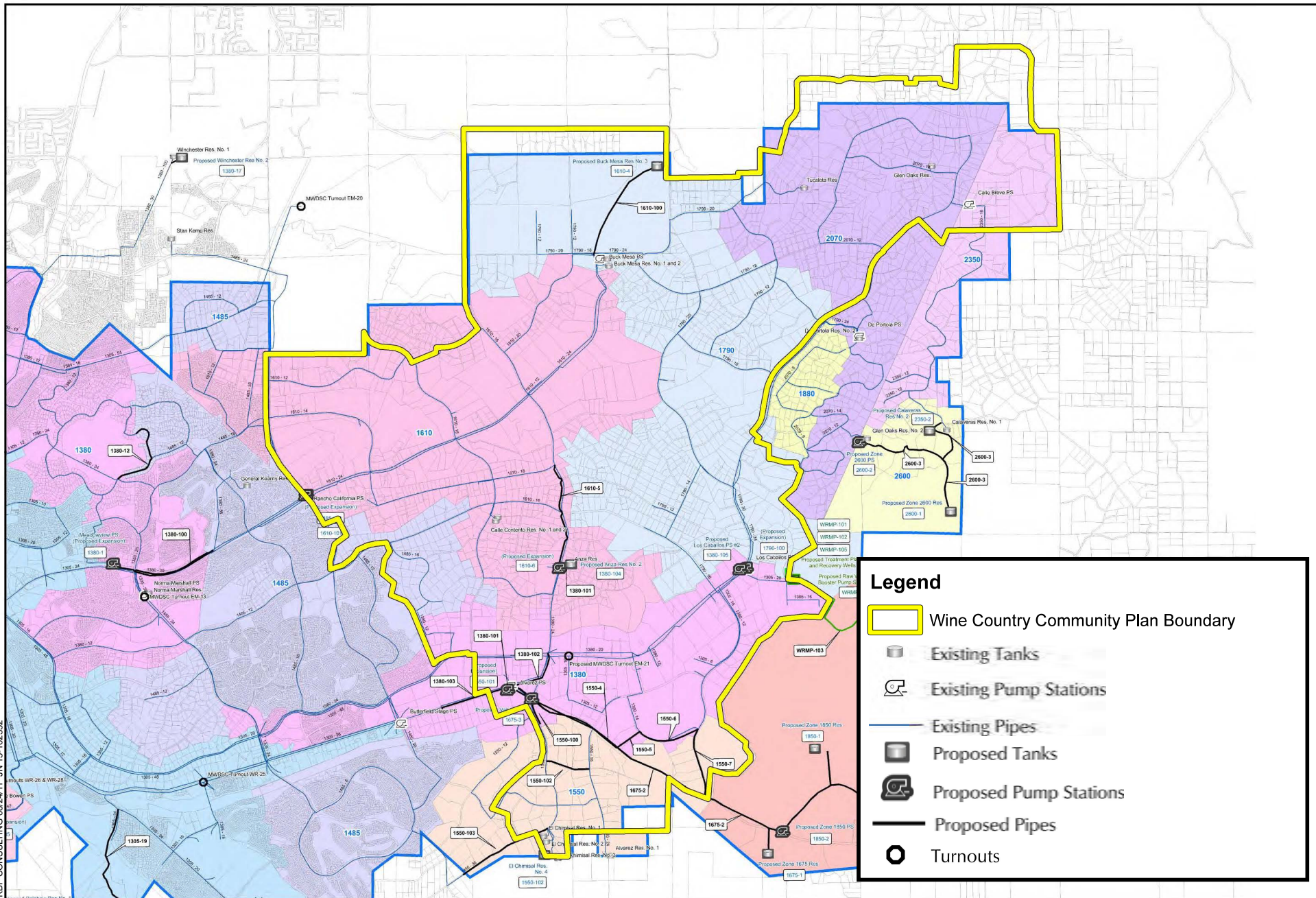
Not To Scale

Source: Temecula Valley Wine Country Proposed Trails and Bikeway System 8B - provided by Riverside County Planning, 11/28/11

3.0 Project Description

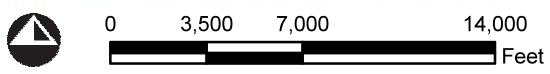
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RBFC CONSULTING 08/24/11 JUN 15: 102.352



Legend

- Wine Country Community Plan Boundary
- Existing Tanks
- Existing Pump Stations
- Existing Pipes
- Proposed Tanks
- Proposed Pump Stations
- Proposed Pipes
- Turnouts



Source: RCWD Service Area Water Facilities Master Plan - Ultimate System - RBF Consulting, June 2005

WINE COUNTRY COMMUNITY PLAN EIR WFMP Proposed Facilities

3.0 Project Description

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INTRODUCTION

The following subsections of the EIR contain a detailed environmental analysis of the existing conditions, Project impacts (including direct and indirect, short-term and long-term), recommended mitigation measures, and unavoidable adverse impacts that cannot be mitigated, where these are identified. This EIR analyzes those environmental issue areas identified in the Notice of Preparation (Appendix A, *NOP and NOP Comment Letters*) where potentially significant impacts could occur as a result of Project implementation, based on information gathered throughout the EIR process. The EIR examines the following environmental issue areas outlined in the *CEQA Guidelines* Appendix G, “Environmental Checklist:”

- Aesthetics, Light and Glare
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Relevant Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services, Recreation and Utilities
- Traffic and Circulation

Each environmental issue is addressed in a separate sub-section of Section 4 of the EIR (with the exception of Population and Housing which is addressed in Sections 5.0, *Growth-Inducing Impacts*, and 8.0, *Effects Found Not to Be Significant*), and is organized under the following headings:

ENVIRONMENTAL SETTING

“Environmental Setting” provides a description of the existing physical conditions on and in the vicinity of the Project site to provide a “baseline” condition against which Project-related impacts are compared. The baseline condition is generally the physical condition that exists when the NOP is published (December 22, 2009). The baseline for transportation/traffic, air quality, and noise is the date of the traffic counts, which occurred in June and July 2011. Data that are not sensitive to change, either because of the nature of the information (e.g., a resource that does not change readily, such as geology, or general background information that is not date-sensitive, such as definitions or general descriptions of regulations) or because no changes have occurred (e.g., physical site conditions or site history) may also be used as background information, and may have a date prior to December 2009.

REGULATORY FRAMEWORK

The Regulatory Framework provides a summary of regulations, plans, policies, and laws that are relevant to each environmental issue area. The County's General Plan goals and policies and relevant sections of the County's Ordinances are listed as appropriate in the individual technical sections. The laws, ordinances, and regulations cited in each section are current as of publishing of this Draft EIR.

SIGNIFICANCE THRESHOLD CRITERIA

"Significance Threshold Criteria" provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in the 2011 *CEQA Guidelines* Appendix G, "Environmental Checklist".

Major sources used in crafting criteria include: the *CEQA Guidelines*; local, State, federal, or other standards applicable to an impact category; and officially established significance thresholds. Section 15064(b) of the *CEQA Guidelines* states that, "...an ironclad definition of significant effect is not possible because the significance of any activity may vary with the setting." Principally, "...a substantial, or potentially substantial adverse change in any of the physical conditions within an area affected by the project, including land, air, water, flora, fauna, ambient noise, and objects of historic and aesthetic significance," constitutes a significant impact (*CEQA Guidelines* Section 15382).

IMPACT ANALYSIS AND MITIGATION

Project impacts are potential changes to the existing physical environment that could occur if the Project is implemented. Evidence, based on factual and scientific data, is presented to show the cause-and-effect relationship between the Project and the potential changes in the environment. The exact magnitude, duration, extent, frequency, range, or other parameters of a potential impact are ascertained, to the extent possible, to determine whether impacts could be significant; potential direct and reasonably foreseeable indirect effects are considered to the extent feasible.

The "Level of Significance" identifies the impact significance level with implementation of the Project. Impacts are classified as follows:

- "No Impact" – This determination is made when, due either to the nature or the scope of the Project, no impact would occur.
- "Less than Significant" – This determination is made when the impact does not exceed the defined threshold(s) of significance or can be eliminated or reduced to a less than significant level through compliance with existing local, State, and/or federal laws and regulations and/or Project requirements and Project Design Features.
- "Less than Significant with Mitigation" – This determination is made when a potentially significant impact can be reduced, avoided, or offset to a less than significant level by incorporating EIR mitigation measures.
- "Potentially Significant Impact" – As required by Section 15126.2(b) of the *CEQA Guidelines*, this is used when a residual impact that would cause a substantial adverse effect on the environment—which may or may not be reduced somewhat—could not be reduced to a less-than-significant level through any feasible mitigation measure(s). This designation is similar in effect to a Significant Irreversible Change under NEPA [40 CFR 1502.16 and Public Resources

Code 21100(b)(2)(B)]. This determination requires a Statement of Overriding Considerations (pursuant to *CEQA Guidelines* Section 15093), which would be adopted by the County of Riverside prior to approving the Project. In adopting such a statement, the lead agency is required to balance the benefits of a project against its unavoidable environmental impacts in determining whether to approve the project. If the benefits of a project are found to outweigh the unavoidable adverse environmental effects, the adverse effects may be considered “acceptable” and the project approved (*CEQA Guidelines* Section 15093[a]).

GENERAL PLAN MITIGATION MEASURES

“General Plan Mitigation Measures” are those measures identified in General Plan EIR No. 441 to mitigate impacts associated with buildout of the County’s General Plan. These have been incorporated into this EIR, where applicable.

MITIGATION MEASURES

“Mitigation Measures” are those Project-specific measures that would be required of the Project to avoid a significant adverse impact; to minimize a significant adverse impact; to rectify a significant adverse impact by restoration; to reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or to compensate for the impact by replacing or providing substitute resources or environment.¹

CUMULATIVE IMPACTS

“Cumulative Impacts” describes potential environmental changes to the existing physical conditions that may occur with the Project together with all other reasonably foreseeable, planned, and approved future projects.

Basis for Cumulative Impact Analysis

Section 15355 of the California Environmental Quality Act (CEQA) Guidelines defines cumulative impacts as:

“... two or more individual effects which when considered together are considerable or which compound or increase other environmental impacts.”

Section 15355 further describes potential cumulative impacts as follows:

“(a) The individual effects may be changes resulting from a single project or a number of separate projects.

“(b) The cumulative impacts from several projects are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

¹ The measures presented in this EIR are either “project design features” (those that would be implemented as part of project design) or mitigation measures (those that would mitigate project impacts above and beyond any reduction in impacts accomplished by project design features).

Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity. Section 15355 of the Guidelines defines cumulative impacts to be, “... two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed where they are significant. It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as would be necessary for the project alone.

Section 15130(b)(1) of the Guidelines states that the information utilized in an analysis of cumulative impacts should come from one of two sources:

1. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
2. A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts analyses contained in this Draft EIR uses a “blended approach” to ensure adequate analysis. Relative to the “list method”, Table 4.0-1, *Cumulative Projects*, provides a list of known development projects within the Project area.² This list of projects has been used to provide general context for overall cumulative conditions, noting that the actual density, timing and nature of these projects is uncertain given the long build-out timeframe for the Project. Also, refer to Exhibit 4.0-1, *Active Planning Cases*, which shows the location of the land development projects listed in Table 4.0-1, *Cumulative Projects*.³

The types of cases being reviewed include: Conditional Use Permits, General Plan Amendments, Parcel Maps, Plot Plans, and Tentative Tract Maps. These pending planning cases are in various stages of the process ranging from the initial submittal of applications to projects that have been tentatively approved and are awaiting final approval by County staff. Some of these proposed developments may conflict with the proposed Project and would require special consideration, especially if these conflicts generate impacts to surrounding uses.

Relative to the “adopted plan” method, the Project area encompasses two Policy Areas intended to promote agricultural and equestrian uses within Southwest Area Plan (SWAP) of the County General Plan. The Citrus Vineyard Policy Area encompasses a majority of the agricultural uses within the Project area, and the Valle de los Caballos Policy Area supports an area characterized by equestrian, rural residential, and agricultural activities. The Project area also encompasses adjacent unincorporated areas with similar characteristics. The Project does not result in a substantive change in overall density or nature compared to what is allowed as part of the General Plan SWAP. In fact, implementation of the Project would result in a reduction in overall density and intensity. Accordingly, the Project’s overall density and nature of development would be consistent with regional growth projections reflected in the Riverside County General Plan and those of applicable regional, State and Federal agencies. Therefore, on both a local and regional level, the Project’s cumulative impacts have been accounted for in the Riverside County General Plan EIR No. 441, as well as in the various population-dependent regional plans adopted by such agencies as the Southern California Association of Governments (SCAG),

² The list of cumulative projects was compiled by County Planning Department staff in September 2011.

³ Note that these projects are in various stages of entitlement or construction.



4.0 Environmental Analysis

the Colorado River Basin Regional Water Quality Control Board (RWQCB) and the South Coast Air Quality Management District (AQMD).

Table 4.0-1
Cumulative Projects

Proposed Project Case No.	District	Project Description	Case Status
CUP02872R3	Residential	Change Condition of Approval 20 Planning 2 to extend the life of the CUP.	DRT
GPA00821/ PM34906	Winery	GPA: Change existing land use designation from Medium Density Residential (MDR) to Very Low Density Residential (VLDR). PM: Subdivide 4.75 acres into four (4) residential parcels.	Tent. Approval as Recommended (at BOS on 3/11/08)
GPA00920	Winery	Change existing land use designation from Rural Residential (RR) and Rural Mountainous (RM) to MDR.	BOS
GPA00933	Residential	Change existing Foundation Component from Agriculture (AG) to Rural Community: Very Low Density Residential (RC:VLDR).	BOS
GPA01000	Residential	Change existing land use designation from Rural: Rural Residential (R:RR) to Specific Plan (SP), changing from Rural (R) Foundation Component to Community Development (CD) Foundation.	PC
GPA01041	Winery	Change existing Foundation Component from Rural Community: Estate Density Residential (RC:EDR) to Agriculture: Agriculture (AG:AG).	Approved (at BOS on 2/24/09)
GPA01099	Residential	Change existing Foundation Component from Rural Community (RC) to Community Development (CD) and amend the land use designation from Estate Density Residential (EDR) to Medium High Density Residential (MHDR).	Approved (at BOS on 6/29/10)
GPA01107	Winery	Remove the subject property from the Valle de los Caballos Policy Area and add it to the Citrus Vineyard Policy Area.	Approved (at BOS on 2/8/11).
PM30298	Winery	Subdivide 12.18 acres into four (4) residential parcels.	Approved (at DH on 4/11/11)
PM32981M1	Residential	Minor change to alter Transportation Condition of Approval requiring roadway improvements	DH
PM33657	Residential	Subdivide 6.32 acres into 3 parcels.	DRT
PM33658	Residential	Subdivide 6.49 acres into 3 parcels.	DRT
PM34007	Winery	Subdivide 5 acres into 2 parcels.	DRT
PM34343	Residential	Subdivide 5.05 acres into 2 parcels.	DRT
PM34426	Residential	Subdivide 6.61 acres into 2 parcels.	DRT
PM34547	Winery	Subdivide 5.21 acres into 2 parcels.	DRT
PM35164	Winery	Subdivide 6.23 acres into two.	DRT
PP18776R1	Winery	Add 65x50 metal storage building to winery.	DH
PP18776S4	Winery	Permit a special event to winery.	Applied
PP20246	Winery	Second unit permit land use inspection.	Applied
PP21375	Winery	Permit a winery, tasting room, and special event.	DRT
PP22242	Equestrian	Inspections for BXX068900 and BNR060227.	Applied



4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
PP22271	Winery	Permit a winery, tasting room, catering and special occasion facility. The project proposes to host 50 special events per year with approximately 50-100 guests.	PC
PP22372S2	Winery	Permit floor plan and elevation change to 3,640 SF wine tasting room with deli area and approximately 600 SF outside wood deck. Wine tasting room originally approved with 2,530 SF.	Approved (on 7/7/11)
PP23017	Winery	Permit a winery and resort consisting of 21 buildings with 42 casitas totaling 29,760 SF, a 5,800 SF wine tasting building, and a 1,200 SF housekeeping and pool building.	DRT
PP23092	Residential	Permit a sales trailer for TR32982 located on Lot 27.	Applied
PP23285R1	Winery	Modify condition regarding days and hours of operation and allow limo parking by appointment only.	DH
PP23339	Residential	Permit landscape and entry monument plans.	<u>Tent. Approval (3/9/09)</u>
PP23385	Winery	Permit winery with attached tasting room restaurant	DRT
PP23458	Winery	Permit landscape and irrigation plans for PP22515.	Tent. Approval (on 6/26/08)
PP23506	Equestrian	Permit an existing commercial horse stable.	Applied
PP23572S1	Winery	Add three monument walls at the entry.	Applied
PP23642	Residential	Install T-Mobile wireless facility disguised as monopalm. The related equipment will be located at the base of the facility within a lease area that is fully screened by a decorative block wall.	Approved (at PC on 5/18/11)
PP23648	Winery	Permit landscaping and irrigation plans for Palumbo Winery.	Tent. Approval (on 11/5/08)
PP23786	Winery	Install 50-foot monopine wireless facility with 12 panel antennas.	DRT
PP23819S1	Winery	Revise monument sign/landscape and loading/crusher dock. Permit screen wall on north side of the property. Replace decomposed granite path with concrete.	Tent Approval (on 11/22/10)
PP23896	Winery	Convert an existing 6,983 SF residence into a winery and tasting room with a gift shop, along with hosting special events and proposing 72 parking spaces.	Approved (at BOS on 6/7/11)
PP24131	Winery	Landscape improvement plans for Delateo PP 19998 and Grading Permit BGR080332.	Tent. Approval (on 11/3/09)
PP24279	Winery	Permit 2,278 SF of existing building as winery/tasting room/production and storage room and 2,874 SF of existing building as residence.	Approved (at BOS on 6/28/11)
PP24330	Winery	Install 50-foot monopine wireless facility with equipment shelter.	DRT
PP24342	Winery	Permit landscape plans for PP23819 (Miramonte Winery).	Tent. Approval (on 12/24/09)
PP24413	Residential	Permit construction without permit (CWP) of 1,393 SF storage building.	DRT



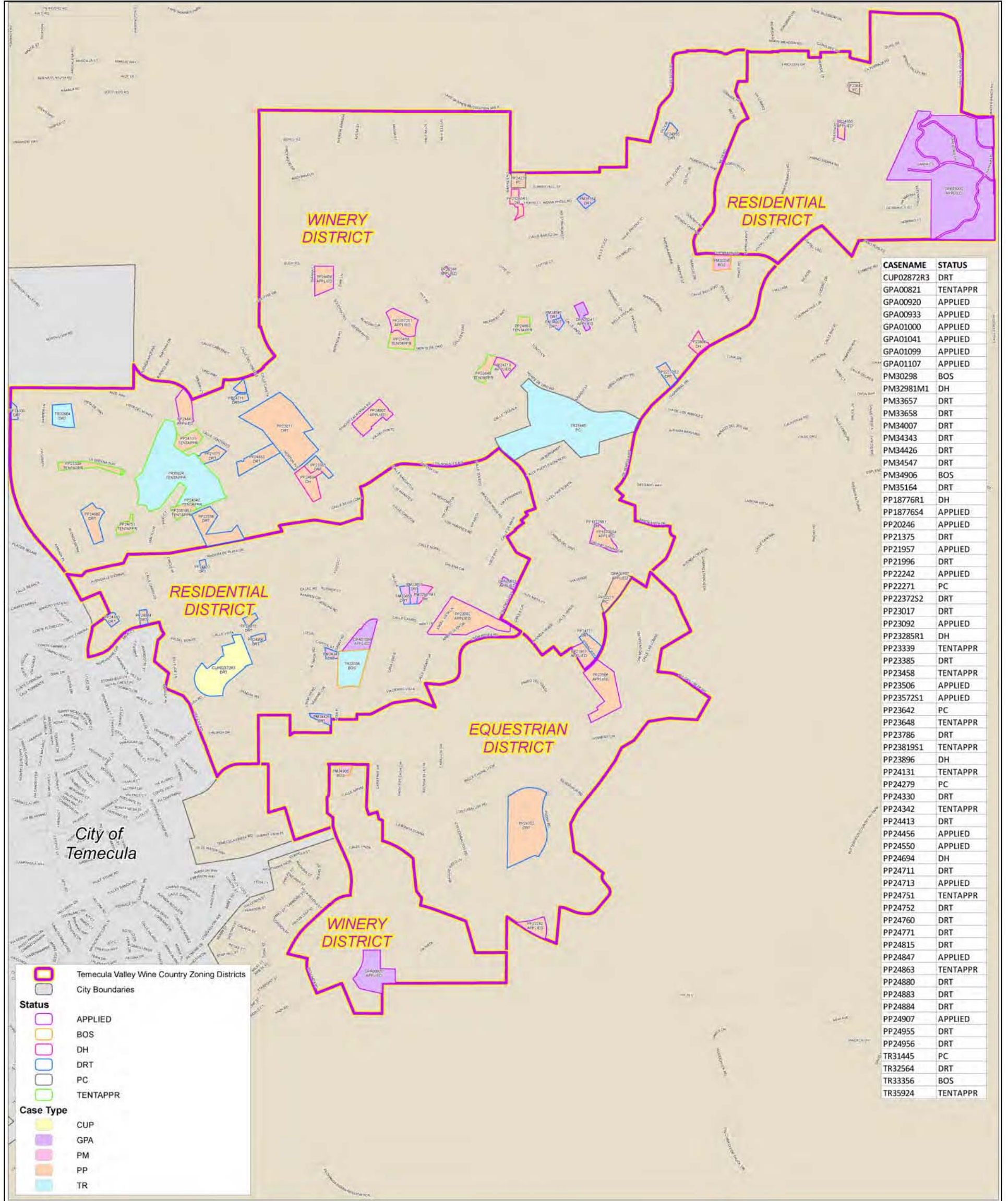
4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
PP24456	Winery	Permit 1,920 SF garage attached to existing guesthouse dwelling.	Applied
PP24550	Residential	Permit construction without permit (CWP) of 4,051 SF auxiliary building.	Applied
PP24694	Winery	Install 45-foot faux water tank with 18 antennas and 12'-by-16' equipment shelter.	Approved (at DH on 4/25/11)
PP24711	Winery	Permit special occasion facility. A portion of residence and existing accessory building will be converted to wedding reception area, buffet area, and bridal dressing area. Ceremony area will be in existing court yard.	DH
PP24713	Winery	Permit Minor Plot Plan for Class I Kennel on 9.11 acres.	Applied
PP24751	Winery	Permit landscape plans for wine tasting room, patio, and garden	Tent. Approval (on 11/9/10)
PP24752	Equestrian	Install a multi-use grass field for existing equestrian facility. The subject property is used as a major equestrian facility (Galway Downs) pursuant to approved CUP2303-W.	DRT
PP24760	Residential	Install a 50-foot faux water tank with 12 antennas, equipment shelter and generator.	DRT
PP24771	Winery	Permit a winery, wine tasting room, and special event center. Ancillary uses include kitchens, banquet hall, storage rooms, offices, and conference rooms totaling approximately 21,000 SF.	DRT
PP24815	Residential	Permit construction without permit (CWP) for 1,152 SF barbeque patio, 2,392 SF pool house, 183 SF gazebo, and two lattice trellises.	DRT
PP24847	Winery	Permit landscaping plans for PP24047.	Applied
PP24863	Winery	Permit landscaping plans for PP23376.	Tent. Approval (on 3/30/11)
PP24880	Winery	Permit Verizon cell tower site, which proposed a faux water tower and equipment cabinets.	DRT
PP24883	Winery	Permit a church and daycare/preschool through 8 th grade school on 25% of the property acreage, and agricultural operation on the remaining 75% of the property acreage. The facility will consist of an approximately 50,000 SF two-story sanctuary building and an approximately 32,000 SF two-story school building. This is an expansion of the existing church facility.	DRT
PP24884	Residential	Permit construction of a 1,764 SF detached barn with breezeway.	DRT
PP24907	Winery	Permit landscaping plans for PP16891R2.	Applied
PP24955	Winery	Permit construction of a 1,440 SF horse barn and construction without permit (CWP) for a 240 SF shelter.	Approved (at DH on 7/11/11)
PP24956	Residential	Permit construction of a 2,119 SF shedrow barn.	Approved (at DH on 7/11/11)
TR31445	Winery	Subdivide 95.7 acres into 19 single-family residential lots with a minimum lot size of 5 acres.	PC
TR32564	Winery	Subdivide 19.9 acres into 10 single-family residential lots with a minimum lot size of 2 acres.	DRT



4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
TR33356	Residential	Subdivide 42.4 acres into 19 single-family residential lots, ranging in size from 0.75 acres to 5 acres.	BOS
TR35924	Winery	Subdivide 178.8 acres into 20 single-family residential lots ranging in size from 1.2 acres to 90.4 acres.	Tent. Approval (at BOS on 11/9/10)
<p>Notes:</p> <p>BNR – Non-Residential Permit BOS – Board of Supervisors BXX – Miscellaneous DH – Director’s Hearing DRT – Land Development Committee PC – Planning Commission PM – Tentative Parcel Map PP – Plot Plan SF – Square Feet TR – Tentative Tract Map</p>			



CASENAME	STATUS
CUP02872R3	DRT
GPA00821	TENTAPPR
GPA00920	APPLIED
GPA00933	APPLIED
GPA01000	APPLIED
GPA01041	APPLIED
GPA01099	APPLIED
GPA01107	APPLIED
PM30298	BOS
PM32981M1	DH
PM33657	DRT
PM33658	DRT
PM34007	DRT
PM34343	DRT
PM34426	DRT
PM34547	DRT
PM34906	BOS
PM35164	DRT
PP18776R1	DH
PP18776S4	APPLIED
PP20246	APPLIED
PP21375	DRT
PP21957	APPLIED
PP21996	DRT
PP22242	APPLIED
PP22271	PC
PP22372S2	DRT
PP23017	DRT
PP23092	APPLIED
PP23285R1	DH
PP23339	TENTAPPR
PP23385	DRT
PP23458	TENTAPPR
PP23506	APPLIED
PP23572S1	APPLIED
PP23642	PC
PP23648	TENTAPPR
PP23786	DRT
PP23819S1	TENTAPPR
PP23896	DH
PP24131	TENTAPPR
PP24279	PC
PP24330	DRT
PP24342	TENTAPPR
PP24413	DRT
PP24456	APPLIED
PP24550	APPLIED
PP24694	DH
PP24711	DRT
PP24713	APPLIED
PP24751	TENTAPPR
PP24752	DRT
PP24760	DRT
PP24771	DRT
PP24815	DRT
PP24847	APPLIED
PP24863	TENTAPPR
PP24880	DRT
PP24883	DRT
PP24884	DRT
PP24907	APPLIED
PP24955	DRT
PP24956	DRT
TR31445	PC
TR32564	DRT
TR33356	BOS
TR35924	TENTAPPR

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Temecula Valley Wine Country Zoning Districts

- City Boundaries

Status

- APPLIED
- BOS
- DH
- DRT
- PC
- TENTAPPR

Case Type

- CUP
- GPA
- PM
- PP
- TR



Source: Temecula Valley Wine Country In-Process Cases - Provided by Riverside County Planning 06/07/11



4.0 Environmental Analysis

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Please include the following in public record for the Southwest Community Plan hearing September 26, 2012 .

On 8/16/2012, I sent the following letter to Ms Meta-Cooper:

(I have, as yet, never received an answer to either the letter or my questions)

At the July 25, 2012 Planning Commission Hearing, I made public comment regarding the change in setback distances in the "2020 Wine Country Plan," and you informed me that properties of existing landowners would be "grandfathered" and only "new development" would be affected. You also said that if I intended to build a barn within that setback in the future, that, as long as the proper permit process was followed, that "should" be okay.

Unfortunately, I am still not completely clear regarding the setback requirement being imposed on Anza Rd. I still have questions that I believe you, or someone from your office, can answer for me

1. IS this setback, or can it BECOME, an *easement*?
2. What is the purpose of these deeper-than-average setbacks? While not stated in " the Plan", I'm sure there is one.
3. Why are they imposed only on WC-R parcels, and not on Commercial, Equestrian, or Lodging facilities (100' setbacks along the same roads), and leaving only SOFs with the 300' rule?
4. Do 300 ft setbacks apply only to parcels that "front" on Anza Rd, or also ones that "side"? { I note that 5th draft says "front yard setbacks}
5. Why are none of these issues addressed/clarified in the Ordinance? It really *states something different* from what you explain.

As can be seen on the attached map (exhibit 1) of my and my neighbors' parcels, (my northern lot line is 445'), 300 feet of setback encompasses more than half of the entire parcel with no regard to topography. Most lots are far from flat, and have limitations already as to how much is truly buildable. I also believe many of the houses along Anza Rd are already built within these setbacks, and any questions by potential future buyers of these properties would certainly have a negative effect on property values. Does it mean that a property without a house can be qualified unbuildable if the property has its only buildable space within the first 300'? What if the property IS only 300' deep? (see exhibit 2, showing parcels along Anza Rd, many of irregular shape and not as deep as my northern boundary line.) . Would we be restricted from building a second residence with the proper plot plan, etc. in that 300'?

Thank you for your assistance,
Don Douglas
951 699-5406

September 25, 2012

Dear County Planners & Planning Commissioners,

Having regularly attended almost all the AD HOC meetings for the "2020 Plan" and the hearings regarding the plan, I find it difficult to understand why no one has answered my inquiries regarding setbacks. It seems that sextupling my setback requirement is not a minor issue, and I and my neighbors would like to know the purpose for this being done, and the possible future repercussions it has on our properties. As stated in the previous e-mail, the 300' consumes more than half of many properties along Anza Rd, and existing homes fall within it. Residential parcel owners along the 12 roads in question were not clearly notified that this was a MAJOR change to their property rights.

It also seems unfair that 300' setbacks only apply to Special Occasion Facilities and Residential properties along these streets, and not "across the board" to wineries, equestrian, and farm worker housing.

I would respectfully ask for answers to these questions. For Anza Rd in particular, I believe the issue is connected to widening for the future Eastern Bypass, but the Plan is mute to any reference to that. Someone has an understanding and the answers to all of this. The homeowners need to know.

Don Douglas
40920 Anza Rd, Temecula 92592
Honeyhill1@verizon.net

From: [Don & Linda](#)
To: [Coyle, Frank](#)
Cc: [Khorasbadi, Farah](#); [Nantavongkhouangsy, Phayvanh](#)
Subject: 300' setbacks in 2020 Plan
Date: Tuesday, November 13, 2012 1:07:37 PM
Attachments: [Setbacks in the 2020 Plan.mso](#)

Dear Mr. Coyle,

We spoke at the last Planning Commissioners Hearing in Temecula regarding our concerns. Understandably, you were still relatively new in dealing with issues of the "2020 Plan" and could not give us answers without doing a bit of research. You did say, however, that you would look into the matter and get back to us. Since we haven't heard from you, the following is a recap of the issue and a reminder that we still need answers. Attached is a copy of our original request sent to Mitra, and also submitted in writing for the record at the hearing.

I have attended every public hearing on the Wine Country 2020 Plan and both testified and asked questions regarding the 300 ft setback provision. This is a substantial change in my setback and many times more than in other residential areas (sextupled), and no one yet will explain to me why it is being done, what the purpose is, or specifically how it will affect my and many neighbors' properties. I have spoken with Mitra Mehta-Cooper, George Johnson, and Frank Coyle directly, and have been told by each that they would "get back to me." Unfortunately, as of this date, I am still in the dark as to the particulars regarding the setbacks. An extra (**Explanative; purpose and intent**) paragraph added to the "Plan" would certainly be helpful, and seems in order; especially since the "Plan" has not yet been submitted to the Supervisors.

We have been told that these setbacks were potentially an effort to mitigate noise disturbance to existing residents, but due to topography differentials, that would not be the most effective method. Under ANY circumstances, having 300' of our property use limited in perpetuity is cause for alarm!

The additional fact that this intention by the county is virtually unknown by the residents involved/affected gives me great concern. With the "trails plan," rumors regarding the Southern Eastern Bypass, and major changes proposed for the entire area, I believe it is reasonable to ask that citizens along Anza Rd be made aware of specifically what is happening. The apparent lack of transparency only serves to arouse suspicion. Perhaps what we need is a meeting/hearing with all the 300 foot setback parcel owners involved and have the responsible authorities, whether county or City of Temecula, inform and explain, before a permanent change in our property-use rights becomes effective!?

I respectfully request that you or someone from Planning address my concerns and answer my questions. I know that Mitra added some new text after the following draft and I also would like a copy of how this section is currently worded.

Looking forward to your timely response,

Don Douglas
951 699-5406

Updated 5th revision
PROPOSED ZONE CLASSIFICATION

B. Residential Standards

The following standards shall apply to all residential developments in the WC zone:

(1) The minimum lot size shall be ten (10) gross acres except for existing nonconforming parcels and residential developments that cluster their density in Wine Country – Residential zone.

(2) Minimum setback front yard requirements shall be fifty feet (50'); except when the site is located next to Rancho California Road, Monte De Oro Road, **Anza Road**, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Hwy 79 S. **the minimum setback front yard requirement shall be three hundred feet (300') for new parcel and tract maps.**

From: Don & Linda [honeyhill1@verizon.net]
Sent: Thursday, August 16, 2012 2:28 PM
To: Mehta-Cooper, Mitra
Subject: Setbacks in the 2020 Plan
Attachments: Parcel Map 1-1.jpg; Neighbors Parcel Map-1.jpg

At the July 25, 2012 Planning Commission Hearing, I made public comment regarding the change in setback distances in the "2020 Wine Country Plan," and you informed me that properties of existing landowners would be "grandfathered" and only "new development" would be affected. You also said that if I intended to build a barn within that setback in the future, that, as long as the proper permit process was followed, that "should" be okay.

Unfortunately, I am still not completely clear regarding the setback requirement being imposed on Anza Rd. I still have questions that I believe you, or someone from your office, can answer for me

1. IS this setback, or can it BECOME, an *easement*?
2. What is the purpose of these deeper-than-average setbacks? While not stated in "the Plan", I'm sure there is one.
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As can be seen on the attached map (exhibit 1) of my and my neighbors' parcels, (my northern lot line is 445'), 300 feet of setback encompasses more than half of the entire parcel with no regard to topography. Most lots are far from flat, and have limitations already as to how much is truly buildable. I also believe many of the houses along Anza Rd are already built within these setbacks, and any questions by potential future buyers of these properties would certainly have a negative effect on property values. Does it mean that a property without a house can be qualified unbuildable if the property has its only buildable space within the first 300'? What if the property IS only 300' deep? (see exhibit 2, showing parcels along Anza Rd, many of irregular shape and not as deep as my northern boundary line.) . Would we be restricted from building a second residence with the proper plot plan, etc. in that 300'?

