

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 25, 2014

SUBJECT: RESOLUTION NO. 2014-040 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2014 (GPA01077 and GPA00936)/ RESOLUTION NO. 2014-044 ADOPTING THE WINE COUNTRY COMMUNITY PLAN AND CERTIFYING PROGRAM EIR NO. 524 /ORDINANCE NO. 348.4729/TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND GREENHOUSE GAS REDUCTION WORKBOOK/CEQA EXEMPT FOR GPA00936. DISTRICTS 1, 2, 3, 4 and 5.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2014-044 adopting the Wine Country Community Plan and Certifying the Program EIR No. 524; and,

Juan C. Perez
TLMA Director/
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A					Budget Adjustment: N/A
					For Fiscal Year: N/A.

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: GPA 936 1/28/14 **District:** 1, 2, 3, 4, and 5 **Agenda Number:**

#16.1/ GPA 1077-12/03/13#16.1-16.2

FORM APPROVED COUNTY COUNSEL
 BY: KARIN L. WATTS-BAZAN
 DATE: 2/27/14
 Departmental Concurrence

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Design Guidelines/Greenhouse Gas Reduction Workbook/Program EIR No. 524) and General Plan Amendment No. 936

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ADOPT RESOLUTION NO. 2014 - 040 amending the Riverside County General Plan in accordance with the Board's actions taken on GENERAL PLAN AMENDMENT NO. 1077 amending the existing Southwest Area Plan (SWAP) and Circulation Element of the Riverside County General Plan; and GENERAL PLAN AMENDMENT NO. 936 amending the existing Mead Valley Area Plan (MVAP); and,

ADOPT ORDINANCE NO. 348.4729 amending Riverside County Ordinance No. 348 to add the following four new zoning classifications that implement General Plan Amendment No. 1077: Wine Country-Winery Existing, Wine Country-Winery, Wine Country-Equestrian, and Wine Country-Residential; and,

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

DIRECT the Clerk of the Board to submit the **Notice of Determination** for the Program EIR No. 524 and the **Notice of Exemption** for GPA00936 to the County Clerk for filing and posting within five (5) working days of the approval for the above referenced projects.

BACKGROUND:

The first General Plan Amendment Cycle of 2014 is comprised of General Plan Amendment No. 936 and General Plan Amendment No. 1077. The individual General Plan Amendment and accompanying project components are described below.

I. GENERAL PLAN AMENDMENT NO. 1077 (GPA01077) (Policies and Circulation Network Amendment)

A. Summary:

General Plan Amendment No. 1077 (GPA01077), along with Ordinance No. 348.4729, Temecula Valley Wine Country Design Guidelines and Temecula Valley Greenhouse Gas Reduction Workbook composes the Temecula Valley Wine Country Community Plan (Project) and was considered by the Board of Supervisors in public hearings on September 24, 2013 and December 3, 2013. The Project's objectives are:

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 components of the Temecula Valley Wine Country Community Plan that were tentatively approved on December 3, 2013 are attached to this Form 11 as Attachment B through Attachment E and are described below.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Design Guidelines/Greenhouse Gas Reduction Workbook/Program EIR No. 524) and General Plan Amendment No. 936

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Attachment B: Resolution No. 2014-040 Exhibit A: General Plan Amendment No. 1077 (General Plan Policy and Circulation Amendments) proposes to amend the following components of the General Plan:

- a. Revisions to the existing Southwest Area Plan (Third Supervisorial District)
 - i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area policies SWAP 1.1 through SWAP 1.20; Revisions to the SWAP Statistical Summary Table;
 - ii. Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area (SWAP Policy Areas Figure 4);
 - iii. Addition of Figure SWAP Figure 4B: Temecula Valley Wine Country Policy Area with Districts. This figure delineates each Wine Country District, Winery District Overlay and existing wineries that are on less than 20 acres;
 - iv. Revisions to the SWAP Circulation Network (SWAP Figure 7);
- b. Revisions to the existing General Plan Circulation Element (County-wide)
 - i. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above;
 - ii. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;

Attachment C: Ordinance No. 348.4729 is an amendment to the Riverside County Ordinance No. 348 to add four new zoning classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country-Residential; and Wine Country - Equestrian.

Attachment D: The Temecula Valley Wine Country Design Guidelines will replace the existing Citrus Vineyard Policy Area Design Guidelines and will apply to the entire Project area.

Attachment E: The Temecula Valley Greenhouse Gas Reduction Workbook (workbook) provides greenhouse gas (GHG) reduction measures, pending adoption of an updated General Plan Air Quality Element and the County Climate Action Plan (CAP), to ensure that new development achieve the County's GHG emission reduction thresholds as set forth in the workbook. Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

Next step for Project Implementation:

The Wine Country Community Plan creates three districts for the subject area that includes the following: Winery District, Residential District and Equestrian District. Ordinance No. 348.4729 sets forth four (4) new zoning classifications that implements the policies established by General Plan Amendment No. 1077 and further refines the uses allowed in the area's three districts.

The adoption of Ordinance No. 348.4729 amends the County's Land Use Ordinance to add the new zoning classifications. It does not effectively change the zoning classification on individual parcels. Therefore, until a parcel's zoning classification is formally changed by a change of zone, property owners may continue conducting existing legal uses on their respective properties. If a

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property owner wants to change the existing use, a change of zone to the appropriate new zoning classification may be required to do so.

The County will work with the existing horse ranches to ensure uses are in compliance with the Project. This step includes an inventory of existing horse ranches, review of existing permits, and a County-initiated change of zone. It is estimated that it will cost approximately \$10,000 in County Counsel staff time to assist the Planning Department in processing this County initiated change of zone. The overall work effort will cost the Planning Department approximately \$50,000 to complete.

Due to significant amount of public testimony during the December 3, 2013 public hearing, the Board removed the proposed Wine Country Trails and Bikeway Network map from the Wine Country Community Plan. The Board directed the Riverside County Park District Advisory Committee (DAC) to further refine the proposed Trails and Bikeway Network map and develop a comprehensive Trails Program for its implementation. On January 9, 2014, the District Advisory Committee directed the Staff to work with the County Trails Committee on the formation of an ad-hoc committee to provide additional review and consideration on the Trails network. The ad-hoc committee will consist of 7 to 9 members from the community and the 2-3 members from the County Trails Committee. The ad-hoc committee will submit their recommendations to the County Trails Committee for recommendation to the DAC. The DAC will review the Trails Committee findings and submit their recommendations to the Board of Supervisors for approval.

B. Impact on Citizens and Businesses:

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

C. SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

II. General Plan Amendment No. 936 (GPA00936) (Land Use)

A. Summary:

General Plan Amendment No. 936 in the First Supervisorial District proposes to amend the General Plan the General Foundation Component of the subject site from Rural Community (RC) to Community Development (CD) and to amend the land use designation from Low Density Residential (CD:LDR) to Commercial Retail (CD:CR). Tentative approval of GPA00936 was made by the Board of Supervisors on January 28, 2014, along with tentative approval of Change of Zone No. 7734, adoption of a finding of "Public Convenience and Necessity", and approval of Conditional Use Permit No. 3642 to allow improvements (façade enhancements, paving of the parking area, and street improvements) to an existing neighborhood retail center consisting of a 5,310 sq.ft. market with the sale of alcoholic beverage for off-premise consumption and a 1,785 sq.ft. retail building with propane gas sales.

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Guidelines/Greenhouse Gas Reduction Workbook/Program EIR No. 524) and General Plan Amendment No.
936

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B. Impact on Citizens and Businesses:

This project has been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission on December 4, 2013 and the Board on January 28, 2014.

C. SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Resolution No. 2014-040 Amending the Riverside County General Plan – First Cycle of General Plan Amendments for 2014 (GPA01077 and GPA00936)
- B. Resolution No. 2014-040 Exhibit A: General Plan Amendment No. 1077
- C. Ordinance No. 348.4729
- D. Temecula Valley Wine Country Design Guidelines
- E. Temecula Valley Wine Country Greenhouse Gas Reduction Workbook
- F. Resolution No. 2014-044 Adopting the Wine Country Community Plan and Certifying the Program EIR No. 524
- G. EIR No. 524 Notice of Determination
- H. General Plan Amendment No. 936 Exhibit 6
- I. GPA00936 Notice of Exemption

Attachment A:

Resolution No. 2014-040

Amending the Riverside County General Plan

First Cycle of General Plan Amendment for 2014 (GPA01077 and GPA00936)

**RESOLUTION NO. 2014-040
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(First Cycle General Plan Amendments for 2014)**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., public hearings were held before the Riverside County Board of Supervisors and before the Riverside County Planning Commission to consider proposed amendments to the Southwest Area Plan, the Mead Valley Area Plan and the Circulation Element of the Riverside County General Plan; and,

WHEREAS, all provisions of the California Environmental Quality Act (“CEQA”) and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

WHEREAS, the proposed general plan amendments described herein are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on March 11, 2014 that:

A. General Plan Amendment No. 1077 (GPA01077) is a component of the Temecula Valley Wine Country Community Plan (Project) and is a proposal to amend the Southwest Area Plan (SWAP) and the Circulation Element to remove the Citrus/Vineyard and Valle de los Caballos Policy Areas, incorporate the Temecula Valley Wine Country Policy Area (WCPA), update the circulation network within the WCPA and update the Non-motorized Transportation section within the Circulation Element.

1. The Project area is 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 located in the Third Supervisorial District, as shown on “Figure 4: Southwest Area Plan Proposed Overlay and Policy Areas” of exhibit entitled “Exhibit A: General Plan

FORM APPROVED COUNTY COUNSEL
DATE 03/25/14
MICHELLE CLACK

1 Amendment No. 1077”, a copy of which is attached hereto and incorporated by this
2 reference.

3 2. GPA01077 proposes text and figure amendments to the SWAP to remove the
4 Citrus/Vineyard Policy Area and delete its corresponding policies SWAP 1.1 through
5 SWAP 1.6; as well as to remove the Valle De Los Caballos Policy Area and delete its
6 corresponding policy SWAP 2.1. The former Citrus/Vineyard and Valle De Los Caballos
7 Policy Areas respectively cover approximately 7,576 acres and 2,913 acres. The
8 Amendment removes these policy areas from Figure 4. The Amendment also incorporates
9 the WCPA into the SWAP, which includes the following: addition of policies SWAP 1.1
10 through SWAP 1.20; update to “Table 2: Statistical Summary of the Southwest Area
11 Plan”; illustrate the WCPA on Figure 4; add new “Figure 4B: Temecula Valley Wine
12 Country Boundary and Districts”; and update the circulation network within the WCPA as
13 shown in “Figure 7: Southwest Area Proposed Circulation” and Circulation Element
14 “Figure C-1: Circulation Element Proposed”. The WCPA covers an area that is
15 approximately 17,910 acres. The WCPA encompasses the majority of the areas formerly
16 covered by the Citrus/Vineyard Policy Area and the Valle De Los Caballos Policy Area, as
17 well as approximately 7,516 acres within the surrounding vicinity of these policy areas to
18 the west, east, south and north.

19 3. The WCPA establishes the following three Wine Country Districts: Wine Country –
20 Winery District, approximately 9,734 acres, Wine Country – Equestrian District,
21 approximately 3,171 acres, and Wine Country – Residential District, approximately 5,005
22 acres. The Amendment also includes the Winery District Overlay within the Wine
23 Country – Winery District, which is a land use overlay covering approximately 112 acres.
24 The Wine Country Districts and Winery District Overlay are shown on “Figure 4B:
25 Temecula Valley Wine Country with Districts” of Exhibit A, and is incorporated by this
26 reference. Also shown on Figure 4B, are 31 wineries that are on less than 20 gross acres
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1 that have current land use entitlements and will be within the Wine Country – Winery
2 Existing Zone pursuant to Ordinance No. 348.4729.

- 3 4. GPA01077 also amends the General Plan circulation network within the WCPA, updates
4 “Figure 7: Southwest Area Plan Proposed Circulation” as included in Exhibit A,
5 incorporated by this reference, and the Circulation Element “Figure C-1: Circulation
6 Element Proposed” as included in Exhibit A, incorporated by this reference. The
7 Amendment also updates the non-motorized transportation section of the Circulation
8 Element, specifically policies C 15.1 through C 17.1 and C 17.3 through C18.3, as well as
9 updates “Figure C-8: Trails Type Classification Details”, which are included in Exhibit A.
- 10 5. The Project does not change the zoning classifications on individual parcels. The Project
11 only establishes land use development policies that implement the County’s goals of
12 preserving and enhancing the viticulture potential, rural lifestyle and equestrian activities
13 within this unique area of the County. The Project’s policies will help coordinate growth
14 in a manner that avoids land use conflicts and implements the County’s vision to
15 adequately provide supporting infrastructure to keep up with growth in the Project area.
- 16 6. The Project, as approved, does not apply to the two parcels owned by the Calvary Church
17 Bible Fellowship (Calvary). There was much testimony during the public hearings
18 regarding Calvary’s parcels. Concerns were voiced by existing residents, surrounding
19 property owners and Calvary. Calvary intends to continue using its properties for religious
20 exercise, and such use falls within the Religious Land Use and Institutionalized Persons
21 Act (RLUIPA). Not applying the Project to Calvary’s parcels allows the County to ensure
22 there is no violation of RLUIPA by maintaining existing land use policies and regulations
23 to accommodate this religious exercise.
- 24 7. After considering all the competing interests presented during the public hearings, the
25 Board made the reasonable accommodation to approve the Project, but not apply it to
26 Calvary’s parcels. The two parcels owned by Calvary total approximately twenty (20)
27 acres, while the Project’s policy area covers approximately 17,000 acres. Not applying the
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1 Project to Calvary's 20 acres allows Calvary to continue its legal uses on the parcels,
2 which supports the surrounding community, while also allowing the County to achieve a
3 balanced land use pattern that reduces land use inconsistencies and ensures appropriate
4 infrastructure for traffic, water and sewer for the anticipated growth of the area. This
5 furthers the County's vision to promote development and preservation of unique
6 communities in which each community exhibits a special sense of place and quality of
7 design.

- 8 8. Furthermore, removing 20 acres from the total 17,000 acres will not hinder the Project's
9 purpose because there is still ample opportunity in the remaining acres for development
10 that will preserve and expand winery and equestrian operations. Further, as Calvary's
11 parcels will remain citrus/vineyard zoning, any future development on said parcels will
12 require compliance with the 75% planting requirement. Therefore, future development on
13 Calvary's parcels will be similar to development allowed under the Project and will further
14 the County's goals of preserving the viticulture and rural lifestyle of the Project area.
- 15 9. Additionally, based on information and testimony provided in the public hearings, the
16 Board agreed to remove approximately 200 other parcels from the Project as requested by
17 the various property owners. These requests were unrelated to religious uses. Removing
18 these parcels from the Project was based on their existing and designated land uses,
19 topography, location within the Project's boundary and being located ideally for a Tourist
20 Information Center or Park and Ride facility. Removing these parcels allows the County
21 to balance land uses in the area while also fulfilling the Project's purpose which is to
22 provide a blueprint for future growth in the area to ensure development enhances the
23 quality of life for existing and future residents, while providing opportunities for continued
24 preservation and expansion of winery and equestrian operations within the area.
- 25 10. This Amendment is associated with Ordinance No. 348.4729, Temecula Valley Wine
26 Country Design Guidelines and Temecula Valley Wine Country Greenhouse Gas
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1 Reduction Workbook, which were considered concurrently with GPA01077 at the public
2 hearings before the Planning Commission and the Board of Supervisors.

- 3 11. Ordinance No. 348.4729 establishes four new zoning classifications to implement the
4 WCPA policies. The Temecula Valley Wine Country Design Guidelines updates the
5 existing Citrus Vineyard Design Guidelines (design guidelines) and is applicable to future
6 development within the WCPA. The Temecula Valley Wine Country Greenhouse Gas
7 Reduction Workbook (workbook) serves to implement the greenhouse gas (GHG)
8 reduction policies and objectives of Riverside County.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
10 on this matter, both written and oral, including Program Environmental Impact Report No. 524, that:

- 11 1. The Project area is located in the Southwest Area Plan (SWAP).
12 2. The Project area is approximately 18,005 acres.
13 3. The Southwest Area Plan Land Use Map determines the extent, intensity, and locations of
14 land uses within the SWAP.
15 4. The parcels within the Project Area includes various land use designations including,
16 Agriculture (AG), Rural Residential (RR), Rural Mountiounous (RM), Rural Community-
17 Estate Density Residential (RC-EDR), and Open Space-Conservation Habitat (OS-CH).
18 5. The parcels within the Project Area includes various zoning classifications including,
19 Citurs Vineyard (C/V), Commercial-Citrus Vineyard (C/CV), Light Agriculture (A-1),
20 Residential-Agriculture (R-A), Rural Residential (R-R), Heavy Agriculture (A-2),
21 Watercourse (W-2), Open Area Combining Zone Residential Deveelopment (R-5), and
22 One Family Dwelling (R-1).
23 6. The Southwest Area Plan includes policy areas that provides focused policies unique to
24 specific communities to guide future development; these policy areas are shown on SWAP
25 Figure 4.
26 7. The Project area includes areas formerly covered by the Citrus/Vineyard Policy Area of
27 approximately 7,576 acres and the Valle de los Caballos Policy Area of approximately
28 2,913 acres, as well as approximately 7,516 acres within the vicinity of these policy areas.

- 1 8. The areas that were once covered by the Citrus/Vineyard and Valle de los Caballos Policy
2 Areas and not included in the WCPA will develop according to the underlying land use
3 designations and zoning classifications. Future development for these areas will undergo
4 its own development review and environmental assessment.
- 5 9. The Project area is composed of rural residential estate lots, vineyards, wineries and
6 ancillary uses, citrus groves, light agriculture uses, equestrian establishments, residential
7 uses with equestrian amenities, a private school and vacant undeveloped properties.
- 8 10. The adjacent land uses to the Project area includes urbanizing areas within the City of
9 Temecula as well as existing residential subdivisions, retail commercial, educational and
10 office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway
11 79. Lake Skinner, Vail Lake, Pechanga Casino, campgrounds, and recreational vehicle
12 parks as well as related recreational amenities exist in the vicinity as well.
- 13 11. In 2009, the Board of Supervisors initiated the Project to comprehensively review the
14 region's vision and policies to properly coordinate growth at a regional level to achieve
15 harmonious coexistence between all interests.
- 16 12. The Project has been developed to achieve the following goals: ensure that the Temecula
17 Valley Wine Country region develops in an orderly manner that maximizes the area's
18 viticulture and related uses, balance the needs to protect existing rural lifestyles in the area,
19 ensure that the Riverside County General Plan and its supporting regulatory documents
20 provide a comprehensive blueprint that will achieve the community's vision, ensure
21 adequate provisions, such as, but not limited to, development review and development
22 standards for the establishment of wineries, equestrian operations, associated auxiliary
23 uses, and other compatible uses.
- 24 13. To meet the goals provided above, the Project's objectives are as follows: to preserve and
25 enhance viticulture potential, rural lifestyle and equestrian activities; to continue to allow
26 for an appropriate level of commercial tourist activities that is incidental to viticulture
27 activities; to coordinate where, and under what circumstances, future growth should be
28 accommodated; and, to develop provisions such as, but not limited to, development review

1 and development standards to ensure that future growth is balanced and coordinated with
2 the appropriate public services, infrastructure and other basic necessities for a healthy and
3 livable community.

4 14. GPA01077 is an Entitlement/Policy Amendment, which requires the following findings to
5 be made: the proposed change does not involve a change in or conflict with the Riverside
6 County Vision, any General Plan Principle set forth in General Plan Appendix B or any
7 Foundation Component designation in the General Plan; the proposed amendment would
8 either contribute to the achievement of the purposes of the General Plan or, at a minimum,
9 would not be detrimental to them; and, special circumstances or conditions have emerged
10 that were unanticipated in preparing the General Plan.

11 15. GPA01077 does not involve a change in or conflict with the Riverside County Vision
12 because it supports the following General Plan vision statements: agricultural land that
13 remains economically viable, either as a permanent or temporary economic resource, is well
14 protected by polices, ordinances, and design regulations applicable to new development
15 that may be planned nearby; more efficient use of developable land is facilitating the
16 continued use of agricultural lands and the acquisition of open space; and jobs/housing
17 balance is significantly improved overall, as well as within subregions of the County.

18 16. GPA01077 expands on the current Citrus/Vineyard Policy Area and Valle de los Caballos
19 Policy Area boundaries and policies to achieve balance between the activities and
20 employment associated with wineries, equestrian activities and residential interests.
21 GPA01077 ensures the Project area's growth remains concentrated on agriculture, equine
22 lands, large lot estates and open spaces by requiring these uses as the primary uses. These
23 uses make up the area's environmental character as provided in the SWAP special note on
24 implementing vision, "From the vineyards to the ecological preserve, there are an
25 abundance of activities based on the environmental setting unique to the Southwest
26 planning area. Not only are these attractions visually appealing, they are also a major
27 economic draw for the Southwest planning area. The tourism and products generated by
28 these natural resources carry out the Vision within the Southwest planning area by

1 preserving, maintaining, and actively using such destinations as the Santa Rosa Plateau, the
2 Citrus/Vineyard areas, and the surrounding hillsides, while promoting the individuality of
3 the communities within and around these attractions.”

4 17. GPA01077 also establishes policies that minimize land use conflicts, such as limiting uses
5 on development projects that are less than 20 acres and requiring 20 acres or more for
6 development with higher intensity uses. Additionally, the Amendment encourages the
7 area’s very low intensity rural lifestyle by requiring a 10 acre minimum for residential lot
8 size and supports the goal to maintain the area’s equestrian, rural residential and
9 agricultural activities.

10 18. GPA01077 is also consistent with the following Land Use Element policies: LU 1.5: the
11 County shall participate in regional efforts to address issues of mobility, transportation,
12 traffic congestions, economic development, air and water quality, and watershed and
13 habitat management, child care with cities, local and regional agencies stakeholders, Indian
14 nations, and surrounding jurisdictions; LU 2.1a: provide a land use mix at the countywide
15 and area plan levels based on projected need and supported by evaluation of impacts to the
16 environment, economy, infrastructure, and services; LU 2.1b: accommodate a range of
17 community types and character, from agricultural and rural enclaves to urban and suburban
18 communities; LU 3.1a: accommodate communities that provide a balanced mix of land
19 uses, including employment, recreation, shopping, and housing.; LU 3.3: promote the
20 development and preservation of unique communities in which each community exhibits a
21 special sense of place and quality of design; LU 4.1: require that new developments be
22 located and designed to visually enhance, not degrade the character of the surrounding
23 area; LU 5.2: monitor the capacities of infrastructure and services in coordination with
24 service providers, utilities, and outside agencies and jurisdictions to ensure that growth
25 does not exceed acceptable levels of services; LU 6.4: retain and enhance the integrity of
26 existing residential, employment, agricultural, and open space areas by protecting them
27 from encroachment of land uses that would result in impacts from noise, noxious fumes,
28 glare, shadowing, and traffic; LU 6.5: require buffering to the extent possible between

1 urban uses and adjacent rural/equestrian oriented land uses; LU 7.1: accommodate the
2 development of a balance of land uses that maintain and enhance the County's fiscal
3 viability, economic diversity, and environmental integrity; LU 7.9: allow home enterprise
4 and home occupation activities consistent with preserving the quality of the residential
5 environment in which they are located; LU 7.12: improve the relationship and ratio
6 between jobs and housing so that residents have an opportunity to live and work within the
7 County; LU 8.4: allow development clustering and/or density transfers in order to preserve
8 open space, natural resources, and/or biologically sensitive resources; LU 10.2: ensure
9 adequate separation between pollution producing activities and sensitive emission
10 receptors, such as hospitals, residences, child care centers and schools; LU 12.6: require
11 that adequate and accessible circulation facilities exist to meet the demands of a proposed
12 land use; LU 13.1: preserve and protect outstanding scenic vistas and visual features for
13 the enjoyment of the traveling public; LU 18.1: protect agricultural uses. . .by discouraging
14 inappropriate land division in the immediate proximity and allowing only uses and
15 intensities that are compatible with agricultural uses; LU 18.5: continue to participate in
16 the California Land Conservaion Act (the Williamson Act) of 1965; LU 18.6: adhere to
17 Riverside County's Right-to-Farm Ordinance; and, LU 19.3: ensure that development does
18 not adversely impact the open space and rural character of the surrounding area.

- 19 19. Regarding the General Plan Principles, GPA01077 supports the Community Development,
20 Design, Agricultural, Rural Development, and Economic Development General Plan
21 Principles. Specifically, GPA01077 achieves the following: it addresses regional issues of
22 mobility, transportation system development, traffic congestion reduction, clean air and
23 clean water, watershed management and habitat linkage; establishes policies that are
24 tailored to local needs in order to accommodate the particular level of anticipated
25 maturation in the Temecula Valley Wine Counry region; ensures a balance of jobs,
26 housing and services within this region; promotes development of "unique community
27 identity" within the Project area; supports agriculture as an economic land use and other
28 indirect benefits, such as visual open space; protects the long-term agricultural areas from

1 urban encroachment; supports rural lifestyle; provides employment-generating uses in
2 Riverside County and stimulates the growth of businesses focused on national and
3 international markets; provides for the continued and expanded production of agriculture
4 products by conserving areas appropriate for agriculture and related infrastructure and
5 supporting services; stimulates home enterprise and home occupation activities as much as
6 possible, consistent with preserving the quality of the residential environment in which
7 they are located.

8 20. Regarding the Foundation Component designation, GPA01077 does not change a
9 Foundation Component designation. GPA01077 revises the existing Southwest Area Plan
10 and Circulation Element as described herein. Additionally, The Foundation Components
11 found in the WCPA are Agriculture, Rural and Rural Community. GPA01077 supports the
12 general characteristics of these Foundation Components such as as large lots sizes, single
13 family residential units, recreational, agricultural, viticultural and equestrian uses.

14 21. The purpose of the General Plan is to guide growth and development within the
15 unincorporated Riverside County. It is the blueprint for the public and private
16 development that decision makers rely on to build communities through land use decisions.

17 22. The Project's purpose is to provide a blueprint for future growth within the Project's area
18 to ensure development enhances the quality of life for existing and future residents, while
19 providing opportunities for the preservation and expansion of winery and equestrian
20 operations within the area. Specifically, the Project's policies ensure the distinct
21 characteristics of each Wine Country Districts are maintained, ensures expansion of
22 viticulture uses to occur throughout the WCPA by allowing wineries, permitting densities
23 that will enhance the area's rural characteristics, promoting and supporting the area's
24 tourist potential and agriculture uses, ensures the future development and implementation
25 of an integrated trails network, and provides development design features to ensure new
26 development will meet the County's greenhouse gas reduction targets.

27 23. Additionally, the Circulation Element encourages the development of a well-planned trails
28 system that will provide for an improved quality of life by providing a recreational amenity

1 and a viable alternative to the automobile. GPA01077 updates the circulation network
2 within the WCPA to reflect the rural characteristics of WCPA, updates the Circulation
3 Element Non-Motorized Transportation policies C 15.1 through C 18.3 and updates Figure
4 C-8 Trails Type Classification Details to establish a future trails network within this Policy
5 Area and throughout Riverside County.

6 24. For the reasons stated above, GPA01077 contributes to the achievement of the purposes of
7 the General Plan, is consistent with the policies of the Southwest Area Plan, with all
8 policies of the Riverside County General Plan and serves as a blueprint for growth that
9 reinforces the community's desire to preserve the area's rural ambiance while promoting
10 winery and equestrian activities.

11 25. Special circumstances or conditions have also emerged that were unanticipated in
12 preparing the 2003 General Plan. Specifically, the number of wineries, residential
13 subdivisions, and equestrian uses within the Project's area has rapidly increased at a rate
14 not expected under the anticipated growth modeling contained within the General Plan.
15 These uses are significant tourist attractions to the region, which in turn provides a
16 continual economic benefit to the surrounding businesses. However, if this increase in
17 growth is left unmanaged, it will continue to strain the existing infrastructure, agriculture,
18 environmental resources, and rural ambiance. The Project's purpose is to manage this
19 growth and balance the various community interests.

20 26. Furthermore, the Amendment will not be detrimental to public health, safety, and welfare.

21 27. Program Environmental Impact Report No. 524 was prepared to analyze GPA01077 and
22 its related cases. A Mitigation Monitoring Plan and statement of overriding considerations
23 were prepared and are specifically set forth in Board of Supervisors' Resolution No. 2014-
24 044, which is incorporated herein by reference in its entirety.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
26 on this matter, including Program Environmental Impact Report No. 524 and Resolution No. 2014-044,
27 the Board **CERTIFIES EIR NO. 524**, and that EIR No. 524 was presented to the Board and has been
28 reviewed and considered by the Board in evaluating the Project; that EIR No. 524 has been completed in

1 compliance with CEQA; and that EIR No. 524 is an accurate and objective statement that complies with
2 the California Environmental Quality Act and reflects the County's independent judgment and analysis.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that in consideration of the facts
4 and findings set forth above, the Board **ADOPTS** General Plan Amendment No. 1077 as described herein
5 and as shown on the exhibit entitled "Exhibit A: General Plan Amendment No. 1077", which also
6 includes the following: "Figure 4: Southwest Area Plan Proposed Overlay and Policy Areas", "Figure
7 4B: Temecula Valley Wine Country with Districts", "Figure 7: Southwest Area Plan Proposed
8 Circulation", "Figure C-1: Circulation Element Proposed", "Figure C-8: Trails Type Classification
9 Details".

10 **B. General Plan Amendment No. 936 (GPA00936)** is a proposal to amend the foundation
11 component and land use designation for 2.2 acres from Rural Community: Low Density Residential (RC:
12 LDR) to Community Development: Commercial Retail (CD:CR) located at the northwest corner of
13 Carroll Street and Markham Street in the Mead Valley Zoning Area of the First Supervisorial District as
14 shown on the exhibit entitled "CZ07734 GPA00936 CUP03642 Proposed General Plan, Exhibit 6", a
15 copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No.
16 936 is associated with Change of Zone No. 7734 and Conditional Use Permit No. 3642 (CUP No. 3642),
17 which were considered concurrently with this amendment at the public hearings before the Planning
18 Commission and Board of Supervisors on December 3, 2013 and January 28, 2014. Change of Zone No.
19 7734 proposes to amend the zoning classification for the subject property from Rural Residential ½ Acre
20 Minimum (R-R-½) to General Commercial (C-1/C-P). CUP No. 3642 will allow improvements to the
21 existing building's façade, landscaping and parking area. Additionally, it will allow the sale of propane
22 gas and alcoholic beverages for offsite consumption.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
24 this matter, both written and oral, that:

- 25 1. The site is located in the Mead Valley Area Plan.
 - 26 2. The Mead Valley Area Plan Land Use Map determines the extent, intensity, and location
27 of land uses within the Mead Valley Area.
- 28

- 1 3. The site is designated Rural Community: Low Density Residential as reflected on the
2 Mead Valley Area Plan. The existing designation is Rural Community: Low Density
3 Residential.
- 4 4. GPA00936 proposes to change the Mead Valley Area Plan Land Use Designation on
5 approximately 3.42 acres from Rural Community: Low Density Residential to Community
6 Development: Commercial Retail as reflected on Exhibit 6.
- 7 5. Surrounding land use designations consist of Rural Community: Low Density Residential
8 to the north, east, south, and west.
- 9 6. The 3.42 acre project site's current zoning is Rural Residential – ½ Acre Minimum (R-R-
10 ½).
- 11 7. The site is surrounded by properties zoned Rural Residential – ½ Acre Minimum (R-R- ½)
12 to the west, north, south, and east.
- 13 8. Surrounding land uses include scattered single family residences and vacant land to the
14 north, east and west and south.
- 15 9. The proposed amendment contributes to the achievement of the purposes of the General
16 Plan or, at a minimum, would not be detrimental to them. The General Plan provides
17 guidance to planners, the public and the decision makers on the ultimate pattern of
18 development in the County of Riverside. The land use pattern is an expression of the
19 community's values and visions. The land use pattern of the Mead Valley Area Plan
20 reflects a commitment to the continuation of the rural/semi-rural lifestyle in this part of the
21 County. This amendment ensures that a market that has existing in the area for over 30
22 years can continue its operations under the appropriate land use designation. This will
23 allow the neighborhood residents who cannot or have difficulty traveling to large grocery
24 stores to continue using this neighborhood market.
- 25 10. GPA00936 does not involve a change or conflict with the Riverside County Vision.
26 Specifically, the Riverside County Vision recognizes that "each of the County's rural areas
27 and communities has a special character that distinguishes them from urban areas and from
28 each other. They benefit from some conveniences such as small-scale local commercial

1 services and all-weather access roads, yet maintain an unhurried, uncrowded life style.
2 Rural residents accept the fact that they must travel some distance for more complete
3 services and facilities.” GPA00936 supports this vision statement of the General Plan by
4 ensuring that the existing market will be able to operate and serve the surrounding rural
5 community.

- 6 11. During the review process, it was determined that the existing commercial use was
7 established prior to the adoption of the comprehensive 2003 Riverside County Integrated
8 Plan (RCIP) General Plan. The prior Mead Valley Community Plan permitted “very
9 limited rural commercial land uses that primarily serve the surrounding neighborhood . . .
10 on R-R-1/2, C-R and R-R zoned properties within the Category III residential designations.
11 . . .” (1989 Mead Valley Community Plan). The prior land use designation on these parcels
12 was Rural ½ Acre Minimum, which is within the Category III residential designation.
13 Proper permits for the existing market were obtained in early 1970 to provide general food.
14 Since then, the use has not changed and continues to serve the surrounding neighborhood.
- 15 12. The 2003 RCIP General Plan designation of RC: LDR for these parcels does not reflect the
16 existing commercial use. GPA00936 will ensure that the existing land use is consistent
17 with the Riverside County General Plan.
- 18 13. GPA00936 would not create an internal inconsistency among the General Plan Elements
19 and does not involve a change in or conflict with a General Plan Principle. The proposed
20 amendment will allow consistency with the existing land use as a market that has been in
21 operation over three decades. The foundation amendment was initiated by the Board of
22 Supervisors on September 15, 2009 to make the existing land use and the General Plan
23 designation consistent. The Commercial Retail land use designation allows for the
24 development of commercial retail uses at a neighborhood, community and regional level,
25 as well as for professional office and tourist-oriented commercial uses. The amount of
26 land designated for Commercial Retail development within the County's land use plan
27 exceeds that amount which is anticipated to be necessary to serve the County's population
28 at build out. This oversupply will ensure that flexibility is preserved in site selection

1 opportunities for future retail development within the County. Land Use Element Policy
2 LU 25.2 requires that once 40% of the area designated Commercial Retail within any Area
3 Plan is built out, commercial retail development applications that are proposed within that
4 Area Plan will only be considered for approval based on demonstrated market need, as
5 well as a demonstrated ability to accommodate the traffic impacts the development will
6 generate. To accurately carry out this policy, the proposed amendment will ensure that
7 existing commercial uses are accounted for.

8 14. Additionally, the proposed amendment will improve the ratio of jobs-to-workers in the
9 County. The proposed use has and will continue to provide jobs in the retail market.
10 Although the number of employees may not be high, it is steady and will provide a
11 continued income source for the employees.

12 15. In light of the above, the proposed amendment is consistent with the goals and policies of
13 the Mead Valley Area Plan, with all policies of the Riverside County General Plan and will
14 not be detrimental to public health, safety or welfare.

15 16. GPA00936 and associated entitlements allow the existing facility to continue operating at
16 its current site. The associated entitlements will allow improvements to the existing
17 building's façade, landscaping and parking area. There is no expansion of the existing
18 facility. Therefore, it is exempt from CEQA pursuant to CEQA Guidelines Section 15301,
19 Section 15303, and Section 15311.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** GPA00936
21 **EXEMPT** from CEQA and **ADOPTS** General Plan Amendment No. 936 (GPA0936) amending the Land
22 Use Designation for 2.2 acres from Rural Community: Low Density Residential (RC: LDR) to
23 Community Development: Commercial Retail (CD:CR) located southerly at the northwesterly corner of
24 Carroll Street and Markham Street in the Mead Valley Zoning Area of the First Supervisorial District as
25 described herein and shown on the exhibit entitled "CZ07767 GPA00936/ CUP03642 Proposed General
26 Plan, Exhibit 6".
27
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
2 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
3 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
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28 CYCLES\FINAL GPA CYCLE RESOLUTION FOR 1077 AND 936.DOCX

Policy Areas

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

POLICY AREAS

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



A view of one of the Temecula Vineyards



Temecula Valley Wine Country Policy Area

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

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

- SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.
- SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.



County of Riverside General Plan Southwest Area Plan – GPA No. 1077

- SWAP 1.3 Permit Class I Wineries on 5 acres or more provided that at least:
- 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production are grown or raised within the county; and
 - The winery facility shall be less than 1,500 square feet.
- SWAP 1.4 Permit Class II Wineries with limited commercial uses such as sampling rooms and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:
- 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production are grown or raised within the county; and
 - The winery facility shall at least produce 3,500 gallons of wine annually.
- SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (March 11, 2014) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.
- SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.
- SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.
- SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

Wine Country – Winery District

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

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



SWAP 1.10 Allow the 31 existing wineries that were adopted prior to March 11, 2014 and are shown on Figure 4B to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.

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

Winery District Overlay

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

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

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

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

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

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

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

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

Wine Country – Equestrian District

The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of



County of Riverside General Plan *Southwest Area Plan – GPA No. 1077*

the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.

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

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

Wine Country – Residential District

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

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

SWAP 1.20 Encourage tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards 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.