Thank you for your assistance,

Don Douglas
951 699-5406

Request by KARRI

ASSESSOR'S MAP BK 527 PG. 49
RIVERSIDE COUNTY, CALIF.
R.G.



This is not a plat or survey. It is furnished as a convenience to locate the land indicated on Parcel Map No. 5021 with reference to streets and other lots. No liability is assumed by reason of reliance thereon.

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MAR '85

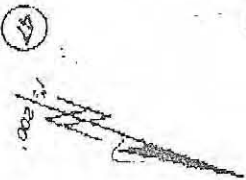


DATE RECORDED IN PLAT														

POR PAUBA RANCHO
PROJECTED POR. SEC'S 25&26 T7S R2W

T.7R.A. 094-021

927-03
927-49



**CITRUS/VINEYARD/RURAL POLICIES
(5 AC MIN)**

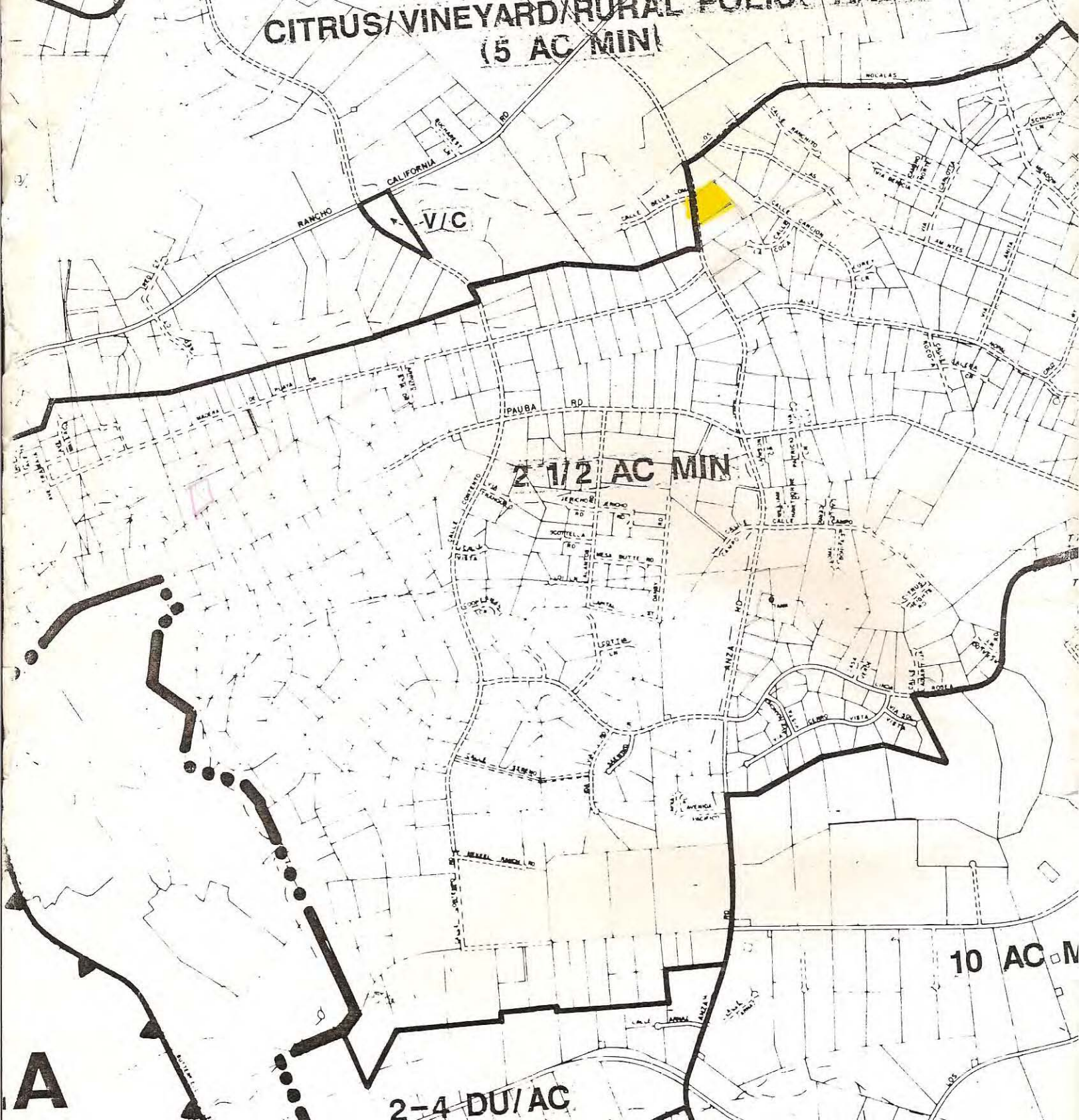
VIC

2 1/2 AC MIN

10 AC MIN

2-4 DU/AC

A



From: Stark, Mary
Sent: Wednesday, September 26, 2012 3:05 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Public statement for public record re: amendment 1077, ordinance no. 348.4729 , and the EIR.
Attachments: image.jpeg; ATT00003.txt; image.jpeg; ATT00004.txt

Mary C. Stark
TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

-----Original Message-----

From: Shawn Beckman [<mailto:beckmystr@earthlink.net>]
Sent: Monday, September 24, 2012 2:17 PM
To: Stark, Mary
Subject: Public statement for public record re: amendment 1077, ordinance no. 348.4729 , and the EIR.

Please receive my letter with concerns over verbiage used at the recent hearing case concerning the RCIP General plan. The road know as " Madera De Playa" was referred to several times as a "secondary road".

In accordance with " county road improvement standard and specification, county of Riverside,Ca. Ordinance 659' page 22, item #16, a secondary road means an auxiliary street adjacent to freeways, expressways, arterial highways, major highways, secondary highways and flood control channels. Minimum right-of-way width shall be in accordance with the appropriate Ordinance No. 461 Street standards.

According to this description Madera DePlaya does not meet this description and therefor cannot be considered a secondary road. The East end Madera DePlaya dead ends on Anza rd., and at the West end, it dead ends at Avenida De Los Ninos.

As far as I can tell this description does not describe our road and there for should no longer be referred to as a secondary road in further planning considerations and discussions.

Thank you for your attention to this matter,

Shawn Beckman
34475 Madera DePlaya
Temecula, Ca. 92592

Madera De Playa, East end at Anza



Plaque, Patti Frank

Stark, Mary

From: Adrian McGregor [macsgarden2004@yahoo.com]
Sent: Monday, November 19, 2012 4:40 PM
To: C of R Carolyn Luna; Stark, Mary; Juan Perez Dept. of Transportation; Juan Perez Dept. of Transportation
Subject: Fw: 2012 TUMF map of the 2003 to 2011 RCIP General and SW Master Plan, and now in the 2013 to 2023 RCIP General Plan and the SW Master Plan and its EIR's PROCESS, which has been OMITTED
Attachments: TUMF TIP2012 SWRC Map.pdf

Please place the following statements into Public Comment, as on all EIR DATES, the Planning Commissioners with the omission of Planning Commissioners John Petty's District No. 3 Temecula Wine Country amendment Ordinance No. 348.4729 and Program EIR IMPACT REPORT NO. 524, DID POSSIBLY WITH INTENTIONAL PURPOSE OMIT THE RCIP GENERAL PLAN AND THE SW MASTER PLAN AND MORE SPECIFICALLY ALSO ELIMINATED THE JULY 23, 2008 AMENDMENT NO. 7666 AS WELL PRETAINING TO THIS BOTH EIR OF THE 2013 TO 2023 RCIP GENERAL PLAN, AND WITHIN IT'S FIVE MASTER PLANS, AND DID OMIT FROM THE SW TEMECULA WINE COUNTRY PLAN AND THE ENTIRE EIR AND SW GENERAL PLAN'S TUMP AND SWAP DOCUMENTATION I BELIEVE WITH INTENTION, BUY STATING THAT "THE ANZA RD. CONNECTION TO THE I-15 NOT FULLY FUNDED IS OMITTED." EXECUTIVE TRANSPORTATION DIRECTOR PATTI ROMO AND DIRECTOR OF TRANSPORTATION JUAN PEREZ ALSO DID NOT INCLUDE THE PUBLIC INFORMATION, AS PER

CONSTITUTIONAL LAW, NOR JOHN PETTY, NOR THE ENTIRE RCIP STAFFING, NOR DID THEY INCLUDE THE EASTERN BYPASS AND THE SOUTHERN BYPASS INFORMATION, WHICH THE COUNTY OF SUPERVISORS HAVE HAD PUBLISHED THE ENTIRE FISCAL YEAR OF 20012, AS ATTACHED BELOW; NOR DID THEY INCLUDE THE STAKEHOLDERS PLANNING OF 2007, NOR CATHERINE HIGLEY'S COMPLETED PARSONS MAPPING, NOR THE EIR OF THE NEWLY DESIGNED BY ENGINEER MCBRIDE OF THE CITY OF TEMECULA, THEIR CITIES ARTERIAL ROAD, BUTTERFIELD STAGE RD. **AND, WITH VIOLATION OF PROPOSITION LAW 218, ALSO OMITTED THE FULL DISCLOSURE OF SEWER COSTS STARTING AT \$\$55 MILLION DOLLARS FOR JUST THE VINEYARD/WINERIES AND THE EUROPIA ESTATES. NOR, AS ADMITTED AT THE JIM CARTER DIRECTOR HEARING OF OCT. 22, 2012, THAT THE COUNTY STAFFING ADMITTED THAT THE EMWD NOR THE RANCHO CA WATER DISTRICT DELETION OF SEWER BOND TAXATION WOULD BE LEVERAGED UPON THE RURAL RESIDENTS FOR THE BENEFIT MONETARY FOR THE VINTNER'S WINERIES, HOTEL/RESTORTS, WHICH IS FEDERAL VIOLATION OF BLIND SIDING WITH AN AREA VIRGIN OF SEWERS. ALSO, NOT INCLUDED WITHIN ANY OF THESE DOCUMENTATIONS INCLUDING MEHETRA'S ELECTRONIC SURVEY AND THAT THE SUPERVISOR STONE WOULD PUT ASIDE THE PROTECTION OF FINANCIAL GOVERNANCE OF 10,000 RESIDENTS VS. 30 PLUS

VINTNERS' LARGER LAND HOLDINGS. SPECIFICALLY, THAT DOCUMENTATION A-21 HAS BEEN VIOLATED BY THE ISOLATION OF INFORMATION COMPOSED OF ONLY VINTNERS FOR THE FIRST 18 MONTHS OF THE RCIP GENERAL PLAN SW TEMECULA WINE COUNTRY DISCUSSIONS AND PLANNING; WHICH I BELIEVE AFTER READING THE A-21 ADVISORY HOC GUIDELINES, THAT AN ADVISORY HOC MEMBER MAY NOT MAKE DECISIONS NOR DISTRIBUTE THE VINTNERS' MONEY COSTS TO BE IN BUSINESS WITH THEIR SEWER NEEDS LEGALLY IGNORED WITH THEIR PLOT PLANS AND BUILDING PROCESS. THIS IS STATED DUE TO THE FACT THAT THE COUNTY OF RIVERSIDE BUILDING DEPT., NOR THE PLANNING COMMISSIONERS OR THE SUPERVISORS IGNORED THE CONNECTION FEES TO CONNECT TO THE CITY OF TEMECULA SEWERS IS ONLY 50 FEET AWAY STARTING IN THE INTERSECTION OF BUTTERFIELD STAGE RD. AND RANCHO CA ROAD.

****THE MONETARY COSTS ARE THE BURDEN OF THE BUILDERS AND OWNERS OF THE BUSINESSES ALONG RANCHO CA RD. AND THE .5 MILE EXTENSION ALONG BUTTERFIELD STAGE RD.**

THE COUNTY OF RIVERSIDE AND THE CITY OF TEMECULA WITH THEIR SPHERE OF INFLUENCE SINCE 2005 HAVE ALLOWED MALFEASANCE AGAINST THE TAXATION LAWS OF THE STATE OF CA. EACH PARCEL SHOULD NOT HAVE BEEN ALLOWED TO BUILD WITHOUT THE CONNECTION ONTO THE

EXISTING SEWER LINE. THERE IS NO LEGAL OBLIGATION TO LEVERAGE THE CITIZENS FOR THE LICENSED BUSINESSES OVER BUILDING AND LACK OF CONCERN AND POSSIBLE IGNORING THAT THE District 3 Supervisor SHOULD have each Parcel Owner PAY THEIR OWN WAY TO EXIST AND FUNCTION. ALL THE RURAL RESIDENTS are not responsible under free franchise laws to be stripped of their deeded rights to be in business in order for larger parcel landowners to “ONLY BE ALLOWED” in 2013 to earn monies v.s. the deeded and zoned rights given within the RCIP General Plan and SW Master Plan since its beginning of 1970’s where vintners purchased their agricultural lands v.s. parceled rural single residency deeded rights, and modified in 1998 by District 3 Supervisor and J. Petty to insure increase in revenues within the county unincorporated areas were equally given land rights and function I believe.

SEE THE 2012 TUMP MAPPING “PURPOSELLY WITHHELD FROM THE THIS NEW 10 YEAR RCIP GENERAL PLAN AND THE SW MASTER PLAN. Possible penal code 115’s of the state of CA.

The planning commissioners have NOT VOTED on the EIR of the Temecula Wine Country. Nor, have the County of Riverside Board of Supervisors Voted on the EIR content.

Since the process is not closed by legalized Voting Process, the Public has the right to continue their documentation DISCOVERY “especially” since the content of this EIR has illegally withheld the Eastern / Southern Bypass within District 3 with possible “legal malice” and other unknown

reasons from the legal rural residents amongst the Citrus and Vineyard CSA Road District No. 145, which they pay additional taxation to belong within its 90 square miles of dirt and some paved roads.

In the 2006 Stakeholder Minutes, it clearly discusses that the monies for the Eastern Bypass are in place, AND THAT though multiple projects are ongoing, the Eastern Bypass/Southern Bypass may proceed as of 2006 with the assigning of the designing to Highpoint and to Dan Stephenson with his Rancon, per the minutes already submitted into Public Testimony.

**2012 Southwest TUMF Zone
Transportation Improvement Program**

TIP Adopted February 6, 2012

These Statements above and below are submitted by a private citizen without legal council of an attorney. I believe that the above and below statements to be true, and possibly could be professional over sights of being included with unknown legal complications and injury to the rural residents of our District No. 3, no. 7666 of 2003 Wine Country modification/amendment of terms and size and in 2012's rewriting of the 2013 RCIP General Plan, and also its SW Master Plan

now referring not to 3,000 acres of plantings, but larger in 2013 to 2023, where they are being removed for hotel/resort plantings, influence destruction by Pierce's Disease, and world wide Drought on catastrophic known magnitude for the next 50 years.

Signed Respectfully,

Adrian J. McGregor

P.O. Box 894108

Temecula, CA 92589-4108

macsgarden2004@yahoo.com

951.676.5024

Dated Nov. 16, 2012 to be placed into the unapproved/not voted upon EIR for the Temecula Wine Country, which the County of Riverside Supervisors have not voted upon, due to the non voting process of the County of Riverside Planning Commissioners.

MURRIETA

WILDOMAR

Rancho California

Winchester

Indian Truck Trail

Diamond

Bundy Canyon

Murrieta Hot Springs

Winchester

Palomar

Margarita

Constance

Hunter

Old Town Front

Railroad Canyon

Nutmeg

Whitewood

Jefferson

The Planning Commission for the Riverside County Planning Department scheduled for **Wednesday, August 8, 2012** at the Temecula City Council Chambers located at 41000 Main Street, Temecula, CA 92590, Riverside, California has been cancelled.

NOTICE IS HEREBY GIVEN that the next Planning Commission to be heard at the Temecula City Council Chambers is scheduled for **Wednesday, August 22, 2012 at 9:00 a.m.**

3.1

GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524. The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake.

The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.

REPORT OF ACTIONS AUGUST 22, 2012

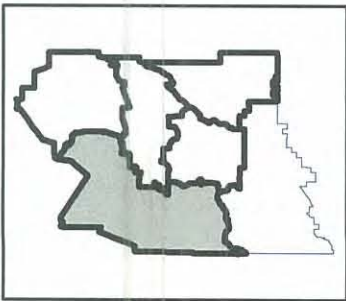
3.1 DISCUSS AND CONTINUE TO AUGUST 29 OR SEPTEMBER 26, 2012

Planning Commission Action:

CONTINUED TO SEPTEMBER 26, 2012 TO COME BACK WITH SCOPE OF SERVICES TO RECIRCULATE THE EIR TO INCLUDE CHURCHES IN WINE COUNTRY COMMUNITY PLAN

scheduled for **Wednesday, August 29, 2012 at 9:00 a.m.** at the City of Temecula Council Chambers, 41000 Main Street, Temecula, CA 92590 has been canceled and rescheduled for **Wednesday, September 26, 2012 at 9:00 a.m.**

2.Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.



Ultimate Number of Lanes

- 2 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes

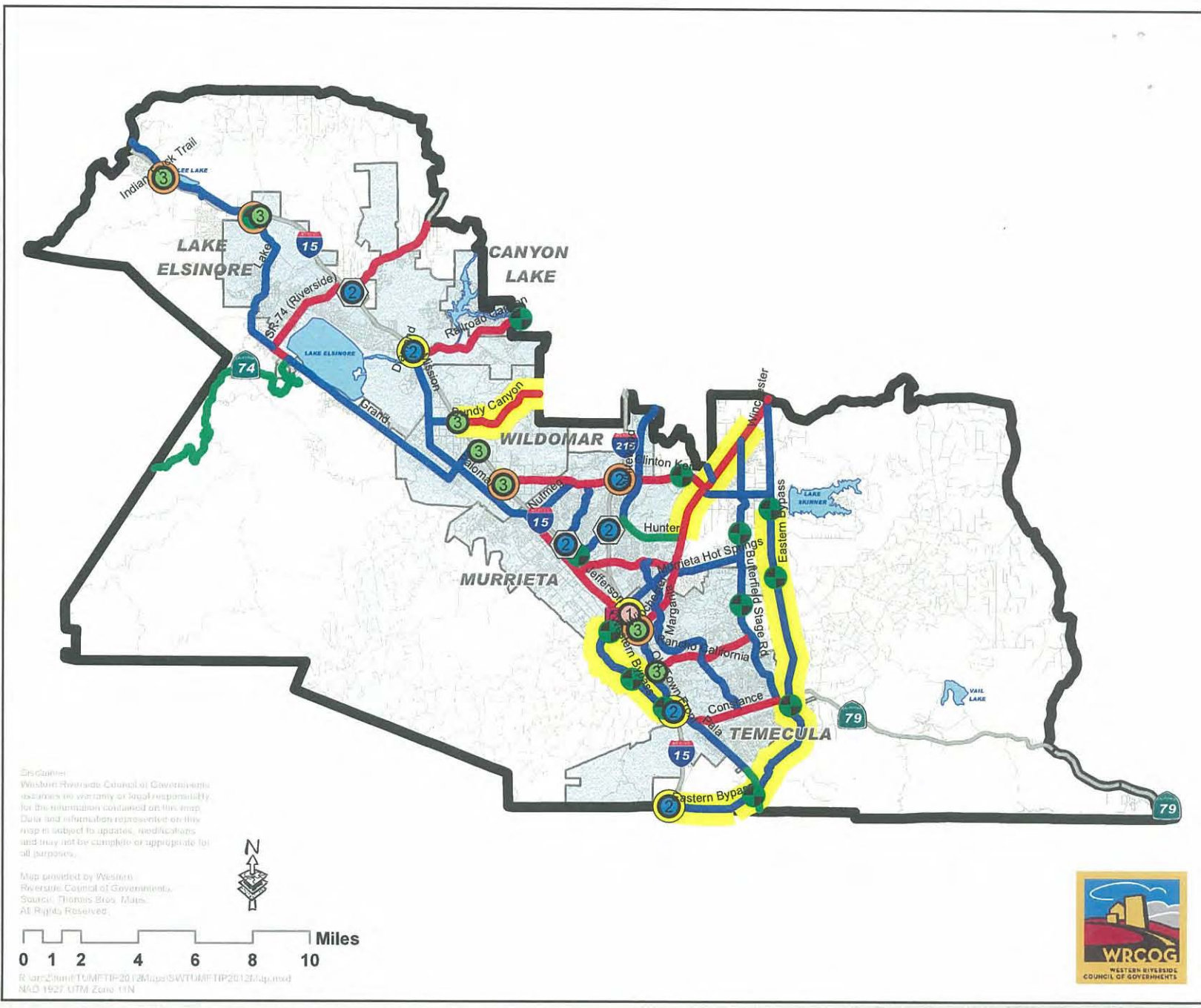
Railroad Crossings

- \$4,550,000 per lane
- \$2,120,000 per lane

Interchanges

- \$43,780,000
- \$22,280,000
- \$10,890,000

- Bridges
- Approved Structures
- RCTC Approved Interchanges
- Completed Structures
- Approved Road Segments
- RCTC Approved Road Segments
- Approved RTA Transit Center
- Railroads
- Freeways
- Lakes & Rivers
- TUMF Zone Boundary
- Streets & Roads
- City Boundaries



TIP Adopted
February 6, 2012

2012 Southwest TUMF Zone Transportation Improvement Program

August 2012

RECEIVED
SEP 20 2012

Mary Stark, Planning Commission Secretary
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409,
Riverside, CA 92502

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

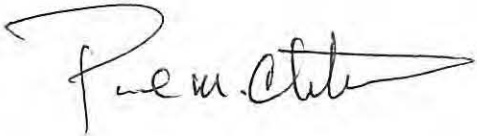
Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Paul M. Christman

Address:

28114 Cortez Dr
Temecula, CA 92592

August 2012

RECEIVED
OCT 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mary Stark, Planning Commission Secretary
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409,
Riverside, CA 92502

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

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To: The Planning Commissioner's of Riverside County

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Sincerely,

Print Name:

Myrbon Cervin

Address:

5320 Via Chepo dr. #29

Riverside, CA 92507

From: Stark, Mary
Sent: Thursday, November 15, 2012 3:44 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Why I signed -- Love, love, love this

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

From: Glenda Reaux [<mailto:mail@change.org>]
Sent: Thursday, November 15, 2012 2:28 PM
To: Stark, Mary
Subject: Why I signed -- Love, love, love this

Dear Mary Stark (County of Riverside Planning Commission Office),

I just signed Temecula Valley Vintners's petition "[Protect Wine Country](#)" on Change.org.

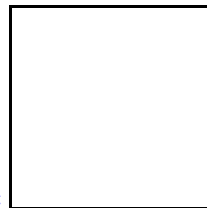
Here's why I signed:

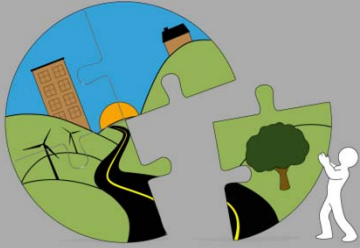
Love, love, love this wine country... please don't destroy it!

Sincerely,
Glenda Reaux
Huntington Beach, California

There are now 3674 signatures on this petition. Read reasons why people are signing, and respond to Temecula Valley Vintners by clicking here:

<http://www.change.org/petitions/protect-wine-country?response=>





RIVERSIDE COUNTY
PLANNING DEPARTMENT

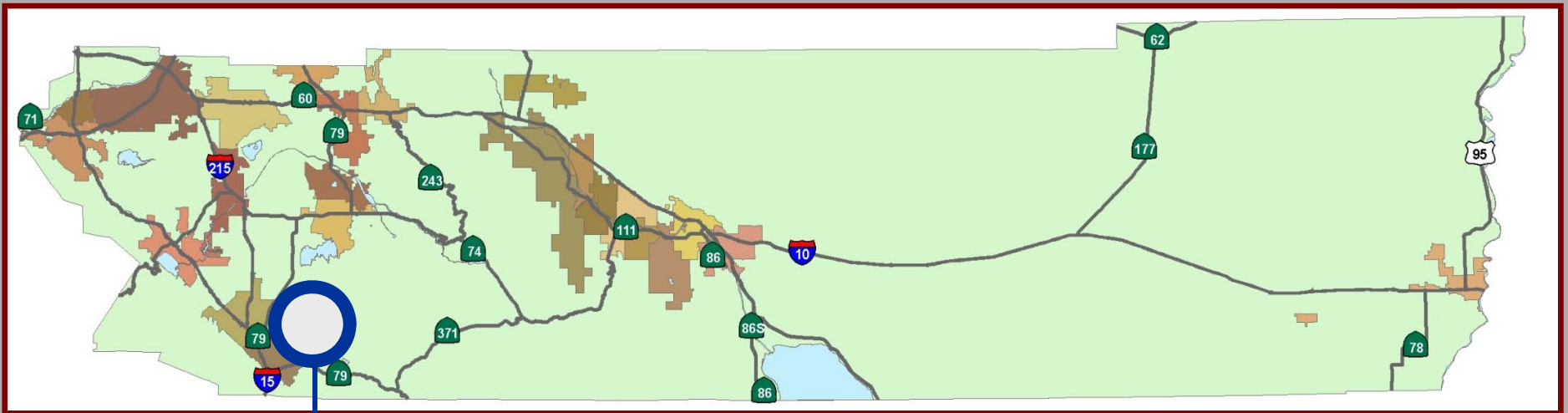
Wine Country Community Plan

Planning Commission Hearing – December 5, 2012

Agenda Item No.3.2



Temecula Valley Wine Country – Context



Wine Country Community Plan Project Area



Temecula Valley 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 Southern California 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 – Objectives

- Riverside 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 – Project Components

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



Wine Country Community Plan – Hearings

- **Planning Commission Hearings:**
 - The Proposed Temecula Valley Wine Country Community Plan (Project) was discussed on July 25, 2012, August 22, 2012 and September 26, 2012.
 - There was an abundance of public testimony concerning the inclusion of churches and private schools in the Community Plan.



Wine Country Community Plan – PEIR No. 524

- Since Project description did not include churches and private schools, PEIR No. 524 did not analyze these types of land uses.
- Thus, the Commission directed Staff to develop Project options and scopes of services required to revise the PEIR No. 524.
- Staff has met with the Ad Hoc Subcommittee established by the Planning Commission to discuss options, scopes of services, fee schedules and time frames for the PEIR.



Wine Country Community Plan – PEIR No. 524

- Preliminary Assumptions for Churches:
 - The use of Churches is *similar* in characteristics as a special occasion facility within the Project area.
 - Minimum development standards that apply to a “Winery with Special Occasion Facility” would apply to Churches includes, but not limited to,
 - minimum of 20 acres,
 - 75% planting of vines,
 - noise study, and
 - setbacks requirements.



Wine Country Community Plan – PEIR No. 524

- Preliminary Assumptions for Churches:
 - The Project assumes “Winery with Special Occasion Facilities” to only occur in the Wine Country-Winery District. Thus, churches would only be assumed to potentially occur in the Wine Country-Winery Zone.



Wine Country Community Plan – PEIR No. 524

- **Preliminary Assumptions for Schools:**
 - The site locations for private schools are not subject to State Education Code; but the structural integrity of the building is subject to the Private Schools Building Safety Act of 1986;
 - To ensure private schools are aesthetically similar in characteristics with the surrounding uses, the following development standards would apply:
 - 20 acres minimum lot size,
 - 75% planting of vines, and
 - and set-back requirements.



Wine Country Community Plan – PEIR No. 524

- **Preliminary Assumptions for Schools:**
 - Additional analysis on hazardous material, air quality and agriculture pesticides use will be necessary;
 - The public services analysis for the current Project finds that the surrounding schools have the capacity to serve the Wine Country area. Thus, the revised technical studies will assume no more than two private schools to potentially occur within the Project Boundary



Wine Country Community Plan – PEIR No. 524

- **Preliminary General Assumptions:**
 - The revised PEIR No. 524 would analyze
 - Two sites that would include combined churches and private schools,
 - Two sites that would only include churches, and
 - Two sites that would only include private schools.
 - Additional policies, development standards and mitigation measures to address the potential environmental impacts from Churches and private schools may result based on the findings of the revised PEIR No. 524



Wine Country Community Plan – PEIR No. 524

- Scope of Work:

- Task 1: Secure funding and revise contract agreements with the consulting firms
- Task 1.1: Project initiation and research: Formalize land use assumptions for Churches and private schools
- Task 2: Revise technical studies based on updated land use assumptions, as well as, to address other issues presented during the first two public hearings. This includes, but is not limited to, revisions to the traffic, noise, air quality, noise, and water quality studies.



Wine Country Community Plan – PEIR No. 524

- Scope of Work:

Task 3: Based on the revised technical studies and public testimony, revise various sections of the Draft PEIR No. 524 which may include, but is not limited to, agricultural and forestry resources, air quality, greenhouse gases, land use, noise, traffic and circulation, mitigation measures and the project description.

Task 4: Public review period for Draft PEIR No. 524

Task 5: Prepare Response to Comments



Wine Country Community Plan – PEIR No. 524

- Scope of Work:

Task 6: Project Management, coordination and team meetings

Task 6.1: Public Hearings- three Planning Commission and two Board of Supervisors hearings

Task 7: Prepare Final PEIR No. 524

Task 8: Public review period for Final PEIR No. 524



Wine Country Community Plan – Contract Status

- Total amount allocated for FY 2008-2013 is \$1,498,073.
- Contract Status:

	Amount Allocated	Remaining Funds
EIR Consultant	\$ 296,346	\$1,880
County Staff, County Counsel, and Sub Consultants	\$1,201,702	\$57,122



Temecula Valley Wine Country Community Plan

- The following options are presented for consideration:
 - Option 1: Revise PEIR to analyze the inclusion of Churches and Private Schools
 - Option 2: Consider the Project after final decision on the proposed Calvary Church Proposed Project
 - Option 3: Proceed with the original Project



Temecula Valley Wine Country Community Plan

- Option 1: Revise PEIR to analyze the inclusion of Churches and Private Schools
 - Revise GPA No. 1077 and Ord. No 348.4729 to include churches and private schools as conditionally permitted uses
 - Update technical studies and various sections of the PEIR No. 524; as well as, circulate the revised PEIR
 - Continue public hearing planning process
 - Estimated cost to complete is \$575,000
 - Estimated time of completion is approximately 9 months after funding is secured.



Temecula Valley Wine Country Community Plan

- Option 2: Consider the Project after final decision on the proposed Calvary Church Proposed Project
 - At this time Calvary Church has submitted an application to amend the current C/V zoning classification to add churches and private schools as conditionally permitted uses;
 - The application is **not** at this time before the Planning Commission for consideration.



Temecula Valley Wine Country Community Plan

- Option 2 (cont.):
 - The Calvary Church's proposed project will undergo its own environmental analysis and public hearings.
 - The Community Plan will be continued off calendar until Calvary Church's proposed project is considered and acted upon by the Board of Supervisors.
 - The Calvary Church's proposed project estimated time of completion is approximately 6 months.



Temecula Valley Wine Country Community Plan

- Option 2 (cont.):
 - The County may use some of the environmental documents for its revised PEIR No. 524 since the Calvary Church's project would study the inclusion of Churches and private schools.
 - The circulation of the revised PEIR No. 524 would still be required; therefore, the scope of services would be similar to Option No. 1.



Temecula Valley Wine Country Community Plan

- Option 2 (cont.):
 - Estimated time to complete the Community Plan under this option would be approximately 6 months **after** Calvary Church's proposed project is acted upon by the Board of Supervisors.
 - The cost to complete this option is approximately \$450,000.



Temecula Valley Wine Country Community Plan

- **Option 3: Proceed with the existing Project**
 - Continue to process Community Plan without the inclusion of Churches and/or Private Schools.
 - Exclude the Calvary Church's properties prior to adoption of the Community Plan.
 - The Calvary Church's properties will maintain existing land use designation and zoning classification.



Temecula Valley Wine Country Community Plan

- Option 3 (cont.):
 - A text amendment to C/V zoning classification will be needed to add Churches and private schools as conditionally permitted uses.
 - Estimated cost to complete is approximately \$90,000
 - Estimated time of completion is approximately 3 months



Temecula Valley Wine Country Community Plan

Staff Recommendation:

1. That the Planning Commission evaluate and select an option; and
2. Direct Planning Staff to proceed forward with the selected option and continue off calendar.

Agenda Item: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Planning Commission: December 5, 2012
Continued From: July 25, 2012, August 22, 2012, and September 26, 2012

WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077, Ordinance
Amendment No. 348.4729, and Program
Environmental Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT BACKGROUND:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524 (PEIR No. 524).

PUBLIC HEARINGS:

The Project was discussed before the Planning Commission on July 25, 2012, August 22, 2012, and September 26, 2012. At the first two public hearings, the Commission received an extensive amount of public testimony and letters regarding the Project on a variety of topics.

The majority of the public testimony focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. It was staff's understanding that the Commission did not feel comfortable moving forward with a recommendation to the Board of Supervisors on the Project due to the amount of public testimony to include churches and

private schools. Thus, it was the position of the Commission to revise the Project description to include churches which would therefore require the circulation of the revised PEIR No. 524.

At the conclusion of the August 22, 2012 hearing, the Planning Commission directed staff to develop options that would include churches, temples and other places of religious worship in the Project description and report back to the Planning Commission. The Commission also directed staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to revise the PEIR No. 524. Additionally, the Commission closed the public hearing to further public testimony. The public hearing remained open for all other matters.

AD HOC SUBCOMMITTEE MEETINGS:

The Ad Hoc Subcommittee meetings were conducted on September 4, 2012 and September 11, 2012 to discuss potential options. At the Planning Commission hearing held on September 26, 2012, Staff requested additional time to evaluate the options discussed during the subcommittee meetings. Thus, the Planning Commission continued the Project to December 5, 2012 to allow additional time to evaluate project options, scopes of services, fee schedules and time frames. Since the September 26, 2012 Planning Commission hearing, staff has evaluated three potential options.

PRELIMINARY PROJECT ASSUMPTIONS:

The following preliminary assumptions are anticipated if the Commission chooses to revise the Project and associated PEIR No. 524:

Preliminary Assumptions for Churches, temples and other places of religious worship (Churches):

- The use of Churches is *similar* in characteristics as a special occasion facility within the Project area; therefore, the minimum development standards that apply to a “Winery with Special Occasion Facility” would apply to Churches. This includes, but not limited to, minimum of 20 acres, 75% planting of vines, noise study and setbacks requirements.

The Project assumes “Winery with Special Occasion Facilities” to only occur in the Winery District areas designated within the Project boundary. Thus, churches would only be assumed to potentially occur in the Wine Country-Winery District. Special Occasion Facilities are not permitted as a primary or a secondary use in the Wine Country-Residential District and are permitted only secondary to a commercial equestrian establishment with a minimum of 100 acres in the Wine Country-Equestrian District.

Preliminary Assumptions for Private Schools:

- Private schools are defined by the California Department of Education as “a school that is owned or operated by a private person, firm, association, organization, or corporation, rather than by a public agency”. The site locations for private schools are not subject to State Education Code; but the structural integrity of the building is subject to the Private Schools Building Safety Act of 1986 (Education Code Section 17320-17336);
- To ensure private schools are aesthetically similar in characteristics with the surrounding uses, the following development standards that applies to a winery with a special occasion facility would apply to private schools: 20 acres minimum lot size, 75% planting of vines and set-back requirements;
- To protect the safety and welfare of the private school's student body and staff additional analysis on hazardous material, air quality and agriculture pesticides use will be necessary;
- The public services analysis for the current Project finds that the surrounding schools have the capacity to serve the Wine Country area. Thus, the revised technical studies will assume no more than two private schools to potentially occur within the Project Boundary.

Preliminary General Assumptions:

- The revised PEIR No. 524 would analyze two sites that would include combined Churches and private schools, two sites that would only include Churches and two sites that would only include private schools for a total of six sites within the Wine Country-Winery Zone.
- The findings of the revised PEIR No. 524 may lead to additional policies, development standards and mitigation measures to address the potential environmental impacts from Churches and private schools.

Additionally, the following general scope of work for the revised PEIR No. 524 is anticipated:

GENERAL SCOPE OF WORK TO REVISE THE PEIR No. 524:

Task 1: Secure funding and revise contract agreements with the following consulting firms:

- RBF Consulting;
- PCR Services Corporation;
- Fehrs & Peers; and
- Best Best & Krieger LLP

Task 1.1: Project initiation and research: Formalize land use assumptions for Churches and private schools;

Task 2: Revise technical studies based on updated land use assumptions, as well as, to address other issues presented during the first two public hearings. This includes, but is not limited to, revisions to the traffic, noise, air quality, noise, and water quality studies.

Task 3: Based on the revised technical studies and public testimony, revise various sections of the Draft PEIR No. 524 which may include, but is not limited to, agricultural and forestry resources, air quality, greenhouse gases, land use, noise, traffic and circulation, mitigation measures and the project description;

Task 4: Public review period for Draft PEIR No. 524. This task would include coordination to circulate the revised PEIR No. 524 for public comments.

Task 5: Prepare Response to Comments. This task would include response preparation and coordination with the environmental consultant, sub consultants, the County and legal support to adequately address comments received on the revised PEIR No. 524.

Task 6: Project management, coordination and team meetings (10).

Task 6.1: Public Hearings: Planning Commission (3) and Board of Supervisor (2). This task would include attendance of the consultant team, the County, and legal support at two Planning Commission and Board of Supervisors hearings.

Task 7: Prepare Final PEIR No. 524. This task includes the preparation and review of the Final PEIR No. 524.

Task 8: Public review period for Final PEIR No. 524. This task would include coordination to distribute the final document to those who submitted comments on the draft document (Task 4).

CONTRACT STATUS:

The total allocated amount for the period of FY 2008-2013 is \$1,498,073 for the preparation of the Community Plan and the PEIR No. 524.

EIR Consultant

The total allocated amount for the preparation of the PEIR No. 524 is \$296,346 for the EIR Consultant. At this time, there is only \$1,880 remaining in the allocated budget for the completion of the document.

County Staff, County Counsel, and Sub Consultants

The total allocated amount for the preparation of the PEIR No. 524 and the Community Plan is \$1,201,727. Up to the September 26, 2012 Planning Commission hearing, \$1,144,605 has been spent on the Project, including the PEIR No. 524. At this time, there is only \$57,122 remaining in the budget to complete the Project.

OPTIONS:

Option No. 1 - Full PEIR Revision, Churches and Private Schools (Two Combined Churches/Private Schools, Two Separate Churches and Two Separate Private Schools):

This option would involve revisions to General Plan Amendment No. 1077 and Ordinance Amendment No. 348.4729 to add Churches and private schools, as conditionally permitted uses in the Project. Private schools are included in this option due to numerous public requests to include this type of use in the Project. Since the development scenario described in the Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple Churches or private schools in this region, additional analyses and circulation of the revised PEIR No. 524 will be necessary.

This option includes updating the following existing studies within the PEIR No. 524 prepared by the EIR consultant and sub consultants: traffic, air quality, greenhouse gases, noise and water quality. This all inclusive approach will disclose potential environmental impacts of adding Churches and private schools as allowable uses in the Project; and, thereby, provide necessary information to the recommending body and subsequently the Board of Supervisors when they are considering whether to include such uses in the Project; and if allowed under what conditions.

Estimated Cost and Schedule

The total cost to complete the revision of PEIR No. 524 for this option is \$575,000. This would include \$222,000 for the County (Planning, Transportation, and GIS/RCIT), \$155,000 for legal services (County Counsel and Best Best & Krieger), and \$198,000 for the EIR Consultant (RBF Consulting) and sub consultants (PCR Services Corporation and Fehrs and Peers).

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$65,000
Task 3: Revise Draft PEIR No. 524:	\$150,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$90,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$65,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$30,000</u>

Estimated Total: \$575,000

Funding sources for Task 1 of this option has not been identified at this time. Once identified and secured, contract amendments with the EIR consultants will be presented to the Board for consideration and action. The revised Project and associated PEIR No. 524 is anticipated to be completed in approximately 9 months after funding is secured and the contract amendments are approved by the Board. Timing includes three months to complete the technical studies and the

revised Draft PEIR No. 524; two months for the public review period; two months to prepare and complete the response to comments; and finally, two months for the public hearings.

In the meantime, land use applications within the Project boundary will continue to be processed under the County's existing General Plan and Zoning Ordinance.

Option No. 2- Consider the Project After Final Decision on the Proposed Calvary Church Proposed Project.

At this time, Calvary Church has submitted an application to amend the current C/V zoning classification to add Churches and private schools as conditionally permitted uses. The application is currently being processed by the County and, at this time, is not before the Planning Commission for consideration. The Calvary Church's proposed project will undergo its own environmental analysis and public hearings before the appropriate decision-makers.

In this option, Calvary Church's proposed project would be processed by the County and the Project would be continued off calendar until Calvary Church's proposed project is considered and acted upon by the Board of Supervisors. The estimated time to process Calvary Church's proposed project and associated environmental documents is approximately six months.

Estimated Cost and Schedule

Since the environmental documents for Calvary Church's proposed project would be studying Churches and private schools in the current C/V zoning classification, the County may be able to use some of the documents for its revised PEIR No. 524. This may help reduce the overall cost to revise PEIR No. 524. However, circulation of the revised PEIR No. 524 would still be required. Therefore, the scope of services would be similar to Option No. 1. The schedule to complete this option would be approximately six months after Calvary Church's proposed project is acted upon by the Board of Supervisors. The County will identify and secure funding while Calvary Church's proposed project is being processed; one month to revise PEIR No. 524; two months for the re-circulation period; two months for the completion of the response to comments; and two months for the public hearings. The cost to complete this option is approximately \$450,000. This includes approximately \$175,000 for the EIR Consultant; \$180,000 for the County; and \$95,000 for legal support.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$15,000
Task 3: Revise Draft PEIR No. 524:	\$100,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$80,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$55,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>

Estimated Total: \$450,000

Option No. 3 – Proceed with Original Project Proposal

Based on the costs associated with Options Nos. 1 and 2 and the potential challenges with securing funding for the revised PEIR No. 524, this option would consist of the original Project proposal as presented at the July 25, 2012 and August 22, 2012 Planning Commission hearings which does not include the inclusion of Churches and private schools within the Project description.

Under this option, the Planning Commission may consider removing the property owned by Calvary Church from the Project's boundaries. If removed, Calvary Church's property would maintain its existing land use designation and zoning classification. A text amendment to Ordinance No. 348 would still be needed to allow Churches and private schools as conditionally permitted uses in the C/V zoning classification.

Estimated Cost and Schedule

The cost to complete this option is approximately \$90,000. This includes approximately \$50,000 for the EIR Consultant and \$40,000 for the County. As previously mentioned, the EIR Consultant has exhausted the original budget and augment of \$296,346. In addition, the County only has \$57,122 remaining in the County's budget. Thus, a budget augment would need to be prepared by the EIR Consultant as well as the County. This augment is based on the additional research and analysis needed to address issues raised at the previous public hearings and the additional Planning Commission hearings which were all outside of the original contract. The estimated time of completion is 3 months.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	NA
Task 2: Revise and Review Technical Studies:	NA
Task 3: Revise Draft PEIR No. 524:	NA
Task 4: Public Review Period and Coordination:	NA
Task 5: Prepare Response to Comments:	NA
Task 6: Team Meetings (5) and Public Hearings (3):	\$50,000
Task 7: Prepare Final PEIR No. 524:	\$15,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>
Estimated Total:	\$90,000

RECOMMENDATION:

1. THAT THE PLANNING COMMISSION EVALUATE AND SELECT AN OPTION; AND
2. DIRECT PLANNING STAFF TO PROCEED FORWARD WITH THE SELECTED OPTION AND CONTINUE OFF CALENDAR.



PLANNING COMMISSION MINUTE ORDER DECEMBER 5, 2012

I. AGENDA ITEM 3.2: GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524. The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake. (Legislative)

II. PROJECT DESCRIPTION:

The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.
3. Program Environmental Impact Report No. 524 (PEIR No. 524).

Public Hearing was closed to Further Public Testimony

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Deputy Director: Frank Coyle at (951) 955-6907 or email fcoble@rctlma.org and

Assistant Chief Executive Officer: George Johnson at (951) 955-1110 or email gajohnson@rceo.org

Public Hearing Closed to Further Public Testimony.

IV. CONTROVERSIAL ISSUES:

Yes, options to proceed with PEIR No. 524, residential lot size, requirement of 50% of wine sold on-site, churches and schools.

V. PLANNING COMMISSION ACTION:

Motion by Chairman Petty, 2nd by Commissioner Zuppardo and a vote of 4-1 (Commissioner Roth voted nay) to:

Instructed Planning Staff to **PROCEED USING OPTION 3;** and

Motion by Chairman Snell, 2nd by Commissioner Petty and a vote of 5-0 to:

CONTINUE all other outstanding issues to the December 19, 2012 hearing in Riverside.

JVD: The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Attachment C:

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

**December 19, 2012
Planning Commission Public Hearing**

Agenda Item: 3.5
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third/Third
Planning Commission: December 19, 2012
Continued From: July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012

WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077, Ordinance
Amendment No. 348.4729, and Program
Environmental Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524 (PEIR No. 524).

PUBLIC HEARINGS:

The Project was discussed before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012.

The majority of the public testimony received for the first two hearings focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. Thus, the Planning Commission directed staff to develop options that would include churches, temples and other places of religious worship in the Project description. The Commission also directed

staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to revise the PEIR No. 524.

The Ad Hoc Subcommittee meetings were conducted on September 4, 2012 and September 11, 2012 to discuss potential options. Staff requested and was granted additional time to evaluate project options during the September 25, 2012 Planning Commission hearing.

The following three options were presented before the Planning Commission at the December 5, 2012 public hearing:

Option No. 1 – Revise PEIR to analyze the inclusion of Churches and Private Schools

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

Option No.3 – Proceed with Original Project Proposal and exclude the Calvary Church properties from the Project boundary

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

OUTSTANDING PROJECT PROPOSAL ISSUES:

During the community outreach efforts, County staff discussed a series of land use policy issues and different land use scenarios for the Project area's various sub-regions with the stakeholders. Although County staff has been successful in resolving many of the issues associated with the Project proposal, staff has highlighted the following outstanding issues that were raised during the first two public hearings:

1. Land Use Policies
2. Boundary Modifications
3. Public Testimony
4. Commissioner Roth's Comments
5. Program Environmental Impact Report No. 524 Errata Summary
6. Other Items

1. LAND USE POLICIES

The following policy issues have been raised by Project stakeholders during the outreach efforts, and through the draft PEIR comment letters, which County staff wants to bring to the Commission for consideration and recommendation:

- A. To allow small-scale "Production Winery" through a plot plan procedure on less than 10 acres:

- This policy suggestion would allow property-owners of smaller parcels to crush grapes and produce wine. A production winery would only be used to crush grapes, produce wine and for distribution purposes with no incidental commercial uses.
- This use is similar to the processing and packing of fruits that is currently permitted in all agricultural zones.
- Specific guidance is needed to ensure development of production wineries are scaled appropriately;

Staff recommends deleting the current proposed Winery definition and including definitions for production winery and commercial winery, as follows:

- Under Section 14.91 (Definitions):

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.

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.

~~*WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine.*~~

Staff also recommends adding Production Winery and Commercial Winery as permitted uses with a plot plan along with development standards, as follows:

- 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 parcel size of less than ten (10) gross acres.

- Under Section 14.96 (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.*

B. To allow a wine sampling room with a production winery:

- This policy suggestion would allow a wine sampling room with the aforementioned production winery on less than 10 acres.
- Production wineries would be permitted on a minimum of 5 acres; The facility may not be able to accommodate commercial and/or promotional events associated with a wine sampling room;

Staff recommends not allowing a wine sampling room with production winery to keep impacts associated with land use, noise and traffic to a minimum since a production winery is permitted on a minimum of 5 acres.

C. To allow for cooperative wine sampling rooms:

- This policy suggestion would allow for cooperative wine sampling rooms within the Project area. A cooperative wine sampling room would offer the sampling of different wines produced by various wineries.
- Cooperative wine sampling rooms are more compatible with urban settings and would not further the objectives of the Wine Country Community Plan to protect and enhance the Community's rural lifestyle.

Staff recommends not including cooperative wine sampling rooms in the Project.

D. To ensure winery operation prior to allowing operation of the incidental commercial uses:

- This policy suggestion would require that a winery is operational prior to allowing any operations of the incidental commercial uses such as wine sampling rooms, retail wine sales, special occasion facilities, etc. This request was made to ensure the winery is the primary focus over any incidental commercial uses;

Staff recommends including provisions to ensure the winery facility is constructed or operational prior to the operation of any incidental commercial uses, as follows:

- Under Section 14.96 – Commercial Winery Development Standards add the following:

The commercial winery facility shall be constructed prior to issuance of the building permit for any incidental commercial uses.

or

The commercial winery facility shall be operational prior to issuance of certificate of occupancy for any incidental commercial uses.

or

- Include the requirement as condition of approval for implementing projects with incidental commercial uses.

Staff recommends including this provision as a standard condition of approval since the policy as proposed is not a typical development standard.

E. To ensure onsite wine production:

- This policy suggestion would create a production quota to ensure wine production as the primary use and to eliminate potential "bottle-shop" establishments.
- A provision for production quota would be difficult for the Planning and Code Enforcement Department to enforce and manage. Additionally, the County through its Planning Department regulates land uses. How much wine a winery produces is a business practice.
- Additionally, a production quota may place undue burden for wineries that are facing economic hardship.
- Suggested approach was to double the production capacity size. In 2004, as part of the Citrus Vineyard Policy Area amendment process it was determined that 7.5 acres vineyard can be derived from 3,500 gallons. Thus, a winery on 20 acres should at least have the capacity to produce 7,000 gallons; and a winery on 40 acres should have the capacity to produce 14,000 gallons.
- A request to include a provision to ensure 50% of wine sold onsite is produced onsite to prevent bottle-shop establishments was suggested during the public hearing process. The term bottle-shop is used to describe establishments that order processed wine bottles and sold as though it was produced onsite.
- The State requires per the California Business and Professional Code Section 23358 (c) a winegrower to "actually produce on his or her licensed premises by conversion of grapes, berries, or other fruit, into wine, not less than 50 percent of all wines sold to consumers on his or her licensed premise or premises and any licensed branch premise or premises".
- Staff has contacted the State's Alcohol Beverage Control to discuss enforcement of the 50% requirement. The enforcement of this provision is complaint driven and is investigated by the Trade Enforcement Unit. The Trade Enforcement Unit will work with the winery to determine if 50% of all wine sold was produced on premise. The first few offenses may result in a fine or suspension of the 02 Winegrowers license; repeated offenses will result in its revocation.

Staff recommends adding language to the Winery development standards to increase the production capacity for wineries with a lodging facility, as follows;

- Under Section 14.96d – add the following Winery Development Standards:

A Commercial Winery in conjunction with a lodging facility on less than forty (40) acres shall be a minimum of fifteen hundred (1,500) square feet and shall have the capacity to produce at least 7,000 gallons of wine annually.

A Commercial Winery in conjunction with a lodging facility on forty (40) acres or more shall be a minimum of fifteen hundred (1,500) square feet and shall have the capacity to produce at least fourteen thousand (14,000) gallons of wine annually.

Staff recommends adding language to the Winery development standards to ensure 50% of the wine sold are produced on the premise as required by the California Business and Professional Code;

A Commercial Winery shall have valid applicable permits from the California Department of Alcoholic Beverage Control. A Winery with a wine sampling room shall produce at least fifty percent of the wine sold as required by the 02 Winegrowers License and California Business and Professional Code Section 23358 (c).

F. To ensure that wineries utilize 75% locally grown grapes:

- This policy suggestion would add language in the proposed zones that would ensure better enforcement of the 75% locally grown grapes provision. This provision is intended to promote and strengthen credibility of the Temecula Valley Viticultural Area brand and region.
- Provisions for the 75% locally grown grapes were included in the Citrus Vineyard Policy Area and the C/V zoning classification; however, a mechanism to enforce this provision was not developed.
- A suggested approach is to require a winery to submit their *Grape Crush and Purchase Inquiry Report* to the County's Agricultural Commissioner for review.
 - Every processor who crushes grapes in California is required by California Food and Agricultural Code Section 55601.5 to submit a *Grape Crush and Purchase Inquiry Report* to the Secretary of the Department of Food and Agriculture on a yearly basis.
 - Due to the sensitive nature of the *Grape Crush and Purchase Inquiry Report* and the purpose 75% locally grown grapes provision, the County's Agricultural Commissioner would only use this report to verify the grape's origin and tons of grapes crushed; this report will not be made available to the public.

Staff recommends as a standard condition of approval for each winery facility to submit the *Grape Crush and Purchase Inquiry Report* to the Agricultural Commissioner on a yearly basis.

G. To limit the exemption from the use of 75% locally grown grapes to three years:

- This policy suggestion would eliminate the 2-year time extension provision to encourage the use of locally grown grapes. Currently, a new winery may request a three year exemptions from the use of 75% locally grown grapes. This provision allows adequate time for wineries to establish their vineyards or purchase other locally grown grapes to produce wines.
- The proposed community plan also allows exemption from this provision in the event of an Agricultural Emergency.

Staff recommends eliminating the extra time exemption from the proposed zoning ordinance, as follows;

- Under Section 14.96 – 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.

H. To allow limited wine-club events with a commercial winery on 10 acres or larger:

- This policy suggestion would allow a limited number of wine-club member events with a commercial winery (approved through a plot plan) on 10 acres or larger. This is a common business practice for wineries to promote their wines to wine-club members.
- Under the current proposed policies and development standards, special occasion facilities incidental to wineries are permitted on a minimum of 20 acres or larger; which limits small wineries from holding wine-club events.
- It is staff's position that the allowance of wine-club events for commercial wineries should be determined on a case by case basis. The determination will be based on the project conditions and location to other residential areas.

Staff recommends adding provisions under for the Commercial Wineries with a minimum of 10 acres.

- 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. Up to four (4) wine-club events per year, not to exceed 100 members, may be considered with a commercial winery. Actual number of events will be determined on a case by case basis.

I. To allow more than 5 guests/acre for the special occasion facility:

- This suggestion would eliminate a development standard for the special occasion facilities that would allow a maximum of 5 guests per acre. The determination of maximum guest per acre will then be made on a case by case basis.
- The proposed standard of 5 guest/acre would place undue burden on wineries with special occasion facilities that are not surrounded by residential unit or that can accommodate more provided the impacts are mitigated. All special occasion facilities with an outdoor venue will still need to submit an acoustical noise study.

It is staff's position that the maximum number of guests/acre for special occasions should be determined on a case-by-case basis. Staff recommends deleting the maximum number of guest/acre from the Special Occasion Facilities Development Standards as follows:

- Under Section 14.96 – 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.

J. To decrease the maximum building height of all commercial uses to 40':

- This policy suggestion would decrease the maximum building height to 40' to decrease visual impact of a large commercial establishment. The maximum height for a winery and resort is 50', for all other commercial uses it is 30' (40' if terraced).

Staff recommends the maximum height for wineries and resorts be 40' and consider 50' for architectural elements only to minimize visual impact. Staff recommends the following development standards for winery and lodging facility (resort):

- Under Section 14.96 – make the following changes in Winery Development Standards:

No building or structure shall exceed ~~be~~ forty feet (40'), ~~fifty feet (50')~~ in height. except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') when measured from the lowest finished floor level. The maximum number of building stories is two.

- Under Section 14.96 – make the following changes in Lodging Facility Development Standards:

No building or structure for a Resort shall exceed forty feet (40'), except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') when measured from the lowest finished floor level. The maximum number of building stories is two. ~~Resorts shall be a maximum of three stories high and shall not exceed fifty feet (50') in height.~~

K. To require 300' setback for all commercial uses along major roads:

- This policy suggestion would require a 300' setback for wineries, special occasion facilities, restaurants, and lodging facilities. This request was made to establish a consistent development standard for all commercial uses.
- The minimum setback proposed for wineries, restaurants and lodging facilities along a major road is 100'. The minimum setback requirement for a special occasion facility is 300'.
- The proposed setback provides flexibility for wineries to achieve the 75% planting requirement as well as to address potential issues associated with the proposed incidental commercial uses. Given that this is a minimum standard, additional setbacks may be required to address impacts to neighboring residential units.

Staff does not recommend changes to the proposed minimum setbacks for commercial uses.

L. To reduce the minimum setback for residential development along major roads:

- This policy suggestion would reduce the minimum setback requirements for residential development from 300' to 100' along all major roads.
- The minimum setback requirement of 300' along all major roads was carried over from the C/V zoning requirement. The intent is to minimize impacts associated with traffic to new residential developments. Concern has been expressed that the setback requirement may make it difficult to develop certain parcels.

Therefore, staff recommends adding the following exception to the Residential Development Standards:

- Under Section 14.96 – add the following provision for the minimum setback requirement for residential development:

The minimum three hundred feet (300') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such event, the minimum fifty feet (50') setback requirement shall apply to the lot.

M. To increase the minimum lot size for residential units from 10 acres to 20 acres within the Winery District:

- This policy suggestion would increase the minimum lot size for residential units from 10 acres to 20 acres to further reduce land use conflicts between residential and commercial uses.

Staff also recommends the following changes to the Residential Development Standards:

- Under Section 14.96 – make the following changes in Residential Development Standards:

~~One (1) dwelling unit shall be allowed for every ten (10) gross acres in the WC-W, WC-WE and WC-E Zones.~~

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

The minimum lot size shall be twenty (20) gross acres in the in the WC-W and WC-WE Zones.

N. To prohibit outdoor amplified music or outdoor events:

- This policy suggestion would eliminate all outdoor events associated with a special occasion facility.
- Through the proposed community plan, all special occasion facilities must conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

Staff recommends determining the appropriateness of an outdoor facility on a case by case basis.

O. To increase the numbers of animals allowed in the Winery District and allow for hobby farm type of establishments:

- The existing equestrian and agricultural uses associated with “hobby farms” may continue operations if they are in compliance with the parcels’ existing zoning classification.
- For the Wine-Country Winery and Winery Existing zones, Wine Country Advisory Committee was supportive of the proposal to reduce allowable number of animals for future uses to 2 animals per acre.
- Land uses conflicts may arise in the future if additional commercial equestrian uses are allowed in the Winery District.

Staff recommends keeping the allowable number of animals per acre to 2 animals/acre in the Wine Country-Winery Zone. The existing agricultural programs, including animal breeding and 4-H farm projects may continue under the proposed Wine Country-Winery Zone.

2. BOUNDARY MODIFICATION REQUESTS

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

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

Staff presented these requests to the Planning Commission during the July 25, 2012 public hearing. Since then, staff received additional boundary modification requests. For this staff report, the new requests have been added and the requests are reorganized based on two categories described above. Thus, the group letters are not the same as those presented during the July 25, 2012 public hearing. Please refer to Attachment A: Boundary Modification Requests to see where each Group is located.

The Project was developed to create an area within the Temecula Valley region with the purpose of preserving and enhancing viticulture potential within that area. The four objectives of the Project are the following: 1) to preserve and enhance viticulture potential, rural lifestyle and equestrian activities; 2) to continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations; 3) to coordinate growth in a manner that avoids future land use conflicts; and 4) to ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth. The Project creates four unique zoning classifications to achieve the Project's purpose and objectives.

After receiving public testimony, both written and verbal, approximately 112 parcels are recommended for removal from the Project's boundaries (Groups A-E). The resulting boundary is shown in Attachment B: County Preferred Boundary Modification. Removal of these parcels will not hinder the Project's purpose of preserving and enhancing viticulture potential within the unique Temecula Valley region. Additionally, removing the parcels will assist in achieving the Project's objectives, including to avoid land use conflicts.

The parcels being removed are located primarily along the outer boundary of the Project and total approximately 900 acres. Approximately 18,000 acres will remain within the Project's boundaries. These 18,000 acres creates a large area within the unique Temecula Valley region that will preserve and enhance viticulture in that region.

Approval of the Project itself will not change the zoning classifications on the individual parcels within the Project's boundaries. As a result, the parcels within the boundaries and outside the boundaries will maintain their existing zoning classifications. The zoning classifications for parcels within the Project's boundaries will change when the property owner applies for a discretionary land use permit. The removed parcels will maintain their existing zoning classifications, which allow additional land uses than in the four new zoning classifications.

A summary of each group's justification and staff's recommendations are provided in the tables below.

- A. Be added to or removed from the Project boundary:

Staff recommends approving the following request for exclusion from the Project boundary:

Group	Request Justification	Staff Recommendation
Group A (located along the De Portola Road; near De Portola and Mesa Road intersection; 644.78 acres)	Parcels identified in the original request are associated with General Plan Amendment No. 1000 to amend the Rural Foundation Component to Agriculture Foundation Component; in addition to the original letter the adjacent property land-owner also requests exclusion from the project boundary.	Due to steep topography and MSCHP potential, staff recommends removal of this group from the Project boundary and adjusting the eastern boundary to De Portola Road.
Group B (located along north of Hwy 79; near Hwy 79 and Anza Road intersection; 265.38 acres)	This area is currently designated for community development and urban uses; thus, the land-owners request exclusion from the project boundary.	Due to existing and designated urban/suburban type of uses within Group B, staff recommends removal from the Project boundary.
Group C (located east of Rancho California Road and Calle Contendo intersection; 30.19 acres)	On December 05, 2012, Planning Commission recommended Option No. 3 by a vote of 4-1 (Roth dissented) to allow the Wine Country Community Plan to proceed forward and exclude the Church properties from the Project boundary.	Staff recommends removal of Group C from the Project boundary.
Group D (located on the northeast corner of the Rancho California Rd. and Butterfield Stage Road; 1.38 acres)	The land-owner requests exclusion from the Project boundary in order to establish an information center for Wine Country.	This parcel is ideally situated for a Tourist Information Center or Park and Ride Facility at the entrance of the Temecula Valley Wine Country. The proposed zones do not allow for such uses. Therefore, staff recommends exclusion of the parcel from the Project boundary.
Group E (located north of Vista Del Monte and Mize Way; 40 acres)	Land-owners would like to subdivide their property into 2.5 acre lots and has no desire to establish a winery or utilize the proposed zones in the future; also Vista Del Monte is a dirt road and is dangerous with water runoff and septic issue.	Currently, this group land use designation is Rural Community-Estate Density Residential, which would allow these land-owners to subdivide their properties into 2.5 acre parcels per their desire. Due to their location at the edge of the proposed Policy Area, staff recommends supporting exclusion from the proposed Project boundary.

Staff recommends denying the following requests for exclusion from the Project boundary:

Group	Reason for request	Staff recommendation
Group F (located along Madera de Playa; 654.26 acres)	The majority of the parcels within this group are less than 5 acres; the small lot sizes will prevent winery/resort establishments thus the land-owners request exemption from the Project boundary.	Wine Country-Residential Zone will restrict incompatible commercial uses allowed under the R-R and R-A zones that may conflict with existing residential uses; therefore, staff recommends keeping this area within the Project boundary.
Group G (located south of Hwy-79; 486 acres)	Some of the land-owners have requested removal from the Project boundary; while others have requested different Wine Country Districts.	This area serves as the southern entrance to Wine Country. Staff recommends a combination of three districts to reflect landowners' preference in light of the Community Plan objectives (Please refer to Attachment C: Staff Recommended Wine Country Boundary Area South of Hwy-79). This option is supported by the neighboring Morgan Hills Community.
Group H (located along Camino Arroyo Seco; 107.44 acres)	<p>The land-owner would like to retain the properties' existing land use designation and zoning classification. The land-owner is concerned that the Community Plan adoption will result in down-zoning of his property along Arroyo Seco Road.</p> <p>The land-owner also proposes a land use overlay option for the Planning Commission consideration. The "Estate Density Residential-Winery Overlay" would allow for future subdivision that reflects the current land use and zoning classifications, as well as to allow the option to elect uses prescribed by the Wine Country-Winery Zone.</p>	This group of approximately 107 acres and has the potential to support future wineries and incidental commercial uses and is surrounded by existing wineries. Per this request, should the County allow smaller lot residential subdivisions for this group, it may result in creating future land use conflicts in and around this group. This group is not located along the edge of Project boundary. Therefore this request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from Project boundary.

Group	Reason for request	Staff recommendation
Group I (located northeast of Anza Rd. and Avenida Pacifico; 7.12 acres;	The land-owner would like to retain the ability to subdivide the property under the existing land use designation of Rural Community-Estate Density Residential.	The properties are not located along the edge of the Project boundary. Future subdivisions of lots smaller than 5 acre are discouraged through the Community Plan. Thus, this request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from the proposed Project boundary.
Group J (located north of Grande Road and Rio Road; 10.76 acres)	The land-owner would like to split his parcel in the future to build a single family home on one lot and provide a tractor service on the other. He believes the plan unnecessarily restricts existing enterprises located in the residential areas; uses such as churches, schools, orphanages, tack and feed shops, and community markets. He also requests excluding areas where "Habitat Preservation" already exists from the Wine Country Community Plan.	The parcel's existing land use designation is Rural Mountainous, which allows for one dwelling unit per 10 acres. Furthermore, the current general plan policy also prevents commercial establishments within the Rural and Rural Community foundation components. This request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from the Project boundary.

Staff recommends denying the following requests for inclusion into the Project boundary:

Group	Reason for request	Staff recommendation
Group K (located along Vino Way, east of Vino Way and Vista del Monte Road intersection; 4.87 acres)	The land-owner would like to establish a bed and breakfast on this property in the future.	Currently, the property is not within the Citrus Vineyard Policy Area or zoned C/V zone. The request would also extend the project footprint greater than what was considered for the PEIR No. 524. Therefore, this request does not meet any objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Policy Area or Winery District thereof.

Group	Reason for request	Staff recommendation
Group L (located west of Crabtree Lane and Green Meadow Road intersection; 24.86 acres)	The land-owner would like to establish a winery with incidental commercial uses in the future; His property is approximately 4.8 acres; He has indicated that his neighbors would support this endeavor and are willing to combine the parcels to gain the necessary 20 acre minimum.	Currently, the property is not within the Citrus Vineyard Policy Area or C/V zone. The request would also extend the project foot-print greater than what was considered for the PEIR No. 524. Therefore, this request does not meet any project objectives and staff recommends denying this request for inclusion in the Project boundary.

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

Staff recommends approving the following request for a different Wine Country district within the Project boundary:

Group	Reason for request	Staff recommendation
Group M (located northeast corner of Pauba Road and De Portola Road; 23.38 acres)	The owner of Atwood Estate Vineyard will potentially move their winery operation to this location in the future and requests inclusion in the Winery District. The property is located adjacent to an existing winery (Keyways Winery).	This property and the property directly west are within the Citrus Vineyard Policy Area and C/V zone, therefore, staff recommends inclusion in the proposed Winery District.

Staff recommends denying the following request for a different Wine Country district within the Project boundary:

Group	Reason for request	Staff recommendation
Group N (located north of Hwy 79, northwest of Hwy 79 and Anza Road intersection; 25.4 acres)	The land-owner has two contiguous parcels split between two districts (Winery and Equestrian Districts), which will pose a challenge for the owner if he wants to develop it as a winery. His request is for inclusion in the Winery District.	These properties are adjacent to Group F, which staff is recommending removal from the Project Boundary. This group is contiguous to the Equestrian District; Therefore, Staff recommends Equestrian District which would allow a winery on 10 acres.

Group	Reason for request	Staff recommendation
<p>Group O (located east of Benton Road and Calle Jojoba intersection; 198.4 acres)</p>	<p>This area is predominately residential; there are also many small horse ranches. The land-owner proposes inclusion into the Equestrian District for his this group. The land-owner believes that a nearby rock quarry would deter future commercial activity relating to winery/hospitality uses. He is also concerned the value of his property will diminish, as he has made numerous equestrian improvements to his property. The allowable number of horses under Winery District would discourage his vision of building a non-profit horse ranch for special needs children. Additional wineries would increase traffic and noise. He also suggests only allowing indoor entertainment.</p>	<p>The existing equestrian uses may continue operating under their existing zoning classifications, if they are legally established. The project will not change their zoning classifications; therefore, staff recommends keeping parcels within the Winery District. Also, all special occasion facilities with an outdoor venue is required to submit an acoustical noise study to determine if it's appropriate for the implementing project.</p>
<p>Group P (located along Calle Los Lomas; east of Calle Los Lomas and Oak Mountain Road intersection; 10.1 acres)</p>	<p>The land-owner requests Winery District to establish a winery and a restaurant in the future.</p>	<p>The property is within the existing Valle de Los Caballos Policy Area and is approximately 10 acres. The size of his parcel meets the minimum acres needed to establish a Winery in the Equestrian District. Also, the property does not meet the minimum requirement to establish a restaurant in conjunction with a winery; therefore, staff recommends denying this request for inclusion in the Winery District.</p>
<p>Group Q (located along Paseo Del Traza; northwest of Paseo Del Traza and De Portola Road intersection; 143.95 acres)</p>	<p>Previous land-owner requested inclusion into the Winery District. The new land-owners are in support of the project and did not extend the request for inclusion into the Winery District.</p>	<p>Staff has meet with the representatives of this property and they are in support of the Community Plan; Staff recommends keeping this group in the Equestrian District;</p>

Group	Reason for request	Staff recommendation
Group R (located along Bella Vista Road, near Bella Vista and Calle Anita intersection; 65.49 acres)	Would like to see a "Bella Vista Equestrian Zone" to ensure 5 animals/acre, private boarding, animal rescue, pony clubs, 4H/FFA, small-scale breeding program.	The existing equestrian uses may continue operations if they are in compliance with the parcels' existing zoning classification and were established legally. The Project does not change their zoning classifications. Therefore, this request does not meet an objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Equestrian District.