County of Riverside General Plan

Southwest Area Plan – GPA No. 1077

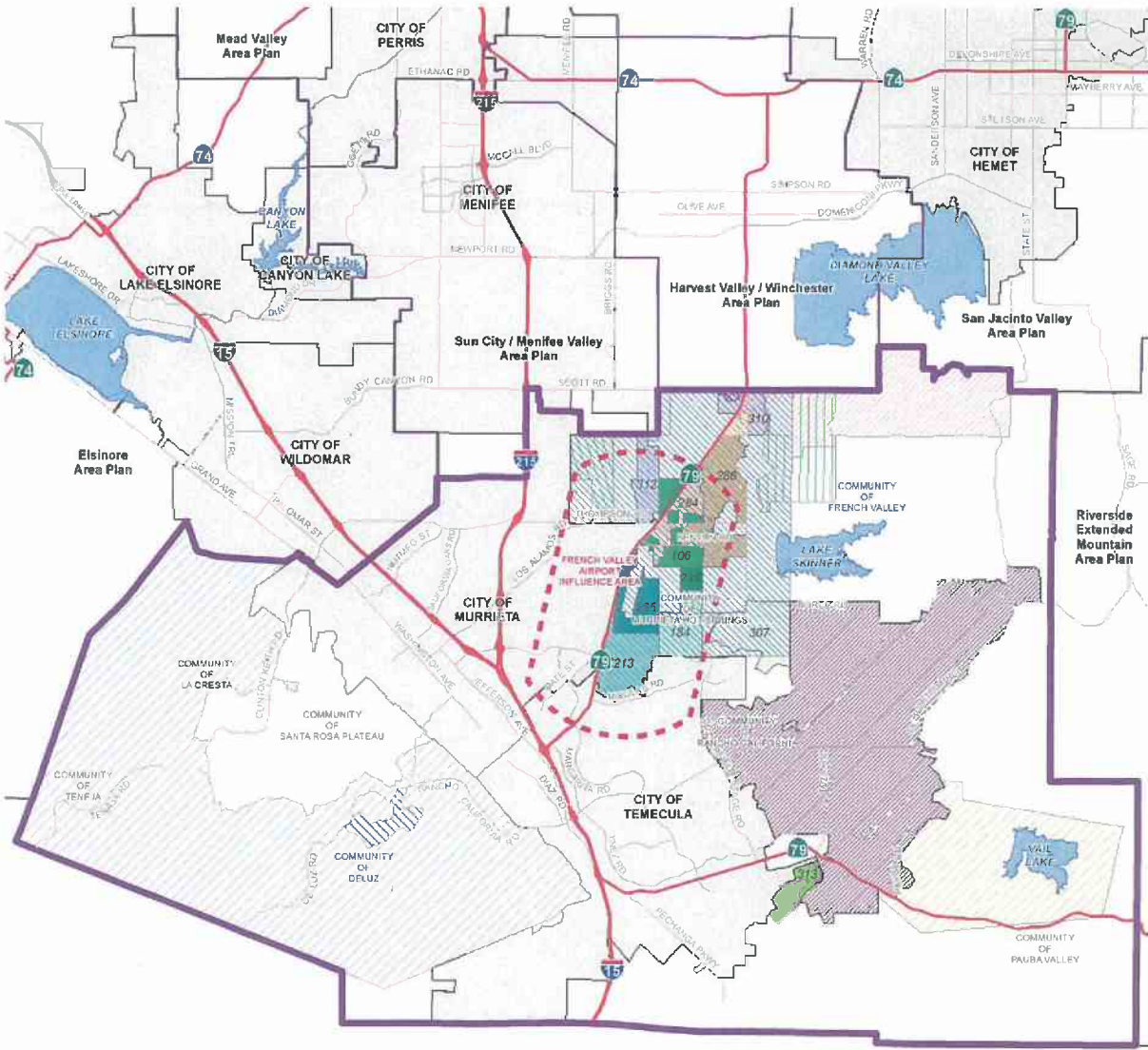


Table 2: Statistical Summary of the Southwest Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
SUPPLEMENTAL LAND USE PLANNING AREAS				
<p>The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.</p>				
OVERLAYS & POLICY AREAS				
OVERLAYS				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
Winery District Overlay	112	39	118	0
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay	283	356	1,072	400
POLICY AREAS				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
Temecula Valley Wine Country	17,910	---	---	---
Santa Rosa Plateau	36,312	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,237	---	---	---
French Valley Airport Influence Area	14,596	---	---	---
Keller Road South Side	20	---	---	---
Total Area Within Policy Areas	102,602			
TOTAL AREA WITHIN SUPPLEMENTALS	102,885			

NOTES:

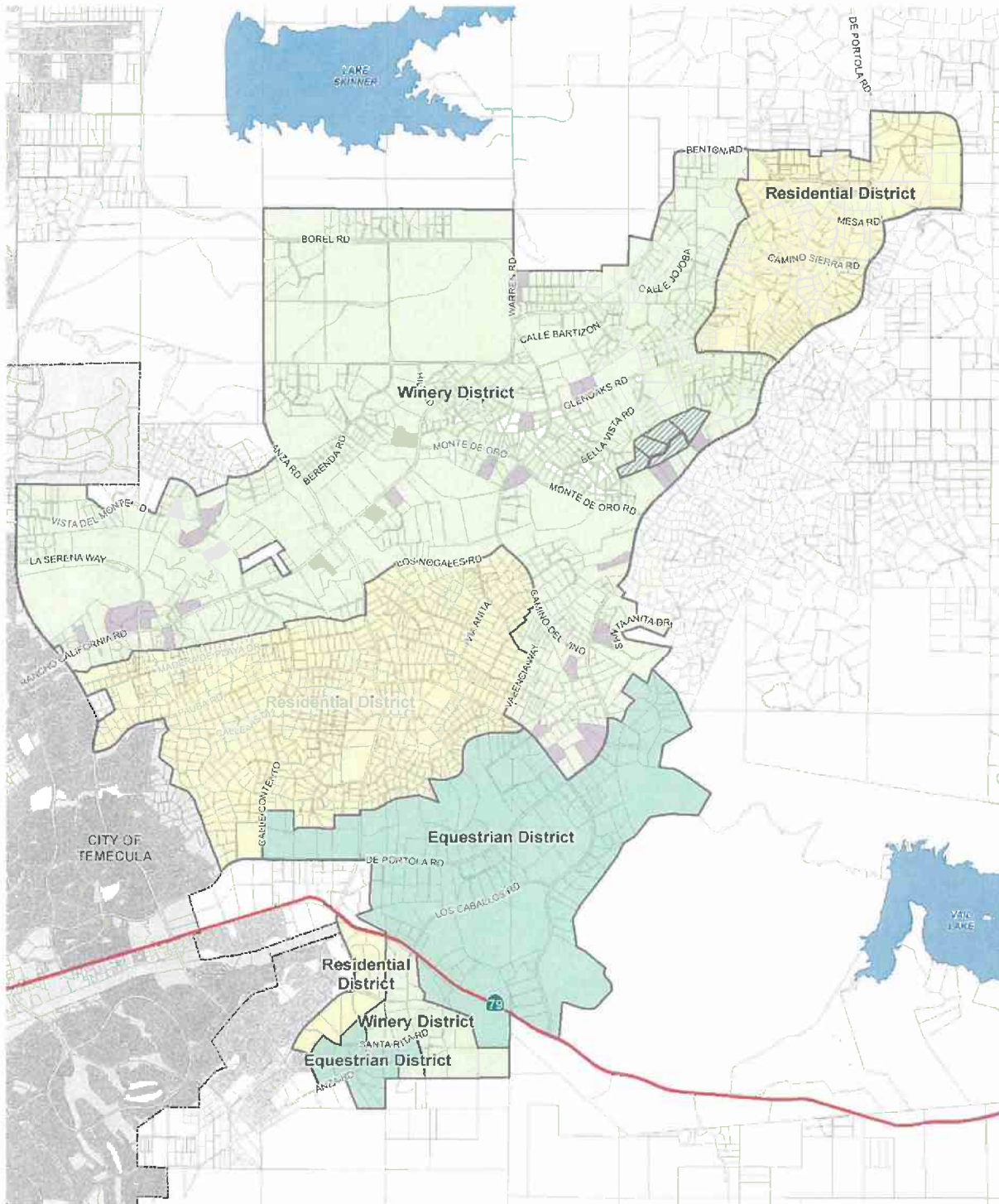
- ^a Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- ^b Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- ^c It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- ^d The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.



Data Source: Riverside County

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

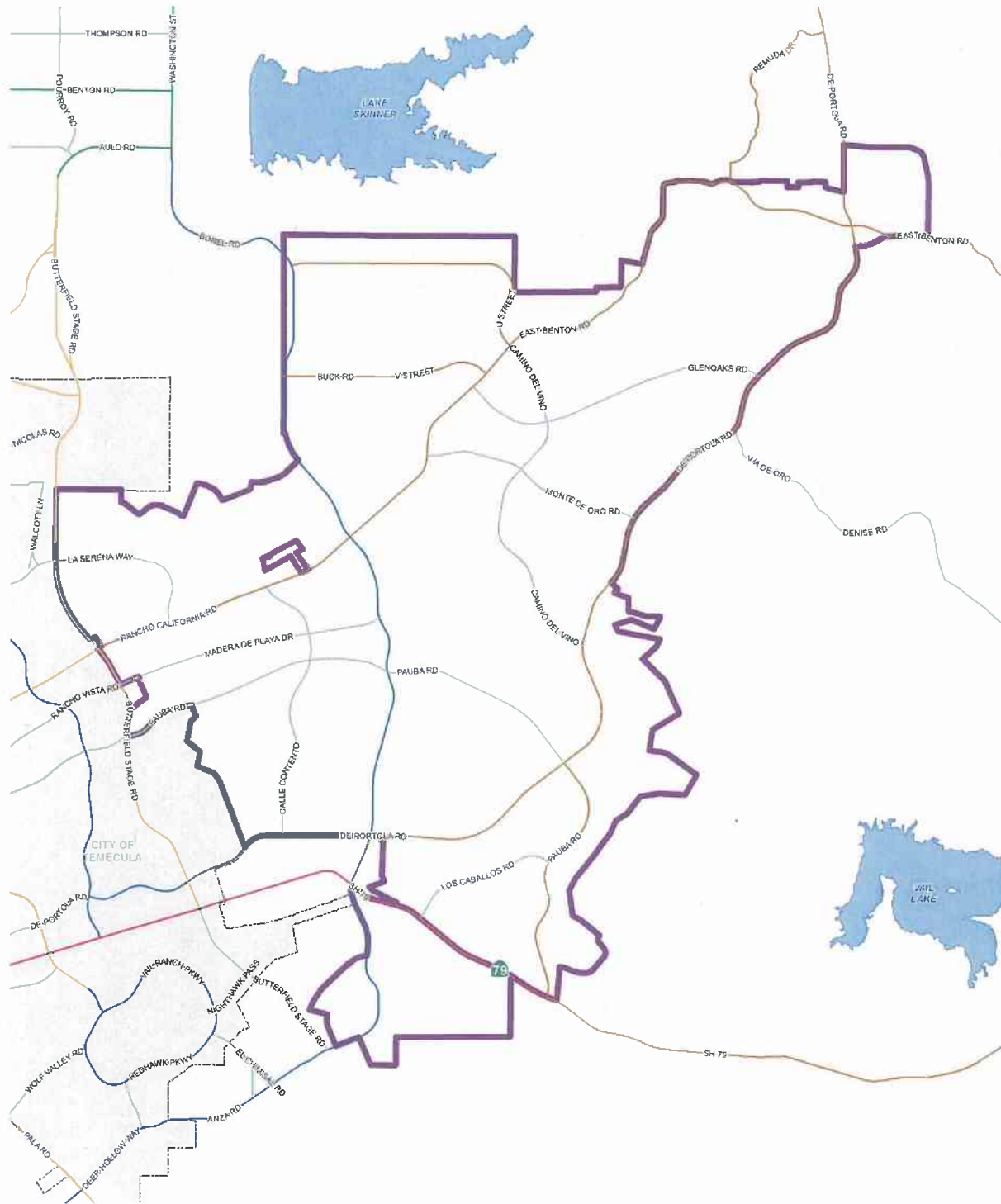
Figure 4



Data Source: Riverside County 2011

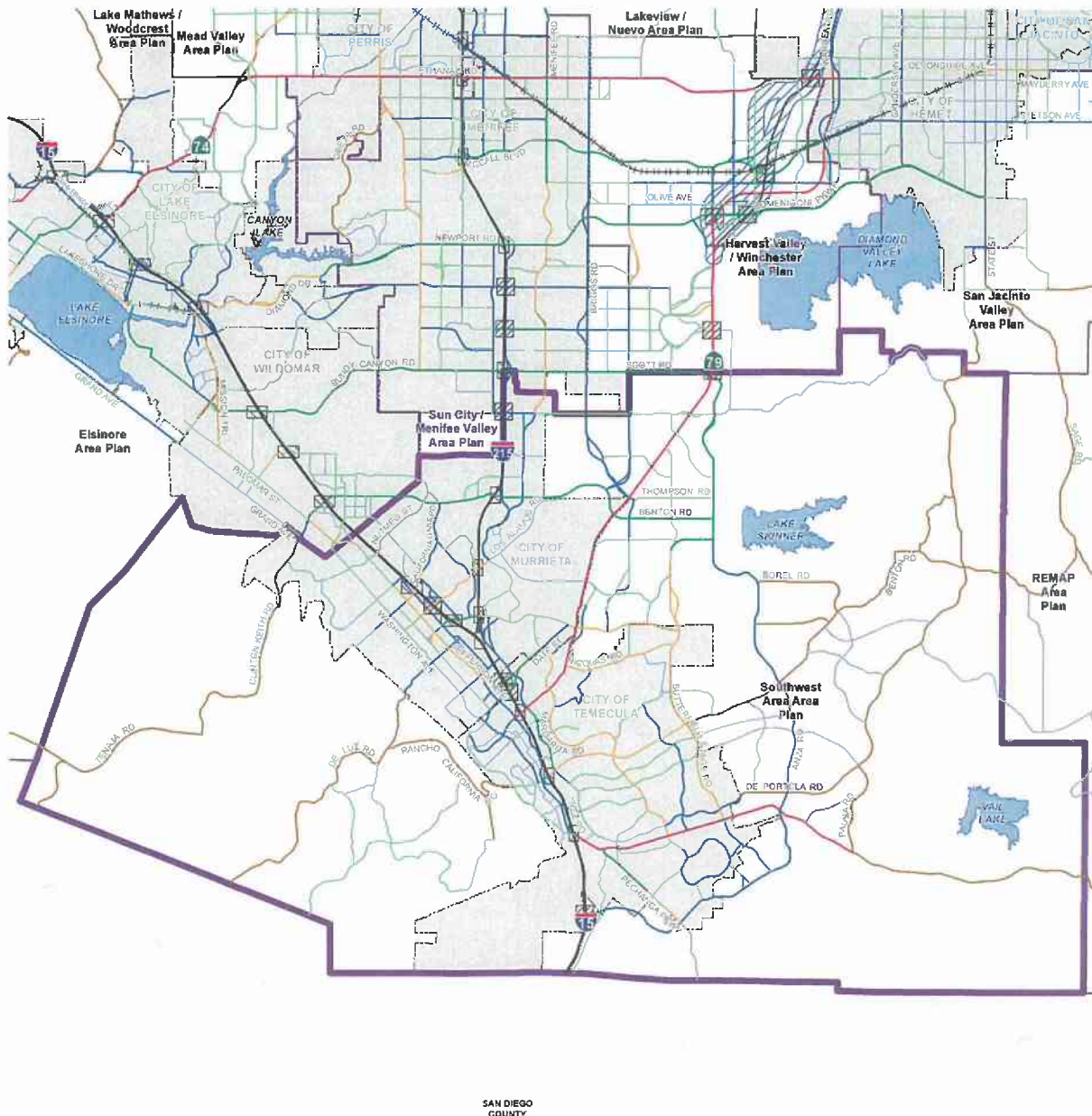
- Existing Wineries (Less than 20 acres gross)
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- Highways
- City Boundary
- Waterbodies

Figure 4B



Data Source: Riverside County Transportation

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

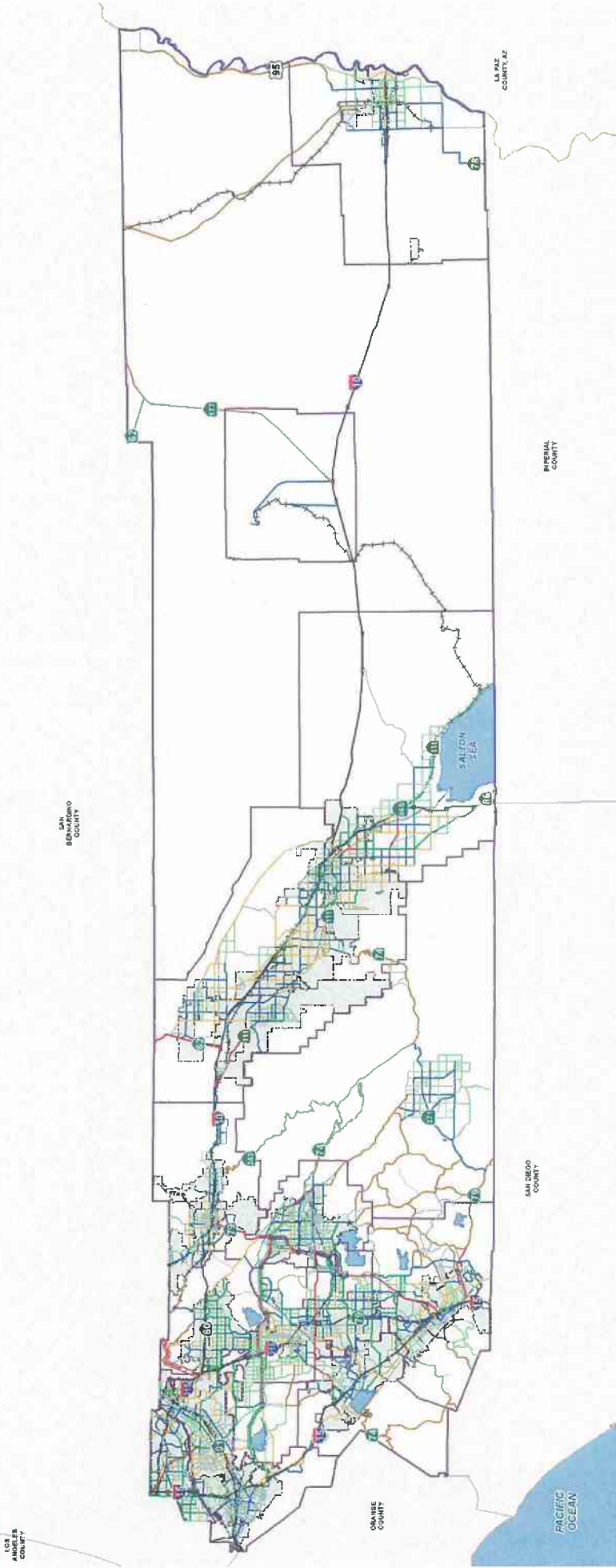


SAN DIEGO COUNTY

Data Source: Riverside County Transportation

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

Figure 7



Data Source: Riverside County Transportation

- Freeway
- Expressway (220' ROW)
- Urban Arterial (162' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Rail
- Moreno Valley to San Bernardino Corridor
- Cajalico Romona Corridor
- SR-79 Re-alignment Alternatives
- Existing Interchange
- Proposed Interchange
- Area Plan Boundary
- Waterbodies
- City Boundary

Figure C-1

CIRCULATION ELEMENT -

Disclaimer: Maps and data are to be used for reference purposes only. Map features are not guaranteed to be accurate. Riverside County makes no warranty or guarantee as to the content, for use or other third party accuracy, completeness or timeliness of any of the data provided, and assumes no liability for accuracy, and precision shall be the sole responsibility of the user.