3. PUBLIC TESTIMONY:

During the course of the public hearing process, Planning Commission has received comments concerning the proposed Project. The concerns regarding Land Use Policies and Boundary Modification Request are addressed above. Letters to the Planning Commission concerning tails implementation, noise mitigation measures and churches/private schools were previously presented and discussed during the August 22, 2012, September 25, 2012 and December 5, 2012 public hearings.

The following comments require additional clarification:

- a. Mr. Saba Saba requests inclusion in the Wine Country-Winery Existing Zone to establish a winery and restaurant in the future.
 - Currently Mr. Saba does not have an approved plot plan application for a winery with restaurant under the current C/V zone. Therefore, his property does not meet the intent of the Wine Country-Winery Existing Zone.
- b. Laurie Staude requests a clarification of the 75% planting requirement;
 - The 75% planting requirement is only required when clustering subdivision is elected, it is not applied when a property owner subdivide their property.
- c. David Bradley requests clarification of "existing non-conforming uses" and future of small wineries.
 - Non-conforming uses may continue if they have been established legally under their current land use designation and zoning classification. The small wineries that have been legally established under the C/V zone may continue their operation and expand under the WC-WE Zone.
- d. Chuck Tobin requests clarification of "commercial equestrian establishment"

- A commercial equestrian establishment is defined currently defined as "An equestrian establishment where a minimum of twenty (20) enclosed stalls are used to board horses in return for compensation."

- Currently, there are many commercial equestrian operations or establishments of various sizes in the Valle de los Caballos region.

- The intent of this provision is to ensure that an equestrian facility with more intense incidental commercial uses on 10 acres or larger, shall have a commercial horse stable as the primary use. The more intense incidental commercial uses includes petting zoos, polo-grounds, horse shows facilities, restaurants, western stores, racing tracts, large animal hospitals, and special occasion facilities. These type of uses would require a plot plan or conditional use permit. The number of stalls was based on the number of permitted animals of 5 animals/acre and 75% equestrian land requirement proposed through the Wine County-Equestrian Zone. An equestrian establishment that does not include the more intensive commercial uses is permitted by right.

e. Shawn Beckman request clarification on Madera De Playa referred a "secondary road".

- Staff informed Mr. Beckman that within the project boundary Madera de Playa is referenced as a two-lane collector road in the proposed General Plan Amendment and PEIR No. 524.

f. The Citizens United for Resources and the Environment, Inc. ("CURE") raised the following concerns regarding the proposed Community Plan and PEI No. 524: impact to water supply, impact to water quality based on increased nitrate concentrations, and impact of increased labor force. CURE requests that the County evaluate these impacts in more detail prior to making a final environmental determination or proceeding with the Project Plan.

- Staff and RBF Consulting prepared a memo in response to CURE's concerns for the Planning Commission's consideration (please refer to Attachment D).

4. COMMISSIONER ROTH'S RESPONSE MEMO:

During the August 22, 2012 public hearing, Commissioner Roth submitted to staff his comments and concerns regarding the proposed project and the PEIR No. 524. Staff and RBF Consulting prepared a memo in response to Commissioner Roth's comments for Planning Commission's consideration (please refer to Attachment E).

5. PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524 ERRATA:

The Draft PEIR No. 524 incorporate changes to provide clarification, amplification and/or "insignificant modifications" as needed as a result of public comments on the Draft PEIR, or due to additional information received during the public review period. These clarifications and corrections do not warrant Draft PEIR recirculation pursuant to CEQA Guidelines §15088.5. As set forth further below and elaborated upon in the respective Response to Comments, none of the Errata below reflect a new significant environmental impact, a "substantial increase" in the severity of an environmental impact for which mitigation is not proposed, or a new feasible

alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. The Draft PEIR No. 524 Preliminary Errata is attached (Attachment F). Final changes to the DPEIR No. 524 Errata will be made prior to Board hearings to reflect Planning Commission's recommendations.

6. OTHER:

Removing the parcels owned by Calvary Church Bible Fellowship from the boundaries of the Project will not change the zoning classification on the individual parcels. The zoning classification for the parcels will remain C/V zoning. Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V zoning classification. However, churches, temples and other places of religious worship are permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the specific zoning classification.

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

The proposed Project was developed to preserve and enhance viticulture potential within the Temecula Valley region. This region is a unique area within Riverside County and has the right climate and environment for growing wine producing grapes. The allowed incidental commercial and secondary uses are directly related to and support the viability of the viticulture and equestrian operations. These secondary uses are in conjunction with the primary use on the property, which is the winery or equestrian use. Religious assemblies would be considered the primary use on the property, not a secondary use. Nonreligious assemblies such as fraternal hall lodges and recreational facilities would also be considered the primary use on the property, and not a secondary use directly related to and supportive of the viticulture operations. As with religious assemblies, these nonreligious assemblies are also not permitted uses in the proposed Project as they do not exist to support wineries, vineyards or equestrian facilities on the same parcel.

Wine Country Sign Ordinance:

Proper sign control to address visual clutter from existing on-site advertisement signs is necessary to preserve the Wine County's rural characteristics. The request was made by the wineries for the County to craft a signage program to address this issue. An amendment to Ordinance No. 348 Article XIX: Advertising Regulations was not included in the project description; thus, a signage program will be developed after the Project consideration process.

Trails Network:

During the August 22, 2012 Planning Commission Hearing, Commissioner Petty request staff to work with him in addressing redundancies in the proposed trails network. Staff has met with Commissioner Petty and the subsequent trails network is attached for Planning Commission consideration (Attachment G).

Wine Country-Wine Existing Zone

Project adoption may restrict some of the existing wineries to expand their business operations as prescribed in the C/V Zone, specifically those that are on less than 20 acres. County staff has proposed the Wine Country – Winery Existing zone to allow expansion of these existing legal wineries according to current C/V Zone requirements.

The proposed General Plan policy SWAP 1.10 indicates that there are 28 existing wineries meets the intent of WC-WE zone. At the time of its creation, the list included wineries that were in the development review process seeking approval. Some of which received final approval and some have not. Tesoro Winery no longer has an application and County is currently processing Peltzer Winery plot plan application. Additionally, the Europa Village Wineries have also received approval. The eligible winery list, General Plan Policy SWAP 1.10, and SWAP Figure 4a will be updated to only include the following wineries:

1. Alex's Red Barn Winery	11. Frangipani Estate Winery	21. Palumbo Family Vineyard & Winery
2. Baily Vineyard & Winery	12. Gary Gray	22. Robert Renzoni Vineyard
3. Miramonte Winery	13. Hart Winery	23. Lorenzi Estate Wines
4. Chapin Family Vineyards	14. Keyways Vineyard & Winery	24. Vindemia Vineyard & Estates Winery
5. Churon Winery	15. Leonesse Cellars	25. Wiens Family Cellars
6. Cougar Vineyard & Winery	16. Longshadow Ranch Vineyard & Winery	26. Il Poggio (Europa Village)
7. Danza Del Sol Winery	17. Masia De Yabar Winery	27. Cest Le Vie (Europa Village)
8. Destiny Vineyards	18. Monte De Oro Winery	28. Bolero (Europa Village)
9. Doffo Vineyard & Winery	19. Oak Meadows Winery	29. Fazelli Vineyards
10. Foot Path/Foot Print Winery	20. Oak Mountain Winery	

RECOMMENDATIONS:

1. Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:
 - a. Approve the boundary modification requests in Groups A and B
 - b. Approve the boundary modification requests in Groups C-E and Group M;
 - c. Deny the boundary modification requests for exclusion from the Project boundary in Group G and approve staff alternative for the area south of Hwy 79 as shown on attachment C;
 - d. Deny the boundary modification request for Group N and approve staff alternative of Wine Country-Equestrian District as shown on attachment B;
 - e. Deny the boundary modification requests in Groups F, H-L and Groups O-R
 - f. Tentatively Certify Program Environmental Impact Report No. 524;
 - g. Tentatively Approve General Plan Amendment No. 1077 as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors; and
 - h. Adopt Ordinance Amendment No. 348.4729 as modified by the Planning Commission.

2. Staff recommends that the Planning Commission adopt the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077 to the Riverside County Board of Supervisors.

INFORMATIONAL ITEMS:

1. Letters received since the September 25, 2012 hearing are included in the attached compact disc.
2. Attachment A-G are also included in the attached compact disc.

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1077**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Temecula and Riverside,
9 California on July 25, 2012, August 22, 2012, September 26, 2012 December 5, 2012 and December 19,
10 2012, to consider the above-referenced matter; and,

11 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
12 Riverside County CEQA implementing procedures have been met and the environmental document
13 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project
14 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
15 in accordance with the above-referenced Act and Procedures; and,

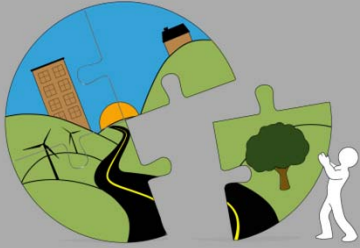
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on December 19, 2012, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:

22 **CERTIFICATION** of the environmental document, Environmental Impact Report No. 524 (State
23 Clearinghouse No. 2009121076); and

24 **ADOPTION** of General Plan Amendment No. 1077
25
26
27
28

Disc 5



RIVERSIDE COUNTY
PLANNING DEPARTMENT

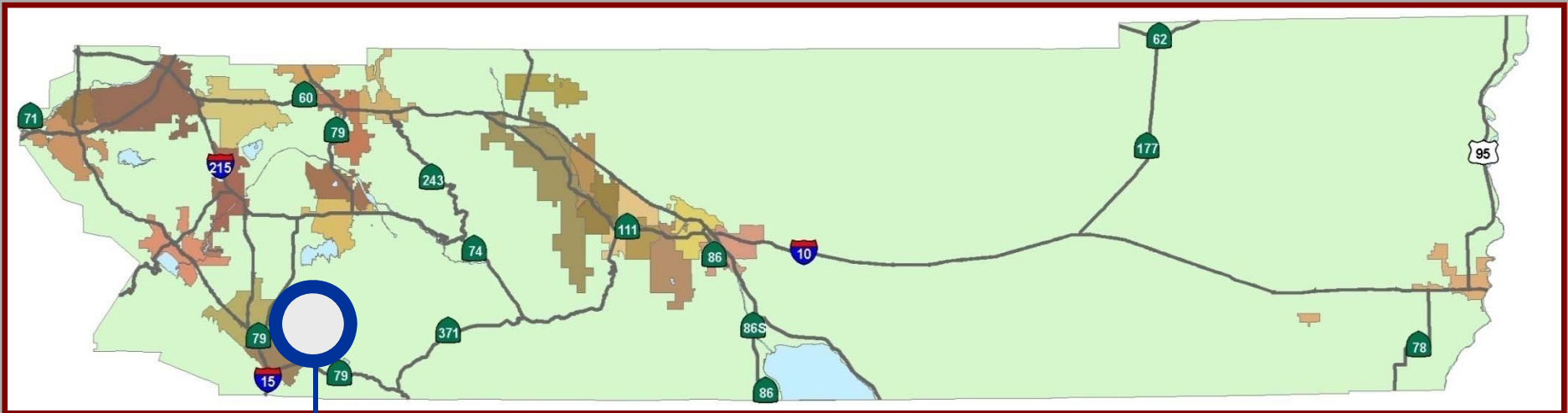
Wine Country Community Plan

Planning Commission Hearing – December 19, 2012

Agenda Item No.3.5



Temecula Valley Wine Country – Context



Wine Country Community Plan Project Area



Wine Country Community Plan – Project Components

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



Wine Country Community Plan – Hearings

- **Planning Commission Hearings:**
 - The Proposed Temecula Valley Wine Country Community Plan (Project) was discussed on July 25, 2012, August 22, 2012, September 26, 2012 and December 5, 2012.
 - There was an abundance of public testimony concerning the inclusion of churches and private schools in the Community Plan during the first two public hearings.



Wine Country Community Plan – PEIR No. 524

- The following three options were presented before the Planning Commission at the December 5, 2012 public hearing:

Option No. 1 – Revise PEIR to analyze the inclusion of Churches and Private Schools

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

Option No.3 – Proceed with Original Project Proposal and exclude the Calvary Church properties from the Project boundary



Wine Country Community Plan – PEIR No. 524

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



Temecula Valley Wine Country Community Plan

Outstanding Issues:

- Land use policies
- Boundary Modification
- Public Testimony
- Commissioner Roth's Comments
- PEIR No. 524 Errata Summary
- Other Items



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Production Winery
 - To allow small-scale “Production Winery” through a plot plan procedure on less than 10 acres;
 - This policy suggestion would allow property-owners of smaller parcels to crush grapes and produce wine. A production winery would only be used to crush grapes, produce wine and for distribution purposes with no incidental commercial uses.
 - This use is similar to the processing and packing of fruits that is currently permitted in all agricultural zones.
 - Specific guidance is needed to ensure development of production wineries are scaled appropriately;



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Production Winery
 - Under Section 14.91 (Definitions) make the following changes:

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.

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.

~~*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: 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 parcel size of less than ten (10) gross acres.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Production Winery
 - Under Section 14.96 (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: Allow a wine sampling room with a production winery
 - This policy suggestion would allow a wine sampling room with the aforementioned production winery on less than 10 acres.
 - Production wineries would be permitted on a minimum of 5 acres; The facility may not be able to accommodate commercial and/or promotional events associated with a wine sampling room;
 - Staff recommends not allowing a wine sampling room with production winery to keep impacts associated with land use, noise and traffic to a minimum since a production winery is permitted on a minimum of 5 acres.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Allow cooperative wine sampling rooms
 - This policy suggestion would allow for cooperative wine sampling rooms within the Project area.
 - Cooperative wine sampling rooms are more compatible with urban settings and would not further the objectives of the Wine Country Community Plan to protect and enhance the Community's rural lifestyle.
 - Staff recommends not including cooperative wine sampling rooms in the Project.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure winery operation prior to allowing operation of the incidental commercial uses
 - This policy suggestion would require that a winery is operational prior to allowing any operations of the incidental commercial uses. This request was made to ensure the winery is the primary focus over any incidental commercial uses;
 - Under Section 14.96 – Commercial Winery Development Standards add the following:

*The commercial winery facility shall be constructed prior to issuance of the building permit for any incidental commercial uses; **or***



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure winery operation prior to allowing operation of the incidental commercial uses

*The commercial winery facility shall be operational prior to issuance of certificate of occupancy for any incidental commercial uses; **or***

Include the requirement as condition of approval for implementing projects with incidental commercial uses.

- Staff recommends including this provision as a standard condition of approval since the policy as proposed is not a typical development standard.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure on-site wine production
 - This policy suggestion would create a production quota to ensure wine production as the primary use and to eliminate potential "bottle-shop" establishments.
 - A provision for production quota would be difficult for the Planning and Code Enforcement Department to enforce and manage. Additionally, the County through its Planning Department regulates land uses. How much wine a winery produces is a business practice.
 - A production quota may place undue burden for wineries that are facing economic hardship.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure on-site wine production
 - Suggested approach was to double the production capacity size.
 - In 2004, as part of the Citrus Vineyard Policy Area amendment process it was determined that 7.5 acres vineyard can be derived from 3,500 gallons.
 - Thus, a winery on 20 acres should at least have the capacity to produce 7,000 gallons; and a winery on 40 acres should have the capacity to produce 14,000 gallons.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure on-site wine production
 - A request to include a provision to ensure 50% of wine sold onsite is produced onsite to prevent bottle-shop establishments was suggested during the public hearing process.
 - The State requires per the California Business and Professional Code Section 23358 (c) a winegrower to “actually produce on his or her licensed premises by conversion of grapes, berries, or other fruit, into wine, not less than 50 percent of all wines sold to consumers on his or her licensed premise or premises and any licensed branch premise or premises”.
 - The enforcement of this provision is complaint driven and is investigated by the Trade Enforcement Unit.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure on-site wine production
 - Under Section 14.96d –add the following Winery Development Standards:

A Commercial Winery in conjunction with a lodging facility on less than forty (40) acres shall be a minimum of fifteen hundred (1,500) square feet and shall have the capacity to produce at least 7,000 gallons of wine annually.

A Commercial Winery in conjunction with a lodging facility on forty (40) acres or more shall be a minimum of fifteen hundred (1,500) square feet and shall have the capacity to produces at least fourteen thousand (14,000) gallons of wine annually.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure on-site wine production
 - Under Section 14.96 –add the following Winery Development Standards:

A Commercial Winery shall have valid applicable permits from the California Department of Alcoholic Beverage Control. A Winery with a wine sampling room shall produce at least fifty percent of the wine sold as required by the 02 Winegrowers License and California Business and Professional Code Section 23358 (c).



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure the use of 75% locally grown grapes
 - This policy suggestion would add language in the proposed zones that would ensure better enforcement of the 75% locally grown grapes provision.
 - This provision is intended to promote and strengthen credibility of the Temecula Valley Viticultural Area brand and region.
 - Provisions for the 75% locally grown grapes were included in the Citrus Vineyard Policy Area and the C/V zoning classification; however, a mechanism to enforce this provision was not developed.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Ensure the use of 75% locally grown grapes
 - Every processor who crushes grapes in California is required by California Food and Agricultural Code Section 55601.5 to submit a *Grape Crush and Purchase Inquiry Report* to the Secretary of the Department of Food and Agriculture on a yearly basis.
 - The County's Agricultural Commissioner would only use this report to verify the grape's origin and tons of grapes crushed; this report will not be made available to the public.
 - Staff recommends as a standard condition of approval for each winery facility to submit the *Grape Crush and Purchase Inquiry Report* to the Agricultural Commissioner on a yearly basis.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Limit exemption from 75% locally grown grapes to three year
 - This policy suggestion would eliminate the 2-year time extension provision to encourage the use of locally grown grapes.
 - The proposed community plan also allows exemption from this provision in the event of an Agricultural Emergency.
 - Staff recommends eliminating the extra time exemption from the proposed zoning ordinance, as follows



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Limit exemption from 75% locally grown grapes to three year
 - Under Section 14.96 – 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: Wine-Club Events
 - Allow a limited number of wine-club member events with a commercial winery on 10 acres or larger;
 - Under the current proposed policies and development standards, special occasion facilities incidental to wineries are permitted on a minimum of 20 acres or larger; which limits small wineries from holding wine-club events.
 - It is staff's position that the allowance of such events should be determined on a case by case basis. The determination will be based on the project conditions and location to other residential areas.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: 5 guest/acre
 - This suggestion would eliminate a development standard for the special occasion facilities that would allow a maximum of 5 guests per acre. The determination of maximum guest per acre will then be made on a case by case basis.
 - Undue burden on wineries with special occasion facilities that are not surrounded by residential units or that can accommodate more provided the impacts are mitigated.
 - All special occasion facilities with an outdoor venue will still need to submit an acoustical noise study.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: 5 guest/acre
 - Under Section 14.96 – 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: Maximum building height of all commercial uses to 40'
 - This policy suggestion would decrease the maximum building height to 40' to decrease visual impact of a large commercial establishment.
 - The maximum height for a winery and resort is 50', for all other commercial uses it is 30' (40' if terraced).
 - Staff recommends the maximum height for wineries and resorts be 40' and consider 50' for architectural elements only to minimize visual impact.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Maximum building height of all commercial uses to 40'
 - Under Section 14.96 – make the following changes in Winery Development Standards:

No building or structure shall exceed ~~be~~ forty feet (40'), fifty feet (50') in height. except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') when measured from the lowest finished floor level. The maximum number of building stories is two (2).



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Maximum building height of all commercial uses to 40'
 - Under Section 14.96 – make the following changes in Lodging Facility Development Standards:

Resorts shall be a maximum of ~~two~~ three-stories high and shall not exceed forty ~~fifty~~ feet (540') in height, ~~–except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') in height when measured from the lowest finished floor level.~~



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: 300' setback for all incidental commercial uses along major roads
 - This policy suggestion would require a 300' setback for wineries, special occasion facilities, restaurants, and lodging facilities.
 - The minimum setback proposed for wineries, restaurants and lodging facilities along a major road is 100'. The minimum setback requirement for a special occasion facility is 300'.
 - The proposed setback provides flexibility for wineries to achieve the 75% planting requirement as well as to address potential issues associated with the proposed incidental commercial uses.



Wine Country Community Plan – Outstanding Issues

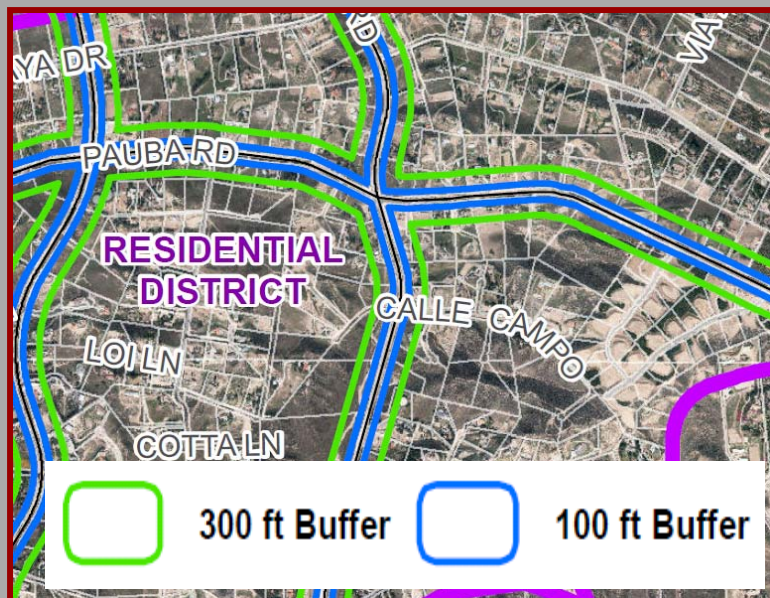
- Land Use Policy Issues: 300' setback for all incidental commercial uses along major roads
 - This is a minimum standard, additional setbacks may be required to address impacts to neighboring residential units.
 - Staff does not recommend changes to the proposed minimum setbacks for commercial uses.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Reduce 300' setback for residential development along major roads
 - This policy suggestion would reduce the minimum setback requirements for residential development from 300' to 100' along all major roads.



- The minimum setback requirement of 300' along all major roads was carried over from the C/V zoning requirement.
- The intent is to minimize impacts associated with traffic to new residential developments. Concern has been expressed that the setback requirement may make it difficult to develop certain parcels.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Reduce 300' setback for residential development along major roads
 - Therefore, staff recommends adding the following exception to the Residential Development Standards:
 - Under Section 14.96 – add the following provision for the minimum setback requirement for residential development:

The minimum three hundred feet (300') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such event, the minimum fifty feet (50') setback requirement shall apply to the lot.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Increase minimum lot size for residential units within the Winery District
 - This policy suggestion would increase the minimum lot size for residential units from 10 acres to 20 acres to further reduce land use conflicts between residential and commercial uses.
 - Staff also recommends the following changes to the Residential Development Standards:



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Increase minimum lot size for residential units within the Winery District
 - Under Section 14.96 – make the following changes in Residential Development Standards:

~~*One (1) dwelling unit shall be allowed for every ten (10) gross acres in the WC-W, WC-WE and WC-E Zones.*~~

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

The minimum lot size shall be twenty (20) gross acres in the in the WC-W and WC-WE Zones.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: Prohibit outdoor amplified music or outdoor events
 - This policy suggestion would eliminate all outdoor events associated with a special occasion facility.
 - Through the proposed community plan, all special occasion facilities must conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
 - Staff recommends determining the appropriateness of an outdoor facility on a case by case basis.



Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues: increase the number of animals allowed in the Wine Country-Winery Zone and allow for hobby farms
 - The existing equestrian and agricultural uses associated with hobby farms may continue operations if they are in compliance with the parcels' existing zoning classification.
 - For the Winery Country-Winery and Winery Existing zones, Wine Country Advisory Committee was supportive of the proposal to reduce allowable number of animals for future uses to 2 animals per acre.
 - Staff recommends keeping the allowable number of animals per acre to 2 animals/acre. The existing agricultural programs, including animal breeding and 4-H projects farm may continue under the proposed Wine Country-Winery Zone.



Wine Country Community Plan – Outstanding Issues

- Boundary Modification Requests:
 - Be added or removed from the Project Boundary
 - Be considered for a different district of the Policy Area

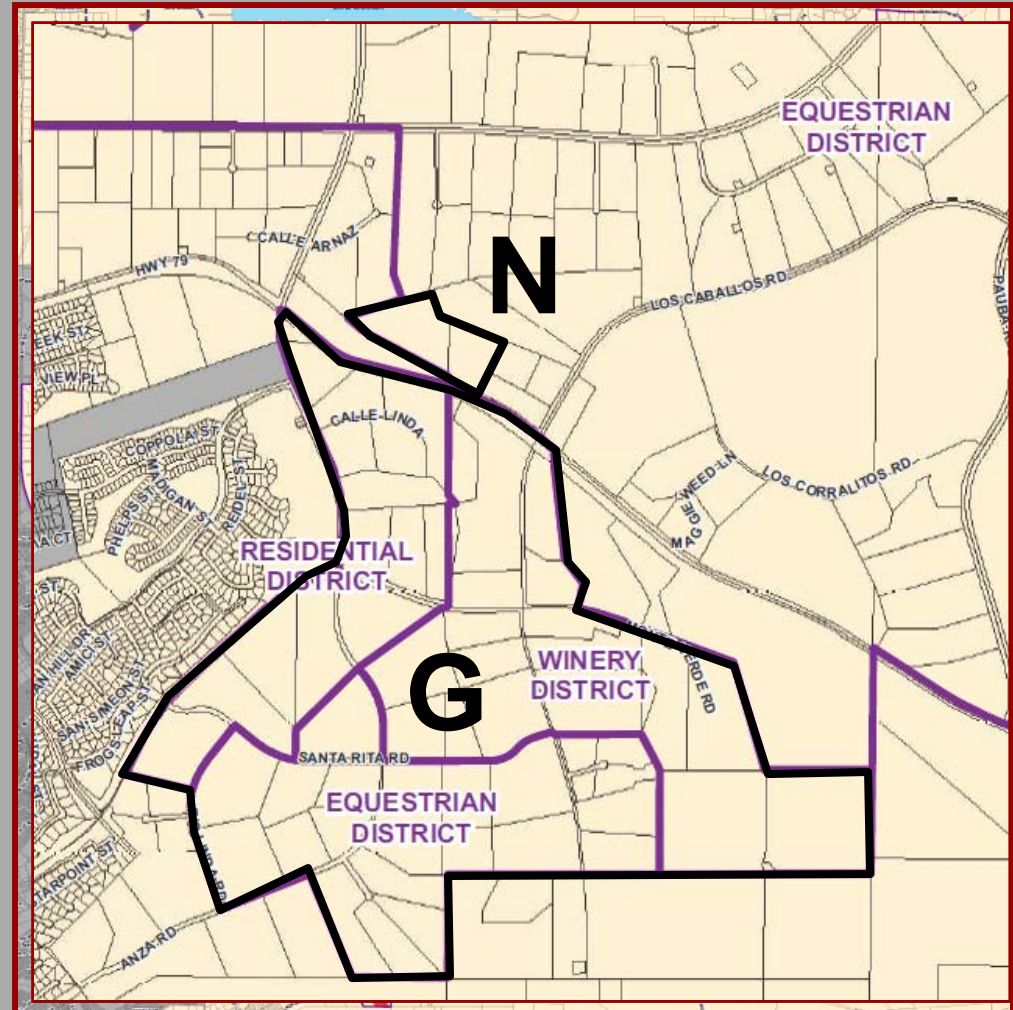


RIVERSIDE COUNTY
PLANNING DEPARTMENT

Wine Country Community Plan – Outstanding Issues

- Request for Exclusion
- Request for Winery District
- Request for Equestrian District




- Staff recommends approval of Group A-B boundary modification requests (exclusion)
- Staff recommends approval of Group C-E (exclusion) and Group M boundary modification requests (Winery District)
- Staff recommends approval of staff alternatives for Group G and N;



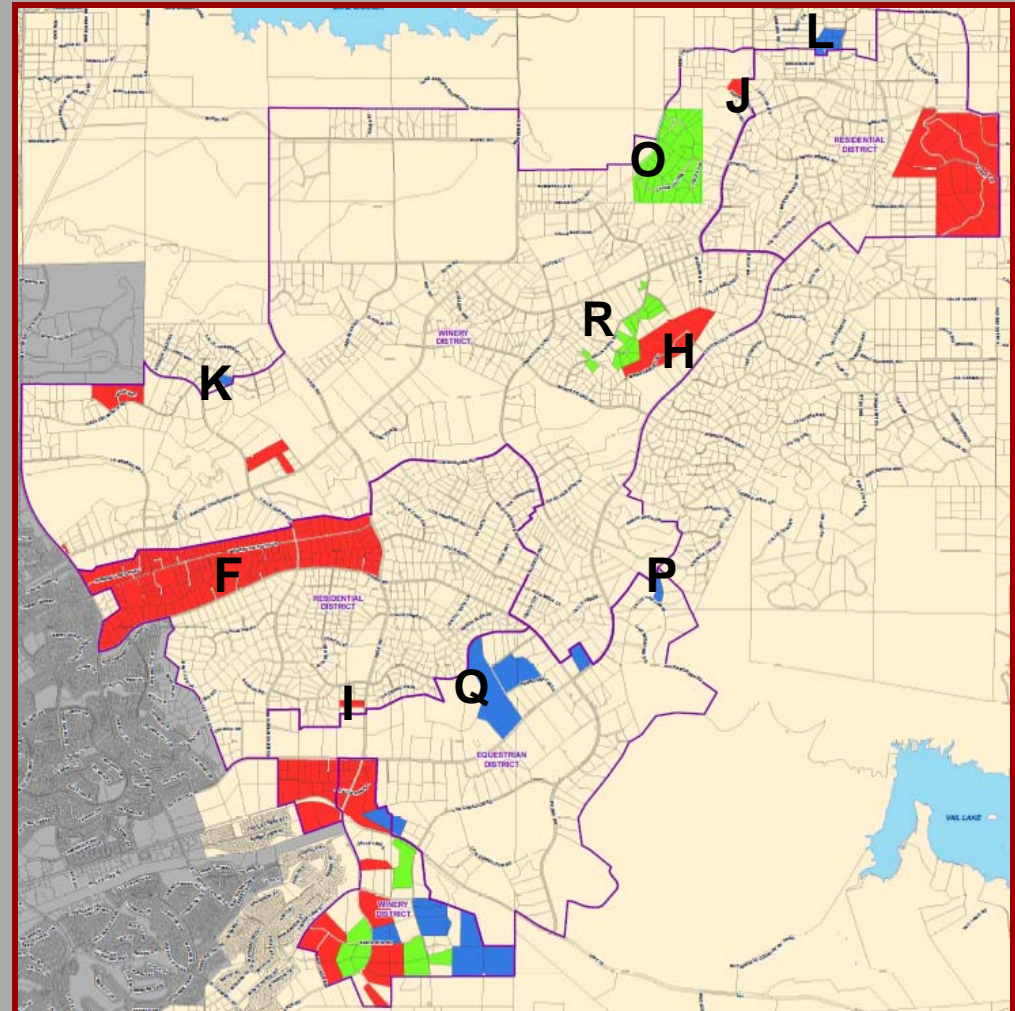


RIVERSIDE COUNTY
PLANNING DEPARTMENT

Wine Country Community Plan – Outstanding Issues

-  Request for Exclusion
-  Request for Winery District
-  Request for Equestrian District

- Staff recommends denying Group F, H-L, and O-R modification requests





RIVERSIDE COUNTY
PLANNING DEPARTMENT




Wine Country Community Plan – Outstanding Issues

PROPOSED
WINE COUNTRY
BOUNDARY

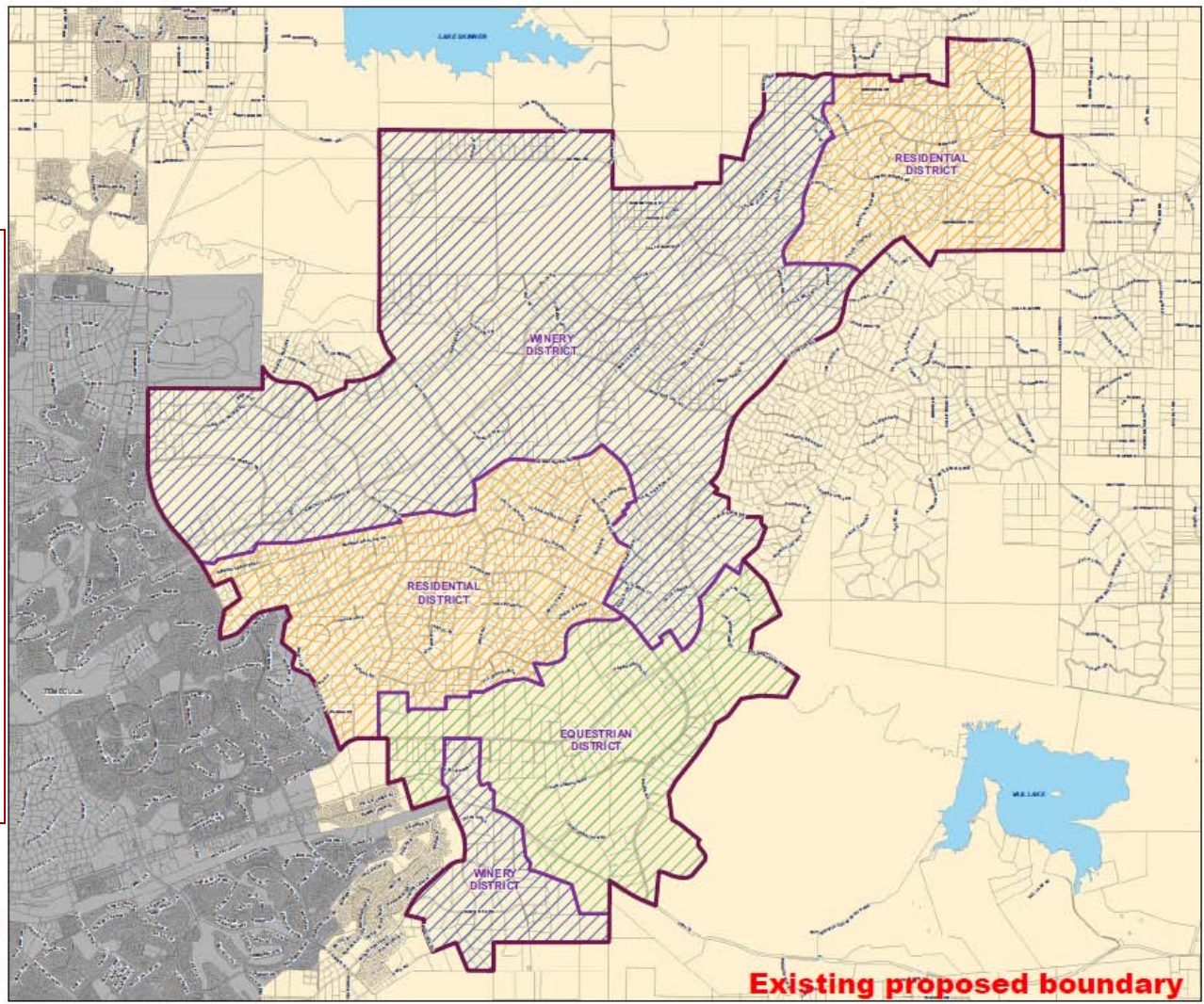
WINE COUNTRY
COMMUNITY PLAN

DRAFT

Zoning District

-  EQUESTRIAN DISTRICT
-  RESIDENTIAL DISTRICT
-  WINERY DISTRICT
-  COMMUNITY PLAN BOUNDARY
-  WINE COUNTRY DISTRICTS
-  CITIES
-  PARCELS
-  WATERBODIES

WINERY DISTRICT	10351 acres
EQUESTRIAN DISTRICT	3277 acres
RESIDENTIAL DISTRICT	5496 acres
TOTAL	18989 acres



Existing proposed boundary













RIVERSIDE COUNTY
PLANNING DEPARTMENT

Wine Country Community Plan – Outstanding Issues

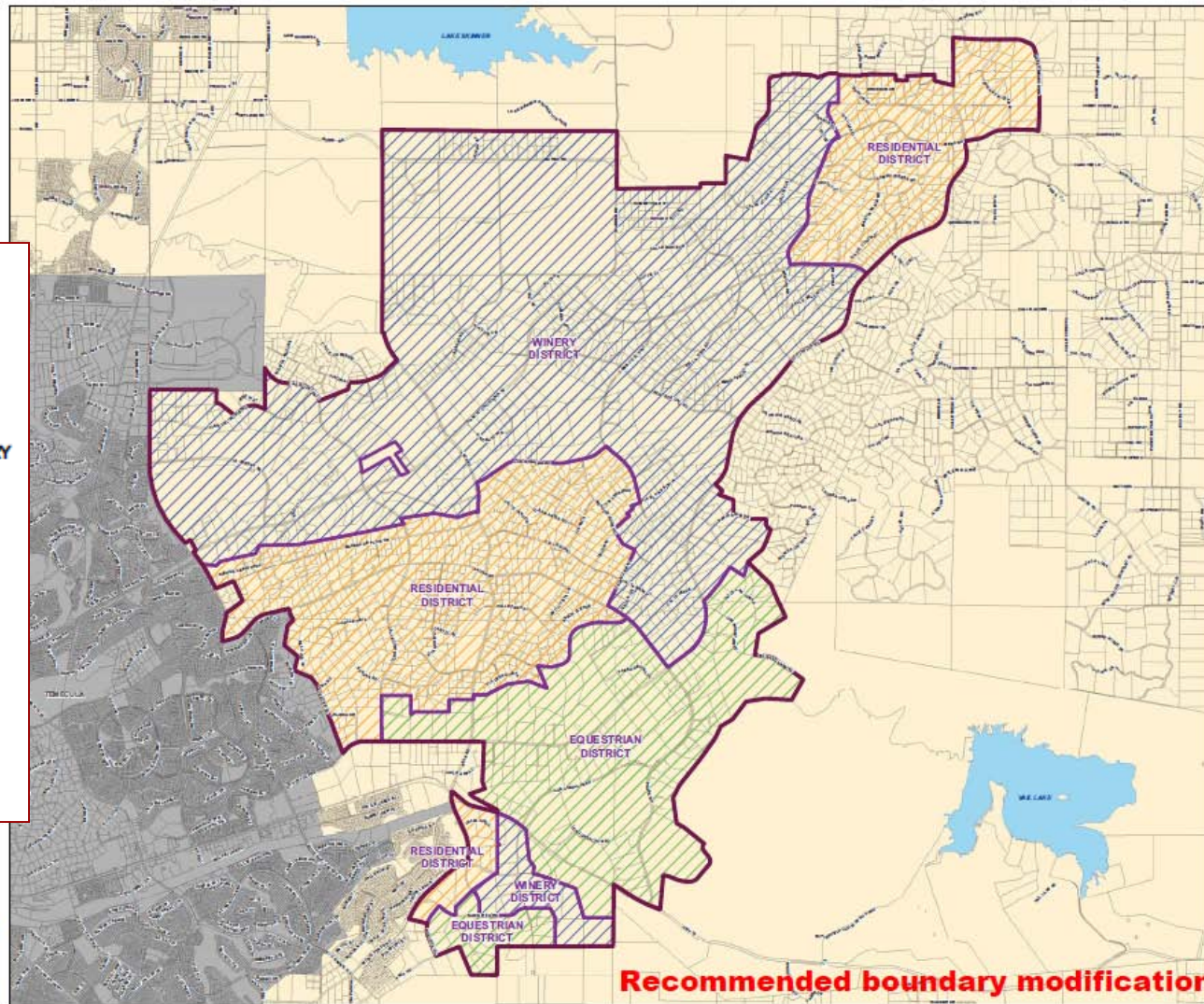
COUNTY PREFERRED
WINE COUNTRY
BOUNDARY
MODIFICATION
WINE COUNTRY
COMMUNITY PLAN

DRAFT

Zoning District

-  EQUESTRIAN DISTRICT
-  RESIDENTIAL DISTRICT
-  WINERY DISTRICT
-  COMMUNITY PLAN BOUNDARY
-  WINE COUNTRY DISTRICTS
-  CITIES
-  PARCELS
-  WATERBODIES

WINERY DISTRICT	9698 acres
EQUESTRIAN DISTRICT	3252 acres
RESIDENTIAL DISTRICT	5005 acres
TOTAL	17955 acres





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group A

Property Owner: Kali P. Chaudhuri

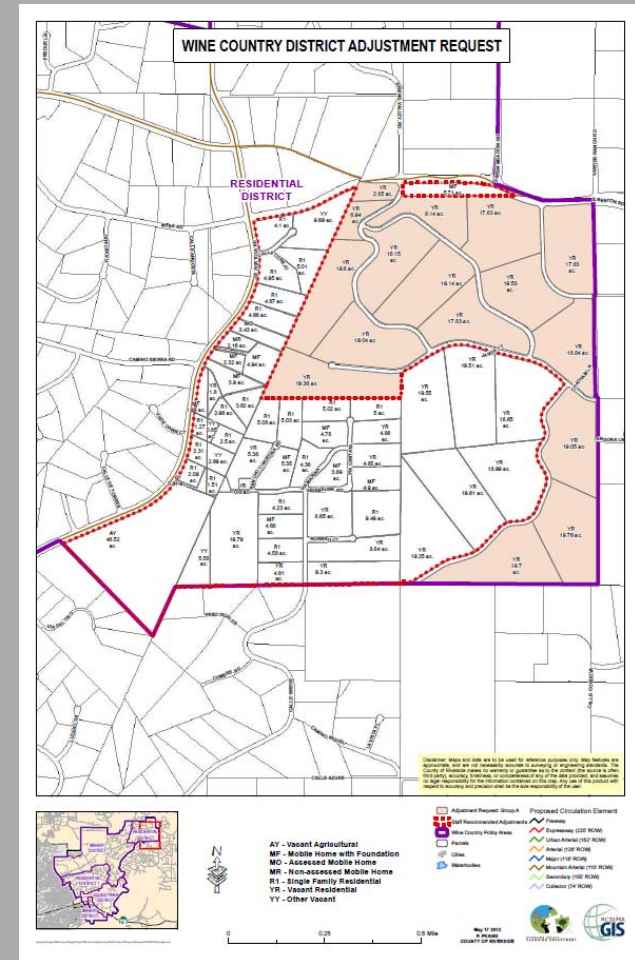
Requests: To exclude parcels from Wine Country Community Plan

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.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group B

Property Owner: Kali P. Chaudhuri

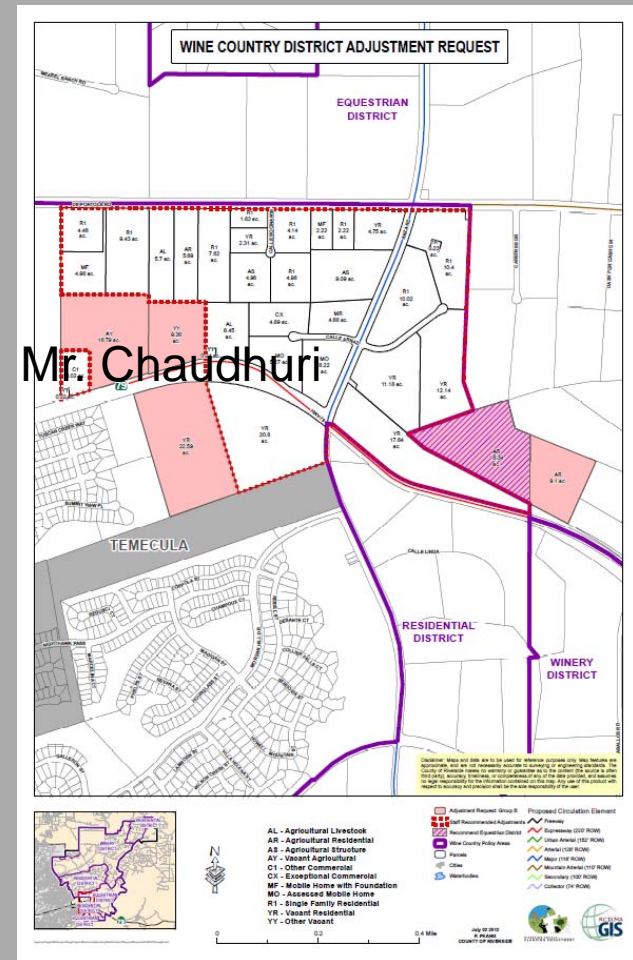
Requests: To exclude parcels from Wine Country Community Plan

Existing General Plan Land Use designation: Medium Density Residential

Existing Zoning Classifications: R-R

Opportunities/Constraints: Existing urban/ suburban type of uses surrounding parcels

Staff Recommendation: Due to the existing and designated urban/suburban type of uses within Group B, staff recommends removal from the Project Boundary. Staff also recommends excluding the adjacent parcels that are also designated for community development.



Mr. Chaudhuri



Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group C

Property Owner: Calvary Chapel Bible Fellowship

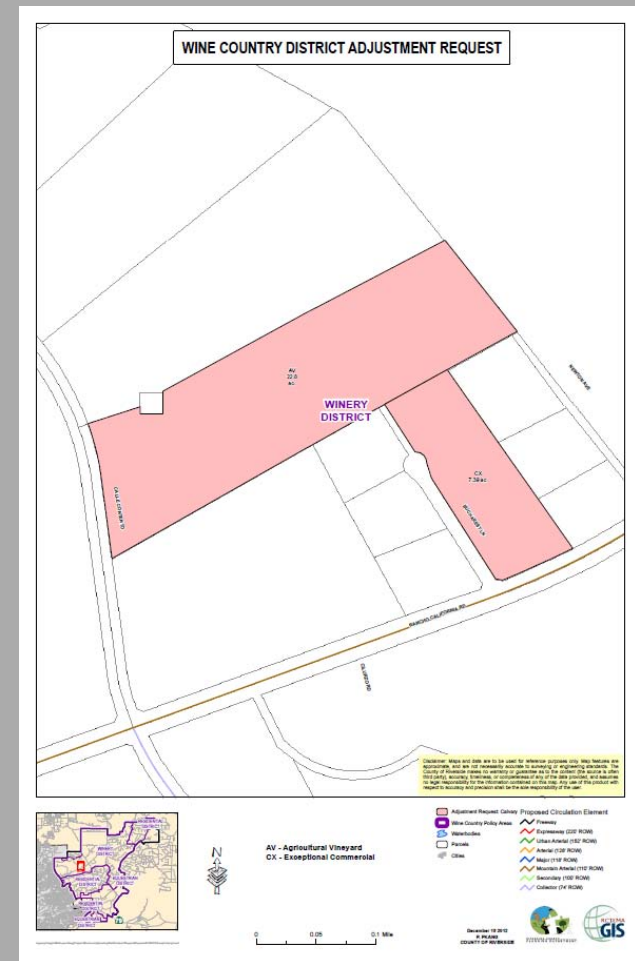
Requests: On December 05, 2012, Planning Commission recommended Option No. 3 by a vote of 4-1 (Roth dissented) to allow the Wine Country Community Plan to proceed forward and exclude the Church properties from the Project boundary.

Existing General Plan Land Use designation: Agriculture w/ Citrus Vineyard Policy Overlay

Existing Zoning Classifications: Citrus/Vineyard Zoning Classification

Opportunities/Constraints: Located near existing wineries

Staff Recommendation: Staff recommends removal of Group C from the Project boundary.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group D

Property Owner: Rueben Calixto Jr.

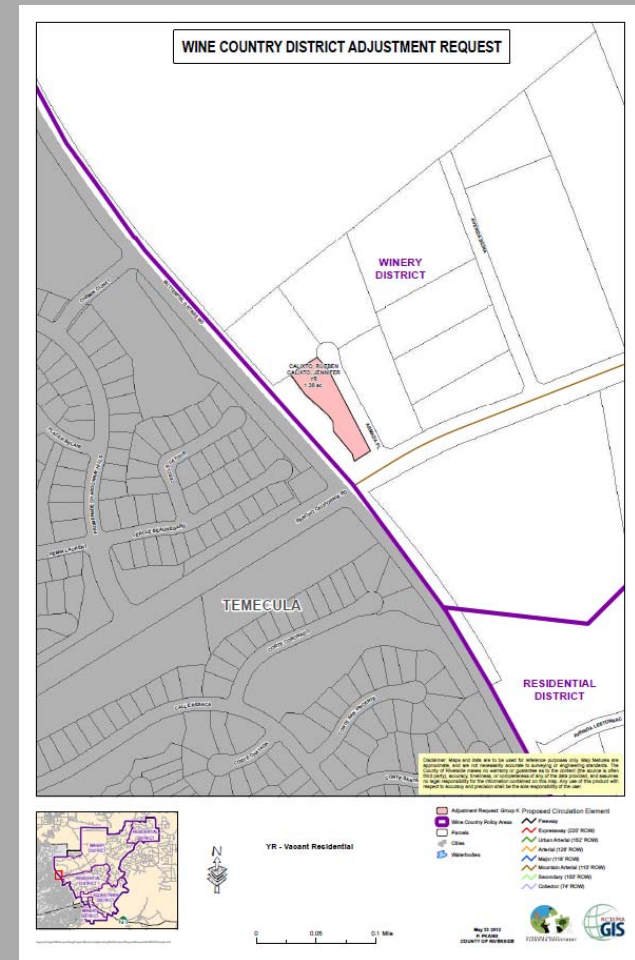
Requests: To exclude parcel from the Wine Country Community Plan

Existing General Plan Land Use designation: Agriculture with the Citrus Vineyard Policy Area

Existing Zoning Classifications: C/V

Opportunities/Constraints: Parcel is currently vacant and is surrounded by single family residential, vacant, agriculture, wineries and a private school.

Staff Recommendation: This parcel is ideally situated for a Tourist Information Center or Park and Ride Facility at the entrance of the Temecula Valley Wine Country. The proposed Policy Area or zones do not allow for such uses. Therefore, staff recommends exclusion of the parcel from the proposed Project boundary.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group E

Property Owner: Steve Lassley, representing various owners

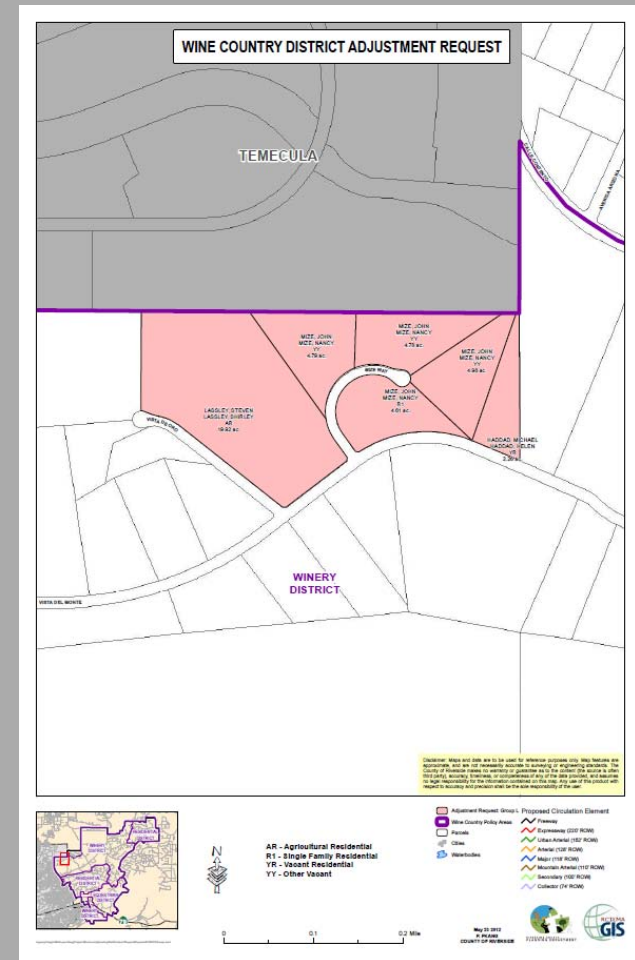
Requests: To exclude parcels from the Wine Country Community Plan

Existing General Plan Land Use designation: Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing uses include vacant, agricultural residential, single family residential. The surrounding uses include single family residential, agriculture, and wineries.

Staff Recommendation: Currently, this group’s land use designation is Estate Density Residential, which would allow these land-owners to subdivide their properties into 2.5 acre parcels per their desire. Due to their location at the edge of the proposed Policy Area, staff recommends supporting exclusion from the proposed project boundary.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group F

Property Owner: Steve and Laura Turnbow, and Maxine Heiller, representing various land owners

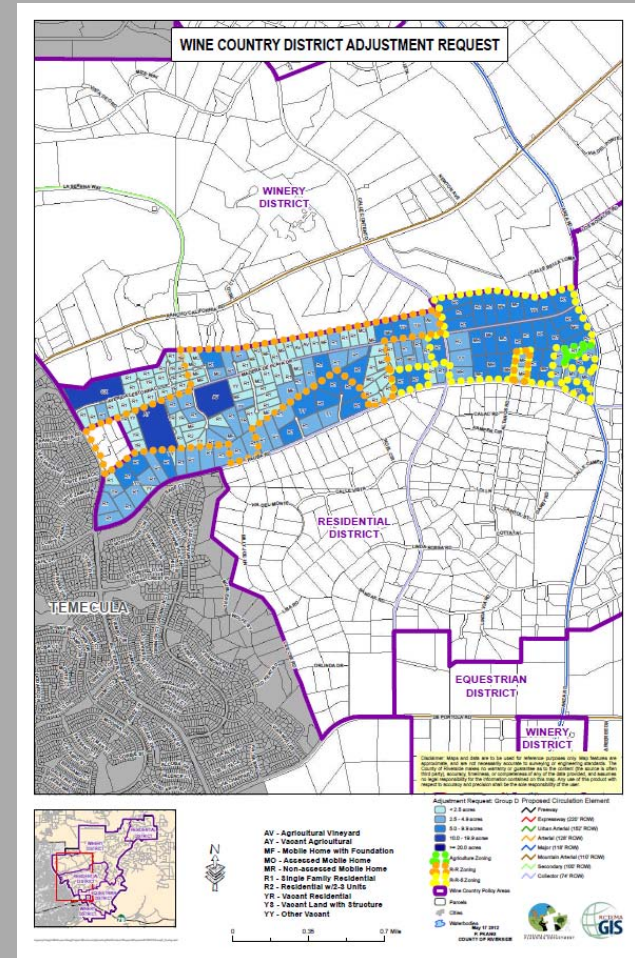
Requests: To exclude parcels from Wine Country Community Plan

Existing General Plan Land Use designation: Agriculture and Rural Community: Estate Density Residential with Citrus Vineyard Policy Area

Existing Zoning Classifications: R-A, R-R, A-1

Opportunities/Constraints: Current Zoning Classifications allow for a variety of uses such as golf courses, country clubs, bars and lounges, billiard hall, race tracks, guest ranches and motels, educational institutions, etc.

Staff Recommendation: Wine Country-Residential Zone will prevent this area from incompatible commercial uses allowed under the R-R and R-A zones; therefore, Staff recommends keeping this area within the Wine Country Community Plan.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group G

Property Owner: Various owners

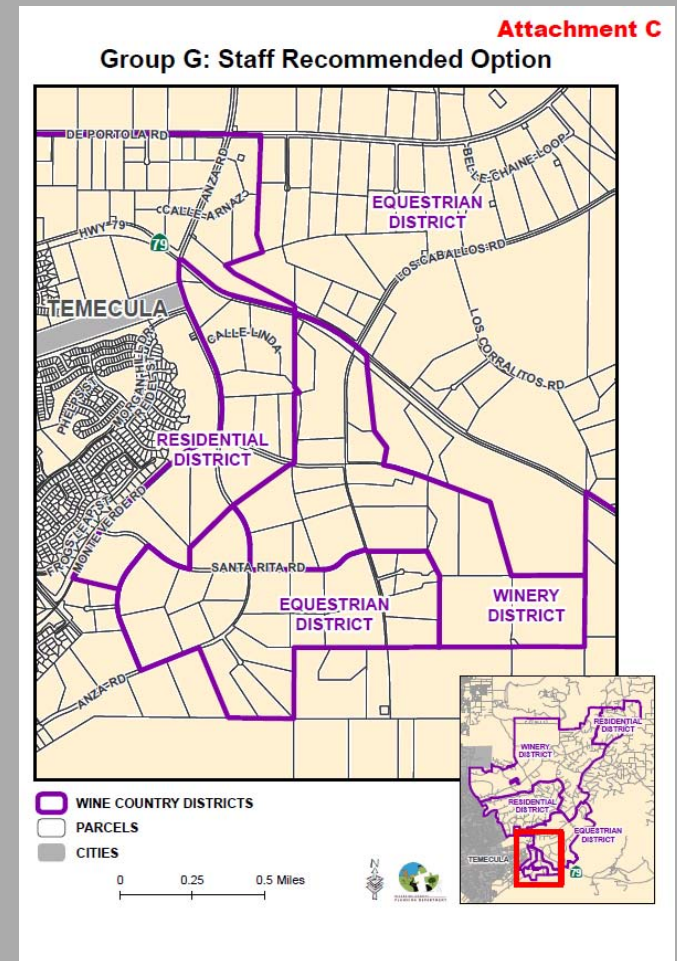
Requests: Various requests- including exclusion from the Community Plan, or inclusion in Equestrian District, Residential District or Winery District

Existing General Plan Land Use designation: Agriculture, Rural Mountainous and Rural Residential

Existing Zoning Classifications: R-A, R-1, R-R, A-1

Opportunities/Constraints: The Morgan Hill Community is directly west of this area. Some of these parcels are associated with General Plan Amendments to increase density yields.

Staff Recommendation: Landowners in this area are fairly divided on the future of this sub-region. This area serves as the southern entrance to Wine Country. Staff recommends a combination of three districts to reflect landowners' preference in light of the Community Plan objectives. (Attachment C)





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group H

Property Owner: Stephen Corona

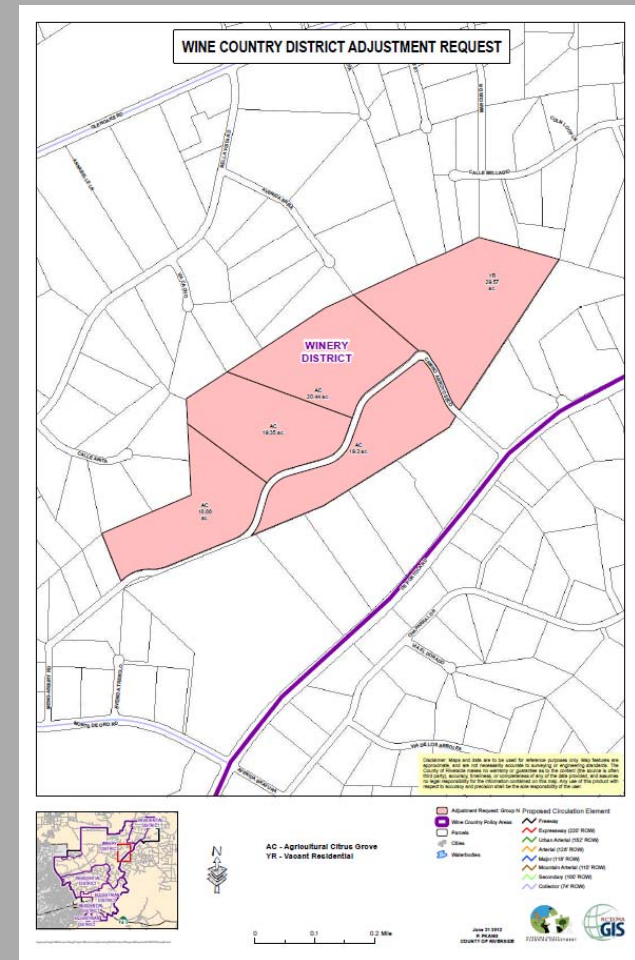
Requests: To exclude parcels from the Wine Country Community Plan or create Estate Density Residential-Winery Overlay

Existing General Plan Land Use designation: Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: The existing use on Mr. Corona's parcels is agriculture. The existing uses of surrounding parcels include vacant lands, single family residential and wineries.

Staff Recommendation: Approx. 107 acres and has the potential to support future wineries and incidental commercial, and is adjacent to existing wineries. Smaller lot residential subdivisions may result in creating future land use conflicts in and around this group. Staff recommends denying this request for exclusion from the Project boundary.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group I

Property Owner: David and Jaleh Firooz

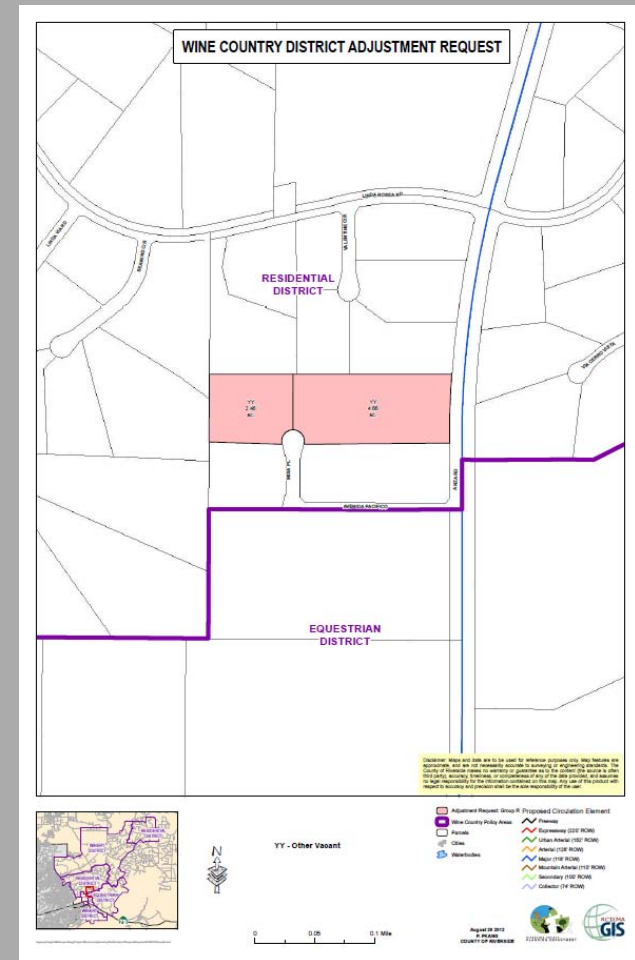
Requests: To exclude parcels from the Wine Country Community Plan

Existing General Plan Land Use designation: Rural Community-Estate Density Residential

Existing Zoning Classifications: R-R

Opportunities/Constraints: Properties are vacant, approximately 7.5 acres

Staff Recommendation: The properties are not located along the edge of the Project boundary. Future subdivisions of lots smaller than 5 acres are discouraged through the Community Plan. This request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from the proposed Project boundary.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group J

Property Owner: Richard Jones

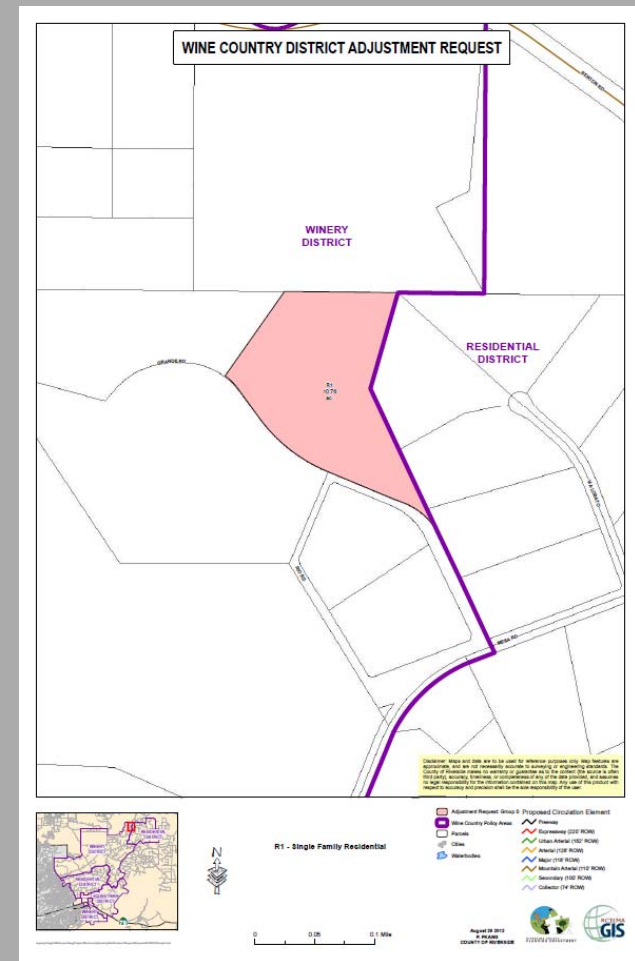
Requests: To exclude parcel from the Wine Country Community Plan

Existing General Plan Land Use designation: Rural Mountainous

Existing Zoning Classifications: R-R

Opportunities/Constraints: The current use of the parcel is a single family residential unit, approximately 11 acres

Staff Recommendation: The property owner request is based on the desire to split his lot in the future for a single family residential unit and tractor service. The current land use designation, Rural Mountainous, requires a minimum of 10 acres and does not permit commercial uses. This request does not meet an objective of the Community Plan and staff recommends denying this request.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group K

Property Owner: Barry Yoder

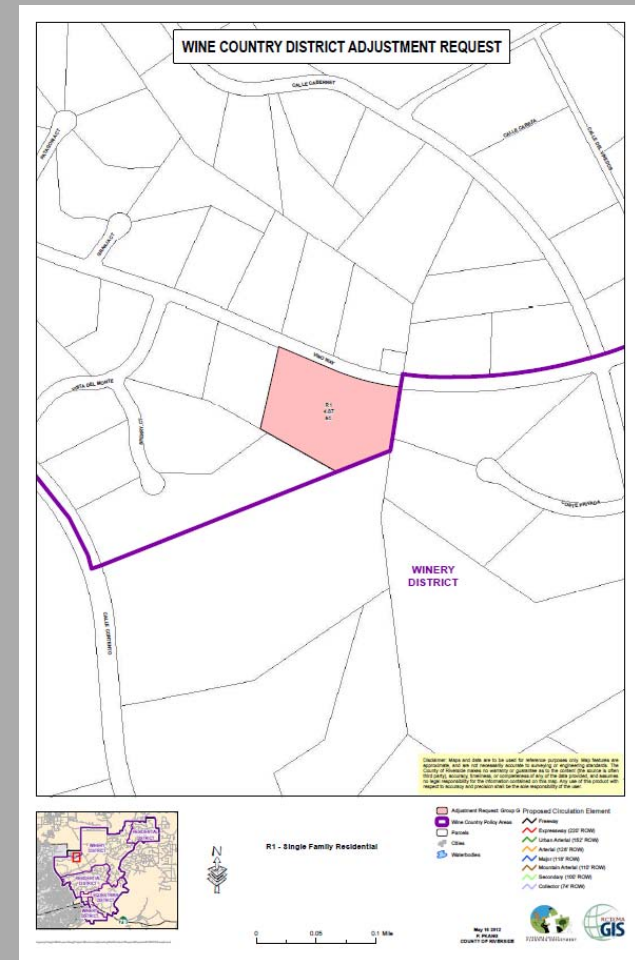
Requests: Expansion of the proposed Wine Country Policy Area and inclusion in the Winery District

Existing General Plan Land Use designation:
Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing use for the parcel is single family residential

Staff Recommendation: Currently, the property is not within the Citrus Vineyard Policy Area or C/V zone. In addition, this area does not have large-lot parcel sizes to accommodate a winery related operations. Therefore, this request does not meet any objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Project boundary.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group L

Property Owner: Jose Renato Cartagena, representing various owners

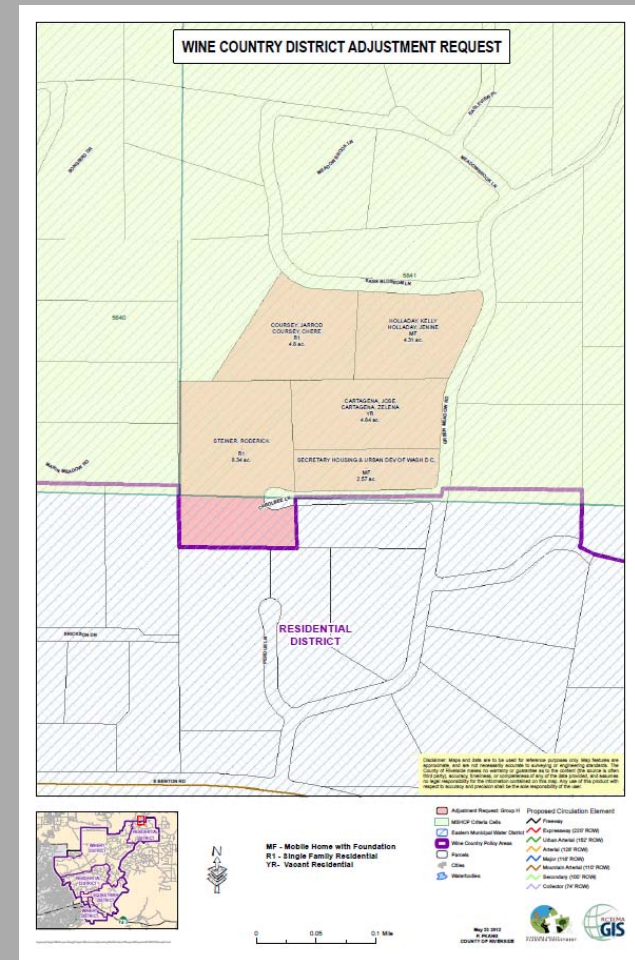
Requests: Expansion of the Wine Country Policy Area and inclusion in the proposed Winery District

Existing General Plan Land Use designation: Rural Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: In MSHCP Criteria Cell

Staff Recommendation: Currently, the property is not within the Citrus Vineyard Policy Area or C/V zone. In addition, this area does not have large-lot parcel sizes to accommodate a winery related operations. Therefore, this request does not meet any objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Project boundary.