September 14, 2011





NON-MOTORIZED TRANSPORTATION

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

Policies:

- C 15.1 Implement a two-tiered system of trails, and later expand it into an effective non-motorized transportation system.
- C 15.2 Seek financing to implement an effective non-motorized transportation system. This funding can include such potential sources as state and federal grants, County transportation funds, “in-lieu” fees, special assessments, redevelopment agency funds, parking meter revenues, other public and non-profit organization funds, developer contributions, and other sources. (AI 36)
- C 15.3 Develop a trail system which connects County parks and recreation areas while providing links to open space areas, equestrian communities, local municipalities, and regional recreational facilities (including other regional trail systems), and ensure that the system contains a variety of trail loops of varying classifications and degrees of difficulty and length.
- C 15.4 Periodically review and update the Trails and Bikeways Plan (Figure C-7) in accordance with the review procedures and schedule of the General Plan, in order to ensure its compatibility with the other components of the County General Plan, and with the similar plans of agencies such as Western Riverside County Council of Governments, Coachella Valley Association of Governments, Riverside County Transportation Commission, Regional Conservation Authority, Riverside County Habitat Conservation Authority and all jurisdictions within and abutting Riverside County.
- C 15.5 Compliance with the Americans with Disabilities Act (ADA) standards will be assured so as to make trails user-friendly, where feasible.
- C 15.6 Provide, where feasible, the construction of overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways.



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

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

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

Multipurpose Recreational Trails

The trails proposed for Riverside County are designed to serve several different groups. They are intended for the use of equestrians, hikers, joggers, non-motorized bikers, as well as the casual walker. Depending on where a trail is



located and how it is designed and constructed will affect the type of use the trail gets, but most trails are open to a variety of these uses.

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

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

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

Regional Trails - These are the primary long distance trails within the County, and are usually designed to provide linkages between communities, regional parks, and open space areas. They are generally maintained and operated by the Riverside County Regional Park and Open Space District. They are also designed to connect with trails in State and Federal parks, forests, and recreational areas as well as trails within cities and other jurisdictions. Regional trails are designed to serve users needing soft trail surfaces, including equestrians, pedestrians, joggers, and mountain bikers.

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

"Regional Open Space Trails" are intended for both open space areas associated with private developments and for publicly and quasi-publicly managed open space areas, where it is necessary to minimize both the impacts of human usage on the landscape and the level of trail maintenance required. These are generally existing trails, but some new trails may be built. These trails have 2' to 4' wide unpaved surfaces, within easements that are typically 10' wide. Regional Open Space Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, or by public or quasi-public entities that either already own the open space areas that contain or would contain the trails, or have agreed with the County to accept open space areas and trails within them for maintenance.

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

Community Trails - These trails are designed to link areas of a community to the regional trail system and to link areas of a community with each other. Such



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trails are typically maintained and operated by a local parks and recreation district or other governmental entities empowered and funded to maintain trails. Community Trails are designed for trail users preferring a soft trail surface, including equestrians, pedestrians, joggers, and mountain bikers. Community Trails will be sited within easements or portions of road right-of-ways (ROWs) of-up to 14 feet wide See Figure C-8 for Community Trails cross sections and details.

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



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

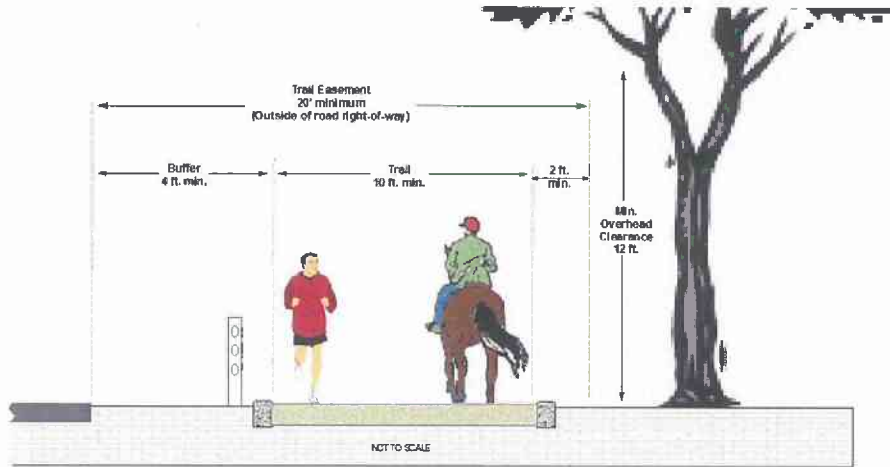
Non-County Public Lands Trails - Trails within the San Bernardino and Cleveland National Forests, Joshua Tree National Park, Santa Rosa and San Jacinto Mountains National Monument, public lands managed by the Bureau of Land Management, lands owned by the County of Riverside, the Western Riverside County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

Other Types of Trail Classifications: In order to accommodate local community needs, some variances in purpose or design standards for certain local trails may be appropriate. Trail plans shown in Design Guidelines documents adopted by the County are types of localized trail classifications that may be appropriate at the community-specific level.

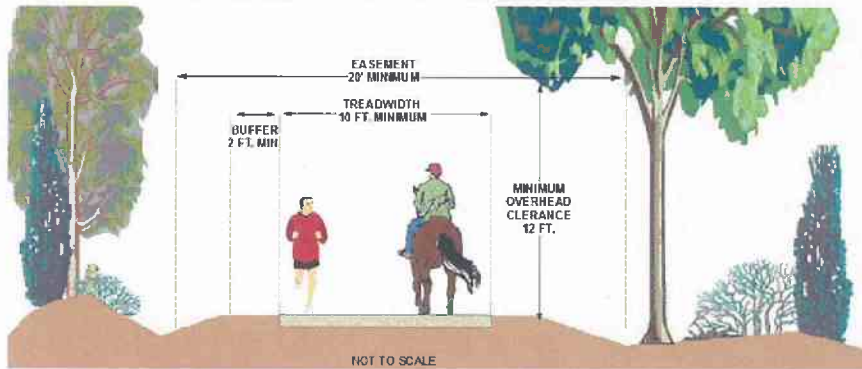
Design Guidelines have been developed for several of the County's communities, and more may be adopted in the future. The Mecca, Thermal, Vista Santa Rosa, Bermuda Dunes, Desert Edge, Lakeview/Nuevo, and Temecula Valley Wine Country Design Guidelines each contain some trail development standards that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

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

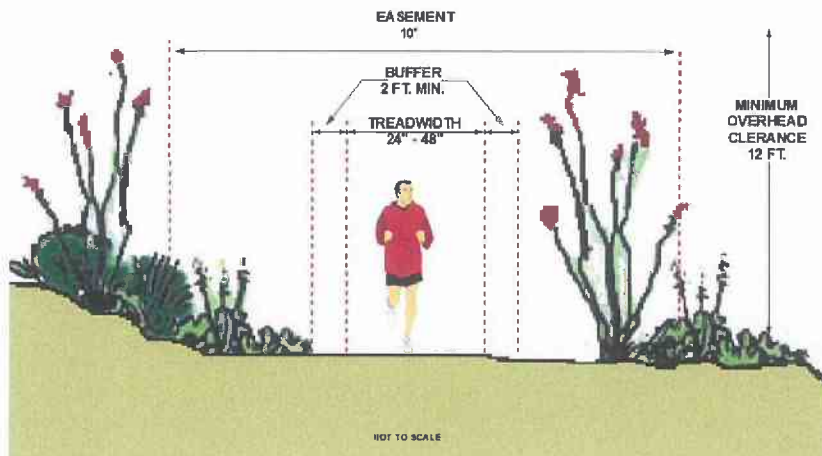
Figure C- 8 Trails Types Classification Details



REGIONAL TRAIL - IN URBAN AREAS



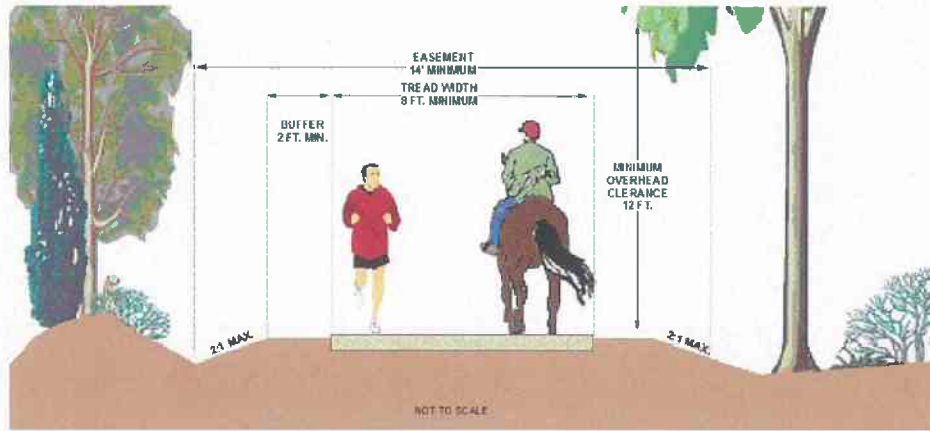
REGIONAL TRAIL - IN RURAL AREAS



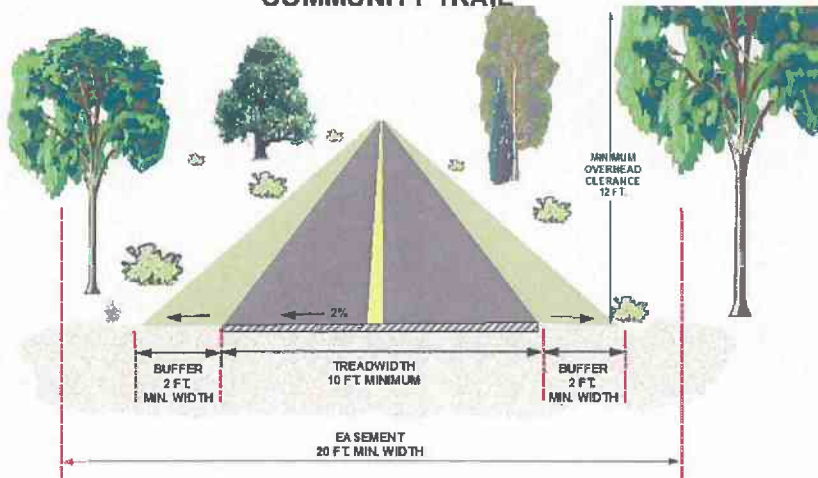
REGIONAL TRAIL - IN OPEN-SPACE AREAS



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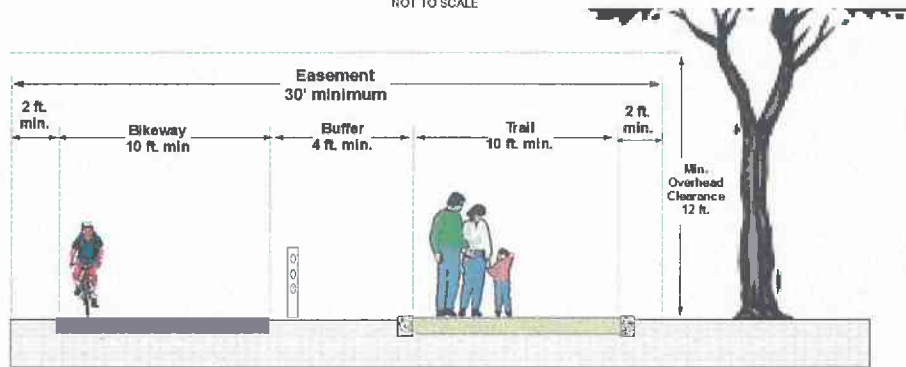


COMMUNITY TRAIL



CLASS I BIKEWAY

NOT TO SCALE



NOT TO SCALE

CLASS I BIKEWAY/REGIONAL TRAIL - IN URBAN AREAS

County of Riverside General Plan

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Policies:

- C 16.1 Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7. (AI 3, 33)
- C 16.2 Develop a multi-purpose trail network with support facilities which provide a linkage with regional facilities, and require trailheads and staging areas that are equipped with adequate parking, equestrian trailer parking (as appropriate), bicycle parking, restrooms, informative signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities. (AI 35)
- C 16.3 Require that trail alignments provide access to or link scenic corridors, schools, parks, bus stops, transit terminals, park and ride commuter lots, and other areas of concentrated public activity, where feasible.
- C 16.4 Require that all development proposals located along a planned trail or trails provide access to, dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads. (AI 3, 33)
 - a. Require that all specific plans and other large-scale development proposals include trail networks as part of their circulation systems.
 - b. Ensure that new gated communities, and where appropriate, existing gated communities, do not preclude trails accessible to the general public from traversing through their boundaries.
 - c. Provide buffers between streets and trails, and between adjacent residences and trails.
 - d. Make use of already available or already disturbed land where possible for trail alignments.
 - e. Require that existing and proposed trails within Riverside County connect with those in other neighboring city, county, state, and federal jurisdictional areas.
- C 16.5 Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. (AI 34)
 - a. Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.
- C 16.6 Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas. These potential corridors include, but are not limited to, the rights-of-way for: (AI 35, 36, 42)
 - a. water mains;
 - b. water storage project aqueducts;
 - c. irrigation canals;
 - d. flood control;
 - e. sewer lines;
 - f. fiber optic cable lines,
 - g. gas lines,



County of Riverside General Plan

Circulation Element – GPA No. 1077

- h. electrical lines, and
- i. fire roads, railroads, and bridges.

- C 16.7 Adhere to the following trail-development guidelines when siting a trail: (AI 3, 35, 36, 38, 39, 40, 41, 42).
- a. Require, where feasible, trails in urban areas to be located either outside of road rights-of-way or within road rights-of-way with the additional dedication right-of-way or easements in fee title to the County requiring dual use of utility corridors, irrigation and flood control channels so as to mix uses, separate traffic and noise, and provide more trail services at less cost.
 - b. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible.
 - i) Where a separate right-of-way is not feasible, maintain recreation trails within the County or Flood Control, Transportation or other public agency right-of-way, where feasible.
 - c. Develop and implement trail design standards which will minimize maintenance due to erosion or vandalism.
 - d. Maximize visibility and physical access to trails from streets and other public lands.
 - e. Provide a trail surface material that is firm and unyielding to minimize erosion and injuries.
 - f. When a trail is to be obtained through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties.
 - g. Consider the use of abandoned rail lines as multipurpose “rail-trails” corridors through the “Rails-to-Trails” program.
 - h. Place all recreation trails a safe distances from the edges of active aggregate mining operations and separate them by physical barriers, such as fences, berms, and/or other effective separation measures. Avoid placing a trail where it will cross an active mined materials haul route.
 - i. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public roads with high amounts of traffic. Design and build trail crossings at intersections with proper signs, signals, pavement markings, crossing islands, and curb extensions to ensure safe crossings by users. Install trail crossing signs signal lights (as appropriate) at the intersections of trail crossings with public roads to ensure safe crossings by users.
 - j. Design and construct trails that properly account for such issues as sensitive habitat areas, cultural, flooding potential, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and recreation.
 - k. Coordinate with other agencies and/or organizations (such as the U.S. Fish and Wildlife Service, National Park Service, Bureau of Land Management, and the State Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic, cultural, and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled.
 - l. Work with landowners to address concerns about privacy, liability, security, and trail maintenance.



- m. Regional Urban, Regional Rural, and Regional Open Space trails should be designed so as to be compatible with the community contexts in which the trails are being sited.
 - n. Driveway crossings by trails should be designed and surfaced in a manner compatible with multipurpose trails usage. Except for local, neighborhood-serving trails that are not intended as primary community linkages, select routes for trails that minimize driveway crossings.
 - o. Benches, fencing, water fountains, trees and shading, landscape buffers, rest stops, restrooms, and other trail-related amenities shall be provided where appropriate.
 - p. All trails along roadways shall be appropriately signed to identify safety hazards, and shall incorporate equestrian crossing signals, mileage markers, and other safety features, as appropriate.
 - q. Information about the County's trail system shall be provided at the Riverside County Park and Open Space District and online in order to make the public aware of the County's trail system.
 - r. Trails shall not be sited along sound walls, project boundary walls, and other walls that effectively obstruct visibility beyond the edge of a trail.
 - s. All trail surfacing shall be appropriate to an array of users of the trail. Soft-surfaced trails shall have smooth, firm, slip-resistant surfacing.
 - t. Use already available or disturbed land for trails wherever possible for new or extended trails.
 - u. Use pervious pavement or bio-swales along paved trails to assist in maintaining water quality.
 - v. Coordinate with local Native American tribes for any proposed trails under the mandates of "SB 18" Traditional Tribal Places Law.
- C 16.8 Require the installation (where appropriate and pursuant to County standards) of the appropriate styles of fencing along trail alignments that separate trails from road right-of-ways (ROWs), or where trails are located within road ROWs, that provide adequate separation from road traffic, in order to adequately provide for public safety. Examples of such fence types include simulated wood post and rail fencing constructed of PVC material, wood round post and rail, and wood-textured concrete post and rail fencing. (AI 3)

Bikeways

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

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

Class II - Class II Bikeways, or bike lanes, are intended for preferential use by



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bicycles, and are provided for within the paved areas of roadways. Bike lane pavement striping and other markings, and bikeway signs are intended to promote an orderly flow of traffic by establishing demarcations between lanes designated for bicycles and lanes designated for motor vehicles. Bike lanes are one-way facilities that follow the flow of motor vehicle movement.

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

Combination Class 1 Bikeway /Regional Trails

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

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

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

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

Policies:

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



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

- C 17.3 Ensure that the bikeway system incorporates the following:
 - a. Interconnection throughout and between of cities and unincorporated communities;
 - b. Provision of lanes to specific destinations such as state or county parks;
 - c. Provision for recreational bicycle riding and bicycle touring; and
 - d. Encouragement of bicycle commuting.
 - e. Encouragement of golf cart commuting within a community.
 - f. Connect bikeways to all urban transit centers and systems (bus stops and Metrolink stations).
 - g. Provide bicycle parking at transit stops and park-and-ride lots.

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

Acquisition, Maintenance, and Funding of Multipurpose Trails and Bikeways

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

Policies:

- C 18.1 ACQUISITION (AI 33)
 - a. Promote public/private partnerships for trail acquisition.
 - b. Seek ways to build a trail system affordably, and seek partners in doing so within a reasonable time frame, possibly in stages, to serve all trail communities, and upgrade the system of linkages/destinations.
 - c. Determine which public and/or private agencies have existing easements, unused rights-of-way, which potentially could be incorporated as trail linkages throughout Riverside County. Such agencies may include the Riverside County Flood Control and Water Conservation District, regional and local parks districts and transportation agencies, various utility companies/districts, and Railroad companies, leverage – use roads, dirt roads, as trails routes, to foster partnerships, get the trails built and managed, etc.
 - d. Evaluate the potential use of private-landowner tax credits for acquiring necessary trail easements and/or rights-of-way. A system such as this would allow a landowner to dedicate an easement for trail purposes in exchange for having that portion



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of the property assessed as open-space instead of a higher land-use category.

- e. Seek to connect existing cul-de-sacs to each other, and to trail networks. In rare occasions, this may entail purchasing homes at the ends of streets, constructing the connections, and reselling the homes.
- f. Wherever possible and to the extent consistent with overall trail system objectives, use trail designs and locations that minimize construction and maintenance costs.

C 18.2 MANAGEMENT AND MAINTENANCE

- a. Implement maintenance options such as the use of volunteers, associations, or private landowner maintenance agreements, and/or adopt-a-trail programs sponsored by various groups,
- b. Implement methods to discourage unauthorized use of trails by motorized vehicles, which may cause trail deterioration, create an unsafe environment, and/or disrupt the enjoyment of the trails by legitimate trail users. These methods may include the installation of gates and motorcycle barriers, posting signs prohibiting unauthorized activities, or implementing educational programs to encourage the proper use of trails.
- c. Research the potential for, and consider establishing a countywide trail management entity that will facilitate the acquisition of adequate funds for trail maintenance.
- d. Research the potential for, and consider establishing a separate agency within the County to manage and maintain the County's trails system.
- e. Use trail designs that remove or limit injury/safety liability concerns.
- f. Use trail designs that minimize trail maintenance costs.

C 18.3 FUNDING

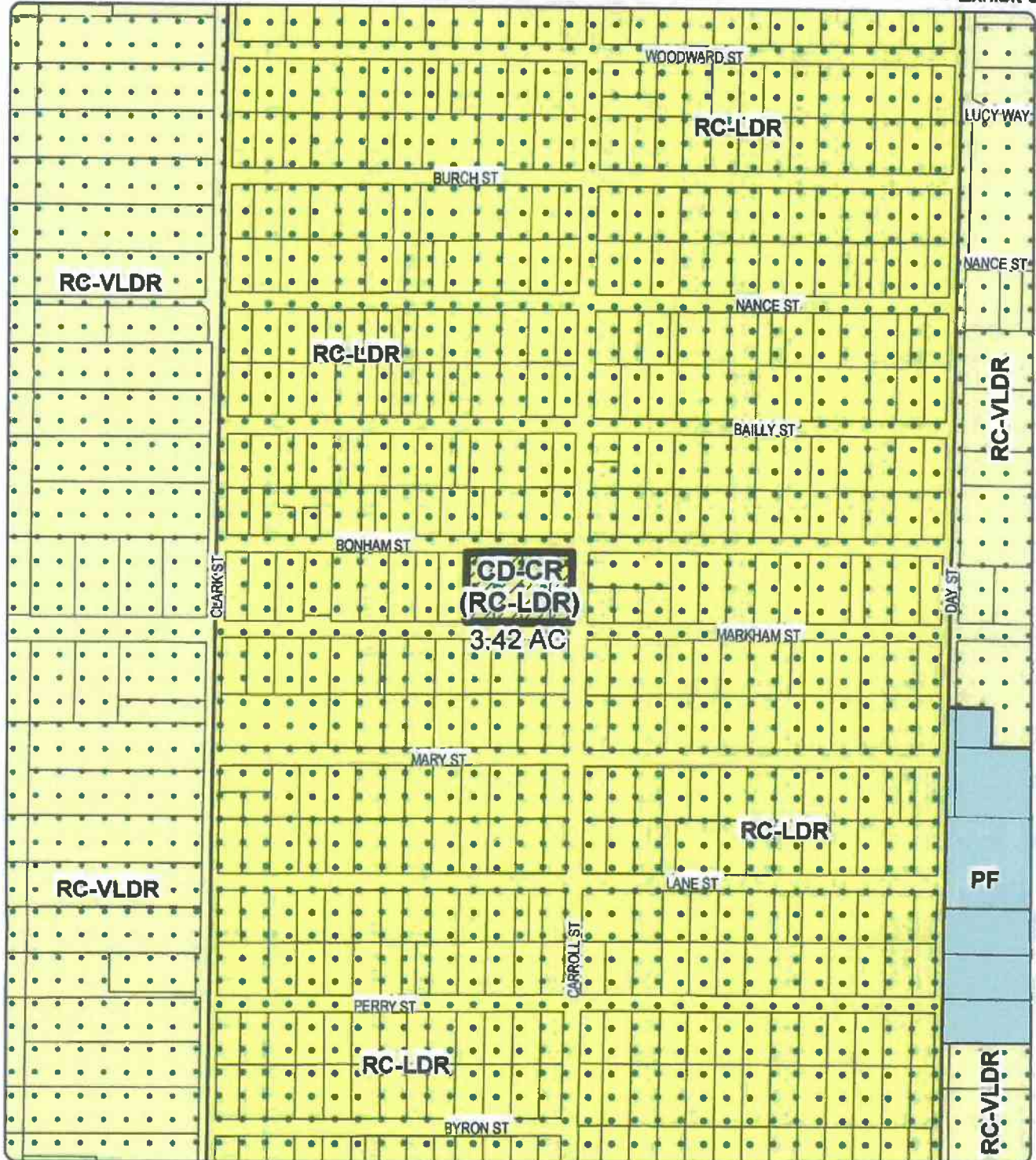
- a. Solicit all possible sources of funding to plan, acquire, and construct recreational trails. Sources can include, but not be limited to, development mitigation fees, private foundation grants, and/or funds/assessments from local, regional, State, and Federal government entities. (AI 36, 37)
- b. Persuade local communities to finance their own community trail systems through the use of special tax assessment districts. If applicable, these districts should also provide adequate regulation for the keeping of horses.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07734 GPA00936 CUP03642
PROPOSED GENERAL PLAN

Date Drawn: 10/09/2013
 Exhibit 6

Supervisor Jeffries
 District 1



Zoning District: Mead Valley
 Township/Range: T4SR4W
 Section: 3

Assessors Bk. Pg. 315-172
 Thomas Bros. Pg. 776 J1
 Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under state long zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 855-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tboa.ca.gov/index.cfm>

Attachment B:

Resolution No. 2014-040

Exhibit A: General Plan Amendment No. 1077

Policy Areas

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

POLICY AREAS

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



A view of one of the Temecula Vineyards



Temecula Valley Wine Country Policy Area

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

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

- SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.
- SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.



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- SWAP 1.3 Permit Class I Wineries on 5 acres or more provided that at least:
- 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production are grown or raised within the county; and
 - The winery facility shall be less than 1,500 square feet.
- SWAP 1.4 Permit Class II Wineries with limited commercial uses such as sampling rooms and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:
- 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production are grown or raised within the county; and
 - The winery facility shall at least produce 3,500 gallons of wine annually.
- SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (March 11, 2014) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.
- SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.
- SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.
- SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

Wine Country – Winery District

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

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



SWAP 1.10 Allow the 31 existing wineries that were adopted prior to March 11, 2014 and are shown on Figure 4B to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.

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

Winery District Overlay

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

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

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

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

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

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

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

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

Wine Country – Equestrian District

The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of



County of Riverside General Plan **Southwest Area Plan – GPA No. 1077**

the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.

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

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

Wine Country – Residential District

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

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

SWAP 1.20 Encourage tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards 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.

County of Riverside General Plan
Southwest Area Plan – GPA No. 1077

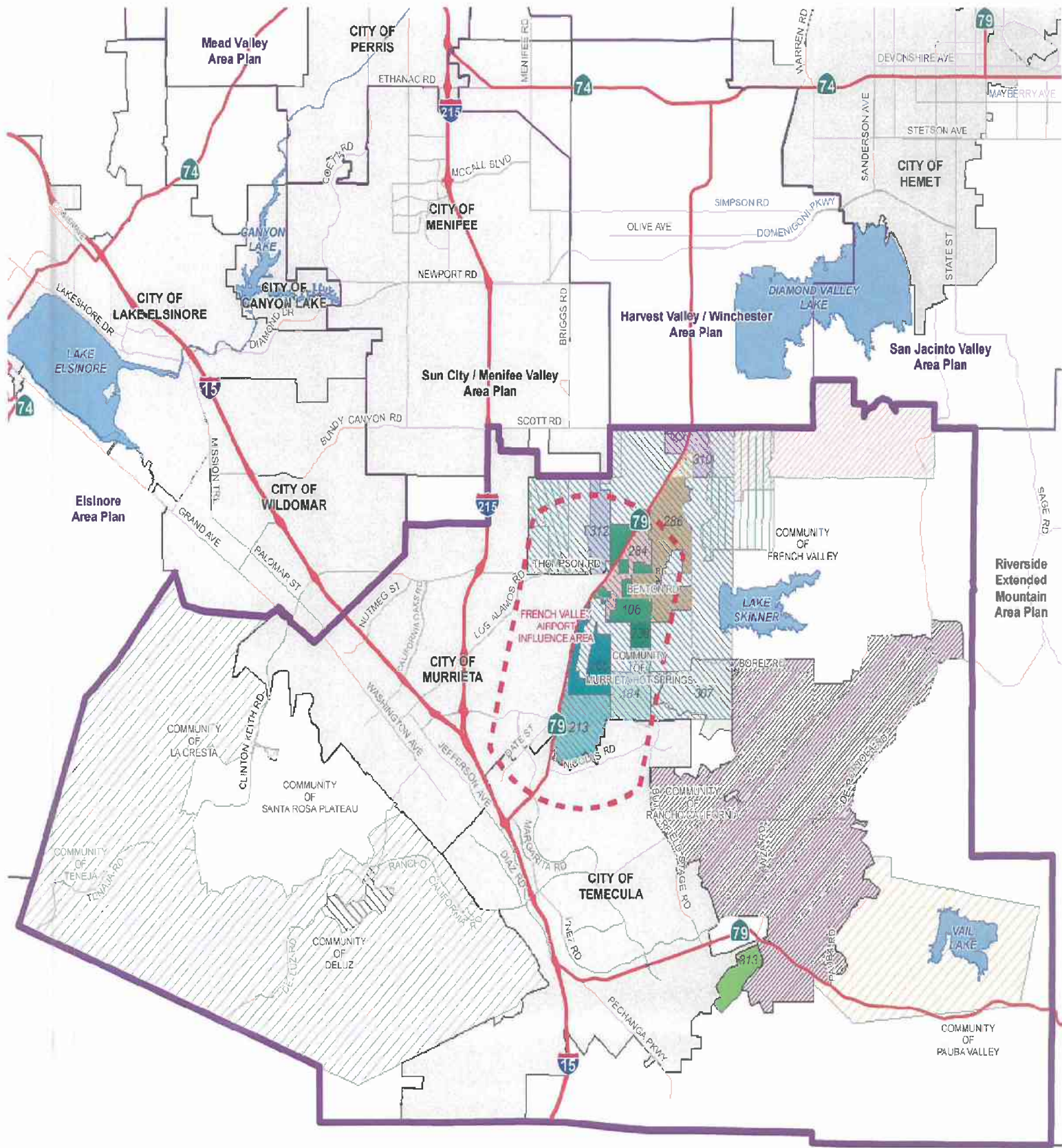


Table 2: Statistical Summary of the Southwest Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
SUPPLEMENTAL LAND USE PLANNING AREAS				
<p>The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.</p>				
OVERLAYS & POLICY AREAS				
OVERLAYS				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
Winery District Overlay	112	39	118	0
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay	283	356	1,072	400
POLICY AREAS				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
Temecula Valley Wine Country	17,910	---	---	---
Santa Rosa Plateau	36,312	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,237	---	---	---
French Valley Airport Influence Area	14,596	---	---	---
Keller Road South Side	20	---	---	---
Total Area Within Policy Areas	102,602			
TOTAL AREA WITHIN SUPPLEMENTALS	102,885			

NOTES:

- ^a Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- ^b Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- ^c It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- ^d The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.



Data Source: Riverside County

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

Figure 4



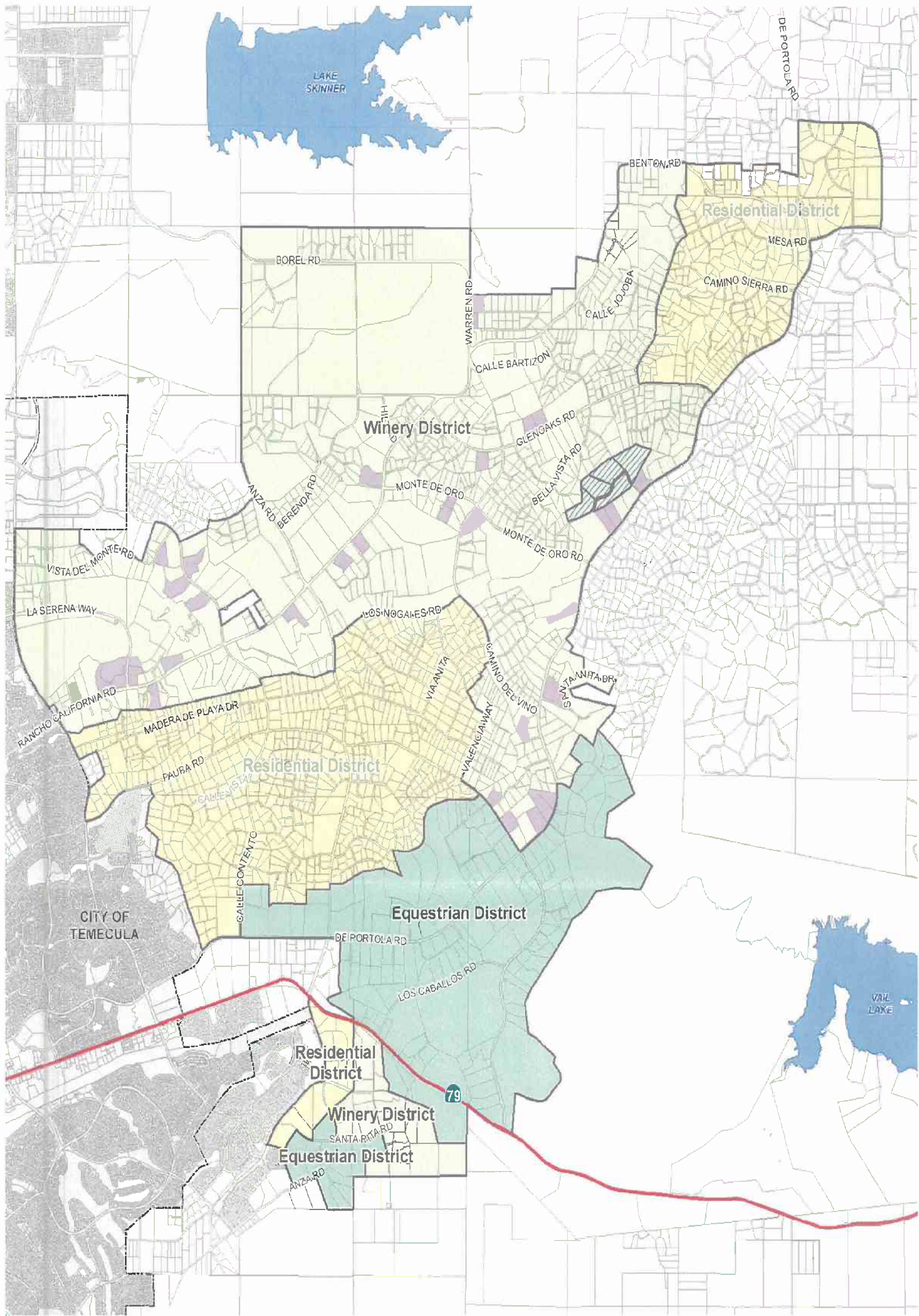
August 27, 2013



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**SOUTHWEST AREA PLAN
OVERLAYS
AND POLICY AREAS**



Data Source: Riverside County 2011

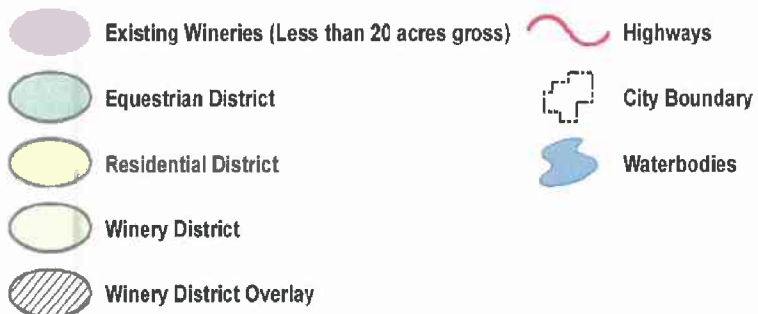


Figure 4B

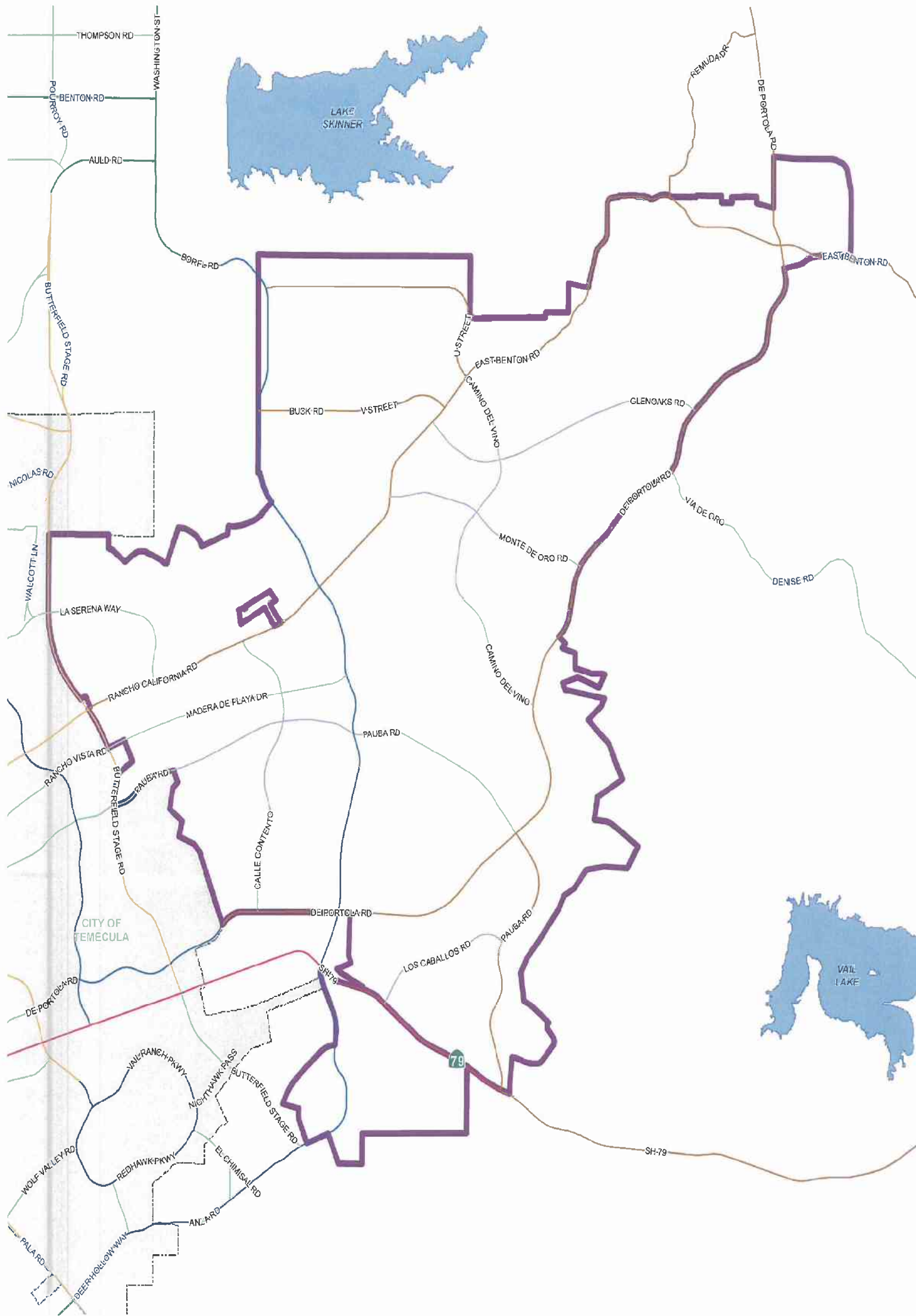
December 2, 2013

0 0.5 1 Miles

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**TEMECULA VALLEY
WINE COUNTRY POLICY AREA
WITH DISTRICTS**



Data Source: Riverside County Transportation

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

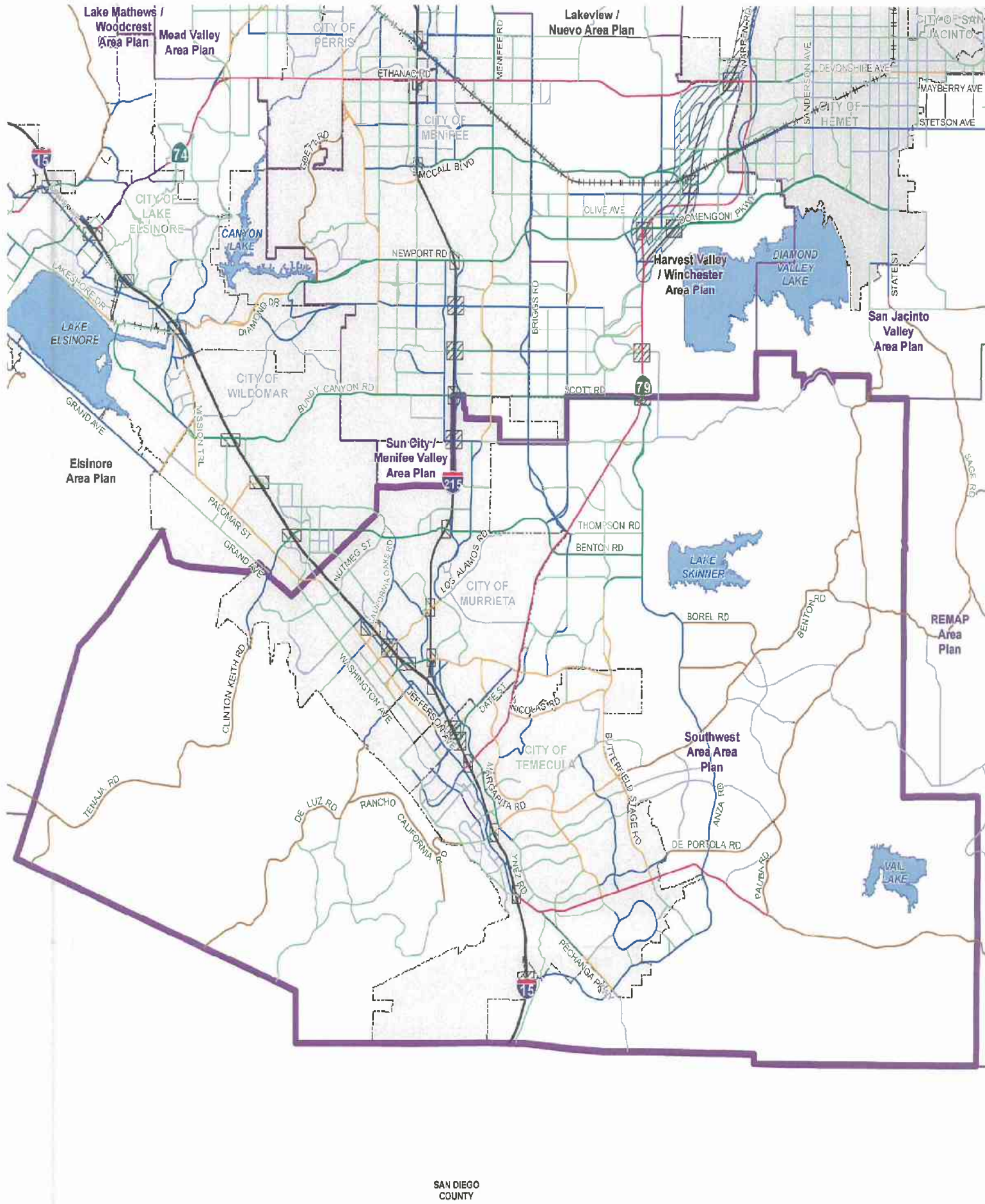
September 12, 2011

 0 0.5 1 Miles

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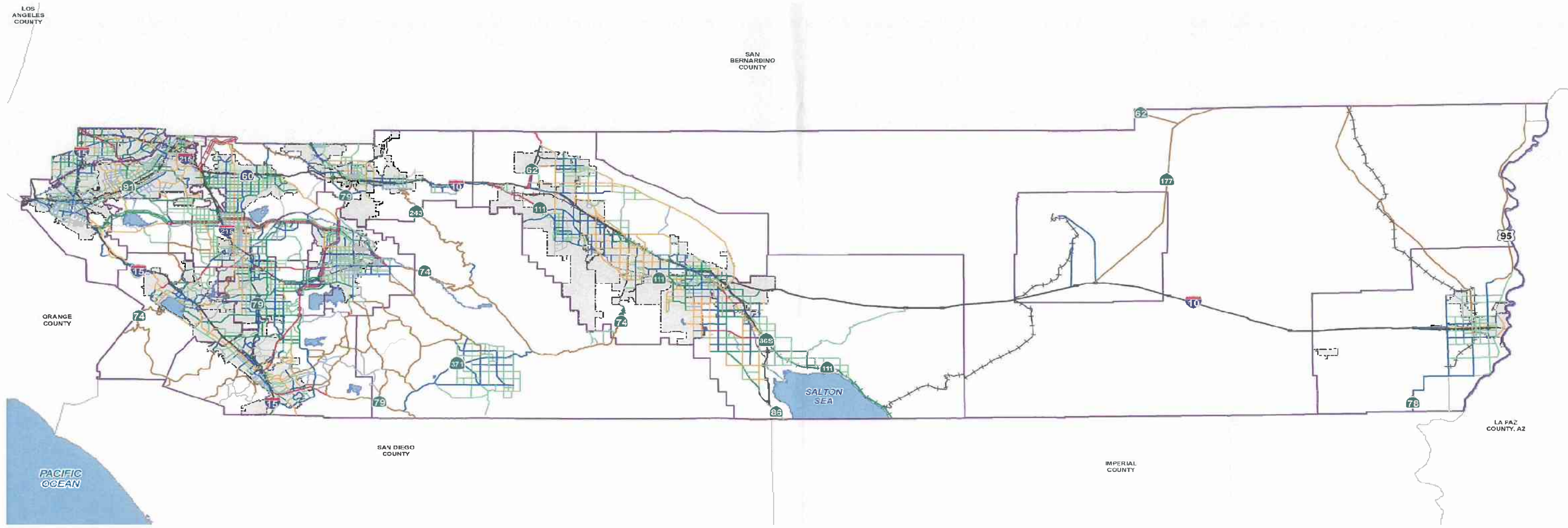
TEMECULA VALLEY
WINE COUNTRY
CIRCULATION



Data Source: Riverside County Transportation

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

Figure 7



Data Source: Riverside County Transportation

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

Figure C-1



September 14, 2011



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CIRCULATION ELEMENT -

NON-MOTORIZED TRANSPORTATION

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

Policies:

- C 15.1 Implement a two-tiered system of trails, and later expand it into an effective non-motorized transportation system.
- C 15.2 Seek financing to implement an effective non-motorized transportation system. This funding can include such potential sources as state and federal grants, County transportation funds, “in-lieu” fees, special assessments, redevelopment agency funds, parking meter revenues, other public and non-profit organization funds, developer contributions, and other sources. (AI 36)
- C 15.3 Develop a trail system which connects County parks and recreation areas while providing links to open space areas, equestrian communities, local municipalities, and regional recreational facilities (including other regional trail systems), and ensure that the system contains a variety of trail loops of varying classifications and degrees of difficulty and length.
- C 15.4 Periodically review and update the Trails and Bikeways Plan (Figure C-7) in accordance with the review procedures and schedule of the General Plan, in order to ensure its compatibility with the other components of the County General Plan, and with the similar plans of agencies such as Western Riverside County Council of Governments, Coachella Valley Association of Governments, Riverside County Transportation Commission, Regional Conservation Authority, Riverside County Habitat Conservation Authority and all jurisdictions within and abutting Riverside County.
- C 15.5 Compliance with the Americans with Disabilities Act (ADA) standards will be assured so as to make trails user-friendly, where feasible.
- C 15.6 Provide, where feasible, the construction of overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways.



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

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

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

Multipurpose Recreational Trails

The trails proposed for Riverside County are designed to serve several different groups. They are intended for the use of equestrians, hikers, joggers, non-motorized bikers, as well as the casual walker. Depending on where a trail is



located and how it is designed and constructed will affect the type of use the trail gets, but most trails are open to a variety of these uses.

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

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

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

Regional Trails - These are the primary long distance trails within the County, and are usually designed to provide linkages between communities, regional parks, and open space areas. They are generally maintained and operated by the Riverside County Regional Park and Open Space District. They are also designed to connect with trails in State and Federal parks, forests, and recreational areas as well as trails within cities and other jurisdictions. Regional trails are designed to serve users needing soft trail surfaces, including equestrians, pedestrians, joggers, and mountain bikers.

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

“Regional Open Space Trails” are intended for both open space areas associated with private developments and for publicly and quasi-publicly managed open space areas, where it is necessary to minimize both the impacts of human usage on the landscape and the level of trail maintenance required. These are generally existing trails, but some new trails may be built. These trails have 2’ to 4’ wide unpaved surfaces, within easements that are typically 10’ wide. Regional Open Space Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, or by public or quasi-public entities that either already own the open space areas that contain or would contain the trails, or have agreed with the County to accept open space areas and trails within them for maintenance.

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

Community Trails - These trails are designed to link areas of a community to the regional trail system and to link areas of a community with each other. Such

trails are typically maintained and operated by a local parks and recreation district or other governmental entities empowered and funded to maintain trails. Community Trails are designed for trail users preferring a soft trail surface, including equestrians, pedestrians, joggers, and mountain bikers. Community Trails will be sited within easements or portions of road right-of-ways (ROWs) of-up to 14 feet wide See Figure C-8 for Community Trails cross sections and details.

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

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

Other Types of Trail Classifications: In order to accommodate local community needs, some variances in purpose or design standards for certain local trails may be appropriate. Trail plans shown in Design Guidelines documents adopted by the County are types of localized trail classifications that may be appropriate at the community-specific level.

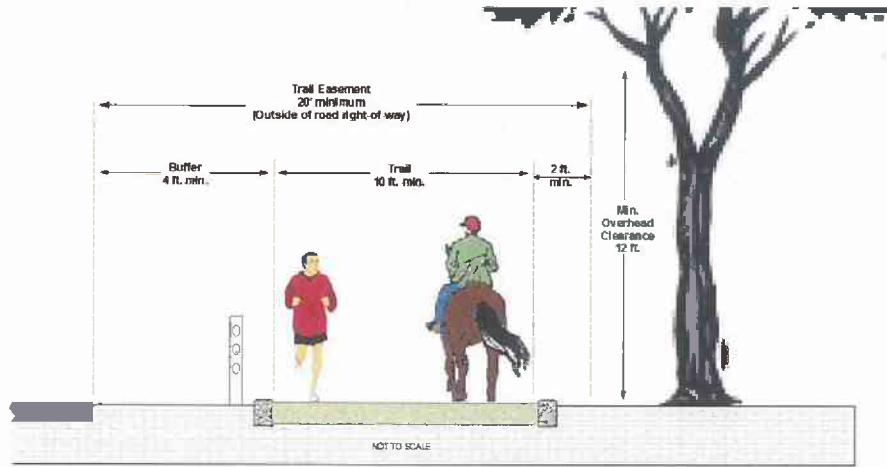
Design Guidelines have been developed for several of the County's communities, and more may be adopted in the future. The Mecca, Thermal, Vista Santa Rosa, Bermuda Dunes, Desert Edge, Lakeview/Nuevo, and Temecula Valley Wine Country Design Guidelines each contain some trail development standards that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

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

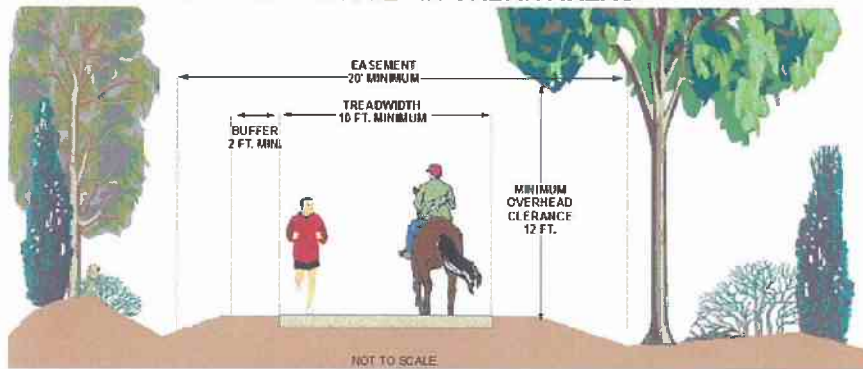


See also the Land Use
Element, Circulation Section, for
additional policies

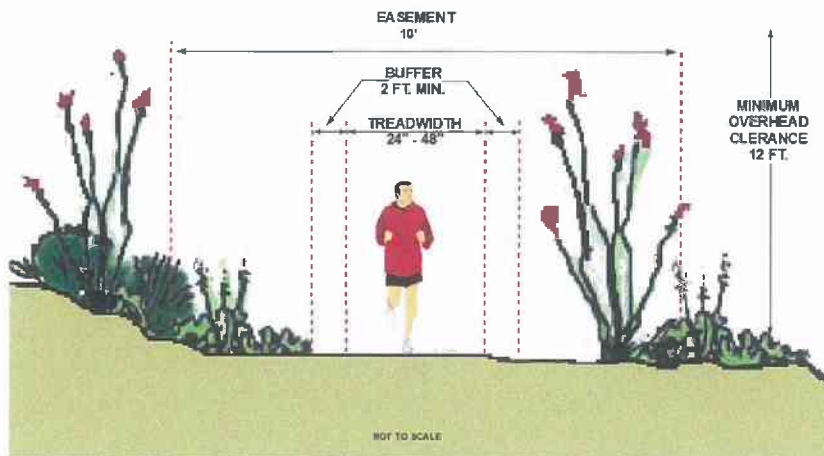
Figure C- 8 Trails Types Classification Details



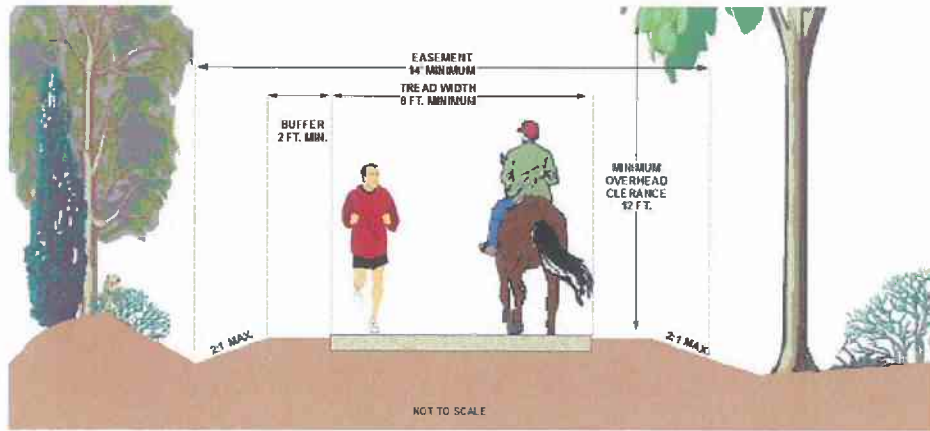
REGIONAL TRAIL - IN URBAN AREAS



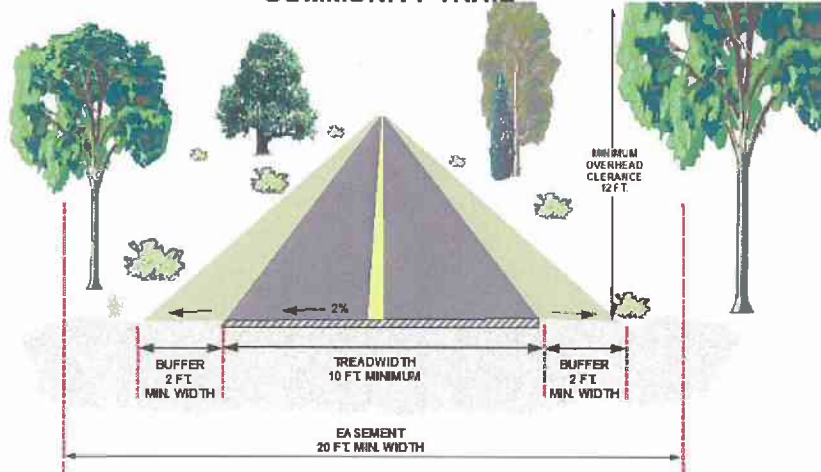
REGIONAL TRAIL - IN RURAL AREAS



REGIONAL TRAIL - IN OPEN-SPACE AREAS

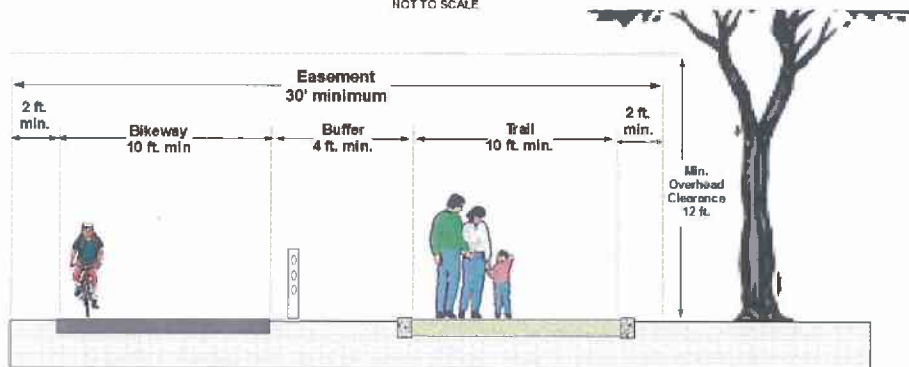


COMMUNITY TRAIL



CLASS I BIKEWAY

NOT TO SCALE



NOT TO SCALE

CLASS I BIKEWAY/REGIONAL TRAIL - IN URBAN AREAS

Policies:

- C 16.1 Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7. (AI 3, 33)
- C 16.2 Develop a multi-purpose trail network with support facilities which provide a linkage with regional facilities, and require trailheads and staging areas that are equipped with adequate parking, equestrian trailer parking (as appropriate), bicycle parking, restrooms, informative signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities. (AI 35)
- C 16.3 Require that trail alignments provide access to or link scenic corridors, schools, parks, bus stops, transit terminals, park and ride commuter lots, and other areas of concentrated public activity, where feasible.
- C 16.4 Require that all development proposals located along a planned trail or trails provide access to, dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads. (AI 3, 33)
- a. Require that all specific plans and other large-scale development proposals include trail networks as part of their circulation systems.
 - b. Ensure that new gated communities, and where appropriate, existing gated communities, do not preclude trails accessible to the general public from traversing through their boundaries.
 - c. Provide buffers between streets and trails, and between adjacent residences and trails.
 - d. Make use of already available or already disturbed land where possible for trail alignments.
 - e. Require that existing and proposed trails within Riverside County connect with those in other neighboring city, county, state, and federal jurisdictional areas.
- C 16.5 Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. (AI 34)
- a. Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.
- C 16.6 Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas. These potential corridors include, but are not limited to, the rights-of-way for: (AI 35, 36, 42)
- a. water mains;
 - b. water storage project aqueducts;
 - c. irrigation canals;
 - d. flood control;
 - e. sewer lines;
 - f. fiber optic cable lines,
 - g. gas lines,



County of Riverside General Plan Circulation Element – GPA No. 1077

- h. electrical lines, and
 - i. fire roads, railroads, and bridges.
- C 16.7 Adhere to the following trail-development guidelines when siting a trail: (AI 3, 35, 36, 38, 39, 40, 41, 42).
- a. Require, where feasible, trails in urban areas to be located either outside of road rights-of-way or within road rights-of-way with the additional dedication right-of-way or easements in fee title to the County requiring dual use of utility corridors, irrigation and flood control channels so as to mix uses, separate traffic and noise, and provide more trail services at less cost.
 - b. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible.
 - i) Where a separate right-of-way is not feasible, maintain recreation trails within the County or Flood Control, Transportation or other public agency right-of-way, where feasible.
 - c. Develop and implement trail design standards which will minimize maintenance due to erosion or vandalism.
 - d. Maximize visibility and physical access to trails from streets and other public lands.
 - e. Provide a trail surface material that is firm and unyielding to minimize erosion and injuries.
 - f. When a trail is to be obtained through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties.
 - g. Consider the use of abandoned rail lines as multipurpose “rail-trails” corridors through the “Rails-to-Trails” program.
 - h. Place all recreation trails a safe distances from the edges of active aggregate mining operations and separate them by physical barriers, such as fences, berms, and/or other effective separation measures. Avoid placing a trail where it will cross an active mined materials haul route.
 - i. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public roads with high amounts of traffic. Design and build trail crossings at intersections with proper signs, signals, pavement markings, crossing islands, and curb extensions to ensure safe crossings by users. Install trail crossing signs signal lights (as appropriate) at the intersections of trail crossings with public roads to ensure safe crossings by users.
 - j. Design and construct trails that properly account for such issues as sensitive habitat areas, cultural, flooding potential, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and recreation.
 - k. Coordinate with other agencies and/or organizations (such as the U.S. Fish and Wildlife Service, National Park Service, Bureau of Land Management, and the State Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic, cultural, and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled.
 - l. Work with landowners to address concerns about privacy, liability, security, and trail maintenance.

- m. Regional Urban, Regional Rural, and Regional Open Space trails should be designed so as to be compatible with the community contexts in which the trails are being sited.
 - n. Driveway crossings by trails should be designed and surfaced in a manner compatible with multipurpose trails usage. Except for local, neighborhood-serving trails that are not intended as primary community linkages, select routes for trails that minimize driveway crossings.
 - o. Benches, fencing, water fountains, trees and shading, landscape buffers, rest stops, restrooms, and other trail-related amenities shall be provided where appropriate.
 - p. All trails along roadways shall be appropriately signed to identify safety hazards, and shall incorporate equestrian crossing signals, mileage markers, and other safety features, as appropriate.
 - q. Information about the County's trail system shall be provided at the Riverside County Park and Open Space District and online in order to make the public aware of the County's trail system.
 - r. Trails shall not be sited along sound walls, project boundary walls, and other walls that effectively obstruct visibility beyond the edge of a trail.
 - s. All trail surfacing shall be appropriate to an array of users of the trail. Soft-surfaced trails shall have smooth, firm, slip-resistant surfacing.
 - t. Use already available or disturbed land for trails wherever possible for new or extended trails.
 - u. Use pervious pavement or bio-swales along paved trails to assist in maintaining water quality.
 - v. Coordinate with local Native American tribes for any proposed trails under the mandates of "SB18" Traditional Tribal Places Law.
- C 16.8 Require the installation (where appropriate and pursuant to County standards) of the appropriate styles of fencing along trail alignments that separate trails from road right-of-ways (ROWs), or where trails are located within road ROWs, that provide adequate separation from road traffic, in order to adequately provide for public safety. Examples of such fence types include simulated wood post and rail fencing constructed of PVC material, wood round post and rail, and wood-textured concrete post and rail fencing. (AI 3)

Bikeways

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

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

Class II - Class II Bikeways, or bike lanes, are intended for preferential use by



County of Riverside General Plan Circulation Element – GPA No. 1077

bicycles, and are provided for within the paved areas of roadways. Bike lane pavement striping and other markings, and bikeway signs are intended to promote an orderly flow of traffic by establishing demarcations between lanes designated for bicycles and lanes designated for motor vehicles. Bike lanes are one-way facilities that follow the flow of motor vehicle movement.

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

Combination Class 1 Bikeway /Regional Trails

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

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

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

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

Policies:

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



County of Riverside General Plan Circulation Element – GPA No. 1077

of the property assessed as open-space instead of a higher land-use category.

- e. Seek to connect existing cul-de-sacs to each other, and to trail networks. In rare occasions, this may entail purchasing homes at the ends of streets, constructing the connections, and reselling the homes.
- f. Wherever possible and to the extent consistent with overall trail system objectives, use trail designs and locations that minimize construction and maintenance costs.

C 18.2 MANAGEMENT AND MAINTENANCE

- a. Implement maintenance options such as the use of volunteers, associations, or private landowner maintenance agreements, and/or adopt-a-trail programs sponsored by various groups,
- b. Implement methods to discourage unauthorized use of trails by motorized vehicles, which may cause trail deterioration, create an unsafe environment, and/or disrupt the enjoyment of the trails by legitimate trail users. These methods may include the installation of gates and motorcycle barriers, posting signs prohibiting unauthorized activities, or implementing educational programs to encourage the proper use of trails.
- c. Research the potential for, and consider establishing a countywide trail management entity that will facilitate the acquisition of adequate funds for trail maintenance.
- d. Research the potential for, and consider establishing a separate agency within the County to manage and maintain the County's trails system.
- e. Use trail designs that remove or limit injury/safety liability concerns.
- f. Use trail designs that minimize trail maintenance costs.

C 18.3 FUNDING

- a. Solicit all possible sources of funding to plan, acquire, and construct recreational trails. Sources can include, but not be limited to, development mitigation fees, private foundation grants, and/or funds/assessments from local, regional, State, and Federal government entities. (AI 36, 37)
- b. Persuade local communities to finance their own community trail systems through the use of special tax assessment districts. If applicable, these districts should also provide adequate regulation for the keeping of horses.

Attachment C:

Ordinance No. 348.4729

1 ORDINANCE NO. 348.4729

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

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

8 “ARTICLE XIVd

9 WINE COUNTRY ZONES (WC)

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

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

- 22 a. BED AND BREAKFAST INN. A dwelling unit or other facility with 10
23 or fewer guest rooms, which provides lodging and breakfast for temporary
24 overnight occupants in return for compensation. Cooking provisions, such
25 as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios,
26 balconies, and decks.

1 b. CLASS I EQUESTRIAN ESTABLISHMENT. An equestrian facility
2 where horses, donkeys, mules and ponies are kept, sheltered, trained,
3 nursed, or boarded. Additionally, such facility may provide on-site
4 activities such as, but not limited to, horse training, guided trail rides, riding
5 lessons, schooling shows and horse day camps. The limitation of the
6 number of animals allowed at a Class I Equestrian Establishment is the
7 same as the noncommercial keeping of animals standard in the Wine
8 Country-Equestrian Zone.

9 c. CLASS II EQUESTRIAN ESTABLISHMENT. An equestrian facility
10 where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed
11 or boarded. In addition to the conditionally permitted uses set forth in the
12 Wine Country-Equestrian Zone, a Class II Equestrian Establishment may
13 provide on-site activities such as but not limited to, horse training, guided
14 trail rides, riding lessons, schooling shows and horse day camps. A Class II
15 Equestrian Establishment may have a special occasion facility that is
16 appurtenant and incidental to the equestrian facility provided the facility is
17 located on a parcel one hundred (100) or more gross acres in size. The
18 number of animals allowed at a Class II Equestrian Establishment is the
19 same as the noncommercial keeping of animals standard in the Wine
20 Country-Equestrian Zone.

21 d. CLASS I WINERY. A winery with an established on-site vineyard that
22 only crushes, ferments, bottles and processes grapes into wine. Such
23 winery shall be located on a minimum gross parcel size of five (5) acres
24 within the WC-W, WC-WE, WC-E and WC-R zones and on a minimum
25 gross parcel size of twenty-five (25) acres when in conjunction with a
26 clustered subdivision in the WC-W and WC-R zones. No appurtenant or
27 incidental commercial uses are allowed with this winery.
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e. CLASS II WINERY. A winery with an established on-site vineyard located on a minimum gross parcel size of ten (10) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:

- (1) Wine tasting area;
- (2) Wine club activity;
- (3) Wine club event;
- (4) Retail wine sales;
- (5) Eight (8) Winegrowers Trade Association Events per year;
- (6) Gift sales within the tasting area only;
- (7) Delicatessen not to exceed 500 square feet in size

f. CLASS III WINERY. A winery with an established on-site vineyard located on a minimum gross parcel size of ten (10) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:

- (1) Wine tasting area;
- (2) Wine club activity;
- (3) Wine club event;
- (4) Retail wine sales;
- (5) Eight (8) Winegrowers Trade Association Events per year;
- (6) Gift sales within the tasting area only;
- (7) Special occasion facility;
- (8) And one of the following: Bed and Breakfast Inn, delicatessen not to exceed 500 square feet or restaurant. Drive - thru restaurants shall not be permitted.

g. CLASS IV WINERY. A winery with an established on-site vineyard located on a minimum gross parcel size of fifteen (15) acres that is allowed

1 the following appurtenant and incidental commercial uses with an approved
2 permit:

- 3 (1) Wine tasting area;
- 4 (2) Wine club activity;
- 5 (3) Wine club event;
- 6 (4) Retail wine sales;
- 7 (5) Eight (8) Winegrowers Trade Association Events per year;
- 8 (6) Gift sales within the wine tasting area only;
- 9 (7) Special occasion facility;
- 10 (8) And one of the following: Country-Inn, delicatessen not to exceed
11 500 square feet or restaurant. Drive-thru restaurants shall not be permitted.

12 h. CLASS V WINERY. A winery with an established on-site vineyard
13 located on a minimum gross parcel size of twenty (20) acres that is allowed
14 the following appurtenant and incidental commercial uses with an approved
15 permit:

- 16 (1) Wine tasting area;
- 17 (2) Wine club activity;
- 18 (3) Wine club event;
- 19 (4) Retail wine sales;
- 20 (5) Eight (8) Winegrowers Trade Association Events per year;
- 21 (6) Gift sales within the wine tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) Bed and Breakfast Inn;
- 24 (9) Country Inn;
- 25 (10) Wine Country Hotel;
- 26 (11) Spa or professional culinary academy in conjunction with Wine
27 Country Hotel;
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1 (12) Delicatessen not exceed to 1,500 square feet or restaurant. Drive-
2 thru restaurants shall not be permitted.

3 i. CLASS VI WINERY. A winery with an established on-site vineyard
4 located on a minimum gross parcel size of forty (40) acres that is allowed
5 the following appurtenant and incidental commercial uses with an approved
6 permit:

- 7 (1) Wine tasting area;
8 (2) Wine club activity;
9 (3) Wine club event;
10 (4) Retail wine sales;
11 (5) Eight (8) Winegrowers Trade Association Events per year
12 (6) Gift sales within the wine tasting area only;
13 (7) Special occasion facility;
14 (8) Wine Country Resort;
15 (9) Golf courses and daytime driving ranges in conjunction with Wine
16 Country Resorts;
17 (10) Spa or professional culinary academy in conjunction with Wine
18 Country Resorts; and
19 (11) Delicatessen not to exceed 1,500 square feet or restaurant. Drive-
20 thru restaurants shall not be permitted.

21 j. CLUSTERED SUBDIVISION. A development within the WC- W and
22 WC- R Zones in which the allowed number of dwelling units (density yield)
23 are placed in close proximity with the purpose of creating the largest
24 potential development envelope for vineyards. .

25 k. COTTAGE INDUSTRY. A home-based occupation or service carried
26 on by a resident within the principle dwelling in return for compensation,
27 provided such use, occupation or service is incidental and secondary to the
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1 principal use of the dwelling as a residence and is conducted in a manner
2 not to give an outward appearance or manifest any characteristics of a
3 business.

4 l. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms,
5 which provides lodging and breakfast for temporary overnight occupants in
6 return for compensation and is solely owned and operated by the property
7 owner. Cooking provisions, such as a stove, oven or grill, are prohibited in
8 the guest rooms, adjoining patios, balconies, and decks.

9 m. COUNTRY INN. A facility, which may be an extension of the main
10 dwelling unit, with 11 to 20 guest rooms that provides lodging and meals
11 for temporary overnight occupants in return for compensation. Cooking
12 provisions, such as a stove, oven or grill, are prohibited in the guest rooms,
13 adjoining patios, balconies, and decks.

14 n. EQUINE LAND. A fenced-in open area that is actively managed to
15 control weeds and used for, but not limited to, grazing of equine or other
16 livestock, equine holding areas, open corrals, exercise areas, riding area, or
17 equestrian racing rings. Only buildings or structures related to the care of
18 equine or other livestock shall be allowed in equine land, all other buildings
19 or structures shall be prohibited.

20 o. GUEST ROOM. A room without cooking facilities rented to transient
21 visitors for a period not to exceed 30 days.

22 p. GUEST SUITES. A series of attached rooms without cooking facilities
23 rented to transient visitors for a period not to exceed 30 days.

24 q. HABITABLE STORY. The portion of a building included between
25 the upper surface of a floor and the upper surface of the floor or roof next
26 above. It is measured as the vertical distance from top to top of two
27 successive tiers of beams or finished floor surfaces and, for the topmost
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1 story, from the top of the floor finish to the top of the ceiling joists, or
2 where there is not a ceiling, to the top of the roof rafters. Further, the space
3 is designed for human occupancy and the space is equipped with means of
4 egress and light and ventilation facilities.

5 r. HORSE SHOW FACILITY. A facility that holds a maximum of one
6 hundred (100) people that provides a venue for judged equestrian exhibition
7 events, training events, competitive horse or equestrian sport activities.

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

11 t. LODGING FACILITIES. Bed and Breakfast Inns, Country-Inns, Wine
12 Country Hotels and Wine Country Resorts.

13 u. NET PROJECT AREA. The portion of a site that can actually be built
14 upon. The following are not included in the net project area: public or
15 private road rights-of-way, riparian and riverine areas, conservation
16 easements, waterways, bodies of water and flood ways.

17 v. PRODUCTION LOT. A legal lot that is set-aside for planting vineyards
18 through a deed restriction or other conservation mechanism.

19 w. SET ASIDE AREA. An area that is restricted for the specific use of
20 planting vineyards or equine lands.

21 x. SPECIAL OCCASION FACILITY. An indoor or outdoor facility or area
22 which is used for special occasions such as weddings, parties, concerts,
23 conferences, charity events, and fundraiser events for a specific period of
24 time in return for compensation.

25 y. VINEYARD. A farm where grapevines are planted and cultivated for the
26 purpose of producing grape wine.

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- z. WINE CLUB ACTIVITY. A social occasion in which wine club members come to pick up their membership wine bottles, at which time they may engage in wine tasting and further purchase of wine and wine products. Attendance is limited to wine club members and their guests.
- aa. WINE CLUB EVENT. A social occasion held by Class II, Class III, Class IV, Class V and Class VI wineries for wine club members and their guests.
- bb. WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or guest suites, which provides lodging and meals for temporary overnight occupants, in return for compensation. Cooking provisions, such as a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining patios, balconies, and decks.
- cc. WINE COUNTRY RESORT. A facility that provides food and lodging to transient visitors in which the guest rooms or guest suites are within a conventional hotel building(s) or in detached units. Such facility may provide additional commercial and recreational uses such as spas, amphitheatres, conference rooms, golf-courses, daytime driving ranges and banquet-halls for the convenience of the wine country resort guests.
- dd. WINE TASTING AREA. A permanent area associated with a winery where visitors taste wine.
- ee. WINEGROWERS TRADE ASSOCIATION EVENT. A fundraising effort conducted by one or several member wineries of a local winegrowers trade association, including but not limited to, region-wide barrel tastings, where food and wine samplings are provided to participants.
- ff. WINERY. An agricultural facility designed and used to crush, ferment, distill and process grapes into wine or wine related product.

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

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

3 a. ALLOWED USES. The following uses are allowed:

- 4 (1) One-family dwelling.
- 5 (2) Cottage Industry provided activities are limited to knitting, basket
6 making, sewing, quilting, pottery, scrap booking and cooking
7 classes or services; no more than one full-time employee engages in
8 cottage industry activities on site at any one time; no more than 10
9 customers visit the site at any given time; no customer lodging
10 occurs on site without an approved Cottage Inn, Bed and Breakfast
11 Inn or Country Inn.
- 12 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and
13 herb gardening; orchards; apiaries; the drying, processing and
14 packing (other than canning) of fruits, nuts, vegetables and other
15 horticultural products where such drying, processing or packing is in
16 conjunction with an agricultural operation or an incidental
17 commercial use as defined in this ordinance.
- 18 (4) The systematic rotation of animals for grazing is allowed so long as
19 the total number of animals does not exceed the maximum allowed
20 pursuant to Section 14.92.a.(5) herein. Notwithstanding the
21 foregoing, there shall be no limit to the allowable number of sheep,
22 goats or cattle which may be temporarily grazed on any premises
23 when the grazing is for the purpose of cleaning up unharvested
24 crops, provided that such grazing is not conducted for more than
25 four weeks in any six month period and that the total number of
26 sheep, goats or cattle permanently kept on the premises does not
27 exceed the maximum allowed.
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1 (5) The non-commercial keeping, raising or boarding of horses, cattle,
2 sheep and goats on lots 20,000 square feet or larger and 100 feet in
3 width, provided they are kept not less than 50 feet from any
4 dwelling units other than a dwelling unit located on the same lot.
5 The number of such animals is not to exceed five (5) animals per
6 gross acre of all the land available. The provisions of this section
7 apply to mature breeding stock, maintenance stock and similar farm
8 stock, and shall not apply to the offspring thereof, if such offspring
9 are being kept solely for sale, marketing or slaughtering prior to the
10 age of maturity. In all cases the allowable number of animals per
11 acre shall be rounded to the nearest whole number.

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

13 (7) Outside storage of materials, such as irrigation equipment and
14 farming machinery, is allowed as an accessory use with no limit
15 provided the materials are used in conjunction with a farm.
16 Otherwise, the outside storage of materials is allowed as an
17 accessory use on lots smaller than one-half acre provided the
18 amount is limited to 100 square feet with a maximum height of six
19 feet and is allowed as an accessory use on lots one-half acre or
20 larger provided the amount is limited to 200 square feet with a
21 maximum height of six feet.

22 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The
23 following uses are permitted provided a plot plan has been approved
24 pursuant to Section 18.30 of this ordinance:

25 (1) In addition to the principal dwelling, an additional one family
26 dwelling may be permitted for each ten acres of a farm. Any such
27 additional dwelling shall be located on a lot being farmed and may
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1 be occupied by the owner, operator or employee of the farming
2 operation as a one family dwelling provided that:

- 3 a) The dwelling is not rented or offered for lease.
4 b) The dwelling is located not less than 50 feet from any lot
5 line.
6 c) The dwelling is screened from view from the front lot line by
7 shrubs or trees.
8 d) The arrangement of the dwelling, sanitary facilities and
9 utilities conforms with all requirements of law including
10 requirements of the County Public Health Department and
11 the County Building and Safety Department.
12 e) The total number of such additional dwellings for any farm
13 shall not exceed four.

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

25 (3) Cottage Inn provided the use is conducted within a one family
26 dwelling unit, is secondary to the principal use of the one family
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1 dwelling as a residence and employs no more than two persons who
2 are not residents of the one family dwelling.

3 (4) Class I and II winery.

4 c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE
5 PERMIT. The following uses are permitted provided a conditional use
6 permit has been approved pursuant to Section 18.28 of this ordinance:

7 (1) Farm labor camp.

8 (2) Class V and VI winery.

9 d. Wine Country Clustered subdivision that complies with Ordinance No. 460
10 and the development standards set forth in the WC-W zone.

11 SECTION 14.93. DEVELOPMENT STANDARDS.

12 a. General Standards. The following development standards shall apply to all
13 uses and development in the WC-W Zone, except for residential tract and
14 parcel maps tentatively approved prior to the effective date of Ordinance No.
15 348.4729. Such maps shall comply with the development standards of their
16 previous zoning classifications in Ordinance No. 348.

17 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the
18 minimum lot size shall be 20 gross acres. On flag lots, the minimum lot
19 size shall be determined by excluding that portion of a lot that is used
20 solely for access to the portion of a lot used as a building site.

21 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions,
22 lots shall have a minimum average width of two hundred feet (200').

23 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the
24 minimum average lot depth shall be two hundred feet (200').

25 (4) SETBACKS. The following setback requirements shall apply.

26 a. The minimum front setback for buildings and structures shall
27 be fifty feet (50') from the property line.
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- b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
- c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.
- d. The minimum road right of way setback for buildings and structures shall be fifty feet (50'), 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 road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
- e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), 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').
- f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one

1 hundred feet (100'), except when the site is located next to
2 Rancho California Road, Monte De Oro Road, Anza Road,
3 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
4 Borel Road, Butterfield Stage Road, Calle Contento Road,
5 Camino Del Vino Road, and Highway 79 South where the
6 minimum setback requirement shall be three hundred feet
7 (300').

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

16 (5) HABITABLE STORIES. The number of habitable stories above a
17 building's lowest above ground finished floor shall not exceed two
18 (2). One (1) additional habitable story for a total of three (3)
19 habitable stories may be permitted for Wine Country Hotels as long
20 as the following criteria is met:

- 21 a. The Wine Country Hotel incorporates a split-level or
22 terraced design conforming to the natural topography with
23 slopes of 10% or greater; and
- 24 b. No more than two (2) habitable stories are visible from any
25 road way.

1 (6) HEIGHT.

2 a. The maximum height for a building shall not exceed thirty
3 feet (30'), except where the project design incorporates
4 terraced lots, then the maximum height of the building shall
5 not exceed forty feet (40') when measured from the lowest
6 finished graded pad. Architectural elements such as spires,
7 minarets, chimneys or similar structures may exceed the
8 prescribed height limits where such structures do not provide
9 additional floor space.

10 b. The maximum height for a structure shall not exceed fifty
11 feet (50'), unless a greater height is approved pursuant to
12 Section 18.34 of this ordinance. In no event, however, shall a
13 structure exceed seventy-five feet (75') in height, unless a
14 variance is approved pursuant to Section 18.27 of this
15 ordinance.

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

18 (8) Drainage channels shall be constructed to avoid undermining or
19 eroding the roadbed.

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

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

26 (11) All utilities shall be installed underground except electrical lines
27 rated at 33kV or greater which may be installed above ground.
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1 (12) All exterior lighting shall comply with applicable requirements of
2 Ordinance Nos. 655 and 915.

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

8 (14) On-site advertising signs shall be consistent with Temecula Valley
9 Wine Country Design Guidelines and comply with all applicable
10 County signage requirements.

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

14 b. Wine Country Clustered Subdivision Development Standards

15 In addition to the General Standards, the following standards shall apply to
16 wine country clustered subdivisions in the WC-W Zone:

17 (1) Site layout and design shall be consistent with the Temecula Valley
18 Wine Country Design Guidelines to maximize unique site
19 characteristics including, but not limited to, the natural topography,
20 scenic vistas, soil quality and drainage patterns.

21 (2) The minimum residential lot size shall be one (1) gross acre.

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

25 (4) Fifty percent (50%) of the set-aside area shall be planted prior to
26 issuance of the building permit for the first dwelling unit and the
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1 remaining twenty five percent (25%) prior to final inspection for the
2 first dwelling unit.

3 (5) A wine country clustered subdivision consisting of forty (40) gross
4 acres or more shall provide at least one (1) production lot.

5 (6) A wine country clustered subdivision that includes a production lot
6 of at least 25 gross acres may have a Class I winery.

7 (7) Set-aside areas shall be maintained for production of grapes in
8 perpetuity by any of the following: property owner's association,
9 home owner's association or County Service Area.

10 (8) On-site improvements for clustered lots including, but not limited to,
11 roads, signage, parking, street furniture and exterior lighting shall be
12 consistent with the Temecula Valley Wine Country Design
13 Guidelines and comply with all applicable County signage
14 requirements.

15 (9) On-site improvements for production lots and deed restricted areas
16 including, but not limited to, lighting, ingress and egress shall be
17 limited to improvements necessary to maintain the production lots
18 and deed restricted areas.

19 (10) Wine Country Clustered Subdivisions shall include an established
20 on-site vineyard and comply with Ordinance No. 460.

21 c. Special Occasion Facility Standards. In addition to the General Standards,
22 the following standards shall apply to all special occasion facilities in the
23 WC-W zone:

24 (1) Buildings and structures shall be designed in a rural, equestrian or
25 wine country theme consistent with the Temecula Valley Wine
26 Country Design Guidelines.
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- (2) 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.
- (3) 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.
- (4) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (5) 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 require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
- (6) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (7) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').

d. Lodging Facility Standards. In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-W zone:

- (1) A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility.
- (2) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.

- (3) 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.
- (4) 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.
- (5) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (6) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320’).

e. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-W zone:

- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in

1 parking lots; but may include planting in the road right of way as
2 may be approved by the Director of Transportation or his designee.

3 (4) Vineyards used to meet the above planting requirement shall have a
4 minimum average density of 450 vines per acre. Olive trees used to
5 meet the above planting requirement shall have a minimum average
6 density of 100 olive trees per acre.

7 (5) The seventy-five (75%) planting requirement shall be maintained for
8 the life of the permit.

9 (6) No amplified sound shall be permitted outdoors, unless an exception
10 to Ordinance No. 847 has been applied for and approved.

11 (7) Prior to obtaining a Certificate of Occupancy, a winery operator
12 shall obtain all applicable permits or licenses required by the
13 California Department of Beverage Control.

14 (8) The grapes utilized in wine production and retail wines sales shall
15 meet the following minimum requirement: 75% shall be grown in
16 Riverside County, except for the following:

17 a. When the Board of Supervisors declares an Agricultural
18 Emergency for the Temecula Valley Wine Country Area.
19 The declaration shall be for a specific period of time and any
20 winery within the Temecula Valley Wine Country Area
21 Policy Area may take advantage of the exemption.

22 b. During the first three years from the plot plan's or
23 conditional use permit's effective date.

24 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine
25 shall be produced on the winery's premises.

26 (10) A Class I Winery shall be less than 1,501 square feet in size.
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- (11) A Class II Winery shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commission.
- (12) A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner.
- (13) A Class VI Winery shall be at least six thousand (6,000) square feet and shall produce at least fourteen thousand (14,000) gallons of wine annually as determined by the County Agricultural Commissioner.
- (14) Prior to the issuance of a building permit for any incidental commercial use, the winery shall be constructed.
- (15) Prior to the issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational.
- (16) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (17) 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.
- (18) 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.

1 (19) Outside storage areas shall be screened from view by structures or
2 landscaping.

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

6 SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING
7 (WC-WE) ZONE.

8 a. ALLOWED USES for the thirty one (31) existing wineries as set forth in
9 Figure 4A of the Wine Country Policy Area attached hereto:

10 (1) One-family dwelling.

11 (2) Cottage Industry provided activities are limited to knitting, basket
12 making, sewing, quilting, pottery, scrap booking and cooking
13 classes or services; no more than one full-time employee engages in
14 cottage industry activities on site at any one time; no more than 10
15 customers visit the site at any given time; no customer lodging
16 occurs on site without an approved Cottage Inn, Bed and Breakfast
17 Inn or Country Inn.

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

24 (4) The systematic rotation of animals for grazing is allowed so long as the
25 total number of animals does not exceed the maximum allowed
26 pursuant to Section 14.94.a.(5) herein. Notwithstanding the foregoing,
27 there shall be no limit to the allowable number of sheep, goats or cattle
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1 which may be temporarily grazed on any premises when the grazing is
2 for the purpose of cleaning up unharvested crops, provided that such
3 grazing is not conducted for more than four weeks in any six month
4 period and that the total number of sheep, goats or cattle permanently
5 kept on the premises does not exceed the maximum allowed.

6 (5) The non-commercial keeping, raising or boarding of horses, cattle,
7 sheep, and goats on lots 20,000 square feet or larger and 100 feet in
8 width, provided they are kept not less than 50 feet from any
9 dwelling units other than a dwelling unit located on the same lot.
10 The number of such animals is not to exceed five (5) animals per
11 gross acre of all the land available. The provisions of this subsection
12 apply to mature breeding stock, maintenance stock and similar farm
13 stock, and shall not apply to the offspring thereof, if such offspring
14 are being kept solely for sale, marketing or slaughtering prior to the
15 age of maturity. In all cases the allowable number of animals per
16 acre shall be rounded to the nearest whole number.

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

18 (7) Outside storage of materials, such as irrigation equipment and
19 farming machinery, is allowed as an accessory use with no limit
20 provided the materials are used in conjunction with a farm.
21 Otherwise, the outside storage of materials is allowed as an
22 accessory use on lots smaller than one-half acre provided the
23 amount is limited to 100 square feet with a maximum height of six
24 feet and is allowed as an accessory use on lots one-half acre or
25 larger provided the amount is limited to 200 square feet with a
26 maximum height of six feet.

1 b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The
2 following uses are permitted provided a plot plan has first been approved
3 pursuant to Section 18.30 of this ordinance.

4 (1) In addition to the principal dwelling, an additional one family
5 dwelling may be permitted for each ten acres of a farm. Any such
6 additional dwelling shall be located on a lot being farmed and may
7 be occupied by the owner, operator or employee of the farming
8 operation as a one family dwelling provided that:

- 9 a. The dwelling is not rented or offered for lease.
10 b. The dwelling is located not less than 50 feet from any lot
11 line.
12 c. The dwelling is screened from view from the front lot line by
13 shrubs or trees.
14 d. The arrangement of the dwelling, sanitary facilities and
15 utilities conforms with all requirements of law including
16 requirements of the County Public Health Department and
17 the County Building and Safety Department.
18 e. The total number of such additional dwellings for any farm
19 shall not exceed four.

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

4 (3) Cottage Inn provided the use is conducted within a one family
5 dwelling unit, is secondary to the principal use of the one family
6 dwelling as a residence and employs no more than two persons who
7 are not residents of the one family dwelling.

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

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

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

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

19 (6) Class I, II, III and IV winery.

20 c. **CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE**
21 **PERMIT.** The following uses are permitted provided a conditional use
22 permit has been approved pursuant to Section 18.28 of this ordinance:

- 23 (1) Farm Labor Camp

24 **SECTION 14.95. DEVELOPMENT STANDARDS.**

25 a. **General Standards.** The following standards shall apply to all uses and
26 development in the WC-WE Zone, except for residential tract and parcel
27 maps tentatively approved prior to the effective date of Ordinance No.
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1 348.4729. Such maps shall comply with the development standards of their
2 previous zoning classifications in Ordinance No. 348:

3 (1) LOT SIZE, The minimum lot size shall be 20 gross acres. On flag lots,
4 the minimum lot size shall be determined by excluding that portion of a
5 lot that is used solely for access to the portion of a lot used as a
6 building site.

7 (2) LOT WIDTH. Lots shall have a minimum average width of two
8 hundred feet (200').

9 (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.

10 (4) SETBACKS. The following setback requirements shall apply.

11 a. The minimum front setback for buildings and structures shall
12 be fifty feet (50') from the property line.

13 b. The minimum side setback for buildings and structures shall
14 be thirty feet (30') from the property line.

15 c. The minimum rear setback for buildings and structures shall
16 be thirty feet (30') from the property line.

17 d. The minimum road right of way setback for buildings and
18 structures shall be fifty feet (50') from the road right of way,
19 except when the site is located next to Rancho California
20 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
21 Pauba Road, De Portola Road, Buck Road, Borel Road,
22 Butterfield Stage Road, Calle Contento Road, Camino Del
23 Vino Road, and Highway 79 South where the minimum road
24 right of way setback requirement shall be one hundred feet
25 (100'). The minimum one hundred foot (100') setback
26 requirement does not apply when it makes a single lot
27 undevelopable for a one family dwelling. In such an event,
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1 the minimum fifty foot (50') setback requirement shall apply
2 to the lot.

3 e. The minimum road right of way setback for permanent
4 buildings and structures used in conjunction with drying,
5 processing, and packing operations shall fifty feet (50'),
6 except when the site is located next to Rancho California
7 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
8 Pauba Road, De Portola Road, Buck Road, Borel Road,
9 Butterfield Stage Road, Calle Contento Road, Camino Del
10 Vino Road, and Highway 79 South where the minimum
11 setback requirement shall be one hundred feet (100').

12 f. The minimum road right of way setback for all Special
13 Occasion Facility buildings and structures shall be one
14 hundred feet (100'), except when the site is located next to
15 Rancho California Road, Monte De Oro Road, Anza Road,
16 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
17 Borel Road, Butterfield Stage Road, Calle Contento Road,
18 Camino Del Vino Road, and Highway 79 South where the
19 minimum setback requirement shall be three hundred feet
20 (300').

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

3 (5) HABITABLE STORIES. The number of habitable stories above a
4 building's lowest above ground finished floor shall not exceed two
5 (2).

6 (6) HEIGHT.

7 a. The maximum height for a building shall not exceed thirty
8 feet (30'), except where the project design incorporates
9 terraced lots then the maximum height of the building shall
10 not exceed forty feet (40') when measured from the lowest
11 finished graded pad. Architectural elements such as spires,
12 minarets, chimneys or similar structures may exceed the
13 prescribed height limits where such structures do not provide
14 additional floor space.

15 b. The maximum height for a structure shall not exceed fifty
16 feet (50'), unless a greater height is approved pursuant to
17 Section 18.34 of this ordinance. In no event, however, shall a
18 structure exceed seventy-five (75') in height, unless a
19 variance is approved pursuant to Section 18.27 of this
20 ordinance.

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

23 (8) Drainage channels shall be constructed to avoid undermining or
24 eroding the roadbed.

25 (9) Curbs, gutters and streetlights shall be constructed in accordance
26 with Temecula Valley Wine Country Design Guidelines.
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- (10) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines.
- (11) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (12) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (13) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
- (14) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (15) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.

b. Special Occasion Facility Standards. In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-WE zone:

- (1) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (2) 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.

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

6 (4) No amplified sound shall be permitted, except when an exception to
7 Ordinance No. 847 has been applied for and approved.

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

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

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

18 c. Lodging Facility Standards. In addition to the General Standards, the
19 following standards shall apply to all lodging facilities in the WC-WE zone:

20 (1) A maximum of two (2) guest rooms or guest suites per gross acre
21 shall be permitted for a lodging facility.

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

25 (3) Loading, trash, and service areas shall be screened by structures or
26 landscaping and shall be located and designed in such a manner as
27 to minimize noise and odor impacts to adjacent properties.
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1 (4) Automobile parking spaces shall comply with Section 18.12 of
2 Ordinance No. 348 and shall be consistent with the rural standards
3 of the Temecula Valley Wine Country Policy Area of the Riverside
4 County General Plan and the Temecula Valley Wine Country
5 Design Guidelines.

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

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

11 d. Winery Standards. In addition to the General Standards, the following
12 standards shall apply to all wineries in the WC-WE zone:

13 (1) A total of seventy-five percent (75%) of the net project area shall be
14 planted in vineyards prior to issuance of certificate of occupancy or
15 final inspection, whichever occurs first. Fifty percent (50%) of the
16 vineyard requirement shall be planted prior to issuance of building
17 permit for the winery.

18 (2) To achieve the seventy-five (75%) percent requirement, fifteen
19 percent (15%) of the net project area may include the planting of
20 olive trees and the remaining sixty percent (60%) of the net project
21 area shall be planted in vineyards.

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

26 (4) Vineyards used to meet the above planting requirement shall have a
27 minimum average density of 450 vines per acre. Olive trees used to
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1 meet the above planting requirement shall have a minimum average
2 density of 100 olive trees per acre.

3 (5) The seventy-five (75%) planting requirement shall be maintained for
4 the life of the permit.

5 (6) No amplified sound shall be permitted outdoors, unless an exception
6 to Ordinance No. 847 has been applied for and approved.

7 (7) Prior to obtaining a Certificate of Occupancy, a winery operator
8 shall obtain all applicable permits or licenses required by the
9 California Department of Beverage Control.

10 (8) The grapes utilized in wine production and retail wines sales shall
11 meet the following minimum requirement: seventy-five percent
12 (75%) shall be grown in Riverside County, except for the following:

13 a. When the Board of Supervisors declares an Agricultural
14 Emergency for the Temecula Valley Wine Country Area.
15 The declaration shall be for a specific period of time and any
16 winery within the Temecula Valley Wine Country Area
17 Policy Area may take advantage of the exemption.

18 b. During the first three years from the plot plan's or
19 conditional use permit's effective date.

20 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine
21 must be produced on the winery's premises.

22 (10) A Class I Winery shall be less than 1,501 square feet in size.

23 (11) Class II, III and IV Wineries shall be at least fifteen hundred (1,500)
24 square feet in size and shall produce at least three thousand five
25 hundred (3,500) gallons of wine annually as determined by the
26 County Agricultural Commissioner.
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