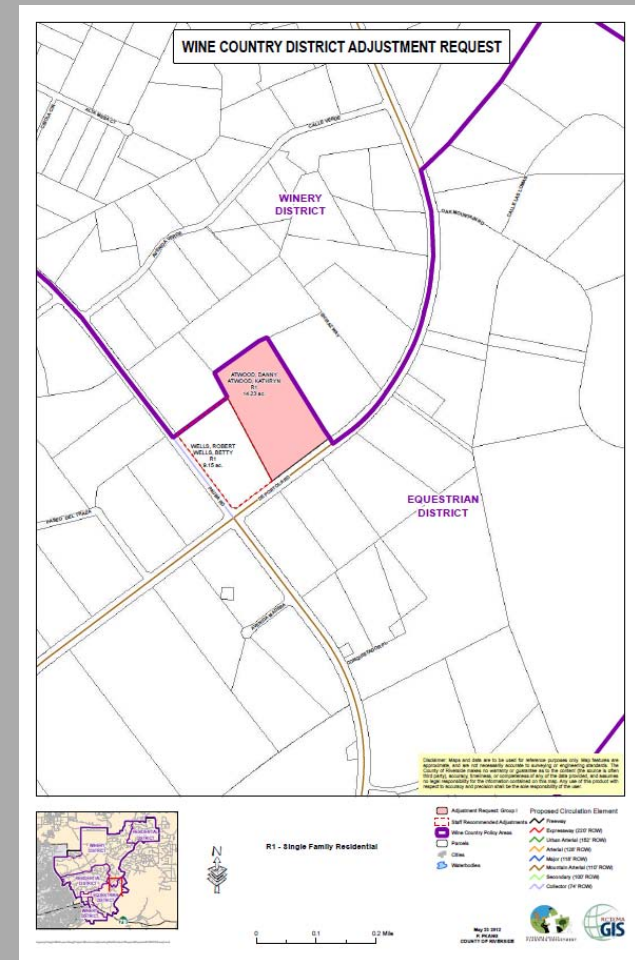




Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group M

- Property Owner: Danny and Kathryn Atwood
- Requests: To include this parcel in the Winery District
- Existing General Plan Land Use designation: Agriculture with the Citrus Vineyard Policy Area
- Existing Zoning Classifications: C/V
- Opportunities/Constraints: Within the existing Citrus Vineyard Policy Area
- Staff Recommendation: The property is within the existing Citrus Vineyard Policy Area and C/V zone; therefore, staff recommends inclusion in the proposed Winery District for this parcel and the adjacent parcel which has similar situation.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group N

Property Owner: Dave Chavez

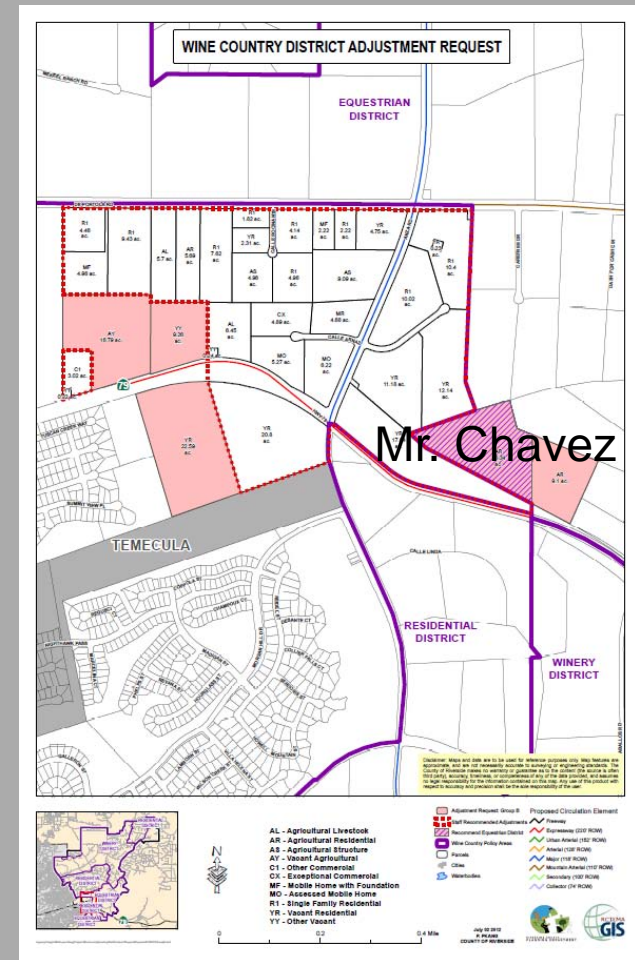
Requests: To add parcels in the Winery District

Existing General Plan Land Use designation: Commercial Tourism with the Valle de los Caballos Policy Area

Existing Zoning Classifications: R-R

Opportunities/Constraints: Existing urban/suburban type of uses surrounding parcels

Staff Recommendation: For Mr. Chavez's property, staff recommends Equestrian District based on location; the Equestrian Zone would allow a Winery on 10 acres (total acres for his parcels are 25.44 acres).





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group O

Property Owner: John Cooper, representing various owners

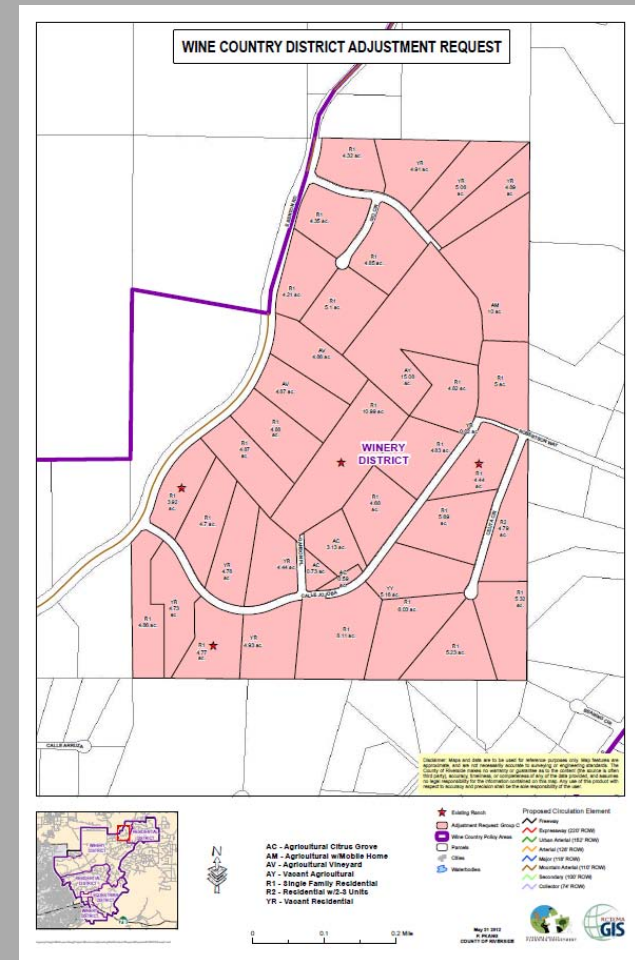
Requests: To add parcels to Equestrian District

Existing General Plan Land Use designation: Rural Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing Zoning Classification allows for non-commercial horse keeping.

Staff Recommendation: The existing equestrian use may continue operation if it was established legally. The project will not change their zoning classification; therefore, recommend keeping parcels within the Winery District.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group P

Property Owner: John LaMagna

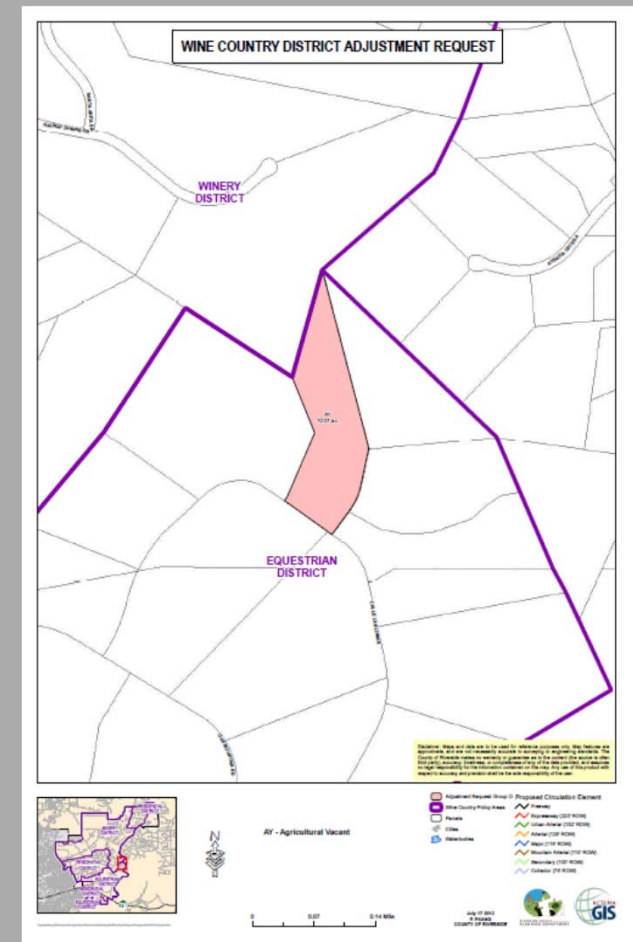
Requests: To include parcel in the Wine Country-Winery District

Existing General Plan Land Use designation: Rural Residential-Valle de los Caballos Policy Area

Existing Zoning Classifications: R-A

Opportunities/Constraints: Mr. LaMagna's parcel is approximately 10 acres and is currently vacant.

Staff Recommendation: The parcel is within the existing Valle de Los Caballos Policy Area. In the current proposal, the owner will qualify for a Winery even within the Equestrian District; therefore, staff recommends denying this request to include in the Winery District.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group Q

Property Owner: Peter Solomon

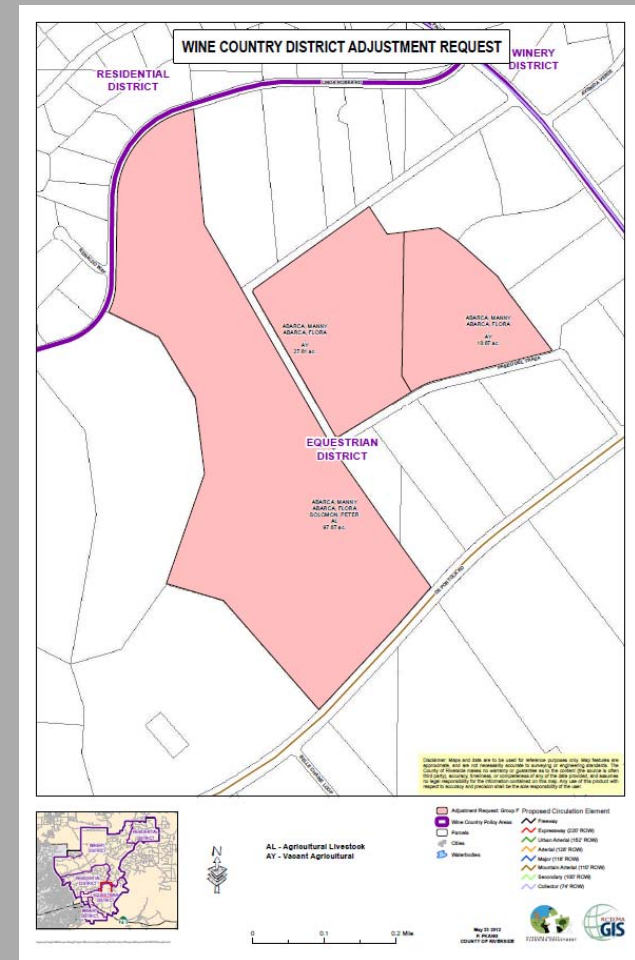
Requests: To add parcels within the Winery District

Existing General Plan Land Use designation:
Rural Residential with the Valle de Los Caballos Policy Area

Existing Zoning Classifications: R-A and R-R

Opportunities/Constraints: Surrounding land uses include horse ranches, estate lot residential and small scale wineries.

Staff Recommendation: Since the time this request was submitted for consideration, it has since been sold. Staff has met with the new land-owners and they are in support of the Community Plan; staff recommends keeping this group in the Equestrian District.





Wine Country Community Plan – Outstanding Issues

Boundary Modification Request: Group R

Property Owner: Russell Mann and various owners

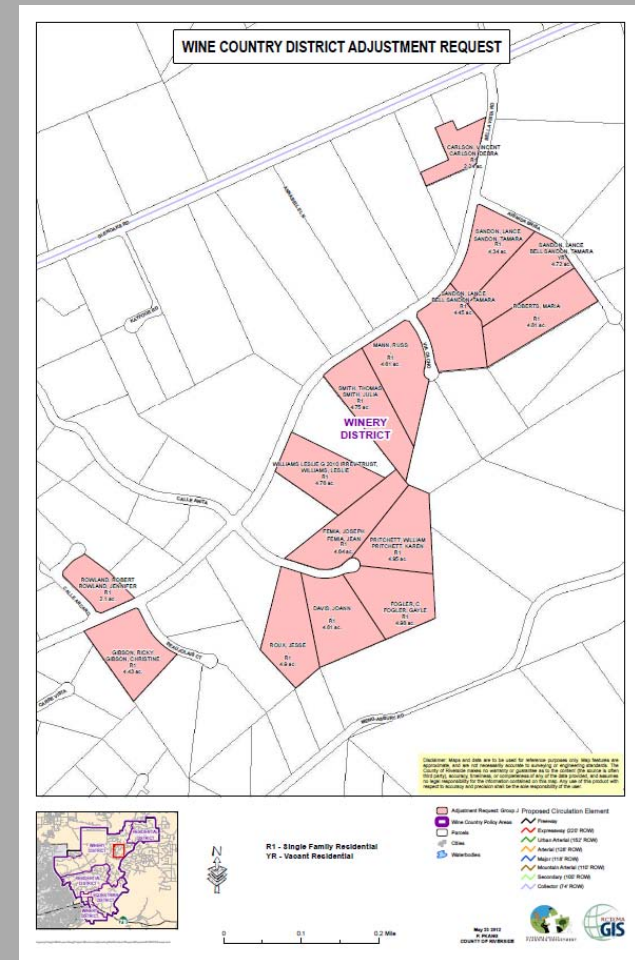
Requests: To include these parcels in the Equestrian District or create a Bella Vista Equestrian Zone

Existing General Plan Land Use designation: Rural Residential and Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A and R-R

Opportunities/Constraints: Existing zones allows for the horse keeping and limited agricultural uses. There are existing Wineries surrounding this area.

Staff Recommendation: The existing equestrian uses may continue operations if they are in compliance with the existing zoning classification. Staff recommends denying this request for inclusion in the proposed Equestrian District or the creation of the Bella Vista Equestrian Zone.





Wine Country Community Plan – Outstanding Issues

- Public Letters/Testimonies

PUBLIC LETTERS/TESTIMONY	REQUEST	STAFF RESPONSE
LAURIE STAUDE	WOULD LIKE TO SPLIT 12 ACRES IN 2 LOTS WITH NO PLANTING	75% PLANTING IS ONLY REQUIRED WHEN CLUSTERING IS ELECTED.
SABA SABA	REQUEST WINE COUNTRY-WINERY EXISTING ZONE FOR HIS PROPERTIES.	MR. SABA'S PROPERTIES DO NOT HAVE AN EXISTING WINERY OR RESTAURANT ON HIS PROPERTIES; NOR DOES HE HAVE AN APPROVED PLOT PLAN APPLICATION.
DAVID BRADLEY	WOULD LIKE CLARIFICATION OF "EXISTING NON-CONFORMING USES" AND FUTURE OF SMALL WINERIES	SMALL WINERIES ON LESS THAN 20 ACRES ARE CAPTURED IN THE WINE COUNTRY-WINERY EXISTING ZONE
CHUCK TOBIN	WOULD LIKE CLARIFICATION OF WHAT CONSTITUTE AS "COMMERCIAL EQUESTRIAN ESTABLISHMENT"	COMMERCIAL EQUESTRIAN IS CONSIDERED AN EQUESTRIAN FACILITY WITH 20 STALLS OR MORE. THE INTENT OF THIS PROVISION IS ENSURE THAT AN EQUESTRIAN FACILITY WITH MORE INTENSE INCIDENTAL COMMERCIAL USES ON 10 ACRES OR LARGER, SHALL HAVE A COMMERCIAL HORSE STABLE AS THE PRIMARY USE. THE MINIMUM NUMBER OF STALLS ARE BASED ON THE ALLOWABLE NUMBER OF HORSES (5/ACRE) AND THE 75% EQUESTRIAN LAND REQUIREMENTS.



Wine Country Community Plan – Outstanding Issues

PUBLIC LETTERS/TESTIMONY	REQUEST	STAFF RECOMMENDATION
SHAWN BECKMAN	REQUEST CLARIFICATION ON MADERA DE PLAYA-ROAD CLASSIFICATION	WITHIN THE PROJECT BOUNDARY MADERA DE PLAYA IS REFERENCED AS A TWO-LANE COLLECTOR ROAD
NICOLE MARTIN REPRESENTING CURE	RAISED THE FOLLOWING CONCERNS REGARDING THE PROPOSED COMMUNITY PLAN AND PEIR NO. 524: 1. IMPACT TO WATER SUPPLY, 2. IMPACT TO WATER QUALITY BASED ON INCREASED NITRATE CONCENTRATION, AND 3. IMPACT OF INCREASED LABOR FORCE	A MEMO WAS PREPARED IN RESPONSE TO MS. MARTIN'S COMMENTS AND IS ATTACHED TO THE STAFF REPORT AS ATTACHMENT D.



Wine Country Community Plan – Outstanding Issues

- Commissioner Roth's Comments
 - A memo in response to Commissioner Roth's comments is attached to the staff report as Attachment E.
- Program EIR No. 524 Errata
 - The Draft PER No. 524 incorporates changes to provide clarification, amplification and/or "insignificant modifications" as needed as a result of public comments on the Draft PEIR, or due to additional information received during the public review period.
 - These clarifications and corrections do not warrant Draft PEIR recirculation pursuant to CEQA Guidelines §15088.5. The Draft PEIR No. 524 Preliminary Errata is attached (Attachment F). Final changes to the DPEIR No. 524 Errata will be made prior to Board hearings to reflect Planning Commission's recommendations.



Wine Country Community Plan – Outstanding Issues

- Wine Country Sign Ordinance
 - Request was made for the County to develop a signage program catered to Wine Country to address visual clutter.
 - Amendment to Ordinance No. 348 Article XIX: Advertising Regulations was not include in the project description.
 - Thus a signage program will be developed after the project consideration process.



Wine Country Community Plan – Outstanding Issues

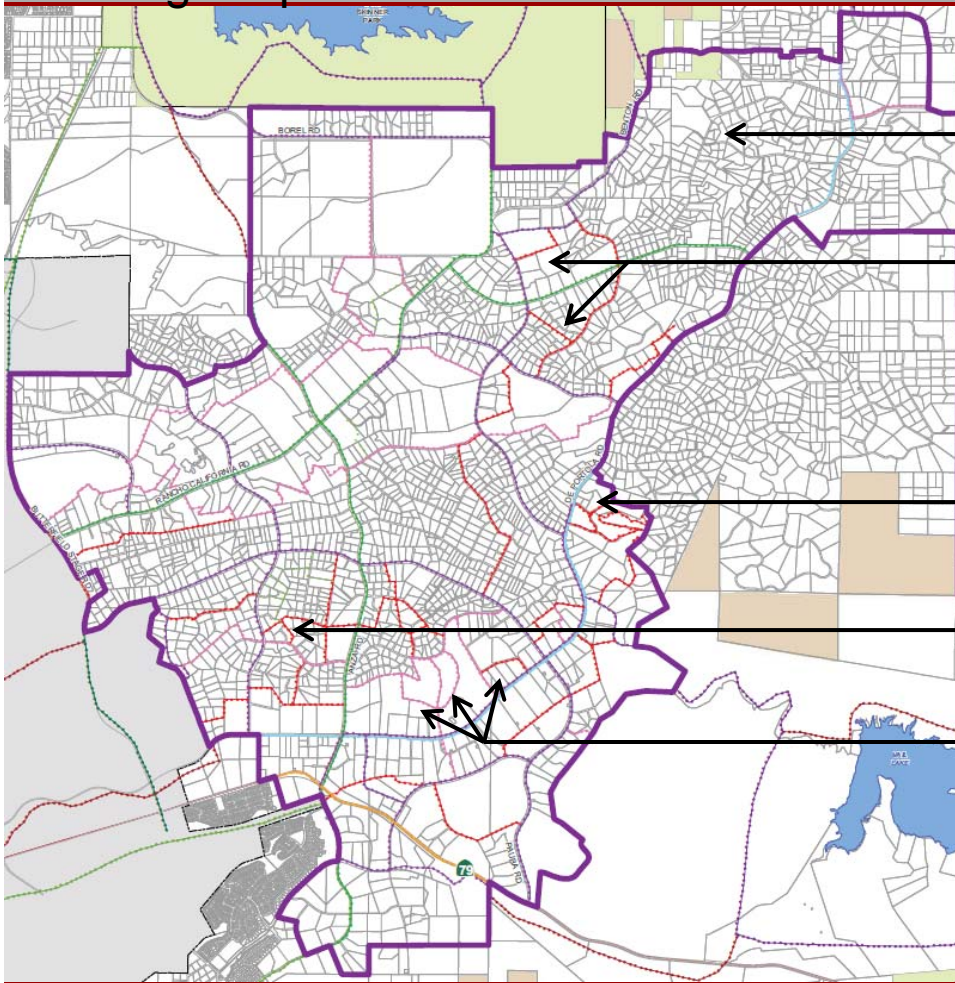
- Trails Network
 - Commissioner Petty request staff to work with him to reduce redundancies in the proposed trails network.
 - Staff has met with Commissioner Petty and the changes to the proposed Trails network is attached to the staff report as Attachment G.



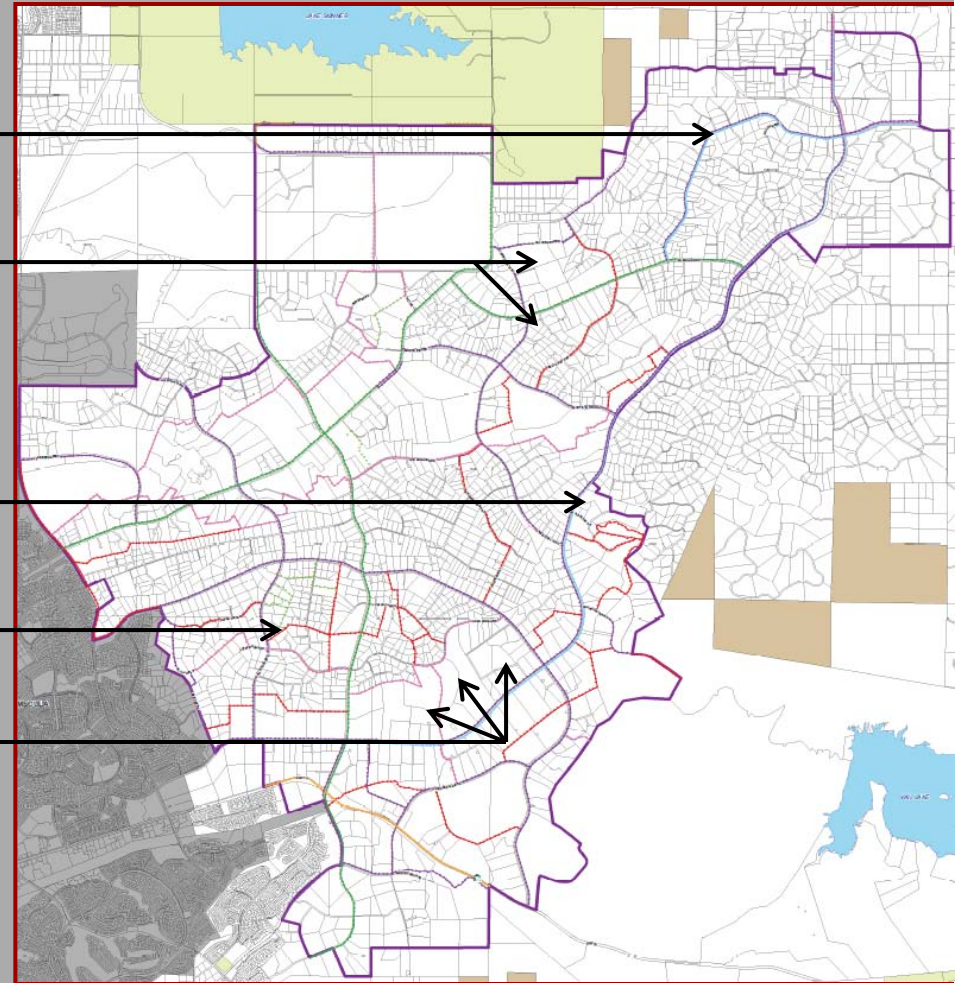
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Wine Country Community Plan – Outstanding Issues

Existing Proposed Trails Network



Modified Trails Network





Wine Country Community Plan – Outstanding Issues

- Wine Country-Wine Existing Zone
 - Project adoption may restrict some of the existing wineries to expand their business operations as prescribed in the C/V Zone, specifically those that are on less than 20 acres. County staff has proposed the Wine Country – Winery Existing zone to allow expansion of these existing legal wineries according to current C/V Zone requirements.
 - The eligible winery list, General Plan Policy SWAP 1.10, and SWAP Figure 4a will be updated to only include the following wineries:



Wine Country Community Plan – Outstanding Issues

- Wine Country-Wine Existing Zone

1. Alex's Red Barn Winery	11. Frangipani Estate Winery	21. Palumbo Family Vineyard & Winery
2. Baily Vineyard & Winery	12. Gary Gray	22. Robert Renzoni Vineyard
3. Miramonte Winery	13. Hart Winery	23. Lorenzi Estate Wines
4. Chapin Family Vineyards	14. Keyways Vineyard & Winery	24. Vindemia Vineyard & Estates Winery
5. Churon Winery	15. Leonesse Cellars	25. Wiens Family Cellars
6. Cougar Vineyard & Winery	16. Longshadow Ranch Vineyard & Winery	26. Il Poggio (Europa Village)
7. Danza Del Sol Winery	17. Masia De Yabar Winery	27. Cest Le Vie (Europa Village)
8. Destiny Vineyards	18. Monte De Oro Winery	28. Bolero (Europa Village)
9. Doffo Vineyard & Winery	19. Oak Meadows Winery	29. Fazelli Vineyards
10. Foot Path/Foot Print Winery	20. Oak Mountain Winery	



Wine Country Community Plan – Outstanding Issues

- Recommendation:

1. Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:
 - Approve the boundary modification requests in Groups A and B
 - Approve the boundary modification requests in Groups C-E and Group M;
 - Deny the boundary modification requests for exclusion from the Project boundary in Group G and approve staff alternative for the area south of Hwy 79 as shown on attachment C;
 - Deny the boundary modification request for Group N and approve staff alternative of Wine Country-Equestrian District as shown on attachment B;



Wine Country Community Plan – Outstanding Issues

- Recommendation:

1. Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors (cont.):
 - Tentatively Certify Program Environmental Impact Report No. 524;
 - Tentatively Approve General Plan Amendment No. 1077 as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors; and
 - Adopt Ordinance Amendment No. 348.4729 as modified by the Planning Commission.
2. Staff recommends that the Planning Commission adopt the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077 to the Riverside County Board of Supervisors.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Thank you...

ORDINANCE NO. 348.4729

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

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

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

“ARTICLE XIVd

WINE COUNTRY ZONE (WC)

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

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

- a. BED AND BREAKFAST INN. A ~~DWELLING UNIT OR~~ dwelling unit or other facility with 10 or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation. In addition to a main kitchen, a Bed and Breakfast Inn may contain one kitchenette. Cooking provisions, such as a stove, microwave or grill, are prohibited in the guest rooms.
- b. CLUSTERED SUBDIVISION. Pursuant to the development standards of Section 14.96.c. herein, a development in which the allowed number of dwelling

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

3 ~~c.~~ COMMERCIAL EQUESTRIAN ESTABLISHMENT. An equestrian facility
4 that contains a minimum of twenty (20) enclosed stalls that is used to board horses
5 in return for compensation.

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

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

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

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

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

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

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

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

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

22 k.m. GUEST SUITES. A guest room with only one access that accommodates a
23 maximum of four persons and contains one bedroom, additional living space,
24 luxury bathroom, closet and may include a kitchenette per guest room.

25 l.n. HOTEL. A lodging facility with more than 20 guest rooms or guest suites, which
26 provides lodging and breakfast for temporary overnight occupants, in return for
27 compensation. In addition to a main kitchen, a hotel may have one kitchenette per
28

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

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

6 ~~m.p.~~ KITCHENETTE. An area that may include a small counter, cabinets and mini
7 refrigerator used for providing food and drinks for non-monetary consumption to
8 guests.

9 ~~e.g.~~ LODGING FACILITIES. Bed and Breakfast Inns, Country-inns, Hotels and
10 Resorts.

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

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

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

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

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

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

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

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

17 ~~w.z.~~ WINE SAMPLING ROOM. A permanent building located within a commercial
18 winery where visitors taste wine in return for monetary compensation.

19 ~~w.aa.~~ WINERY. An agricultural facility designed and used to crush, ferment, and process
20 grapes into wine.

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

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

23 a. ALLOWED USES:

- 24 (1) One-family dwelling.
25 (2) Cottage Inn.
26 (3) Cottage Industry.
27 (4) Temecula Valley Winegrowers Association Event.
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- (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance.
- (6) The grazing of sheep, goats or cattle where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days within any six-month period.
- (7) The non-commercial keeping, raising or boarding of horses, cattle, sheep and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling units other than a dwelling unit located on the same lot. The number of such animals is not to exceed two (2) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than two (2) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.
- (8) Future Farmers of America or 4-H projects.
- (9) The on-site outside storage of materials used in conjunction with a farm or equestrian land including irrigation equipment and farming machinery is allowed as an accessory use to the farm or equestrian land.
- (10) The on-site outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of

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 been approved pursuant to Section 18.30 of
8 this ordinance.

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

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

22 ~~(2)(3)~~ Production Winery only in conjunction with an established on-site
23 vineyard and on a parcel less than ten (10) gross acres.

24 ~~(3)(4)~~ Commercial Winery, only in conjunction with an established on-site
25 vineyard and a minimum parcel size of ten (10) gross acres. Up to
26 four (4) wine-club events per year, not to exceed 100 members, may
27 be considered with a commercial winery. Actual number of events
28 will be determined on a case by case basis.

1 ~~(4)~~(5) The following appurtenant and incidental commercial uses, only in
2 conjunction with a Commercial ~~w~~Winery , an established on-site
3 vineyard, and a minimum gross parcel size of ten (10) acres:

- 4 a. Wine sampling room;
- 5 b. Retail wine sales;
- 6 c. Gift sales; and
- 7 d. Delicatessen

8 ~~(5)~~(6) The following appurtenant and incidental commercial uses, only in
9 conjunction with a Commercial ~~w~~Winery, an established on-site
10 vineyard, and a minimum gross parcel size of twenty (20) acre:

- 11 a. Wine sampling room;
- 12 b. Retail wine sales;
- 13 c. Gift sales;
- 14 d. Special occasion facility;
- 15 e. Bed and Breakfast;
- 16 f. Country Inn;
- 17 g. Hotel;
- 18 h. Spa or professional culinary academy in conjunction with
19 hotel; and
- 20 i. Delicatessen or restaurant; drive-thru restaurants shall not be
21 permitted.

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

- 27 (1) Farm employee housing.

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

- 4 a. Wine sampling room;
- 5 b. Retail wine sales;
- 6 c. Gift sales;
- 7 d. Special occasion facility;
- 8 e. Resort;
- 9 f. Golf courses in conjunction with resorts;
- 10 g. Spa or professional culinary academy in conjunction with
11 resorts; and
- 12 h. Delicatessen or restaurant; drive-thru restaurants shall not be
13 permitted.

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

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

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

- 20 (1) One-family dwelling.
- 21 (2) Cottage Inn.
- 22 (3) Cottage Industry.
- 23 (4) Temecula Valley Winegrowers Association Event.
- 24 (5) 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 is in
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1 conjunction with an agricultural operation or an incidental
2 commercial use as defined in this ordinance.

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

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

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

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

27 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** Any
28 permit that is granted shall be subject to such conditions as shall be necessary to

1 protect the health, safety or general welfare of the community. The following uses
2 are permitted provided a plot plan has first been approved pursuant to Section
3 18.30 of this ordinance.

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

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

18 (3) Production Winery only in conjunction with an established on-site
19 vineyard and on a parcel less than then (10) gross acres.

20 ~~(2)~~(4) Commercial Winery only in conjunction with an established on-site
21 vineyard and a minimum parcel size of ten (10) gross acres. Up to
22 four (4) wine-club events per year, not to exceed 100 members, may
23 be considered with a commercial winery. Actual number of events
24 will be determined on a case by case basis.

25 ~~(3)~~(5) The following appurtenant and limited incidental commercial uses,
26 only in conjunction with an established on-site vineyard and a
27 minimum parcel size of five (5) gross acres:

28 a. Bed and Breakfast Inn; and

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

~~(4)~~(6) The following appurtenant and limited incidental commercial uses, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres:

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

~~(5)~~(7) The following appurtenant and incidental commercial uses, only in conjunction with a ~~Commercial~~ ~~Winery~~, an established on-site vineyard, and a minimum parcel size of ten (10) gross acre:

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

~~(6)~~(8) The following appurtenant and incidental commercial uses, only in conjunction with a ~~Commercial~~ ~~Winery~~, an established on-site vineyard, and a minimum parcel size of fifteen (15) gross acre:

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

1 ~~(7)(9)~~ Farm employee housing

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

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

5 ZONE.

6 a. ALLOWED USES:

- 7 (1) One-family dwelling.
8 (2) Cottage Inn.
9 (3) Cottage Industry.
10 (4) Equestrian Establishment.
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 or cattle where such grazing operation is
18 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 period.
22 (7) The noncommercial keeping, raising or boarding of horses, cattle,
23 sheep, goats on lots 20,000 square feet or larger and 100 feet in
24 width, provided they are not less than 50 feet from any dwelling unit
25 other than a dwelling unit located on the same lot. ~~Two such~~
26 ~~animals may be kept on each 20,000 square feet up to one acre and~~
27 ~~two such animals for each additional acre.~~ The number of such
28 animals is not to exceed five (5) animals per gross acre of all the

1 land available; provided however, the systematic rotation of animals
2 with more than five (5) animals per gross acre is permitted so long
3 as the total number of permitted animals is not exceeded.

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

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

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

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

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

24 (1) In addition to the principal dwelling, a one-family dwelling ~~may be~~
25 ~~permitted~~ for each ten (10) acres of a farm including mobile homes
26 on permanent foundations. The total number of such additional
27 dwellings for any farm shall not exceed four.
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- (2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in section 18.12 of Ordinance No. 348, except that no paving shall be required.
- (3) ~~Commercial~~ Winery, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres.
- (4) The following appurtenant and incidental commercial uses, only in conjunction with a ~~Commercial~~ ~~Winery~~ , an established on-site vineyard, and a minimum parcel size of ten (10) gross acres:
 - a. Wine sampling room;
 - b. Retail wine sales;
 - c. Gift sales; and
 - d. Delicatessen
- (5) Commercial Equestrian Establishment, only in conjunction with an established onsite equestrian land and a minimum parcel size of ten (10) gross acres.
- (6) 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

1 (7) The following appurtenant and incidental equestrian uses only in
2 conjunction with a ~~commercial-Commercial equestrian-Equestrian~~
3 ~~establishmentEstablishment~~, an established on-site equestrian land,
4 and a minimum parcel size of twenty (20) gross acres:

- 5 a. Western style store, such as but not limited to, saddle and
6 harness shop, tack shop, feed and grain store, custom-crafted
7 equestrian goods shop, horse rental facility, and
- 8 b. Delicatessen or restaurant; drive thru restaurants shall not be
9 permitted.

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

- 15 (1) Farm employee housing.
- 16 (2) Special occasion facility in conjunction with a Commercial
17 Equestrian Establishment, an established on-site equestrian land, and
18 a minimum parcel size of hundred (100) gross acres.
- 19 (3) The following appurtenant and incidental equestrian uses only in
20 conjunction with a Commercial Equestrian Establishment, an
21 established on-site equestrian land, and a minimum parcel size of
22 fifty (50) gross acres:
 - 23 a. Horse racing track or rodeo arena; and
 - 24 b. Large-scale animal hospital provided that temporary
25 boarding facilities are established for the purposes of
26 boarding sick or injured animals.

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

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a. ALLOWED USES:

- (1) One-family dwelling.
- (2) Cottage Inn.
- (3) Cottage Industry.
- (4) Vineyards; groves; equestrian lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance.
- (5) The grazing of sheep, goats or cattle where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days within any six-month period.
- (6) The noncommercial keeping, raising or boarding of horses, cattle, sheep, and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling unit other than a dwelling unit located on the same lot. The number of such animals is not to exceed five (5) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.
- (7) Farms or establishments for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in section 14.95.a.(7) herein.
- (8) Future Farmers of America or 4-H projects.

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

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

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

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

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

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

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

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

- 8 a. Wine sampling room;
- 9 b. Retail wine sales; and
- 10 c. Gift sales

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

13 14.96. DEVELOPMENT STANDARDS.

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

- 16 (1) Lots shall have a minimum average width of two hundred feet (200’).
- 17 (2) Site layouts and building designs shall minimize noise impacts on
18 surrounding properties and comply with Ordinance No. 847.
- 19 (3) Drainage channels shall be constructed to avoid undermining or eroding the
20 roadbed.
- 21 (4) ~~Minimum road improvements shall be as follows: roads shall have a~~
22 ~~minimum width of twenty four feet (24’) with four (4) foot shoulders,~~
23 ~~graded with road base material applied, and Arizona Crossings shall be~~
24 ~~allowed for unpaved roads subject to review and approval by the Riverside~~
25 ~~County Transportation and Fire Departments and compliance with~~
26 ~~Ordinance Nos. 460 and 461.~~
- 27 (5) Curbs, gutters and streetlights shall be constructed in accordance with
28 Temecula Valley Wine Country Design Guidelines.

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

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- c. Dwelling shall be located not less than fifty feet (50') from any property line, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
- d. Dwelling shall be screened from view at the front property line by shrubs or trees.
- e. Dwelling, sanitary facilities and utilities shall conform with all requirements of law including the County Public Health Department and Building and Safety Department.

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

- ~~(1) The minimum lot size shall be twenty (20) gross acres in the One (1) dwelling unit shall be allowed for every ten (10) gross acres in the WC-W and WC-WE and WC-E Zones.~~
- ~~(2) The minimum lot size shall be ten (10) gross acres in the WC-E Zone.~~
- ~~(1) —~~
- ~~(2)(3) Except for clustered subdivision, the minimum lot size shall be five (5) gross acres One (1) dwelling unit shall be allowed for every five (5) gross acres in the WC-R Zone.~~

1 ~~(3)~~(4) The minimum setback requirement for all buildings shall be fifty feet (50')
2 from the road right of way, except when the site is located next to Rancho
3 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba
4 Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road,
5 Calle Contento Road, Camino Del Vino Road, and Highway 79 South
6 where the minimum setback requirement shall be three hundred feet (300').
7 The minimum three hundred feet (300') setback requirement does not apply
8 when it makes a single lot undevelopable for a one family dwelling. In such
9 event, the minimum fifty feet (50') setback requirement shall apply to the
10 lot.

11 (5) The rear yard in all WC Zones shall not be less than ten (10) feet.

12 ~~(4)~~(6) The maximum height for a dwelling unit shall be thirty feet (30') except
13 where the project design incorporates terraced lots, then the maximum
14 height of the dwelling unit shall not exceed forty feet (40') when measured
15 from the lowest finished floor level.

16 ~~(5)~~(7) All residential developments shall record a Right-to-Farm covenant,
17 pursuant to Ordinance No. 625 to protect the vineyard uses from residential
18 encroachment and conflicting land uses.

19 c. Clustered Subdivision Development Standards

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

- 22 (1) Site layout and design shall maximize unique site characteristics including,
23 but not limited to, the natural topography, scenic vistas, soil quality and
24 drainage patterns.
- 25 (2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the
26 WC-R zone and ten (10) gross acres in the WC-W and WC-WE zones.
- 27 (3) The minimum lot size shall be one (1) gross acre.
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- (4) Prior to tentative approval of an applicable subdivision map, at least seventy five percent (75%) of net project area shall be set-aside for planting vineyards through production lots or deed restriction.
- (5) Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and twenty five percent (25%) prior to issuance of certificate of occupancy for the first dwelling unit.
- (6) A clustered development consisting of forty (40) acres or more shall provide at least one (1) production lot
- (7) A production lot that provides 25 gross acres or more shall be allowed only a ~~Production Winery, ___ facility.~~ Incidental commercial uses such as eating, living, lodging or special occasion facilities shall not be allowed in conjunction with the winery.
- (8) The set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner, home owners association or County Service Area.
- (9) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be compatible with the rural atmosphere of the area and comply with all applicable County signage requirements.
- (10) On-site improvements for production lots and deed restrictions including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restrictions.
- (11) Clustered subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.

~~d. —d.—~~ Production Winery Standards. In addition to the General Standards, the following standards shall apply to all Production Wineries in the WC zones:
(1) The minimum lot size shall be five (5) gross acres.

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

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

5 e. Commercial Winery Standards. In addition to the General Standards, the following
6 standards shall ~~_____~~ apply to all Commercial wineries in the WC zones:

- 7 (1) The minimum lot size shall be ten (10) gross acres.
- 8 (2) A total of seventy-five percent (75%) of the net project area shall be planted
9 in vineyards prior to issuance of certificate of occupancy or final inspection,
10 whichever occurs first. Fifty percent (50%) of the vineyard requirement
11 shall be planted prior to issuance of building permit for the winery. The
12 remaining twenty-five percent (25%) of the vineyard shall be planted prior
13 to issuance of certificate of occupancy or final inspection of the winery,
14 whichever occurs first.

15 (3) To achieve the seventy-five percent (75%) planting requirement, Ten
16 percent (10%) of the net project area may include the planting of olive trees
17 and sixty-seventy-five percent (75%) of the net project area shall be
18 planted in vineyards. ing requirement may include the planting of olive
19 trees.

20 (4) Notwithstanding the provisions of subsection d.(2) herein, The seventy-five
21 (75%) planting requirement shall not include water features, natural or
22 manmade lakes or the planting of grapevines in parking lots, but may
23 include planting in the road right of way as may be approved by the
24 Director of Transportation or his designee.

25 (4)(5) A Commercial Winery shall obtain all applicable permits or licenses
26 required by the California Department of Alcoholic Beverage Control.

27 (5)(6) At least seventy-five (75%) of the grapes utilized in wine production and
28 retail wine sales shall meet the following minimum requirements: fifty

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1 percent (50%) shall be grown or raised on site and twenty-five percent
2 (25%) shall be grown or raised in the Temecula Valley wine area, or within
3 the County except when:

- 4 a. An exemption from this requirement may be requested for the first
5 three years from the permit's effective date. ~~After the issuance of~~
6 ~~the certificate of occupancy, such exemption may only be extended~~
7 ~~twice for a one year duration, for a total exemption period not to~~
8 ~~exceed five years.~~
- 9 b. An exemption from this requirement may be requested when the
10 Board of Supervisors has declared an Agricultural Emergency for
11 the Temecula Valley Wine Country Area. Such request shall be for
12 a specific period of time and any winery within the Temecula Valley
13 Wine Country Area Policy Area may apply.
- 14 c. Exemption requests shall be made on forms provided by the County
15 Planning Department and shall be filed with the Planning Director,
16 accompanied by the fee set forth in Ordinance No. 671.

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

20 _____
21 (8) A Commercial Winery in conjunction with lodging facilities on less than
22 forty (40) acres shall be at least fifteen hundred (1,500) square feet and shall
23 have the capacity to produce at least 7,000 gallons of wine annually.

24 (9) A Commercial Winery in conjunction with lodging facilities on forty (40)
25 acres or more shall be at least fifteen hundred (1,500) square feet and shall
26 have the capacity to produces at least fourteen thousand (14,000) gallons of
27 wine annually.

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

~~(6)(11)~~ Prior to issuance of certificate of occupancy for any incidental commercial uses, the Commercial Winery shall be operational.

~~(7)(12)~~ Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.

~~(8)(13)~~ The minimum setback requirement for all buildings shall be fifty feet (50') from the road right of way; except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the the minimum setback requirement shall be one hundred feet (100').

~~(9)(14)~~ No building or structure shall exceed ~~forty fifty~~ feet (540') in height, except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') when measured from the lowest finished floor level. The maximum number of building stories is two (2).

~~(10)(15)~~ Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

~~(11)(16)~~ Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

~~(12)(17)~~ Outside storage areas shall be screened from view by structures or landscaping.

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

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

- 6 (1) The minimum lot size for special occasion facilities in conjunction with a
7 winery shall be twenty (20) gross acres in the WC-W zone and ten (10)
8 gross acres in the WC-WE.
- 9 (2) The minimum lot size for special occasion facilities in conjunction with a
10 commercial equestrian establishment shall be hundred (100) gross acres in
11 the WC-E zone.

12 ~~(3) A maximum of five (5) guests per gross acre shall be permitted for a special~~
13 ~~occasion facility.~~

14 ~~(4)(3)~~ The minimum setback requirement for all buildings shall be one hundred
15 feet (100') from the road right of way; except when the site is located next
16 to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks
17 Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield
18 Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79
19 South where the minimum setback shall be three hundred feet (300').

20 ~~(5)(4)~~ The maximum height for a special occasion facility shall be thirty feet (30')
21 except where the project design incorporates terraced lots, then the
22 maximum height of the special occasion facility shall be forty feet (40')
23 when measured from the lowest finished floor level.

24 ~~(6)(5)~~ Buildings and structures shall be designed in a rural, equestrian or wine
25 country theme consistent with the Temecula Valley Wine Country Design
26 Guidelines.

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~~(7)~~(6) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

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

~~(9)~~(8) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

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

~~(11)~~(10) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').

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

- (1) The minimum lot size for a Bed and Breakfast Inn, Country Inn and Hotel in conjunction with a winery and established on-site vineyard in the WC-W zone shall be twenty (20) gross acres.
- (2) The minimum lot size for a Bed and Breakfast in conjunction with an established on-site vineyard in the WC-WE zone shall be five (5) gross acres and ten (10) gross acres with a winery and established on-site vineyard.

- 1 (3) The minimum lot size for a Country Inn in conjunction with an established
2 on-site vineyard in the WC-WE zone shall be ten (10) gross acres and
3 fifteen (15) gross acres with a winery and established on-site vineyard.
- 4 (4) The minimum lot size for resorts in conjunction with a winery and
5 established on-site vineyard in the WC-W zone shall be forty (40) gross
6 acres.
- 7 (5) A maximum of two (2) guest rooms per gross acre shall be permitted for a
8 lodging facility.
- 9 (6) Buildings and structures shall be designed in a rural, equestrian or wine
10 country theme consistent with the Temecula Valley Wine Country Design
11 Guidelines.
- 12 (7) The minimum setback requirement for all buildings shall be fifty feet (50');
13 from the road right of way, except when the site is located next to Rancho
14 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba
15 Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road,
16 Calle Contento Road, Camino Del Vino Road, and Highway 79 South
17 where the minimum setback requirement shall be one hundred feet (100').
- 18 (8) The maximum height for Country-Inns, Hotels and Bed and Breakfasts shall
19 be thirty feet (30') except where the project design incorporates terraced
20 lots, then the maximum height shall be forty feet (40') when measured from
21 the lowest finished floor level.
- 22 (9) Resorts shall be a maximum of ~~two~~~~three~~ stories high and shall not exceed
23 forty five feet (540') in height, ~~except where the project design~~
24 incorporates terraced lots, then the maximum height shall be fifty feet (50')
25 in height when measured from the lowest finished floor level.
- 26 (10) Loading, trash, and service areas shall be screened by structures or
27 landscaping and shall be located and designed in such a manner as to
28 minimize noise and odor impacts to adjacent properties.

- 1 (11) Automobile parking spaces shall comply with Section 18.12 of Ordinance
2 No. 348 and shall be consistent with the rural standards of the Temecula
3 Valley Wine Country Policy Area of the Riverside County General Plan and
4 the Temecula Valley Wine Country Design Guidelines.
- 5 (12) Outside storage areas and the material therein shall be screened with
6 structures or landscaping.
- 7 (13) All roof mounted mechanical equipment shall be screened from the ground
8 elevation view to a minimum sight distance of thirteen hundred twenty feet
9 (1,320').

10 g. Commercial Equestrian Establishment Standards. In addition to the General Standards,
11 the following standards shall apply to all ~~commercial-Commercial equestrian-Equestrian~~
12 ~~establishments-Establishments~~ in the WC-~~—————~~E zone:

- 13 (1) The minimum lot size for a commercial equestrian establishment shall be
14 ten (10) gross acres.
- 15 (2) A commercial equestrian establishment shall have a minimum of twenty
16 (20) enclosed stalls.
- 17 (3) At least seventy-five percent (75%) of the net project area shall be set-aside
18 for permanent equestrian lands prior to issuance of certificate of occupancy
19 for the commercial equestrian ~~establishment~~establishment.
- 20 (4) The minimum setback requirement for all buildings shall be fifty feet (50');
21 from the road right of way, except when the site is located next to Rancho
22 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba
23 Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road,
24 Calle Contento Road, Camino Del Vino Road, and Highway 79 South
25 where the minimum setback requirement shall be one hundred feet (100').
- 26 (5) The maximum height of a building or structure shall be thirty feet (30')
27 except where the project design incorporates terraced lots, then the
28

1 maximum height shall be forty feet (40') when measured from the lowest
2 finished floor level.

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

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

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

11 (9) Automobile parking spaces shall comply with Section 18.12 of this
12 ordinance and shall be consistent with the rural standards of the Temecula
13 Valley Wine Country Policy Area of the Riverside County General Plan and
14 the Temecula Valley Wine Country Design Guidelines.

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

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

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

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



Public Testimony for Wine Country Community Plan

Received between September 25, 2012(4:00 PM)-December 17, 2012(12:00 PM)

Policy Related Comments

Date Received	From	Affiliation
Community Plan Comments		
8/20/12	Chris McHenry	
8/22/12	Commissioner Roth	Planning Commissioner
12/03/12	Riverside County Agricultural Commissioner's Office	Riverside County Agricultural Commissioner's Office
12/05/12	Nicole S. Martin	Citizens United for Resources and the Environment
Development Standards		
9/26/12, 11/13/12	Don Douglas	Resident
9/26/12	Shawn Beckman	Resident
11/19/12, 12/03/12, 12/05/12	Adrian McGregor	Resident
Support for Calvary Church/Places of religious worship in the Community Plan		
10/23/12	Church Petition (2 signed)	
12/4/12	Robert H. Tyler, Esq.	Tyler & Bursch, LLP
12/05/12	Malissa Hathaway McKeith and Maya Lopez Grasse	Lewis Brisbois Bisgaard & Smith LLP
12/05/12	Samuel C. Alhadeff	Lewis Brisbois Bisgaard & Smith LLP
12/17/12	Maya Lopez Grasse	Lewis Brisbois Bisgaard & Smith LLP
Protect Wine Country Petition		
11/15/12	Protect Wine Country Petition (1 signed)	Visitor

From: Stark, Mary
Sent: Tuesday, October 09, 2012 7:33 AM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: RELIGION AS A WEAPON

For Wine Country

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

From: Ronald D Swall [<mailto:doorknob1@live.com>]
Sent: Monday, August 20, 2012 10:24 PM
To: Stark, Mary
Subject: RELIGION AS A WEAPON

People have the freedom in this country to worship not only how they wish, but wherever they wish. So, why should you complain. The ban was put into place in 1999 so it isn't something new, something you didn't know. You have the freedom to live wherever you wish, so live somewhere that doesn't already have this on the books. This country needs jobs and your county has kept (so far) the Liberty Plant from going forward. I am a Trucker (material hauler) who lost my work when the housing market went south. Some of the people fighting this plant haven't lived in the area as long as we've been trying to get this business going. So, once again, why are you complaining. You want to worship wherever you want? Gee, where have you been worshipping up until now? Keep going there. Chris McHenry

Agenda Item: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Mitra Mehta-Cooper
Planning Commission: August 22, 2012
Continued From: July 25, 2012

WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077, Ordinance
Amendment No. 348.4729, and Program
Environmental Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524.

ISSUES DISCUSSED IN FIRST HEARING:

This Project was discussed before the Planning Commission on July 25, 2012. After taking public testimony from more than 50 members of the public, the Commission discussed specific issues with the Project proposal and solicited additional information for consideration at the next public hearing (August 22, 2012). Staff has organized those issues into the following broad categories which will be explored in detail below:

1. Requirements to regulate noise;
2. Implementation of the proposed Trails Network;
3. Application of Ordinance No. 348.4729; and
4. Allowance of churches.

REQUIREMENTS TO REGULATE NOISE:

After hearing the public testimony, Commissioner Porras, Commissioner Roth and Commissioner Snell raised concerns regarding noise generating from wineries (and their incidental commercial uses) and its impact on existing and future residents of this region. The Commissioners shared their specific ideas to regulate noise, some of which are addressed in the current Project proposal.


During the Project development phase, similar concerns were raised regarding noise generating from existing wineries. Many of these existing wineries and their commercial activities operated without proper land use approvals. Therefore, the County engaged in a collaborative planning and pro-active code enforcement approach to address the existing noise issues of the region.

- The County staff created a database to identify all existing wineries and associated commercial activities by conducting a comprehensive web-search of all businesses in this region. This database identified that 46 wineries or other commercial uses were operating without the appropriate County approvals.
- The County Code Enforcement Department then provided advisory notices to these businesses in order bring them in compliance with the appropriate County ordinances. If those businesses had not applied for the appropriate County approval after 45-60 days, they were cited with Code Violations and fines that increased with every citation. The Department also created a specialized Wine Country Code Enforcement team to ensure that the Code Officers were well-versed with code challenges unique to Wine Country. Furthermore, the Department conducted weekend enforcement and provided a dedicated phone-number to the area residents to file their complaints.

The aforementioned experience was used by the County staff and Ad Hoc Advisory Committee as they engaged in developing a proposal for this Project. The following section outlines all the various areas of the proposed Project, which are designed to regulate noise in this region and to avoid land use conflicts in the future.

1) General Plan Amendment No. 1077:

The proposed General Plan Amendment No. 1077, through addition of the Temecula Valley Wine Country Policy Area, requires larger lot sizes for residential subdivisions and incidental commercial uses as well as promotes clustered development. These design features of the proposed Temecula Valley Wine Country Policy Area are anticipated to reduce noise related conflicts in this region.

- 
- a) The proposed Policy Area policy SWAP 1.5 restricts residential density for subdivisions regardless of their underlying land use designations. This requirement would decrease the number of residential units that would be exposed to wineries and their commercial activities as well as would encourage residential subdivisions in the Wine Country-Residential District.

- *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.*
- b) The proposed Policy Area also promotes clustered development in a greater geographic area (approximately 18,990 acres) than its preceding policy area – the Citrus Vineyard Policy Area (approximately 7,576 acres). Furthermore, the proposed policy SWAP 1.15 requires that at least 75% of the project area be set aside as vineyards or equestrian land compared to only 50% of the project area in the Citrus Vineyard Policy Area. These implementing clustered developments are anticipated to provide contiguous open space buffers between residential subdivisions and winery uses, which would reduce potential land use conflicts in the future.
- *SWAP 1.15 Encourage tentative approvals 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.*
- c) The current Citrus Vineyard Policy Area allows for lodging and special occasion facilities without a winery, which does not promote the area’s viticulture potential as envisioned in its intent. The proposed Policy Area reinforces the area’s viticulture potential and rural characteristics by requiring wineries and equestrian establishments as the primary use for all incidental commercial activities. Furthermore, the higher intensity commercial uses are proposed on larger lot sizes compared to the Citrus Vineyard and Valle de los Caballos Policy Areas, which would further reduce potential land use conflicts in the future.
- *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 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries as defined in the implementing zones.*
 - *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.*

2) Ordinance Amendment No. 348.4729:

To implement the Temecula Valley Wine Country Policy Area, Ordinance Amendment No. 348.4729 proposes to create four Winery County Zones by adding Section 14.90 through Section 14.96 in Ordinance No. 348. The following sections of the proposed Ordinance Amendment No. 348.4729 through permitted uses section and their development standards are anticipated to reduce noise related conflicts in this region:

a) Wine Country – Winery Zone:

- Section 14.92.b.5. allows special occasion facilities, bed and breakfast inns, country inns, hotels and restaurants with an established winery through a plot plan on 20 acres minimum.
- Section 14.92.c.2. allows resorts, amphitheaters, and golf courses with an established winery through a conditional use permit on 40 minimum acres.

b) Wine Country – Equestrian Zone:

- Section 14.94.b.5 allows a commercial equestrian establishment through a plot plan on 10 acres minimum.
- Section 14.94.b.6 allows petting zoos, polo-grounds, and horse show facilities with a commercial equestrian establishment through a plot plan on 10 acres minimum.
- Section 14.94.b.7 allows western style stores and restaurants with a commercial equestrian establishment through a plot plan on 20 acres minimum.
- Section 14.94.c.2 allows horse racing tracks or rodeo arenas and large scale hospitals with a commercial equestrian establishment through a conditional use permit on 50 acres minimum.
- Section 14.94.c.3 allows a horse racing track or rodeo arena and large scale hospital with a commercial equestrian establishment through a conditional use permit on 100 acres minimum.

c) Development Standards:

- Section 14.96.a.1 requires site layouts and building designs to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847.
- Section 14.96.e.4 requires minimum setbacks of hundred feet (100') and three hundred feet (300') when the facility 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 for special occasion facilities.
- Section 14.96.e.7 ensures loading, trash, and service areas for special occasion facilities are screened by structures or landscaping and are located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- Section 14.96.e.7 requires that all special occasion facilities conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis,



the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

- Section 14.97.f.5 limits two hotel rooms per gross acre for lodging facilities.
- Section 14.97.f.10 ensures that loading, trash, and service areas for lodging facilities are screened by structures or landscaping and is located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

3) Draft Program Environmental Impact Report (PEIR) No. 524 - Noise Mitigation Measures:

The Draft PEIR No. 524 provides Exhibit 4.12-2 (Attachment A), which identifies Existing and Anticipated Winery Sites with Special Occasion Facilities potential. However, it will be speculative to predict the nature, frequency, scale, and site-specific design feature of these future special occasion facilities. Instead, the PEIR provides the following carefully crafted Mitigation Measures to reduce noise impacts from implementing projects, including noise from construction activities, winery operations and special occasion facilities.

NOI-1 *All implementing projects shall comply with the following noise reduction measures during grading and building activities:*

- *If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.*
- *To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.*
- *Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.*
- *Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).*
- *Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.*
- *Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.*

NOI-2 *Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:*

- *A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and*

- A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

NOI-3 All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:


- The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.
- The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.
- Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.

NOI-4 All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.


- The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments.
- Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques.
- Prior to the issuance of any building permit for the special occasion facility, those noise mitigation measures shall have received the necessary permits from Building and Safety Department.
- Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented.

NOI-5 All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:


- All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval .
- Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.

- 
- *Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.*
 - *Clean-up activities associated with special events shall terminate no later than midnight.*
 - *Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.*
 - *Padding/carpeting shall be installed under music speakers for early absorption of music.*

NOI-6 *All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:*

- 
- *After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.*
 - *If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.*
 - *The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.*

NOI-7 *Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:*

- 
- *Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).*
 - *If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.*
 - *Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures.*

IMPLEMENTATION OF THE PROPOSED TRAILS NETWORK:

A significant amount of public testimony was regarding the proposed Trails Network. Most of the testimony supported the current proposal and encouraged the Commission to consider implementation aspects associated with this proposal. The Commission asked staff to provide them with a clear understanding on the proposed Trails Network and its implementation information. The following table outlines various trail classifications and their respective implementation information as envisioned in the proposed GPA No. 1077. In addition, Attachment B provides a map of each proposed trail classification and their respective cross-sections as proposed in the Project.

Trails Classification	Characteristics	Responsible Agency
<p>Combination Trail (Regional/Class 1 Bike Path): Current Proposal – Approx. 79,000 Ln. Ft.</p>	<p>Combination Trails include both a Class I Bikeway and a Regional Trail, which split between two sides of the street.</p> <p><u>Class I Bike Path Characteristics:</u> These multi-use trails are paved surfaces for two-way non-motorized traffic.</p> <p><u>Class I Bike Path Users:</u> Primarily used by bicyclists, golf carts, personal assistance vehicles and pedestrians</p> <p><u>Class I Width:</u> 10' to 12' wide</p> <p><u>Regional Urban and Rural Trail Characteristics:</u> These soft surface trails are located either in tandem or on one side of a street, river, or other major linear feature.</p> <p><u>Regional Urban and Rural Trail Users:</u> Equestrians and pedestrians</p> <p><u>Regional Urban and Rural Trail Width:</u> 10' to 12' wide</p> <p><u>Combination Trail Easement:</u> 20' wide easements on each side of the street</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District (District) and approval from Transportation Department.</p> <p><u>Maintenance Entity:</u> Trails are built when contiguous trail segments are funded and maintenance funding is secured. Once built, these trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District or another agency based on a negotiated agreement.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>
<p>Regional Trail: Current Proposal – Approx. 175,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These long distance soft surface* trails are designed to provide linkages between communities, regional parks, and open space areas.</p> <p>(*Soft Surface means compacted and stabilized Decomposed Granite)</p> <p><u>Users:</u> Equestrians, pedestrians, joggers, and mountain bikers</p> <p><u>Width:</u> 10' to 12' wide</p> <p><u>Easement:</u> 20' wide</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District.</p> <p><u>Maintenance Entity:</u> Trails are built when contiguous trail segments are funded and maintenance funding is secured. Once built, the trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>

Trails Classification	Characteristics	Responsible Agency
<p>Regional/Open Space Trail: Current Proposal – Approx. 111,000 Ln. Ft.</p>	<p><u>Characteristics:</u> This is a sub-classification of Regional Trails. These trails are usually pre-existing paths within open-space areas; these dirt surface trails require minimal maintenance.</p> <p><u>Users:</u> Equestrians, pedestrians, joggers, and mountain bikers</p> <p><u>Width:</u> 2' to 4' wide</p> <p><u>Easement:</u> 10' wide</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District.</p> <p><u>Maintenance Entity:</u> These trails require minimal grading and maintenance. Once contiguous trail segments and maintenance funding are secured, these trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>
<p>Community Trail: Current Proposal – Approx. 138,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These soft surface trails link communities to each other and to the regional trails system.</p> <p><u>Users:</u> Equestrian, pedestrians, joggers and mountain bikers</p> <p><u>Width:</u> 8' wide</p> <p><u>Easement:</u> Usually within easements or portions of road right-of-ways; up to 14' wide</p>	<p><u>Acquisition and Maintenance Entity:</u> Community Trails may be acquired and maintained by a local Parks and Recreation Districts, other governmental entities, or non-profit agencies. Until a responsible agency is identified, the Riverside County Regional Park and Open Space District or Transportation Department (roadways only) may negotiate for and accept the Community Trail easements through the development review process. The District will not develop or maintain Community trail segments; it will only hold the easement.</p>
<p>Historic Trail: Current Proposal – Approx. 11,000 Ln. Ft.</p>	<p><u>Characteristics:</u> The general location of these historic routes is shown on the General Plan maps; however, they do not represent a planned regional, community or other type of trail. There may be a Regional or Community Trail on, or parallel to, a historic route. They provide opportunities to recognize these trails and their significance in history through interpretative centers, signage etc.</p>	<p><u>Acquisition and Maintenance Entity:</u> Historic routes are only graphically depicted on the General Plan; thus, acquisition and maintenance is not required.</p>
<p>Private Trails: Current Proposal – Approx. 15,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These trails are provided by private owners to encourage patrons.</p>	<p><u>Acquisition and Maintenance Entity:</u> The acquisition and maintenance are negotiated between private property owners and a non-profit or private recreational group.</p>

Trails Classification	Characteristics	Responsible Agency
Class III Bike Path: Current Proposal – Approx. 59,000 Ln. Ft.	<u>Characteristics:</u> Class III Bike Paths are not marked on the pavements, but are supported by signage. These routes share roads with motor vehicles or sidewalks with pedestrians; in either case bicycle usage is secondary. The Class III Bike Paths are typically used by the more experienced bicyclists.	<u>Acquisition and Maintenance Entity:</u> Based on road suitability, Class III Bike Paths are secured by the Riverside County Regional Park and Open Space District and Transportation Department through the development review process.

APPLICATION OF ORDINANCE AMENDMENT NO. 348.4729:

In the first public hearing, a few members of the public asked questions regarding which type of activities will fall under the proposed Project’s purview and will require a zone change application to ensure parcel specific zoning consistency. It was evident that further clarification on this subject was essential to ease stakeholders’ concerns now, and the Project’s implementation in the future. The following section offers staff’s interpretation of the proposal on this subject (Attachment C).

Ordinance No. 348.4729 is a text amendment to the County’s Land Use Ordinance (Ordinance No. 348) that adds four new zoning classifications. The four new zoning classifications (Wine Country Zones) are: Wine Country – Winery Zone, Wine Country – Winery Existing Zone, Wine Country – Equestrian Zone, and Wine Country – Residential Zone. The Wine Country Zones would allow the County to implement the goals and policies of the proposed Temecula Valley Wine Country Policy Area of the Riverside County General Plan. If the Board of Supervisors adopts Ordinance No. 348.4729, then all future requests for discretionary land use entitlements and land divisions within the Policy Area will require a change of zone to bring the property’s zoning classification within one of the Wine Country zones to be consistent with the General Plan and would update the County’s zoning map accordingly.

- If the future proposed use for the property within the Wine Country Policy Area is a use that is permitted by right under both Ordinance 348.4729 and the zoning classification for the property that was in place immediately before the adoption of Ordinance No. 348.4729, then a change of zone application would not be required.
- However, if the proposed future use is permitted by right under Ordinance No. 348.4729 but it was not permitted by right under the zoning classification in place immediately before the adoption of Ordinance No. 348.4729, then a change of zone application would be required.

ALLOWANCE OF CHURCHES:

Approximately 25 members of the public commented on the County not allowing churches in the Project proposal. After hearing public testimony, the Commission directed staff to provide them options that would allow places of religious worship in the Project proposal.

The following information is provided in response to that direction:

Existing Condition:

Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V zoning classification. However, churches, temples and other places of religious worship are permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit for the use depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the specific zoning classification.

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

The Project:

The current Citrus Vineyard Rural Policy Area and C/V zone, as well as the proposed Wine Country Policy Area and its implementing Wine Country zones, are developed to preserve and enhance the viticulture potential of this region. Furthermore, these regulating documents allow for an appropriate level of commercial tourist activities that are necessary to support economic viability of the viticulture operations.

- On December 28, 2009, the County issued a Notice of Preparation for the Wine Country Community Plan Program Environmental Impact Report No. 524 (PEIR No. 524). On January 19, 2010, the County held a Scoping Meeting to discuss the scope and content of the environmental information for the PEIR No. 524. At this point in time, churches, temples, and other places of religious worship were not allowed in this region. Furthermore, no application was filed for a church that indicated otherwise, or no comments were received at the Scoping Meeting that suggested otherwise.
- In March of 2011, Calvary Church submitted a Plot Plan application to expand its existing church that is operating as a legal non-conforming use Public Use Permit No. 798 (PUP No. 798). PUP No. 798 was approved in 1999.
- In September of 2011, the Planning Department developed a screen-check version of the PEIR No. 524, which established the cut-off date for the proposed projects to be included in the cumulative analysis. Since Calvary Church expansion application was filed prior to this date, it was included in the PEIR's cumulative analysis for the Project. However, Calvary Church's proposed use that is the subject of the application is not a component of the Project. Calvary Church's application for expansion is being processed separately and it is not before the Commission at this time for consideration.

- On December 05, 2011, the County issued a Notice of Availability of the Draft PEIR No. 524 for 60-days public review and comment period.

Issues of Consideration:

It should be stated that although a private school is a component of the Calvary Church expansion proposal, public testimony at the first public hearing remained focused on the church only. The Commission did not engage in any discussion regarding allowance of private schools in the current Project proposal. However, staff wants to mention that private schools, like churches, are not currently listed as a permitted use in the C/V zone, proposed Wine Country zones, or Section 18.29 of Ordinance 348 through a Public Use Permit.

Alcohol Licensing Requirements:

Wineries in the Temecula Valley Wine Country generally receive # 02 winegrower license, which is a non-retail license from the California Department of Alcoholic Beverage Control (ABC). The California Business and Professional Code Section 23358 (d) provides the following for Alcohol License # 02:

The department (ABC) may, if it shall determine for good cause that the granting of any such privilege would be contrary to public welfare or morals, deny the right to exercise any on-sale privilege authorized by this section in either a bona fide eating place the main entrance to which is within 200 feet of a school or church, or on the licensed winery premises, or both.

If a winery wishes to sell distilled spirits, the ABC would require a #47 license to sell such spirits. This license is considered a retail license. As a result, the license would be subject to the restrictions set-forth in the California Business and Professional Code Section 23789, which provides the following:

- a) The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within the immediate vicinity of churches and hospitals,*
- b) The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department.*

Riverside County Agricultural Commissioner's Requirements:

The Temecula Valley Wine Country is located within the San Jacinto District of the Riverside County Agricultural Commissioner's jurisdiction. The Agricultural Commissioner has specific standard requirements for pesticide use conditions within this district. Per those requirements, no foliar applications of pesticides are allowed within ¼ mile and no aircraft applications of pesticides are allowed within ½ mile of a school in session. Although aircraft applications of pesticides are only occasionally used in the Temecula Valley Wine Country, foliar applications are absolutely critical in sustaining vineyards and other agricultural operations in this region.

Options for Consideration:

After considering various aspects associated with this issue, staff proposes the following three options to the Commission for their consideration. The Commission may elect one of the three options, or consider creating a new one by combining the various components set-forth in the three staff proposals.

OPTION 1 – Allow Churches in the Project:

In their concluding remarks for the first hearing, the Planning Commission directed staff to analyze and develop an option that includes places of religious worship in the Project proposal. Option 1 takes that direction literally and proposes the following changes in the Project proposal.

1. GPA No. 1077: In the proposed Temecula Valley Wine Country Policy Area, a general discussion regarding places of religious worship will be added. In addition, the proposed SWAP 1.11 (under Wine Country – Winery District) and SWAP 1.13 (under Wine Country – Equestrian District) will be revised to add churches, temples, and places of religious worship as permitted uses in these districts.
2. Ordinance Amendment No. 348.4729: The proposed Article XIVd will need to be revised at multiple locations as follows:
 - a. Section 14.90 (Intent) – A general discussion regarding places of religious will be added.
 - b. Section 14.91 (Definitions) – A definition for churches, temples, and places of religious worship will be added.
 - c. Section 14.92b (Wine Country – Winery Zone Conditionally Permitted Uses with a Plot Plan) – Churches, temples, and places of religious worship on a minimum gross parcel size of twenty (20) acres will be added as the sixth permitted use.
 - d. Section 14.94c (Wine Country – Equestrian Zone Conditionally Permitted Uses with a Conditional Use Permit) – Churches, temples, and places of religious worship on a minimum gross parcel size of hundred (100) acres will be added as the fourth permitted use.
 - e. Section 14.96e (Development Standards for Special Occasion Facilities) – In the introductory paragraph, a discussion for churches, temples, and places of religious worship will be added.

The development scenario described in the proposed Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple churches, temples, and places of religious worship in this region. Should the Commission recommends this option, additional analyses will be necessary which may result in a recirculation of the Draft PEIR, including but not be limited to, land use, transportation and circulation, air quality, agricultural resources, and noise.



OPTION 2 – Remain with the existing Project Proposal:

In Option 2, the Commission recommends processing the current proposal for the Project and Calvary Church continues to process the land use applications it submitted to the Planning Department. No changes will be made to the proposed Project. The Calvary Church application will be processed separately in the future, and it is not before the Commission at this time for consideration.

OPTION 3 – Exclusion of Calvary Parcels from the Project Boundary:

In Option 3, the Commission recommends to exclude both the Calvary Church parcels from the proposed Temecula Valley Wine Country Policy Area. The Project proposal will be changed as follows:

1. GPA No. 1077: The proposed Southwest Area Plan Policy Area Figure 4 and 4a will be revised to remove the two Calvary Church parcels (Assessor's Parcel Numbers: 943-250-021 and 943-250-018).



Upon adoption of the Project, the two Calvary Church parcels will be excluded from the Project's boundary and will maintain their existing land use designation and zoning classification. A text change amendment to Ordinance No. 348 will still be needed to allow churches, temples, and other places of religions worship as permitted uses in the C/V zoning classification. Since the parcels are being removed from the Project, such amendment would only apply to those two parcels and it should be able to tier off the environmental analyses contained in PEIR No. 524.

RECOMMENDATION:

DISCUSS AND CONTINUE to August 29 or September 26, 2012

INFORMATIONAL ITEMS:

1. Staff has received approximately 20 letters, which vary in their content, and a standard letter, with approximately 2500 signatories, generally in support of churches and school. Please refer to the attached compact disk.
2. For additional information re: any Project specific questions, please contact:

Ms. Mitra Mehta-Cooper, AICP
Principal Planner (Project Manager)
P.O. Box 1409,
4080 Lemon Street, 12th Floor
Riverside CA 92502-1409
Email: mmehta@rctlma.org
Phone: (951) 955-8514

3. For additional information re: any parcel specific questions within the Project boundary, please contact:

Ms. Phayvanh Nanthavongdouangsy
Urban Regional Planner III
P.O. Box 1409,
4080 Lemon Street, 12th Floor
Riverside CA 92502-1409
Email: pnanthav@rctlma.org
Phone: (951) 955-6573

1.1 INTRODUCTION AND BACKGROUND

In 2008, the Riverside County Board of Supervisors (BOS) directed County staff to undertake the development of the Temecula Valley Wine Country Community Plan (“Project”) in an effort to both preserve Temecula Valley’s distinct rural character and enhance its economic contribution to the County over the long term.

The Temecula Valley Wine Country Community Plan includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729 (“Project”), which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area. Refer to Section 3.0 for a detailed description of the various Project characteristics.

1.2 PROJECT OBJECTIVES

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County.

The Project has been developed to achieve the following goals:

- Ensure that the Wine Country region develops in an orderly manner that maximizes the area’s viticulture and related uses, and balances the need to protect existing rural lifestyles in the area.
- Ensure that the Riverside County General Plan and its supporting regulatory documents, such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint that will achieve the community’s vision.
- Ensure adequate provisions for the establishment of wineries and equestrian operations, associated auxiliary uses, and other compatible uses, as deemed appropriate.

To achieve these goals, the Project incorporates the following objectives:

- To preserve and enhance the Wine Country region’s viticulture potential, rural life style and equestrian activities.
- To continue to allow for an appropriate level of commercial tourist activities that is incidental to viticulture activities.
- To coordinate where, and under what circumstances, future growth should be accommodated.
- To develop provisions to ensure that future growth is balanced and coordinated with the appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

1.3 PROJECT COMPONENTS

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729, and Design Guidelines. Below is an outline of the various individual Project components:

- a) **An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan** including, but not be limited to:
 - Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
 - Revisions to the SWAP Statistical Summary. Table 2;
 - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP Policy Areas Figure 4) and addition of the boundary of the Temecula Valley Wine Country Policy Area [refer to Exhibit 3.0-4];
 - Revisions to the Circulation Network (SWAP Figure 7) [refer to Exhibit 3.0-7];
 - Revisions to the Trails and Bikeway Systems map (SWAP Figure 8) [refer to Exhibit 3.0-8];
 - Revisions to the General Plan Circulation Element Circulation Network (Figure C-1) [refer to Exhibit 3.0-7];
 - Revisions to the General Plan Circulation Element Trails Network (Figure C-7) [refer to Exhibit 3.0-8]; and
 - Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
- b) **An amendment to the Riverside County Zoning Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
- c) **Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines.**

1.4 PROJECT LOCATION

The Project is generally located in the Southwest Area Plan in the southwestern portion of unincorporated Riverside County, approximately three miles north of the border with San Diego County (refer to Exhibit 3.0-1, *Regional Location Map*). The Project covers approximately 18,990 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake (refer to Exhibit 3.0-2, *Policy Area Map*). This area contains some of Riverside County's prime agriculture lands within the Temecula Valley.

1.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The following table is a summary of impacts and mitigation measures associated with the Project as identified in this Programmatic Environmental Impact Report (EIR No. 524). Due to the programmatic nature of this EIR, some of the mitigation measures are designed to minimize, reduce or alleviate

identified environmental impacts through implementing project (discretionary and ministerial) authorized pursuant to the Project. Refer to Section 4.2 through 4.14 and 5.0 for a detailed description of the environmental impacts and mitigation measures for the Project.

Table 1.0-1
Summary of Impacts and Mitigation Measures

Impact Statement	Significance	Mitigation Measure
Aesthetics, Light and Glare		
<p>Impact 4.1-1: Scenic Highways and Scenic Resources</p> <p>a) Would the project have a substantial effect upon a scenic highway corridor within which it is located?</p> <p>b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?</p>	<p>Less than Significant with Mitigation</p>	<p>AES-1 The County shall work with utility and infrastructure providers to make sure that all sewer, water, and storm drain infrastructure improvements located along the Highway 79 South corridor do not significantly detract from the scenic quality of this area, or affect the County's ability to designate this roadway as a County Scenic Highway at a later date.</p> <p>AES-2 All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e. type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.</p>
<p>Impact 4.1-2: Mt. Palomar Observatory</p> <p>Would the project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.1-3: Other Lighting Issues</p> <p>a) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p> <p>b) Would the project expose residential property to</p>	<p>Less than Significant with Mitigation</p>	<p>AES-3 All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development.</p>

Impact Statement	Significance	Mitigation Measure
unacceptable light levels?		
Cumulative Impacts Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Less than Significant	No additional mitigation is necessary.
Agricultural and Forestry Resources		
Impact 4.2-1: Conversion of Designated Farmland Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (and as shown in Exhibit 4.2-1 Farmland Resources), to non-agricultural use?	Potentially Significant Impact	Unavoidable impact; no mitigation proposed.
Impact 4.2-2: Encroachment and Conflicts with Existing Agriculture Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract.	Less than Significant with Mitigation	AG-1 Prior to project approval and in accordance with County Resolution No. 84-526, all implementing projects within an agricultural preserve shall cancel the applicable land conservation contract where incidental commercial uses are proposed within the Equestrian or Winery Districts or where clustered lots are proposed in the Residential District. All implementing projects shall also diminish or disestablish the subject site from the boundaries of such agricultural preserve prior to issuance of a grading permit for any of these uses.
Impact 4.2-3: Other Environmental Changes Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.	Less than Significant	No additional mitigation is necessary.
Cumulative Impacts	Less than	No additional mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
<p>Would the Project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Significant</p>	
Air Quality		
<p>Impact 4.3-1: Air Quality Management Plan</p> <p>Would the Project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p>Less than Significant with Mitigation</p>	<p>AQ-1 The County shall require new commercial and industrial implementing projects to develop a 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 Project's implementing project's discretionary review applications, and in place prior to Certificate of Occupancy.</p> <p>AQ-2 The County shall condition all implementing projects to implement the 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.</p> <p>AQ-3 In addition, the County shall require implementing projects to incorporate bicycle parking areas and horse hitching posts where applicable.</p> <p>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.</p> <p>AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects may 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</p>



Impact Statement	Significance	Mitigation Measure
		<p>parking for ultra-low emission, zero-emission, and alternative-fuel vehicles; and provide electric vehicle charging stations within the development.</p> <p>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.</p> <p>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).</p>
<p>Impact 4.3-2: Air Quality Standards</p> <p>Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p>Potentially Significant Impact</p>	<p>AQ-8 The County shall require implementing projects to comply with the following SCAQMD Applicable Rule 403 Measures:</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more). • Water active sites at least three times daily. (locations where grading is to occur will be thoroughly watered prior to earthmoving). • All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space



Impact Statement	Significance	Mitigation Measure
		<p>between the top of the load and top of the trailer).</p> <ul style="list-style-type: none"> • Pave construction access roads at least 100 feet onto the site from main road. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. • Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers. <p>AQ-9 The County shall require implementing projects to comply with the following additional SCAQMD CEQA Air Quality Handbook Dust Control Measures:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas as quickly as possible. • All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. • All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. <p>AQ-10 The County shall require implementing projects to comply with the following Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p> <ul style="list-style-type: none"> • The County shall require implementing projects to select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas) if available. • The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. • The County shall require implementing projects to



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		<p>utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</p> <ul style="list-style-type: none"> • The County shall require implementing projects to include a statement on grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. • The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways. • The County shall require implementing projects to use EPA-rated engines of Tier 3 or better. • As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. • The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below: <ul style="list-style-type: none"> a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be

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		<p>used instead of watering.</p> <ul style="list-style-type: none"> c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. d) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped from the point of origin. <p>AQ-11 Where applicable, the County shall require implementing projects to apply Conservation Management Practices for Confined Animal Facilities:</p> <ul style="list-style-type: none"> 1) Manure Handling <ul style="list-style-type: none"> a) Cover manure prior to removing material off-site; and b) Spread the manure before 11:00 AM and when wind conditions are less than 25 miles per hour; and c) Utilize coning and drying manure management by removing manure at laying hen houses at least twice per year and maintain a base of no less than 6 inches of dry manure after clean out; or in lieu of complying with conservation management practice (1c) comply with conservation management practice (1d). d) Utilize frequent manure removal by removing the manure from laying hen houses at least every seven days and immediately thin bed dry the material. 2) Feedstock Handling <ul style="list-style-type: none"> a) Utilize a sock or boot on the feed truck auger when filling feed storage bins. 3) Disturbed Surfaces <ul style="list-style-type: none"> a) Maintain at least 70 percent vegetative cover on vacant portions of the facility; or b) Utilize conservation tillage practices to manage the amount, orientation and distribution of crop and other plant residues on the soil surface year-round, while growing crops (if applicable) in narrow slots or tilled strips; or



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		<ul style="list-style-type: none"> c) Apply dust suppressants in sufficient concentrations and frequencies to maintain a stabilized surface. 4) Unpaved Roads <ul style="list-style-type: none"> a) Restrict access to private unpaved roads either through signage or physical access restrictions and control vehicular speeds to no more than 15 miles per hour through worker notifications, signage, or any other necessary means; or b) Cover frequently traveled unpaved roads with low silt content material (i.e., asphalt, concrete, recycled road base, or gravel to a minimum depth of four inches); or c) Treat unpaved roads with water, mulch, chemical dust suppressants or other cover to maintain a stabilized surface 5) Equipment Parking Access <ul style="list-style-type: none"> d) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or e) Apply material with low silt content (i.e., asphalt, concrete, recycled road base, or gravel to a depth of four inches). <p>AQ-12 Proponents of non-residential implementing projects shall prepare appropriate air quality studies which demonstrate that emissions resulting from project construction and operation do not result in significant localized impacts, or are mitigated to the extent feasible.</p>
<p>Impact 4.3-3: Sensitive Receptors Would the Project expose sensitive receptors to substantial pollutant concentrations?</p>	<p>Potentially Significant Impact</p>	<p>Refer to Mitigation Measures AQ-1 through AQ-11 above. No additional mitigation is necessary.</p>
<p>Impact 4.3-4: Objectionable Odors Would the Project create objectionable odors affecting a substantial number of people?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.3-3: Cumulative Impacts</p>	<p>Potentially Significant</p>	<p>Unavoidable Impact. Refer to Mitigation Measures AQ-1 through AQ-11 above. No</p>





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<p>Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?</p>	<p>Impact</p>	<p>additional mitigation is proposed.</p>
<p>Biological Resources</p>		
<p>Impact 4.4-1: Conflict with any Conservation Plan</p> <p>Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. No additional mitigation is necessary.</p>
<p>Impact 4.4-2: Adverse Effect on Endangered or Threatened Species</p> <p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations Section 670.2 or 670.5) or in Title 50 Code of Federal Regulations (Section 17.11 or 17.12)?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.4-3: Adverse Effect on Candidate, Sensitive, or Special Status Species</p> <p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>





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Impact Statement	Significance	Mitigation Measure
<p>species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>		
<p>Impact 4.4-4: Interfere with the Movement of Migratory Species Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>Less Than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.4-5: Adverse Effect on Riparian or Sensitive Natural Communities Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. No additional mitigation is necessary.</p>
<p>Impact 4.4-6: Adverse Effect on Federally Protected Wetlands Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.4-7: Conflict with Local Policies or Ordinances Would the project conflict with any local policies or ordinances</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>



Impact Statement	Significance	Mitigation Measure
protecting biological resources, such as a tree preservation policy or ordinance.		
<p>Cumulative Impacts</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Less than Significant	No additional mitigation is necessary.
Cultural Resources		
<p>Impact 4.5-1: Historical Resources</p> <p>Would the Project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p>	Less than Significant with Mitigation	<p>Refer to Mitigation Measure LU-1 below.</p> <p>CUL-1 For all implementing projects, the necessary archeological field surveys/studies/monitoring shall be required as part of the County’s permitting approval process. Prior to discretionary project approval or issuance of a grading permit for ministerial projects, the County Archaeologist and/or architectural historian shall do the following:</p> <ul style="list-style-type: none"> Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist (retained by the future project applicant) to conduct a field survey for historical resources on specific sites not previously surveyed for cultural resources. Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist to conduct an appropriate records search to obtain information on historical property records. Review, and if evidence suggests that potential for subsurface cultural deposits, consider archaeological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment. Consider Tribal observation and consultation during archaeological monitoring when requested by local tribal government(s) or individual(s) recognized by the Native American Heritage Commission (NAHC), when that entity provides specific information suggesting the potential for subsurface cultural



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		<p>deposits may be present. Tribal monitoring shall not replace archaeological monitoring as they serve different purposes and have different responsibilities under different authorities.</p> <ul style="list-style-type: none"> • Review, and if evidence suggests the potential for sacred land or cultural places resources, contact the Native American Heritage Commission. • Evaluate the significance and integrity of all historical resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historical Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places. • Propose recommended mitigation measures and conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines. • Require from the designated project-specific County-certified Project Archaeologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance. <p>CUL-2 If previously unknown unique cultural resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed. For this Project, unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <ul style="list-style-type: none"> • All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. • At the meeting, the significance of the discoveries



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		<p>shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <ul style="list-style-type: none"> Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.
<p>Impact 4.5-2: Archaeological Resources Would the Project cause a substantial adverse change in the significance of an archaeological resource?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below and CUL-1 through CUL-2 above. No additional mitigation is necessary.</p>
<p>Impact 4.5-3: Human Remains Would the Project disturb any human remains, including those interned outside of formal cemeteries?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.</p> <p>CUL-3 If previously unknown cultural resources, including human remains, are identified during grading activities associated with implementing projects, a County-certified qualified archaeologist shall be retained to assess the nature and significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The MLD may recommend reburial somewhere within the Project boundaries where they can be protected in perpetuity.</p>
<p>Cumulative Impacts (Cultural</p>	<p>Less than Significant</p>	<p>Refer to Mitigation Measure CUL-1 through CUL-3 above. No</p>



Impact Statement	Significance	Mitigation Measure
<p>Resource) Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>with Mitigation</p>	<p>additional mitigation is necessary.</p>
<p>Impact 4.5-4: Paleontological Resources Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.</p> <p>CUL-4 For all implementing projects, the necessary paleontological field surveys/studies/monitoring would be required as part of the permitting approval process. Prior to grading for ministerial projects, and prior to approval of discretionary projects, the County Geologist shall do the following:</p> <ul style="list-style-type: none"> • Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist (retained by the future project applicant) to conduct a field survey for paleontological resources on specific sites not previously surveyed for paleontological resources. • Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist to conduct an appropriate records search to obtain information on paleontological resource records. • Review and, if evidence suggests that potential for subsurface paleontological deposits, consider paleontological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment. • Evaluate the significance and integrity of all paleontological resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important paleontological resources. • Propose recommended mitigation measures and recommend conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique paleontological resources. • Require from the designated project-specific County-certified Project Paleontologist



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		<p>documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.</p> <p>CUL-5 If previously unknown paleontological resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed:</p> <ul style="list-style-type: none"> • All ground disturbance activities within 100 feet of the discovered paleontological resources shall be halted until a meeting is convened between the developer, the project paleontologist, and the Planning Director to discuss the significance of the find. • At the meeting, the significance of the discoveries shall be discussed and after consultation with the paleontologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the paleontological resources. • Grading of further ground disturbance shall not resume within the area of the discovery until the fossil has been properly recovered/removed from the area to be graded and/or the fossil has been determined to be insignificant.
<p>Cumulative Impacts (Paleontological Resource)</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure CUL-4 and CUL-5 above. No additional mitigation is necessary.</p>
<p>Geology, Soils, and Seismicity</p>		
<p>Impact 4.6-1: Fault Rupture, Ground Shaking, Ground Failure and Landslides</p> <p>Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>

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Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;		
Strong Seismic Ground Shaking	Less than Significant with Mitigation	<p>Refer to Mitigation Measure LU-1 below.</p> <p>GEO-1 All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project.</p>
Seismic-Related Ground Failure, Including Liquefaction	Less than Significant with Mitigation	Refer to Mitigation Measure LU-1 below and GEO-1 above.
Landslides	Less than Significant with Mitigation	Refer to Mitigation Measure LU-1 below and GEO-1 above.
<p>Impact 4.6-2: Soil Erosion/Loss of Topsoil</p> <p>Would the project result in substantial soil erosion or the loss of topsoil?</p>	Less than Significant	No additional mitigation is necessary.
Impact 4.6-3: Landslide, Lateral	Less than	Refer to Mitigation Measure GEO-1 above.

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<p>Spreading, Subsidence, Liquefaction, or Collapse</p> <p>Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</p>	<p>Significant with Mitigation</p>	
<p>Impact 4.6-4: Expansive Soils</p> <p>Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.6-5: Soils Incapable of Supporting Wastewater Disposal Systems</p> <p>Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<p>Less than Significant</p>	<p>Refer to Mitigation Measures PSU SEWER 1 through 2. No additional mitigation is necessary.</p>
<p>Cumulative Impacts</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Greenhouse Gas Emissions</p>		
<p>Impact 4.7-1: Greenhouse Gas Emissions</p> <p>Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact.</p> <p>GHG-1 All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:</p> <ul style="list-style-type: none"> The County shall require implementing projects to use low-emission and high energy efficiency



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significance?		<p>construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available.</p> <ul style="list-style-type: none"> • The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. • The County shall require implementing project to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible. • The County shall require implementing projects to include a statement on grading plans that work crews shall shut off equipment when not in use. During smog season (May through October), the overall length of the construction period shall be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. • The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways. • The County shall require implementing projects to use EPA-rated engines of Tier 3 or better for construction equipment. • As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. <p>GHG-2 Individual implementing projects shall have the option to use the Option Tables or project-specific GHG analysis in order to demonstrate that GHG emissions from the implementing project are less than significant.</p> <ul style="list-style-type: none"> • Implementing projects which implement enough



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		<p>reduction measures from the Option Tables and achieve a 100/70 points shall be considered to be consistent with the County’s GHG reduction goals for the Project area. Refer to <i>Temecula Valley Wine Country Greenhouse Gas Reduction Workbook</i> (refer to Appendix E of this Draft EIR).</p> <ul style="list-style-type: none"> Those implementing projects that do not garnish the minimum points using the Option Tables (presented in the <i>Temecula Valley Wine Country Greenhouse Gas Reduction Workbook</i>, Appendix A [refer to Appendix E of this Draft EIR]) shall require quantification of project-specific GHG emissions and shall provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions.
<p>Impact 4.7-2: Consistency with Applicable Plans, Policies, and Regulations</p> <p>Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation is necessary.</p>
<p>Cumulative Impacts</p> <p>Would implementation of the proposed Wine Country Community Plan result in cumulative impacts?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable Impact.</p> <p>Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation is proposed.</p>
<p>Hazards and Hazardous Materials</p>		
<p>Impact 4.8-1: Transport of Hazardous Materials</p> <p>Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</p>	<p>Less than Significant with Mitigation</p>	<p>HAZ-1: During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:</p> <ul style="list-style-type: none"> The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s); The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials

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		<p>Management Division requirements;</p> <ul style="list-style-type: none"> The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees; The contractor shall submit a work plan (with the permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required.
<p>Impact 4.8-2: Release of Hazardous Materials into the Environment</p> <p>Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.8-3: Emergency Response or Evacuation Plan</p> <p>Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.8-4: School Safety</p> <p>Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HAZ-1 above. No additional mitigation is necessary.</p>



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<p>within one-quarter mile of an existing or proposed school?</p>		
<p>Impact 4.8-5: Hazardous Materials Site</p> <p>Would the project be on a site which is included on a list of hazardous materials site complied pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?</p>	<p>Less than Significant with Mitigation</p>	<p>HAZ-2 All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/ absence of unexploded ordnance prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Department and Riverside County Fire Department (Hazardous Materials Emergency Response Team), and appropriate pre-construction measures will be incorporated into the implementing project’s grading and development plans, including removal of any identified hazards.</p> <p>HAZ-3 If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (U.S. Department of Defense 2004) will be implemented.</p>
<p>Impact 4.8-6: Wildland Fires</p> <p>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<p>Less than Significant with Mitigation</p>	<p>HAZ-4 During the entitlement process, all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Department’s Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current requirements of the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project.</p>
<p>Cumulative Impacts</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HAZ-1 through HAZ-4 above. No additional mitigation is necessary.</p>



Impact Statement	Significance	Mitigation Measure
Hydrology and Water Quality		
<p>Impact 4.9-1: Water Quality Standards</p> <p>Would the project violate any water quality standards or waste discharge requirements?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 and PSU SEWER 1 through 2 below.</p> <p>HYD-1 All implementing projects shall utilize the County’s Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the County’s active MS4 permit.</p> <p>Depending upon the location of the implementing project and whether it is considered a “Significant Redevelopment” or “New Development”, the County shall require the project proponent to submit the necessary additional information and condition those project accordingly.</p> <p>HYD-2 All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by the Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from average aggregate wastewater flow requirements regardless of family units.</p> <p>HYD-3 Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.</p> <p>HYD-4 Infiltration may be utilized by implementing projects for maintaining water quality standards. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMP’s. If infiltration is not feasible based on a specific site’s soils properties, some form of on-site detention should be considered to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this</p>



Impact Statement	Significance	Mitigation Measure
		<p>case other BMP's should be evaluated to meet the water quality requirements for the project. Maintaining the use of existing roadside swales in compliance with the current MS4 permit is also recommended to help maintain existing drainage patterns and help with water quality.</p> <p>HYD-5 All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following:</p> <ul style="list-style-type: none"> • Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin Plan groundwater quality objectives. • Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1). • Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4). • Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3). • Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3). • Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek.
<p>Impact 4.9-2: Groundwater Supplies</p> <p>Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop</p>	<p>Less than Significant with Mitigation</p>	<p>HYD-6 All implementing projects shall provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures and connection into the Rancho California Water District's (RCWD) master planned system. These plans must show requirements of off-site transmission mains to be constructed to serve certain areas of the project. It will be the responsibility of each implementing project proponent to ensure water system reliability/redundancy for domestic, irrigation, and emergency needs, as determined appropriate through the County's</p>



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<p>to a level that would not support existing land uses or planned uses for which permits have been granted)?</p>		<p>discretionary review process, and RCWD staff review.</p>
<p>Impact 4.9-3: Erosion or Siltation Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?</p>	<p>Less than Significant with Mitigation</p>	<p>HYD-7 All implementing projects that fall within the Murrieta Creek Area Drainage Plan shall be subject to Area Drainage Plan (ADP) fees, as enforced by the Riverside County Flood Control and Water Conservation District (RCFCWCD).</p> <p>HYD-8 All implementing projects shall consider the following flood control measures and shall use them, as applicable:</p> <ul style="list-style-type: none"> • Minimize encroachment into floodplains and watercourses to the satisfaction of the Riverside County Flood Control and Water Conservation District prior to applicable plan/permit approval. • Phase so that 100-year flood protection is ensured in all areas of development. Provide protection against flooding, erosion, siltation, and water quality impacts through interim improvements (such as temporary debris basins, earthen channels/berms, check dams, sand bag barriers, or other temporary BMPs and flood control protection measures). • Keep building pad construction from flood hazard for the 100-year frequency storm by elevating finished floor elevations above the 100-year level of flood protection. • Detain any incremental increase in drainage within the implementing project’s boundaries. For the portion of the project site within the Murrieta Creek Area Drainage Plan (ADP), detain incremental increases in drainage until the Murrieta Creek ADP is fully implemented downstream of the implementing project site.
<p>Impact 4.9-4: Surface Runoff Would the project substantially alter the existing drainage pattern of the Site or area, including through the alteration of the course of a stream or river, or substantially increase the rate</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-7 through HYD-8 and LU-1. No additional mitigation is necessary.</p>



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<p>or amount of surface runoff in a manner that would result in flooding onsite or offsite?</p>		
<p>Impact 4.9-5: Stormwater Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? From Public Utilities: Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-1 through HYD-5, HYD-7, and HYD-8. No additional mitigation is necessary.</p>
<p>Impact 4.9-6: Water Quality Would the project otherwise substantially degrade water quality?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-1 through HYD-5. No additional mitigation is necessary.</p>
<p>Impact 4.9-7: Flooding and Housing Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>
<p>Impact 4.9-8: Flooding and Structures Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>
<p>Impact 4.9-9: Flooding Risk Would the project expose people</p>	<p>Less than Significant with</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>



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or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam (dam inundation area)?	Mitigation	
Impact 4.9-10: Seiche, Tsunami, or Mudflow Would the project be inundated by seiche, tsunami, or mudflow?	No Impact	No additional mitigation is necessary.
Cumulative Impacts Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Less than Significant with Mitigation	No additional mitigation is necessary.
Land Use and Relevant Planning		
Impact 4.10-1: Divide a Community Would the project physically divide an established community?	Less than Significant	No additional mitigation is necessary.
Impact 4.10-2: Plan Consistency Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant with Mitigation	LU-1 All implementing projects (ministerial and discretionary) within the Project boundary shall be required to: <ul style="list-style-type: none"> Apply for and obtain a Change of Zone (CZ) to benefit from the implementing zones of the Wine Country Policy Area. As part of the review process, the County shall conduct a project-specific CEQA analysis for the CZ Application. Depending upon the location of the implementing project, Planning staff shall require the project proponent to conduct the necessary studies (e.g., Archeology, Geology, Biology, Hydrology, etc.). Depending upon the findings of those studies, Planning staff shall recommend that a restrictive zoning classification (such as an open space zone) be placed on areas where sensitive resources require protection. Apply for and obtain the necessary grading permit. Such grading permit shall go through the appropriate environmental analysis and identify the necessary mitigations, if any (e.g., cultural monitoring during grading, biological restoration,





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		<p>etc.), prior to approval of the grading permit.</p> <ul style="list-style-type: none"> Apply for and obtain the necessary building permit. The County shall ensure the necessary reviews of building permits by the Riverside County Flood Control and Water Conservation District (RCFCWCD), Environmental Programs Division (EPD), County Archeologist, County Geologist, etc.
<p>Impact 4.10-3: Habitat Plan Consistency</p> <p>Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 above.</p>
<p>Cumulative Impacts</p> <p>Would implementation of the proposed Wine Country Community Plan result in cumulative impacts?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Mineral Resources</p>		
<p>Impact 4.3-1: Loss of Availability of Known Mineral Resources</p> <p>Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<p>Less than Significant with Mitigation</p>	<p>MIN-1 Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762(e), prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3, the County Geologist shall make a site-specific determination as to the site’s potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.</p> <ul style="list-style-type: none"> If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of “regional or statewide significance” and the proposed use is considered “incompatible” (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resources study shall be performed to, at a minimum, document the site’s known or inferred geological conditions; describe the existing levels of

Impact Statement	Significance	Mitigation Measure
		<p>development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having “regional or Statewide significant” under the Surface Mining and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).</p> <ul style="list-style-type: none"> Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process.
<p>Cumulative Impacts Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure MIN-1 above. No additional mitigation is necessary.</p>
<p>Noise</p>		
<p>Impact 4.12-1: Temporary Noise Increases Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Less than Significant with Mitigation</p>	<p>NOI-1 All implementing projects shall comply with the following noise reduction measures during grading and building activities:</p> <ul style="list-style-type: none"> If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use. Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings. Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid

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		<p>noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p> <ul style="list-style-type: none"> Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible. <p>NOI-2 Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:</p> <ul style="list-style-type: none"> A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.
<p>Impact 4.12-2: Permanent Noise Increases</p> <p>Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact.</p> <p>NOI-3 All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian