

- 1 (12) Prior to the issuance of a building permit for any incidental  
2 commercial uses, the winery shall be constructed.
- 3 (13) Prior to the issuance of a certificate of occupancy for any incidental  
4 commercial uses, the winery shall be operational.
- 5 (14) Buildings and structures shall be designed in a rural, equestrian or  
6 wine country theme consistent with the Temecula Valley Wine  
7 Country Design Guidelines.
- 8 (15) Automobile parking spaces shall comply with Section 18.12 of  
9 Ordinance No. 348 and shall be consistent with the rural standards  
10 of the Temecula Valley Wine Country Policy Area of the Riverside  
11 County General Plan and the Temecula Valley Wine Country  
12 Design Guidelines.
- 13 (16) Loading, trash, and service areas shall be screened by structures or  
14 landscaping and shall be located and designed in such a manner as  
15 to minimize noise and odor impacts to adjacent properties.
- 16 (17) Outside storage areas shall be screened from view by structures or  
17 landscaping.
- 18 (18) All roof mounted mechanical equipment shall be screened from the  
19 ground elevation view to a minimum sight distance of thirteen  
20 hundred twenty feet (1,320’).

21 SECTION 14.96. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)  
22 ZONE.

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

- 24 (1) One-family dwelling.
- 25 (2) Cottage Industry provided activities are limited to knitting, basket  
26 making, sewing, quilting, pottery, scrap booking and cooking  
27 classes or services; no more than one full-time employee engages in  
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1 cottage industry activities on site at any one time; no more than 10  
2 customers visit the site at any given time; no customer lodging  
3 occurs on site without an approved Cottage Inn.

4 (3) Class I Equestrian Establishment provided the facility's average  
5 daily visitor trips do not exceed one hundred (100) per day.

6 (4) Vineyards, equine lands, nurseries (wholesale only), greenhouses,  
7 orchards, aviaries, apiaries, field crops, tree crops, berry and bush  
8 crops, vegetable, flower and herb gardening on a commercial scale. The  
9 drying, packing (other than canning), freezing and other accepted  
10 methods of processing the produce resulting from such allowed uses,  
11 when such processing is primarily in conjunction with a farming  
12 operation and further provided that the permanent buildings and  
13 structures used in conjunction with such processing operations are set  
14 back a minimum of fifty feet (50') from any lot line.

15 (5) The noncommercial keeping or raising of not more than 12 mature  
16 female crowing fowl on lots from 20,000 square feet to 40,000 square  
17 feet. The noncommercial keeping or raising of not more than 50 mature  
18 female crowing fowl and ten mature male crowing fowl on lots 40,000  
19 square feet or larger

20 (6) The noncommercial keeping or raising of cattle, horses, sheep, goats  
21 including the grazing and supplementary feeding of such animals,  
22 provided they are kept, fed and maintained a minimum of 50 feet from  
23 any property line. The maximum number of animals allowed, except  
24 for sheep and goats, shall be five (5) per acre of the total area of the  
25 premises. The maximum number of sheep or goats shall be 15 per acre  
26 of the total area of the premises. The provisions of this subsection apply  
27 to mature breeding stock, maintenance stock and similar farm stock,  
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1 and shall not apply to the offspring thereof, if such offspring are being  
2 kept solely for sale, marketing or slaughtering prior to the age of  
3 maturity. In all cases the allowable number of animals per acre shall be  
4 rounded to the nearest whole number.

5 (7) The systematic rotation of animals for grazing is allowed so long as the  
6 total number of animals does not exceed the maximum allowed  
7 pursuant to Section 14.96.a.(6) herein. Notwithstanding the foregoing,  
8 there shall be no limit to the allowable number of sheep which may be  
9 temporarily grazed on any premises when the grazing is for the purpose  
10 of cleaning up unharvested crops, provided that such grazing is not  
11 conducted for more than four weeks in any six month period and that  
12 the total number of sheep permanently kept on the premises does not  
13 exceed the maximum allowed.

14 (8) Poultry (excluding crowing fowl) and rabbits for the use of the  
15 occupants of the premises only. All poultry and rabbits shall be kept in  
16 an enclosed area located not less than 50 feet from any lot line.

17 (9) On lots 20,000 square feet or larger, the noncommercial keeping,  
18 raising or breeding of guinea pigs, parakeets, chinchillas, or other  
19 similar small fowl or animals (excluding crowing fowl and mink),  
20 provided that all such uses are kept and maintained in an enclosed area  
21 located not less than 50 feet from any lot line.

22 (10) On lots of not less than 20,000 square feet or larger, the noncommercial  
23 keeping or raising of not more than two (2) miniature pigs.

24 (11) Farms or facilities for the selective or experimental breeding and  
25 raising of horses, cattle, sheep, and goats subject to the limitations  
26 set forth in subsection a.(6) herein.

27 (12) Future Farmers of America or 4-H projects.  
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1 (13) Outside storage of materials, such as irrigation equipment and  
2 farming machinery, is allowed as an accessory use with no limit  
3 provided the materials are used in conjunction with a farm.  
4 Otherwise, the outside storage of materials is allowed as an  
5 accessory use on lots smaller than one-half acre provided the  
6 amount is limited to 100 square feet with a maximum height of six  
7 feet and is allowed as an accessory use on lots one-half acre or  
8 larger provided the amount is limited to 200 square feet with a  
9 maximum height of six feet.

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

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

- 18 a) The dwelling is not rented or offered for lease.
  - 19 b) The dwelling is located not less than 50 feet from any lot  
20 line.
  - 21 c) The dwelling is screened from view from the front lot line by  
22 shrubs or trees.
  - 23 d) The arrangement of the dwelling, sanitary facilities and  
24 utilities conforms with all requirements of law including  
25 requirements of the County Public Health Department and  
26 the County Building and Safety Department.
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- e) The total number of such additional dwellings for any farm shall not exceed four.
- (2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The temporary stand shall be operated by the producer of the agricultural products. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in section 18.12 of Ordinance No. 348, except that no paving shall be required.
- (3) Cottage Inn provided the use is conducted within a one family dwelling unit, is secondary to the principal use of the one family dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling.
- (4) Class I, II winery
- (5) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of ten (10) gross acres:
  - a. Petting Zoo;
  - b. Polo-grounds;
  - c. Horse show facility
- (6) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in

1 conjunction with an established onsite equine land and a minimum  
2 parcel size of twenty (20) gross acres:

- 3 a. Petting Zoo;
- 4 b. Polo-grounds;
- 5 c. Horse show facility;
- 6 d. Western style store, such as but not limited to, saddle and  
7 harness shop, tack shop, feed and grain store, custom-crafted  
8 equestrian goods shop; and
- 9 e. Delicatessen or restaurant; drive thru restaurants shall not be  
10 permitted.

11 c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE  
12 PERMIT. The following uses are permitted provided that a conditional  
13 use permit has first been approved pursuant to Section 18.28 of this  
14 ordinance.

- 15 (1) Farm labor camp.
- 16 (2) A Class II Equestrian Establishment that includes one or more of the  
17 following appurtenant and incidental equestrian uses only in  
18 conjunction with an established onsite equine land and a minimum  
19 parcel size of fifty (50) gross acres:
  - 20 a. Petting Zoo;
  - 21 b. Polo-grounds;
  - 22 c. Horse show facility;
  - 23 d. Western style store, such as but not limited to, saddle and  
24 harness shop, tack shop, feed and grain store, custom-crafted  
25 equestrian goods shop;
  - 26 e. Delicatessen or restaurant; drive thru restaurants shall not be  
27 permitted;

- f. Horse racing track or rodeo arena;
- g. Animal hospital that provides temporary boarding facilities for the purposes of boarding sick or injured animals.

(3) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of hundred (100) gross acres:

- a. Petting Zoo;
- b. Polo-grounds;
- c. Horse show facility;
- d. Equine equipment, service and supply store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop;
- e. Delicatessen or restaurant; drive thru restaurants shall not be permitted;
- f. Horse racing track or rodeo arena;
- g. Animal hospital that provides temporary boarding facilities for the purposes of boarding sick or injured animals;
- h. Special Occasion Facility

SECTION 14.97. DEVELOPMENT STANDARDS.

a. General Standards. The following standards shall apply to all uses and development in the WC-E Zone:

(1) LOT SIZE. The minimum lot size shall be 10 gross acres. On flag lots, the minimum lot size shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

- 1 (2) LOT WIDTH. Lots shall have a minimum average width of two  
2 hundred feet (200').
- 3 (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- 4 (4) SETBACKS. The following setback requirements shall apply.
- 5 a. The minimum front setback for buildings and structures shall  
6 be fifty feet (50') from the property line.
- 7 b. The minimum side setback for buildings and structures shall  
8 be thirty feet (30') from the property line.
- 9 c. The minimum rear setback for buildings and structures shall  
10 be thirty feet (30') from the property line.
- 11 d. The minimum road right of way setback for buildings and  
12 structures shall be fifty feet (50'), except when the site is  
13 located next to Rancho California Road, Monte De Oro  
14 Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola  
15 Road, Buck Road, Borel Road, Butterfield Stage Road, Calle  
16 Contento Road, Camino Del Vino Road, and Highway 79  
17 South where the minimum road right of way setback shall be  
18 one hundred feet (100'). The minimum one hundred foot  
19 (100') setback requirement does not apply when it makes a  
20 single lot undevelopable for a one family dwelling. In such  
21 an event, the minimum fifty foot (50') setback requirement  
22 shall apply to the lot.
- 23 e. The minimum road right of way setback for permanent  
24 buildings and structures used in conjunction with drying,  
25 processing, and packing operations shall be fifty feet (50'),  
26 except when the site is located next to Rancho California  
27 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
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1 Pauba Road, De Portola Road, Buck Road, Borel Road,  
2 Butterfield Stage Road, Calle Contento Road, Camino Del  
3 Vino Road, and Highway 79 South where the minimum  
4 setback requirement shall be one hundred feet (100').

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

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

22 (5) HABITABLE STORIES. The number of habitable stories above a  
23 building's lowest above ground finished floor shall not exceed two  
24 (2).

25 (6) HEIGHT.

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

7 b. The maximum height for a structure shall exceed fifty feet  
8 (50') in height, unless a greater height is approved pursuant  
9 to Section 18.34 of this ordinance. In no event, however,  
10 shall a structure exceed seventy-five (75') feet in height,  
11 unless a variance is approved pursuant to Section 18.27 of  
12 this ordinance.

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

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

17 (9) Site layout and design shall be consistent with existing and planned  
18 recreational trails and bike paths set forth in the General Plan and  
19 the Temecula Valley Wine Country Design Guidelines.

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

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

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

3 (13) On-site advertising signs shall be consistent with Temecula Valley  
4 Wine Country Design Guidelines and comply with all applicable  
5 County signage requirements.

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

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

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

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

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

23 (4) No amplified sound shall be permitted outdoors, except for the  
24 following:

- 25 a. Polo grounds;
- 26 b. Horse racing track;
- 27 c. Rodeo arena; or

1 d. An Exception to Ordinance No. 847 has been applied for and  
2 approved

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

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

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

13 c. Class II Equestrian Establishment Standards. In addition to the General  
14 Standards, the following standards shall apply to all Class II Equestrian  
15 Establishments in the WC-E zone:

16 (1) At least seventy-five percent (75%) of the net project area shall be  
17 set-aside for permanent equine lands prior to issuance of certificate  
18 of occupancy or final inspection for the Class II Equestrian  
19 Establishment, whichever occurs first.

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

24 (3) Automobile parking spaces shall comply with Section 18.12 of this  
25 ordinance and shall be consistent with the rural standards of the  
26 Temecula Valley Wine Country Policy Area of the Riverside  
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1 County General Plan and the Temecula Valley Wine Country  
2 Design Guidelines.

- 3 (4) Corrals, exercise rings, arenas, and any other disturbed soil area  
4 shall be regularly watered or otherwise treated to prevent the  
5 emanation of dust.
- 6 (5) Manure disposal shall be managed to discourage breeding grounds  
7 for flies and pests.
- 8 (6) If on-site composting can be achieved, the compost area shall be  
9 sited at least fifty feet (50') from waterways and hundred feet (100')  
10 from any property line.

11 d. Winery Standards. In addition to the General Standards, the following  
12 standards shall apply to all wineries in the WC-E 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) A Class II Winery shall be at least fifteen hundred (1,500) square  
24 feet in size and shall produce at least three thousand five hundred  
25 (3,500) gallons of wine annually as determined by the County  
26 Agricultural Commissioner.  
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- 1 (12) Prior to the issuance of a building permit for any incidental  
2 commercial uses, the winery shall be constructed.
- 3 (13) Prior to the issuance of a certificate of occupancy for any incidental  
4 commercial uses, the winery shall be operational.
- 5 (14) Buildings and structures shall be designed in a rural, equestrian or  
6 wine country theme consistent with the Temecula Valley Wine  
7 Country Design Guidelines.
- 8 (15) Automobile parking spaces shall comply with Section 18.12 of  
9 Ordinance No. 348 and shall be consistent with the rural standards  
10 of the Temecula Valley Wine Country Policy Area of the Riverside  
11 County General Plan and the Temecula Valley Wine Country  
12 Design Guidelines.
- 13 (16) Loading, trash, and service areas shall be screened by structures  
14 or landscaping and shall be located and designed in such a manner  
15 as to minimize noise and odor impacts to adjacent properties.
- 16 (17) Outside storage areas shall be screened from view by structures  
17 or landscaping.
- 18 (18) All roof mounted mechanical equipment shall be screened from the  
19 ground elevation view to a minimum sight distance of thirteen  
20 hundred twenty feet (1,320').

21 SECTION 14.98. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R)  
22 ZONE.

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

- 24 (1) One-family dwelling.
- 25 (2) Cottage Industry provided activities are limited to knitting, basket  
26 making, sewing, quilting, pottery, scrap booking and cooking  
27 classes or services; no more than one full-time employee engages in  
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1 cottage industry activities on site at any one time; no more than 10  
2 customers visit the site at any given time; no customer lodging  
3 occurs on site without an approved Cottage Inn.

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

10 (4) The systematic rotation of animals for grazing is allowed so long as the  
11 total number of animals does not exceed the maximum allowed  
12 pursuant to Section 14.98.a.(5) herein. Notwithstanding the foregoing,  
13 there shall be no limit to the allowable number of sheep, goats or cattle  
14 which may be temporarily grazed on any premises when the grazing is  
15 for the purpose of cleaning up unharvested crops, provided that such  
16 grazing is not conducted for more than four weeks in any six month  
17 period and that the total number of sheep, goats or cattle permanently  
18 kept on the premises does not exceed the maximum allowed.

19 (5) The noncommercial keeping, raising or boarding of horses, cattle,  
20 sheep, and goats on lots 20,000 square feet or larger and 100 feet in  
21 width, provided they are kept not less than 50 feet from any  
22 dwelling unit other than a dwelling unit located on the same lot. The  
23 number of such animals is not to exceed five (5) animals per gross  
24 acre of all the land available. The provisions of this subsection apply  
25 to mature breeding stock, maintenance stock and similar farm stock,  
26 and shall not apply to the offspring thereof, if such offspring are being  
27 kept solely for sale, marketing or slaughtering prior to the age of  
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1 maturity. In all cases the allowable number of animals per acre shall be  
2 rounded to the nearest whole number.

3 (6) Farms or establishments for the selective or experimental breeding  
4 and raising of horses, cattle, sheep, and goats subject to the  
5 limitations set forth in section a.(5) herein.

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

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

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

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

24 a. The dwelling is not rented or offered for lease.

25 b. The dwelling is located not less than 50 feet from any lot  
26 line.

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- c. The dwelling is screened from view from the front lot line by shrubs or trees.
- d. The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.
- e. The total number of such additional dwellings for any farm shall not exceed four.

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

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

(4) Class I, II winery.

c. Wine Country Clustered subdivision that complies with Ordinance No. 460 and the development standards set forth in the WC-R zone.

1 SECTION 14.99. DEVELOPMENT STANDARDS.

2 a. General Standards. The following standards shall apply to all uses and  
3 development in the WC-R Zone, except for residential tract and parcel maps  
4 tentatively approved prior to the effective date of Ordinance No. 348.4729.  
5 Such maps shall comply with the development standards of their previous  
6 zoning classifications in Ordinance No. 348;

7 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
8 minimum lot size shall be 5 gross acres. On flag lots, the minimum lot  
9 size shall be determined by excluding that portion of a lot that is used  
10 solely for access to the portion of a lot used as a building site.

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

13 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the  
14 minimum average lot depth shall be 100 feet.

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

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

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

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

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

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

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

24 (5) HABITABLE STORIES. The number of habitable stories above a  
25 building's lowest above ground finished floor shall not exceed two  
26 (2).  
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(6) HEIGHT.

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

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

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

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

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

(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.

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 property.

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 subdivision in the WC-R 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  
27  
28

1 remaining twenty five percent (25%) prior to finalization of the  
2 building permit for the 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 production lots and deed restricted areas  
11 including, but not limited to, lighting, ingress and egress shall be  
12 limited to improvements necessary to maintain the production lots  
13 and deed restricted areas.

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

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

21 c. Winery Standards. In addition to the General Standards, the following  
22 standards shall apply to all wineries in the WC-R zone:

23 (1) A total of seventy-five percent (75%) of the net project area shall be  
24 planted in vineyards prior to issuance of certificate of occupancy or  
25 final inspection, whichever occurs first. Fifty percent (50%) of the  
26 vineyard requirement shall be planted prior to issuance of building  
27 permit for the winery.  
28

- 1 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
2 percent (15%) of the net project area may include the planting of  
3 olive trees and the remaining sixty percent (60%) of the net project  
4 area shall be planted in vineyards.
- 5 (3) The seventy-five (75%) planting requirement shall not include water  
6 features, natural or manmade lakes or the planting of grapevines in  
7 parking lots, but may include planting in the road right of way as  
8 may be approved by the Director of Transportation or his designee.
- 9 (4) Vineyards used to meet the above planting requirement shall have a  
10 minimum average density of 450 vines per acre. Olive trees used to  
11 meet the above planting requirement shall have a minimum average  
12 density of 100 olive trees per acre.
- 13 (5) The seventy-five (75%) planting requirement shall be maintained for  
14 the life of the permit.
- 15 (6) No amplified sound shall be permitted outdoors, unless an exception  
16 to Ordinance No. 847 has been applied for and approved.
- 17 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
18 shall obtain all applicable permits or licenses required by the  
19 California Department of Beverage Control.
- 20 (8) The grapes utilized in wine production and retail wines sales shall  
21 meet the following minimum requirement: seventy-five percent  
22 (75%) shall be grown in Riverside County, except for the following:
  - 23 a. When the Board of Supervisors declares an Agricultural  
24 Emergency for the Temecula Valley Wine Country Area.  
25 The declaration shall be for a specific period of time and any  
26 winery within the Temecula Valley Wine Country Area  
27 Policy Area may take advantage of the exemption.



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

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

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

6 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
7 feet in size and shall produce at least three thousand five hundred  
8 (3,500) gallons of wine annually as determined by the County  
9 Agricultural Commissioner.

10 (12) Prior to the issuance of a building permit for any incidental  
11 commercial uses, the winery shall be constructed.

12 (13) Prior to the issuance of a certificate of occupancy for any incidental  
13 commercial uses, the winery shall be operational.

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

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

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

25 (17) Outside storage areas shall be screened from view by structures or  
26 landscaping.  
27  
28

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

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


8 BOARD OF SUPERVISORS OF THE COUNTY  
9 OF RIVERSIDE, STATE OF CALIFORNIA

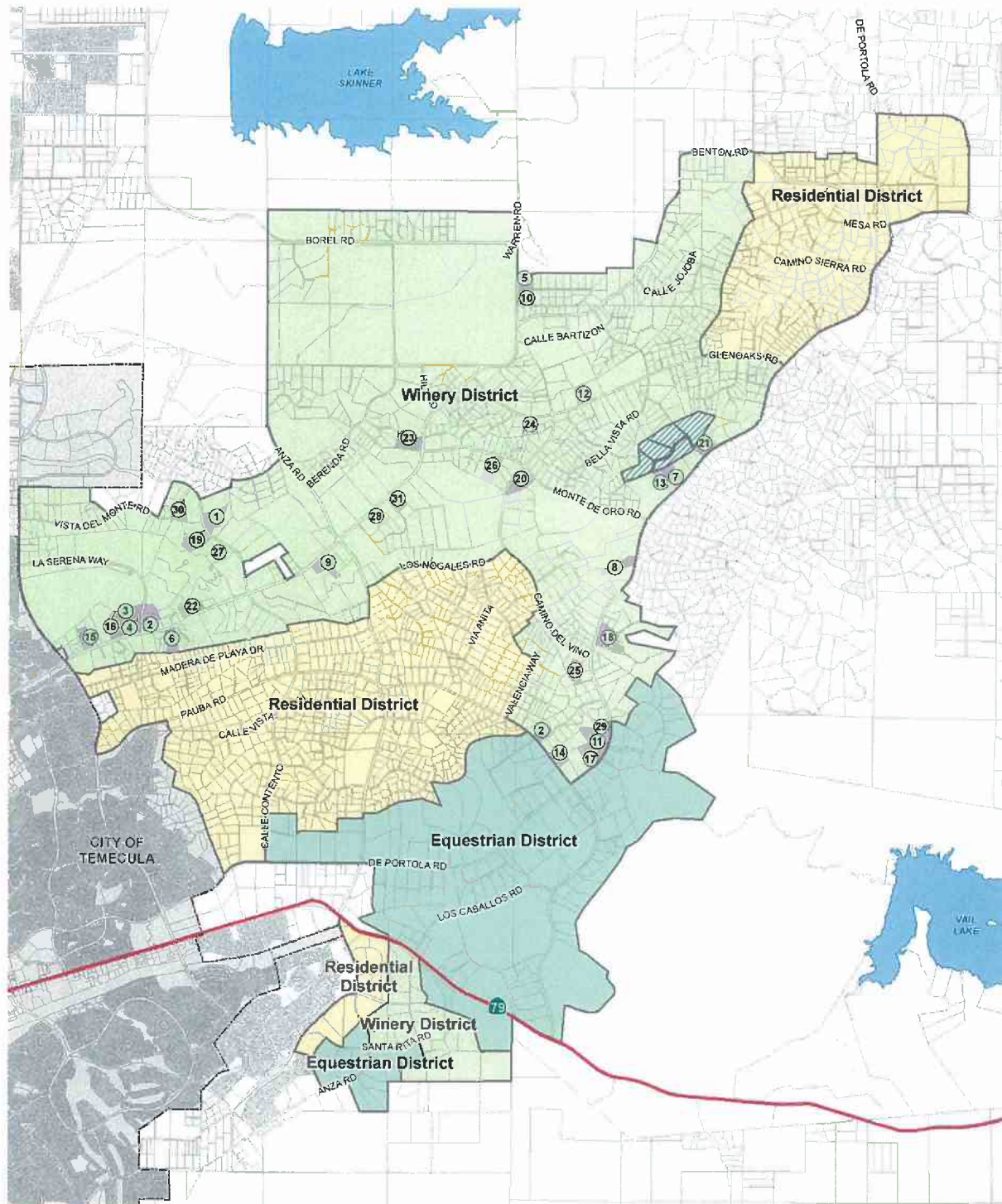
10 By: \_\_\_\_\_  
11 Chairman

12 ATTEST: Kecia Harper-Ihem  
13 CLERK OF THE BOARD

14 By: \_\_\_\_\_  
15 Deputy  
16 (SEAL)

18 APPROVED AS TO FORM  
19 February 24, 2014

20 By:   
21 KARIN WATTS-BAZAN  
22 Principal Deputy County Counsel



Data Source: Riverside County 2013

NUMBER	WINERY NAME	CASE NUMBER	NUMBER	WINERY NAME	CASE NUMBER
1	Alex's Red Barn Winery	PP20549	17	Keyways Vineyard & Winery	PP14761
2	Baby Vineyard & Winery	PP15079	18	Leonessa Cellars	PP18776
3	Bohero (Europa Village)	PP23319	19	Longshadow Ranch Vineyard & Winery	PP19998
4	Cest La Vie (Europa Village)	PP23320	20	Lorenzi Estates Wines	PP25060
5	Chapin Family Vineyards	PP24279	21	Masia De Yabar Winery	PP23896
6	Churon Inn and Winery	PP15724	22	Miramonte Winery	PP23819
7	Cougar Vineyard & Winery	PP22372	23	Monte De Oro Winery	PP22515
8	Danza Del Sol Winery	PP05531	24	Oak Meadows Winery	PP23376
9	Destiny Vineyards	PP23385	25	Oak Mountain Winery	PP21447
10	Deffo Vineyard & Winery	PP23285	26	Palumbo Family Vineyard & Winery	PP21591
11	Fazelli Vineyards	PP24771	27	Peltzer Winery	PP21375
12	Foot Path/ Foot Print Winery	PP22217	28	Ponte Family Estate Winery	PP16891
13	Frangipani Estate Winery	PP21893	29	Robert Renzoni Vineyard	PP22263
14	Gary Gray	PP16610	30	Vindemia Vineyard & Estate Winery	PP22569
15	Hart Winery	PP14756	31	Wiens Family Cellars	PP18824
16	Il Poggio (Europa Village)	PP23318			

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

Figure 4A

**Attachment D:**

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Temecula Valley Wine Country Design Guidelines





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES



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

[HTTP://WWW.RCTLMA.ORG/PLANNING](http://www.rctlma.org/planning)  [HTTP://WWW.SOCALWINECOUNTRYPLAN.ORG](http://www.socalwinecountryplan.org) 



## INTRODUCTION

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

*(Riverside County Integrated Plan, 2002)*

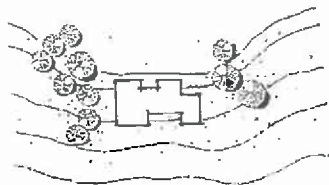
The Temecula Valley Wine Country Policy Area is a unique community of Riverside County that offers boutique wine country embedded within rural and equestrian character of the southwestern Riverside County. Approximately fifty wineries and other smaller wine operations, produce award-winning premium quality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

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

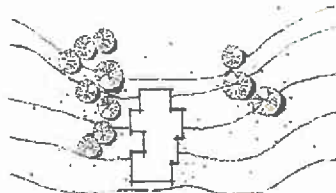
### A. SITE DESIGN AND PLANNING.

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

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



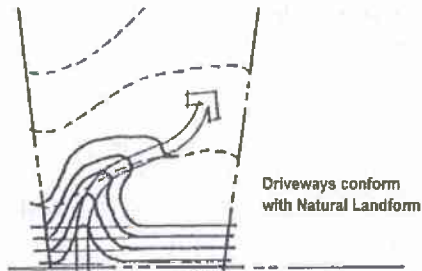
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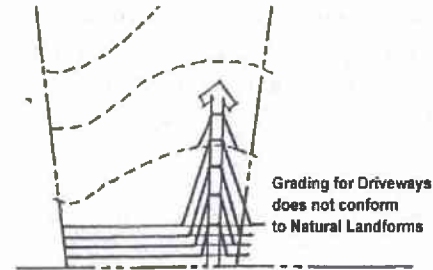
Don't do this



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

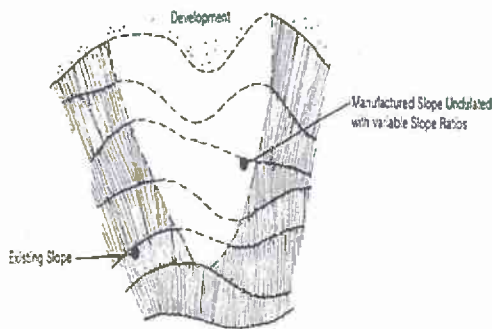


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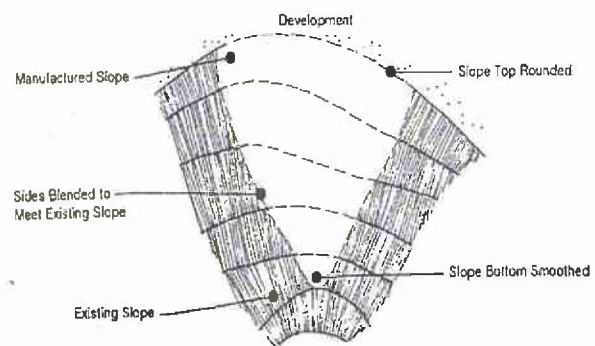


Don't do this

- Any increase in runoff resulting from a site development should be directed away from any neighboring properties, into a newly improved street or public right-of-way that is designated to carry surface drainage run-off.
- Mass grading should be avoided; however, if grading is necessary, contoured slopes or rounded slopes should be manufactured.

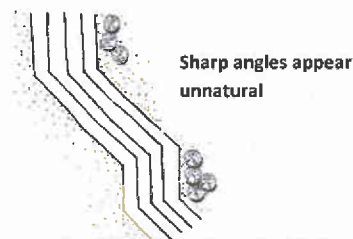
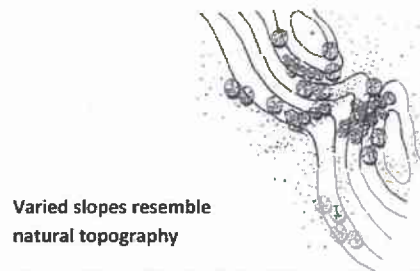


Contoured Slope

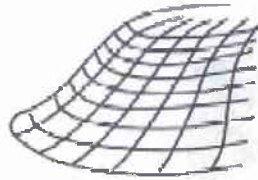


Rounded Slope

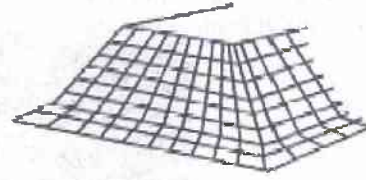
- Graded slopes and/or building pads should provide a variety of both slope percentages and slope direction in a three-dimensional undulating pattern that is similar to the existing natural terrain rather than left at a constant angle and direction, which creates an unnatural and manufactured appearance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



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

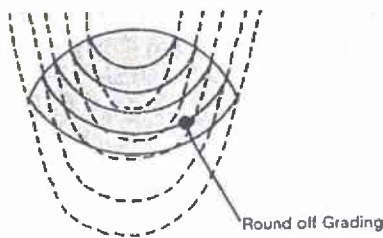


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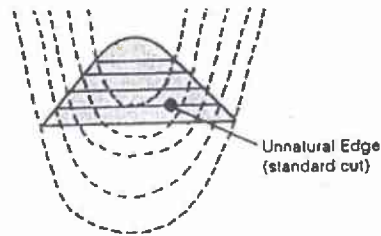


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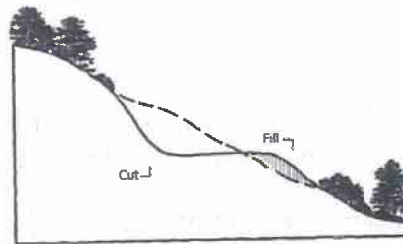
7. Graded slopes and/or building pads left by cut and fill operations should be given a rounded appearance (in plan and in elevation) that closely resembles the natural contours and landform of the project site.



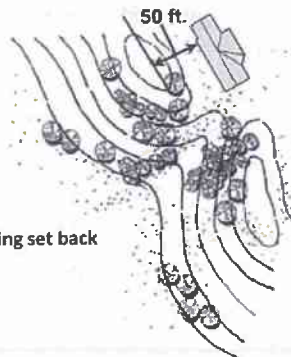
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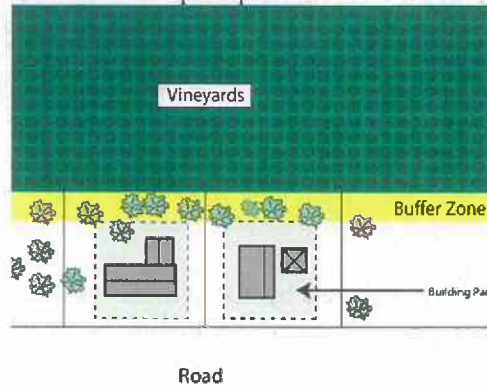
8. Graded slopes and/or building pads should not be allowed within fifty feet (50') of a natural peak or knoll.



Graded slope and building set back from peak or knoll



9. The vertical distance of any graded slope should not exceed fifteen feet (15') at a 3:1 ratio and ten feet (10') at a 2:1 ratio from the toe of the slope to the top of the slope.
10. A buffer zone should be provided between building pads and vineyards and equestrian lands for an easy transition from built areas to open spaces.

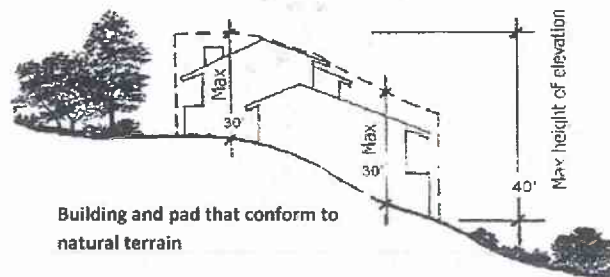


11. Due to their impact on natural terrain, off-highway vehicles shall not be operated on commercial or non-commercial basis within any portion of the project site within the policy area.

## B. ARCHITECTURE

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

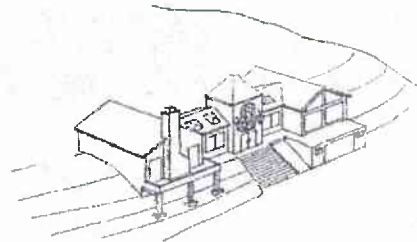
1. All new developments along Rancho California Road, and to a smaller degree, De Portola Road, should follow streetscapes as identified in the Design Guidelines and Signage Program (please refer to Appendix A).
2. All ancillary structures and incidental commercial uses should follow the architectural style of the primary use of the site (e.g. dwelling unit or winery or equestrian facility).
3. Exposed metal surfaces, contrasting color schemes, chain link fences, as well as mirrored glass should be prohibited, especially when they are visible from public view.
4. All buildings and their pads should be designed to conform to the natural topography and natural contours of the site. Their construction and configuration should use alternative techniques such as split-level and terraced building.



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

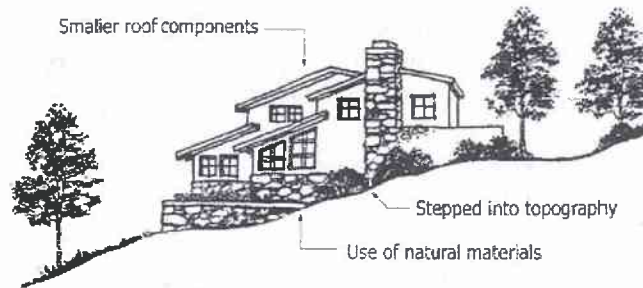


Do this



Don't do this

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



Compatible color, architecture and material

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



Do this



Don't do this

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

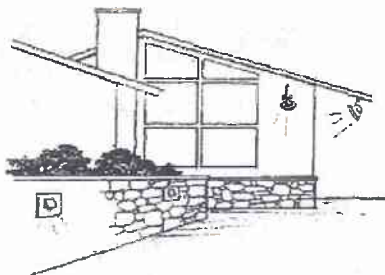


Roof forms should be kept small and reflect the surrounding topography

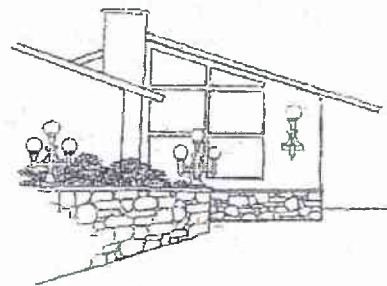
9. Landscaping for any project should carefully select plants that assure that the vineyards or equestrian operations are not impacted due to the invasion of urban exotics (please refer to Ordinance 859: Water Efficient Landscape Requirements Ordinance).
10. Arbors, trellises, or gazebos should be allowed in conjunction with a dwelling unit or a winery if they do not exceed ten feet (10') in height, forty feet (40') in length, and ten percent (10%) of the building pad.
11. Fencing should be encouraged only around the building pads to maintain the open and rural character of the wine country. If fencing on the perimeter of a property is desired, it should be compatible with the architectural style of the primary use and wine country atmosphere.
12. The height of any fence and/or wall should not exceed four feet (4') except for the swimming pool fences and retaining walls.



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



Lighting should be directed downward



Lighting should not illuminate large areas



### C. SPECIAL OCCASION FACILITIES

1. All residential subdivisions shall be conditioned to provide a Noise Disclosure Notice to prospective property buyers informing them about their noise exposure in the Wine Country. This notice should identify all nearby properties that may be a source of periodic noise from the outdoor special occasion facilities.
2. All indoor or outdoor special occasion facilities should be located and oriented away from neighboring residential units.
3. All indoor special occasion facilities should incorporate architectural solutions that reduce noise emitted from the events on a case-by-case basis as determined by the Planning and the Office of Industrial Hygiene Department. For noise management, locate special event facilities and other noise emitters away from neighboring residential units.
4. The Planning Department may require a Noise Management Plan on a case-by-case basis. This plan shall be in conformance with the County Ordinance No. 847 and provisions of the County General Plan. The Noise Management Plan shall include:
  - a) The number of outdoor events per year, event dates, and hours of operation.
  - b) A Noise Report to determine appropriate mitigation measures for stationary noise sources.
  - c) Noise Disclosure Notice to property owners within a determined proximity of the facility.





COUNTY OF RIVERSIDE

# TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES

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

Appendix B: Signage Program Update Adopted Dec. 3, 2013





PDS West

7-19-2010

## Design Guidelines



*Temecula Valley*  
SOUTHERN CALIFORNIA  
WINE COUNTRY

I. INTRODUCTION

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

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



December 14, 2010  
Prepared by PDS West





3

Aerial Photo of Rancho California Road  
Looking East

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



4

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



# TRAILS RECOMMENDATIONS

- ON RANCHO CALIF. RD. THERE WILL BE ONE CONTINUOUS MULTI-USE TRAIL ON THE SOUTH SIDE WITH SECOND MULTI-USE TRAIL ON OTHER SIDE, WHERE POSSIBLE .
- MAIN MULTI-USE TRAIL WILL BE PAVED WITH COLORED , RUBBERIZED ASPHALT – WORKS WITH BIKES AND HORSES
- TRAILS WILL BE SEPARATED FROM ROADWAY BY PLANTING AND RAIL FENCE
- A DESIGN FOR ULTIMATE DE PORTOLA RD. TRAILS AND LANDSCAPING HAS BEEN PREPARED, BUT MUST WAIT TO INSTALL THE IMPROVEMENTS UNTIL FLOODING PROBLEMS ARE RESOLVED AND THE ROAD WIDENED.

5

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

PDS West | 2020 DESIGN AND REVIEW AGREEMENT

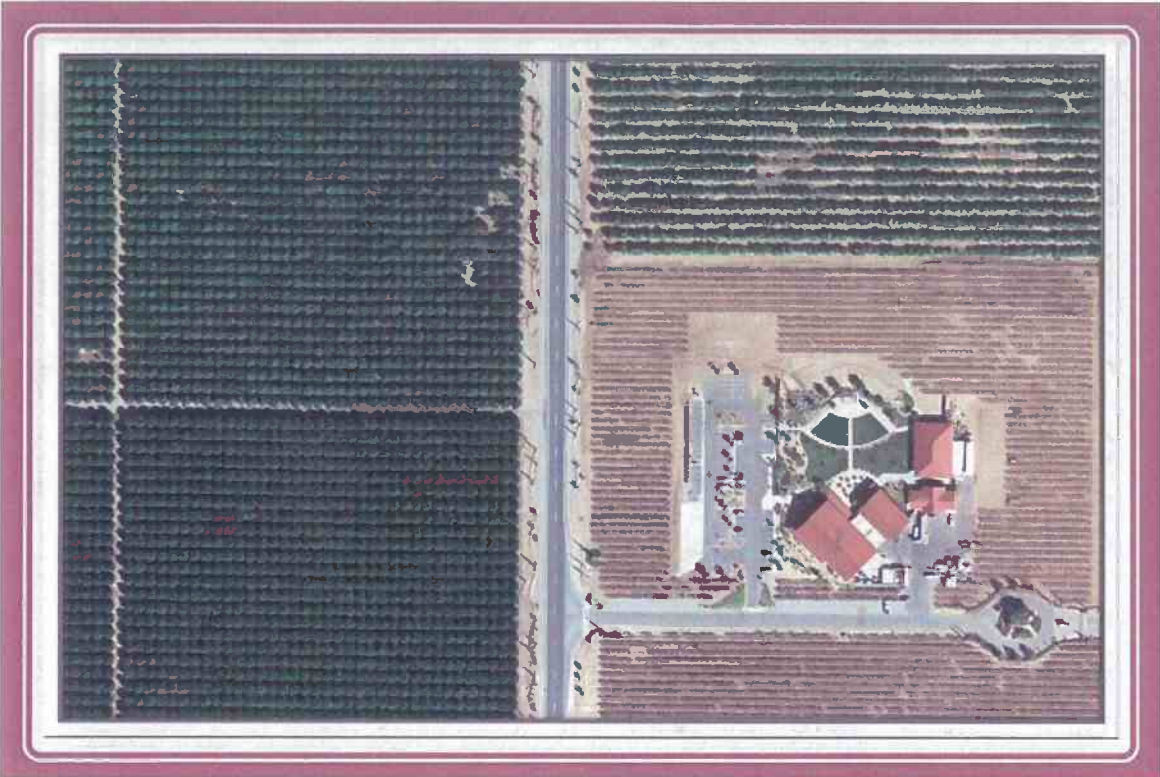


6

Road R.O.W. Level Both Sides

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

PDS West | 2020 DESIGN AND REVIEW AGREEMENT



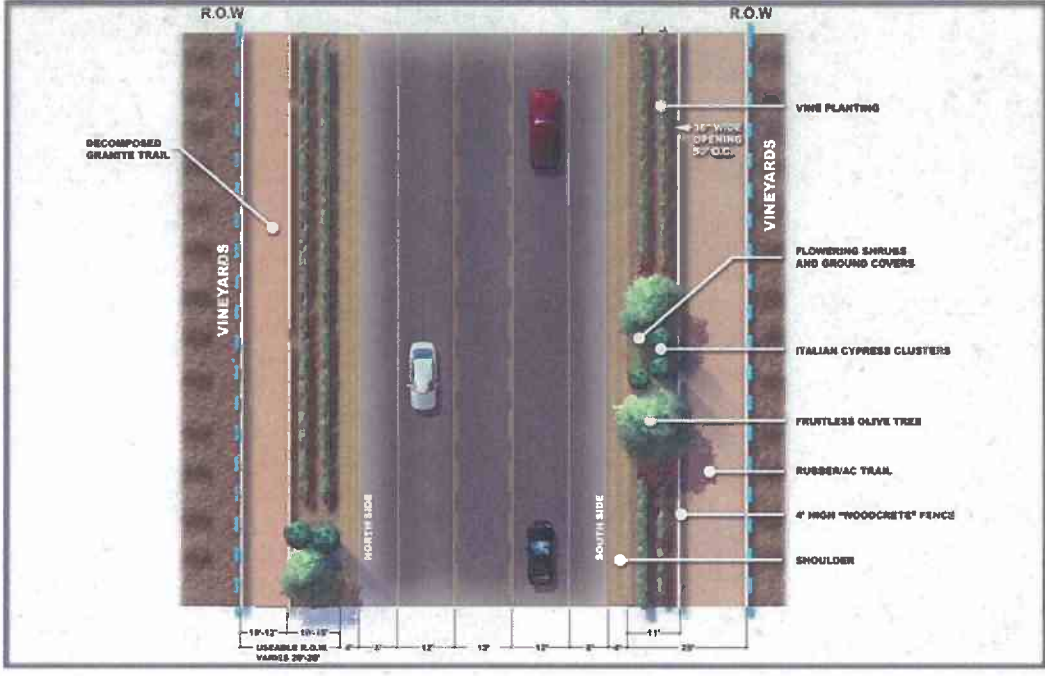
7 Road R.O.W. Level Both Sides

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

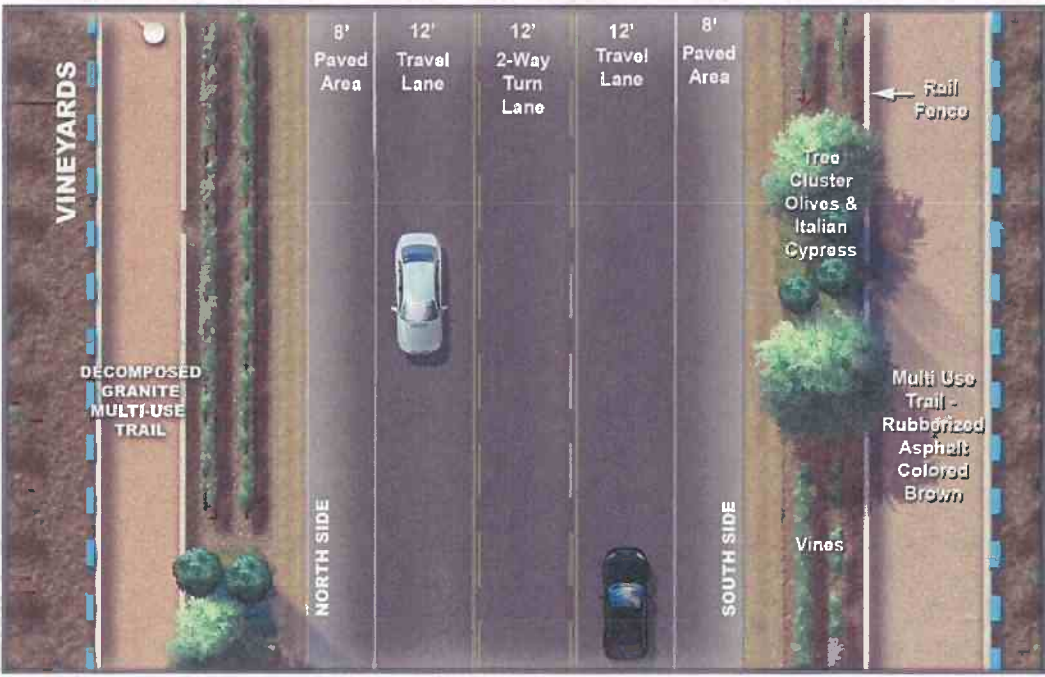


8 Proposed Roadway – MP Trails Both Sides

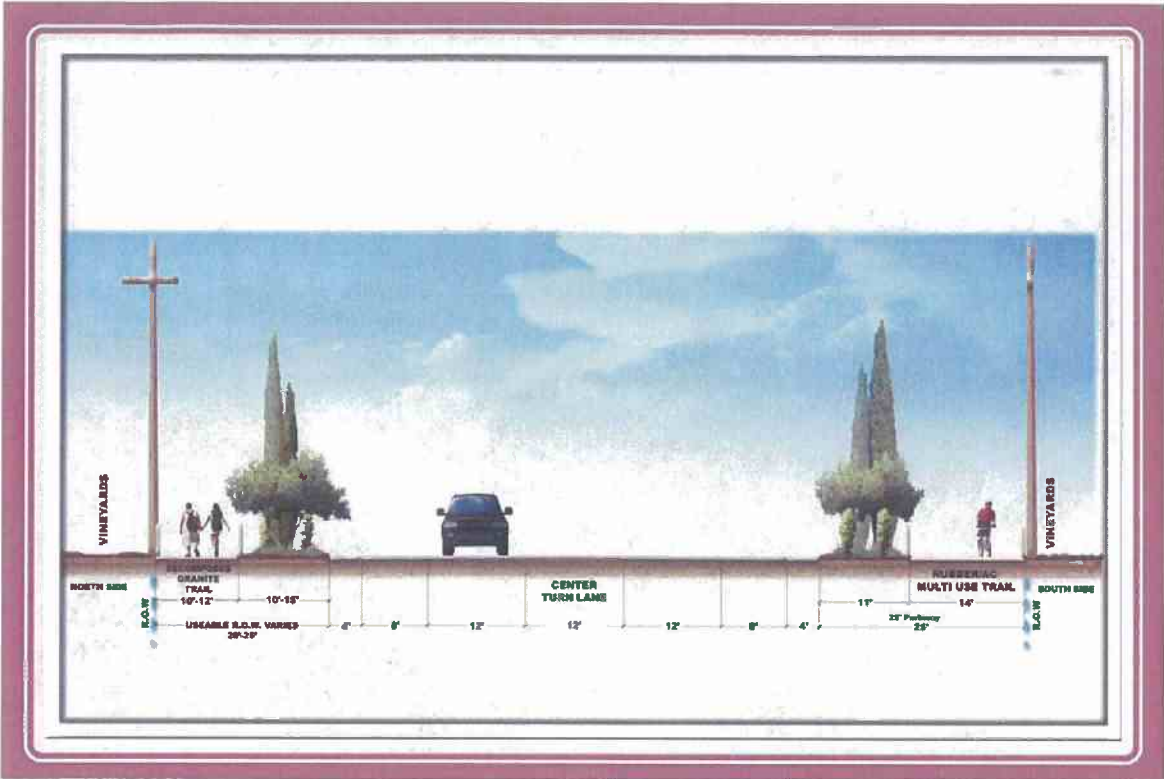
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



9 Proposed Roadway – MP Trails Both Sides

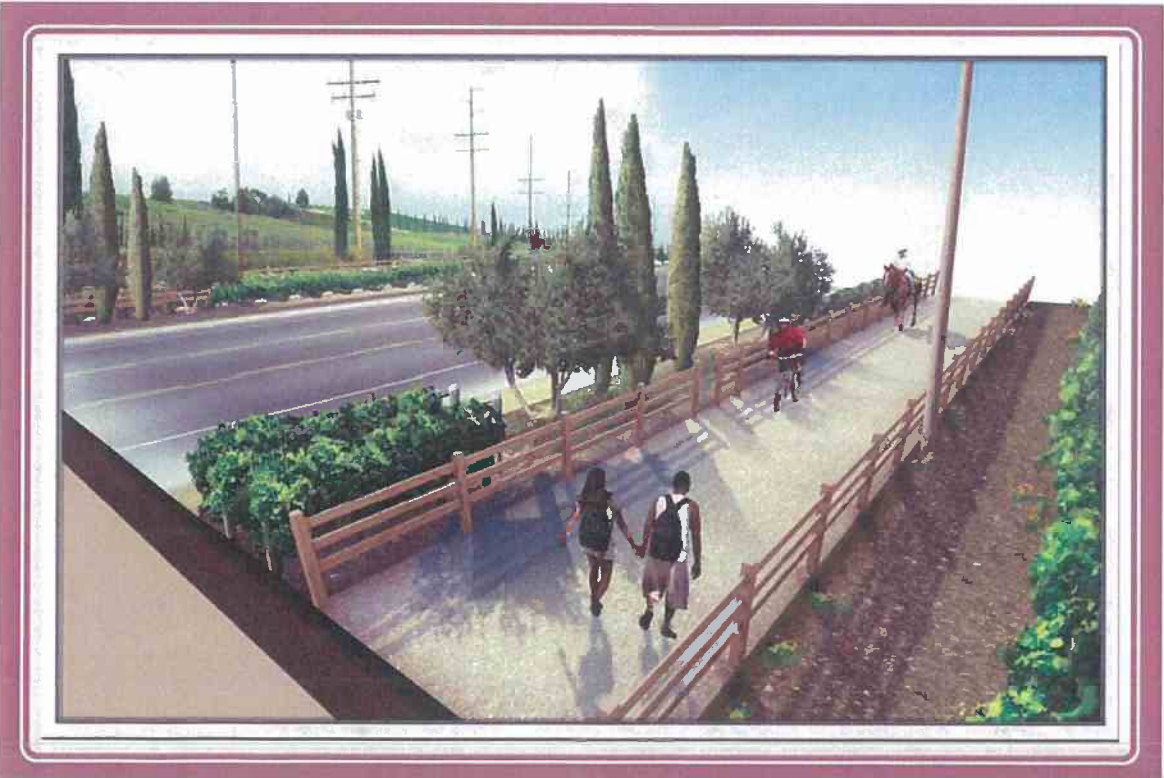


10 Proposed Roadway – MP Trails Both Sides



11 Proposed Roadway – MP Trails Both Sides

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



12 3D View of Proposed Roadway Section  
Rancho California Road

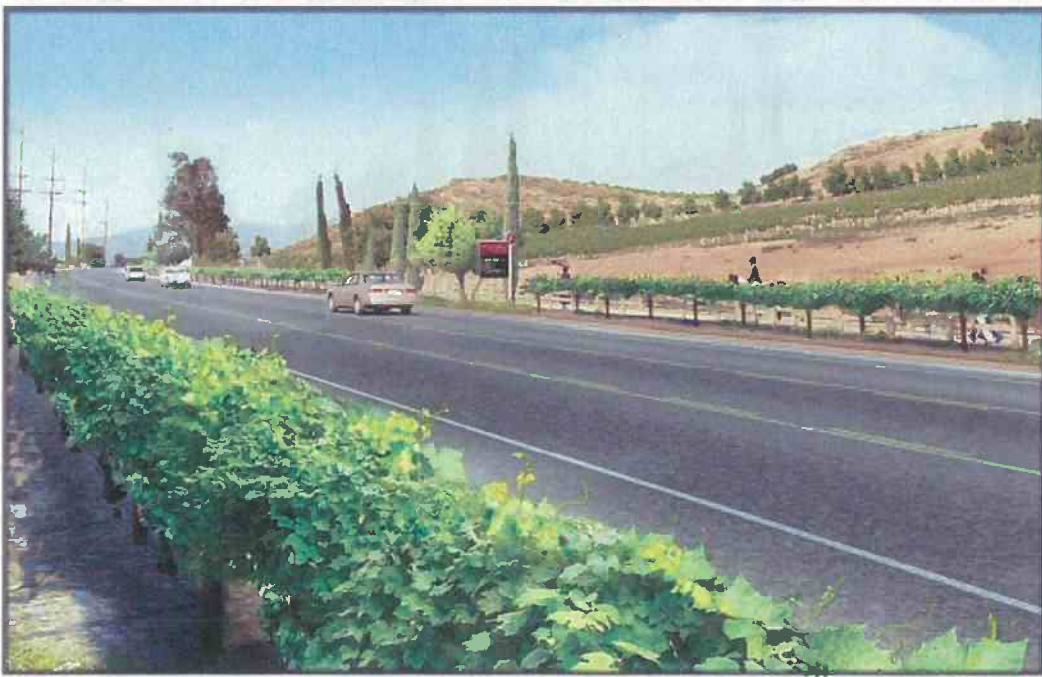
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



13

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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



14

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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

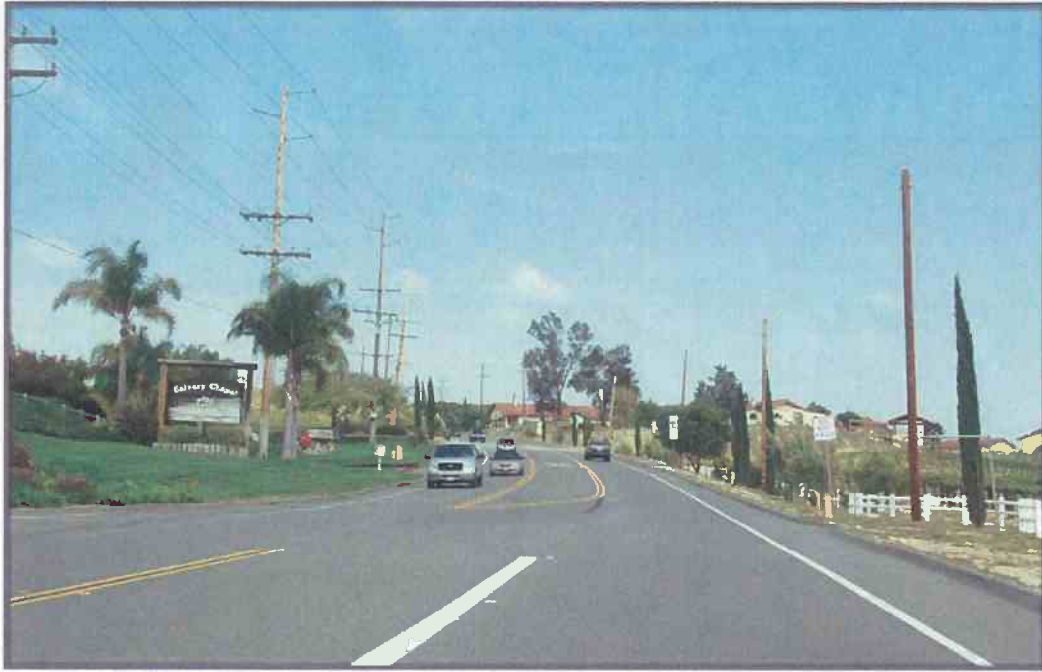
PDS West | PLANNING AND DESIGN SOLUTIONS



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

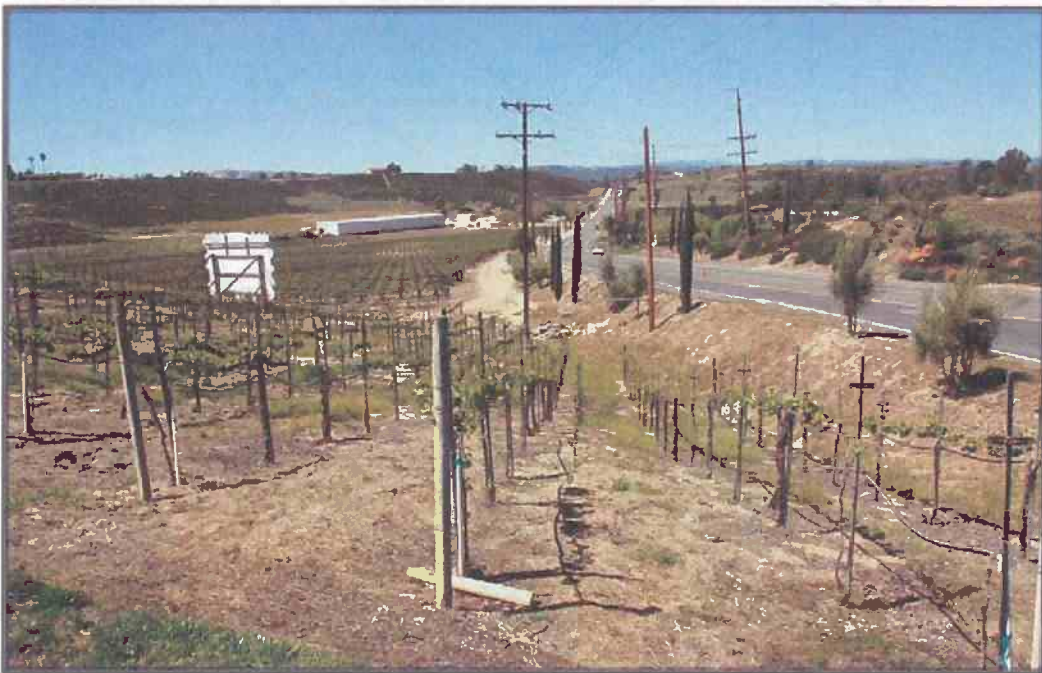
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

PDS West | PLANNING AND DESIGN SOLUTIONS



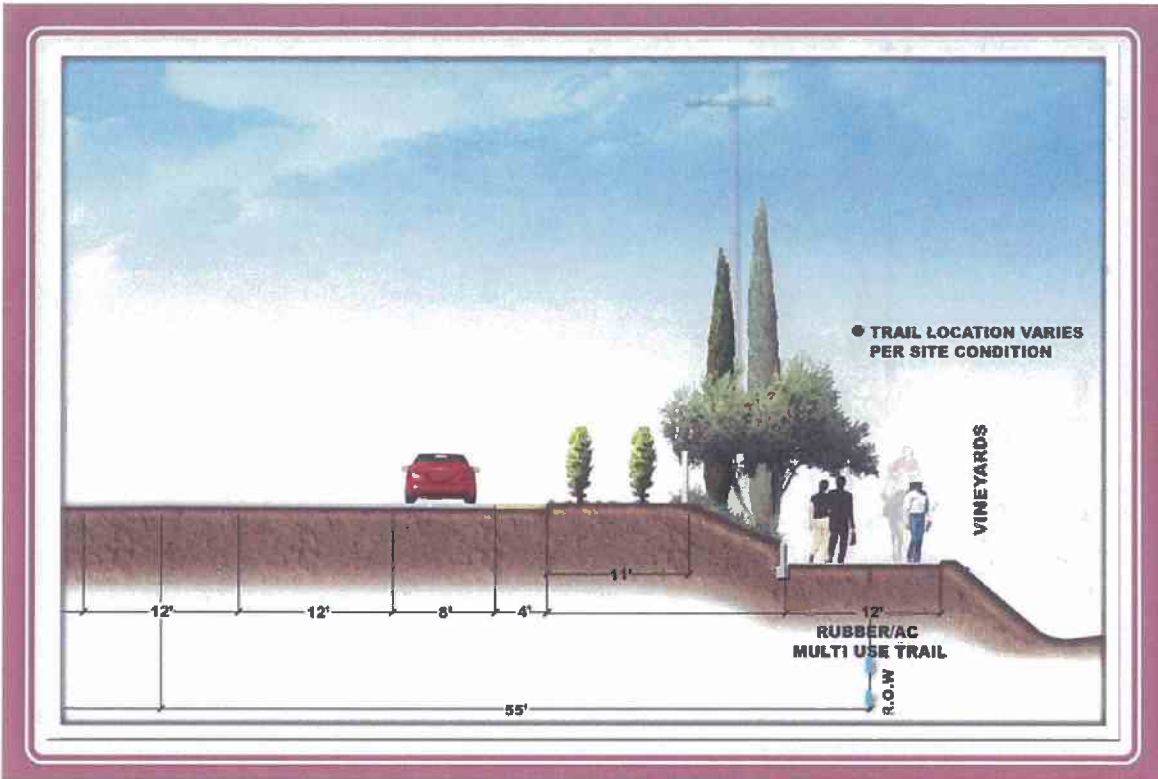
17 Condition 1 – Property Drops Off on Southeast

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



18 Condition 1 – Same Area Looking Back

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

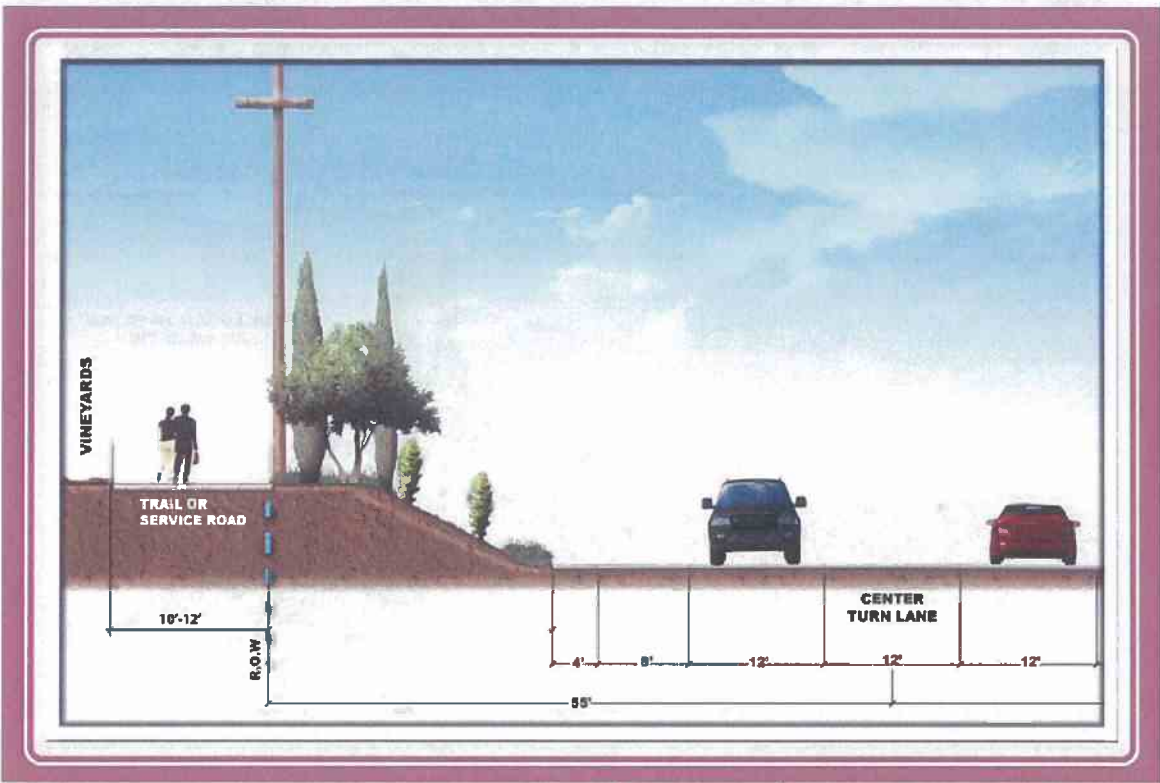


19 Condition 1 – Trail climbs along bank to top



20 Condition #2 – Slope Up on N. Side





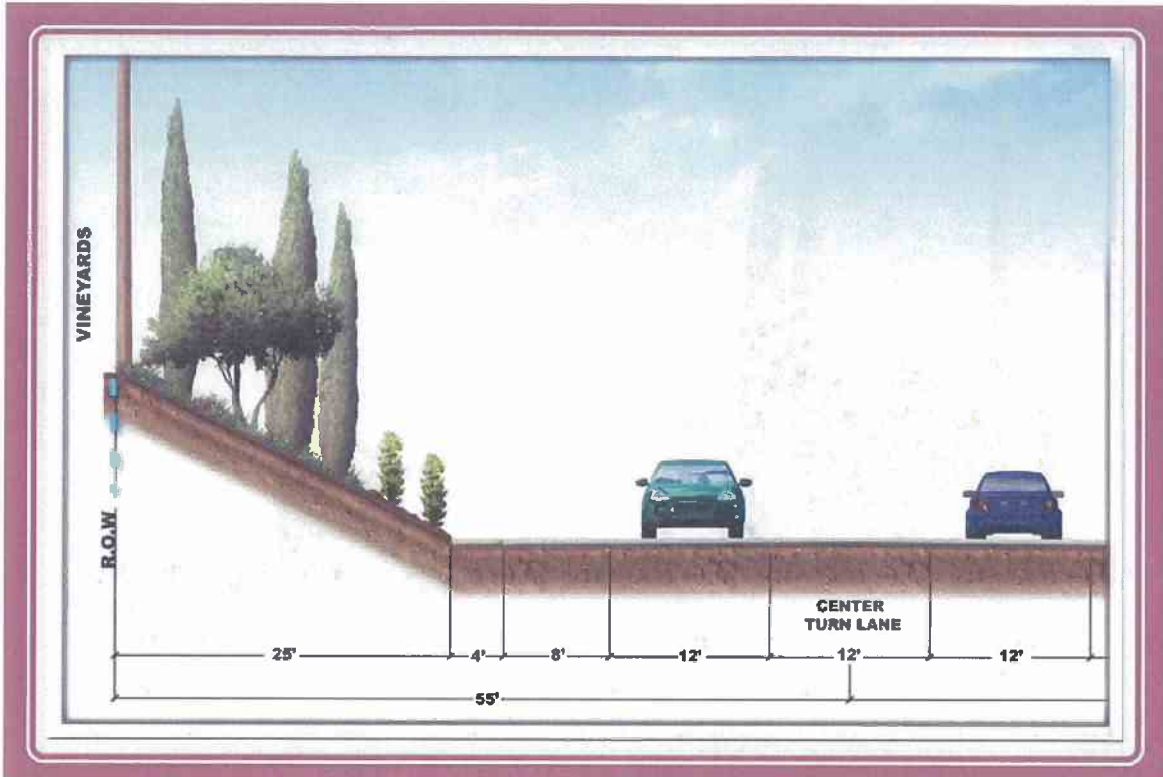
21 Condition 2 – Trail is constructed at top of bank

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



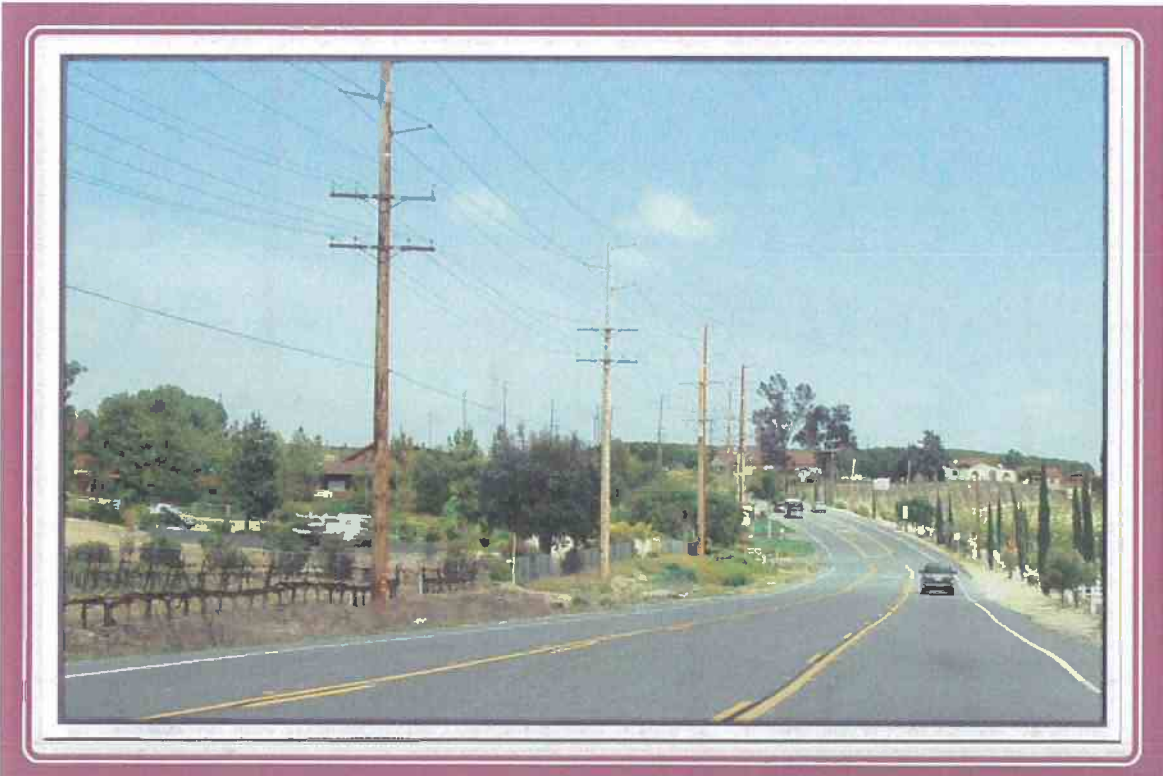
22 Condition 3 – No trail on Northwest Side of Rancho Calif. Rd. – Landscaping Only

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



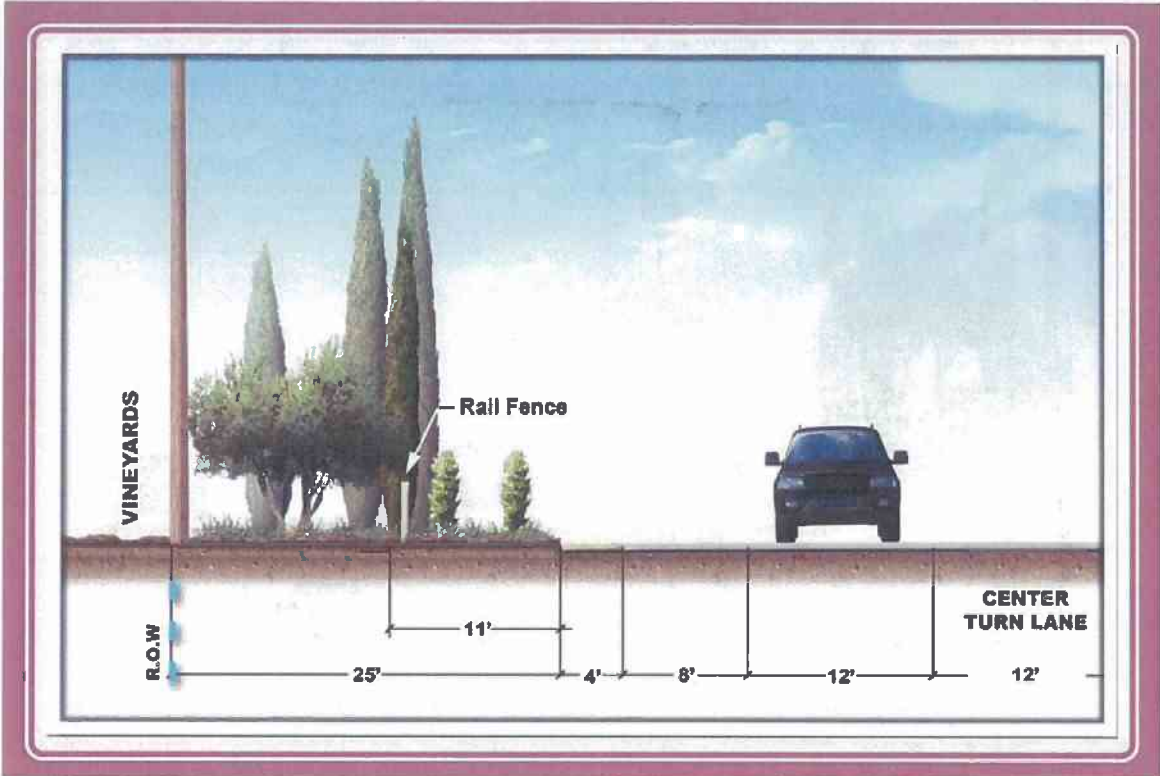
23 Condition 3 – No trail on Steep Northwest Side of Rancho Calif. Rd. – Landscaping Only

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



25

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

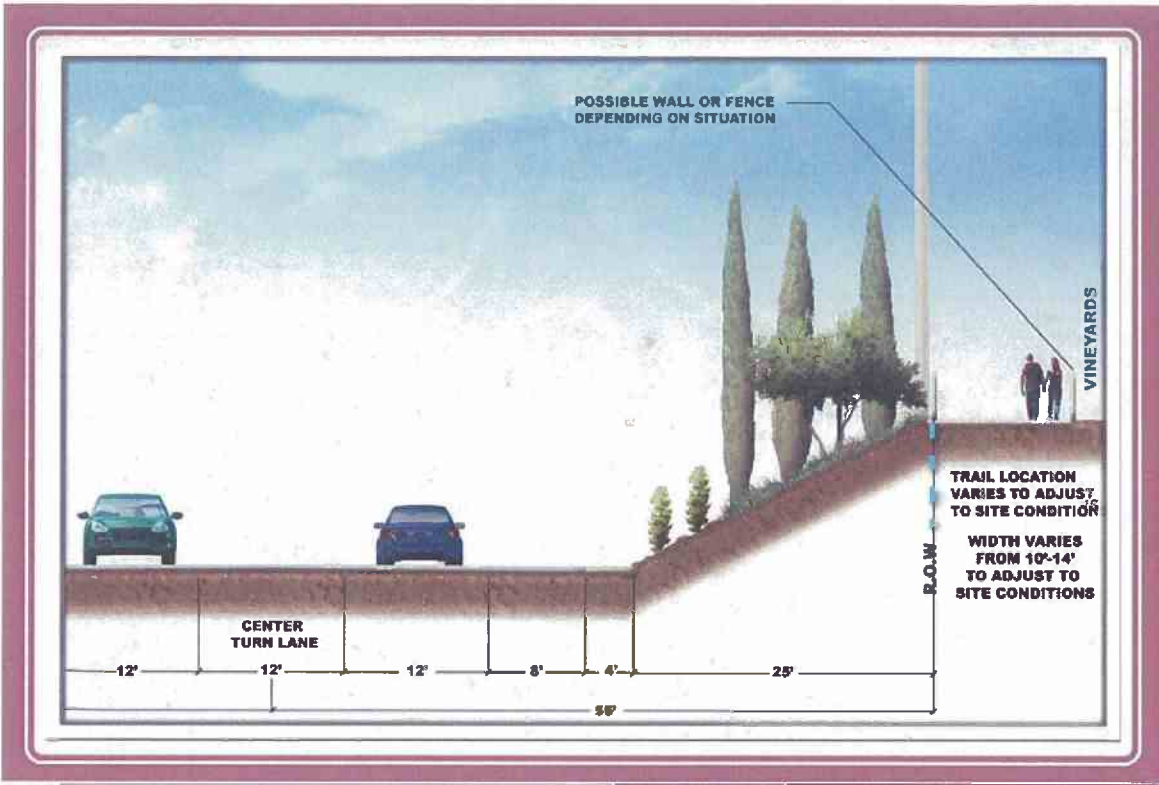
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



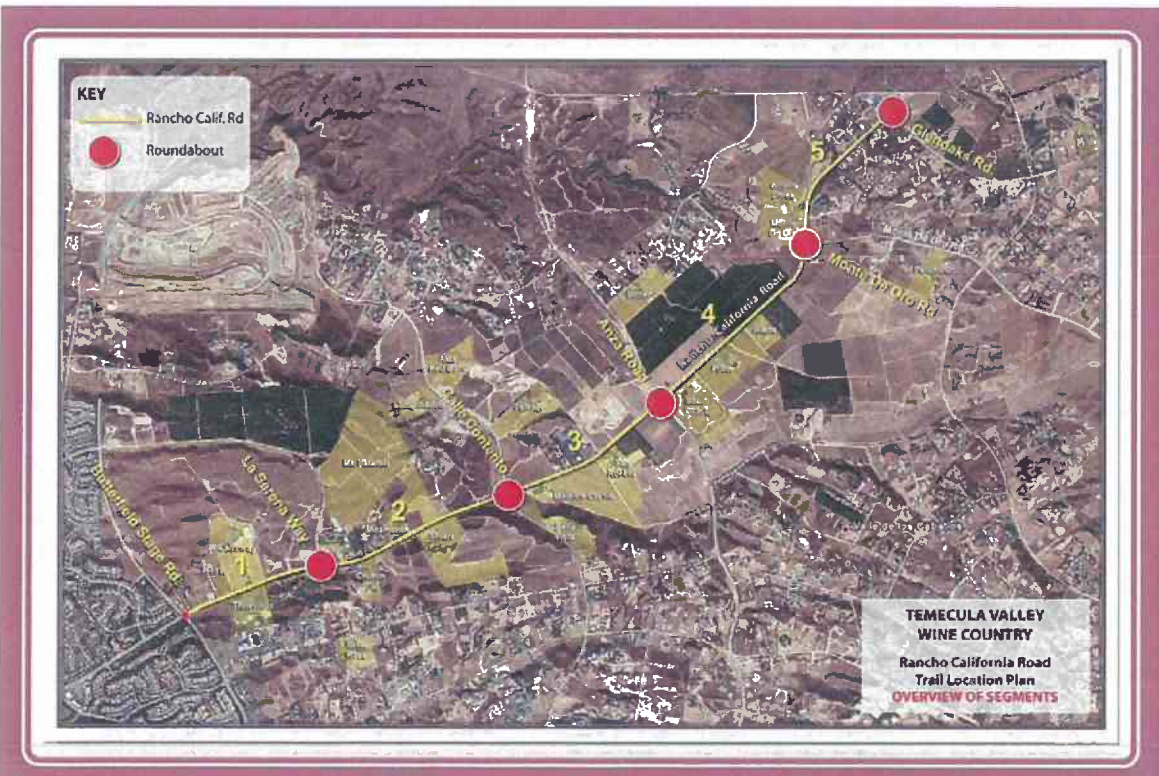
26

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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



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



28 Trail Location Map – Overview of Road Segments



29

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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



30

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

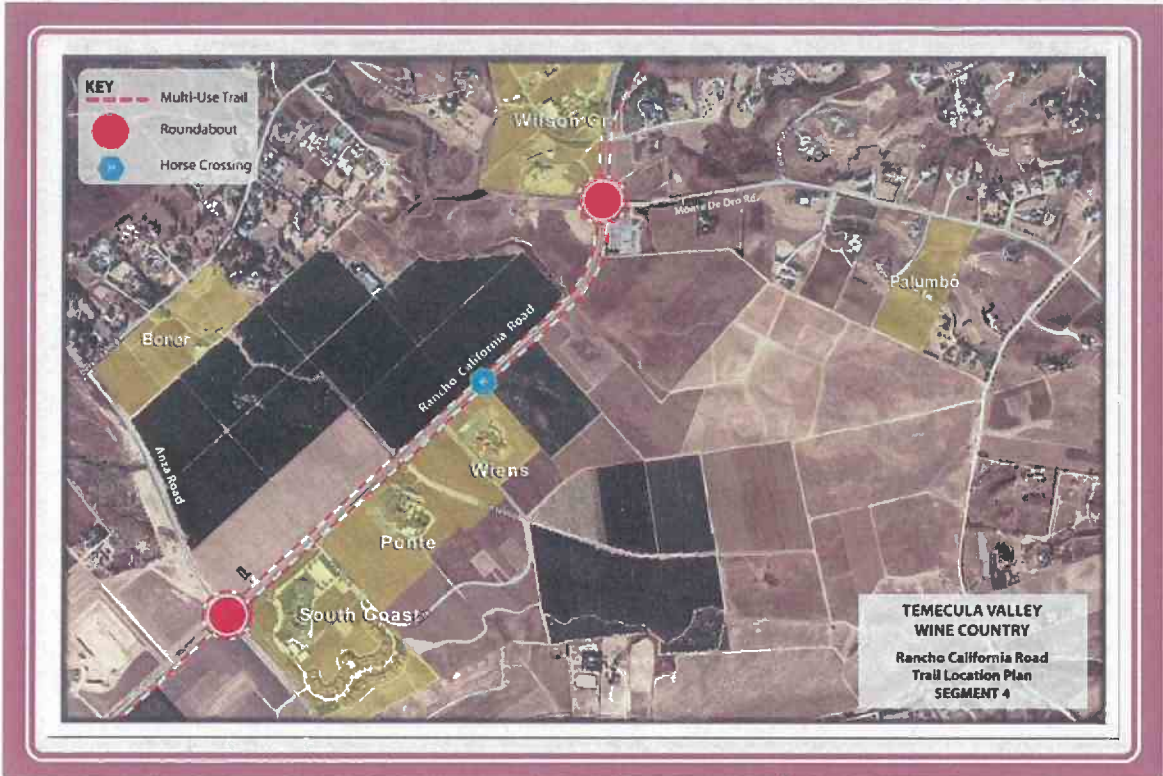
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



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



32 Trail Location Map – Segment 3  
Calle Contento to Anza Road



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

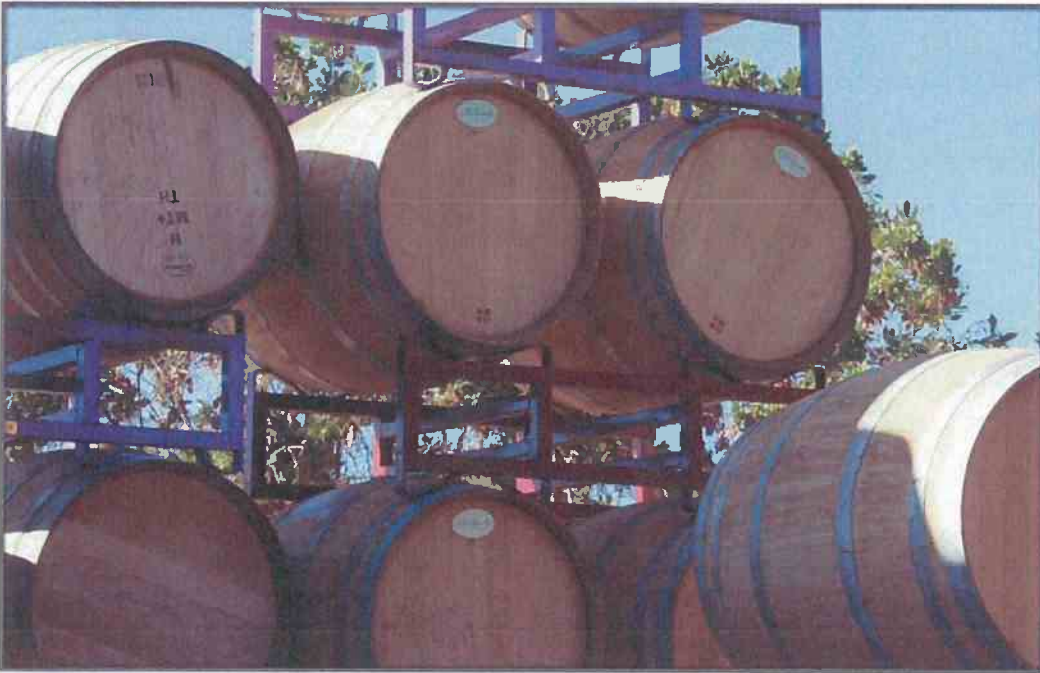


34 Trail Location Map – Segment 5  
Monte De Oro Road to Glen Oaks Road



35 Developing the Logo for Wine Country

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



36 Icon 1 – The Wine Barrel

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES





37 **Icon 2 – The Grape Cluster with Leaves**

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



38 **Developing the Logo for Wine Country**

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



39

Logo (Logotype) by Temecula Valley  
Convention and Visitors Bureau

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

PDS West | CLASSIC & MODERN DESIGN

## QUALITIES OF A LOGO

- **SIMPLE & CLEAN**
- **DISTINCTIVE IDENTITY (RURAL WINE COUNTRY)**
- **SYMBOLIC & STYLIZED**
- **ICONIC – HIGH VISUAL IMPACT**
- **EASILY RECOGNIZABLE**
- **ADAPT TO MANY USES**

40

Developing the Logo for Wine Country

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

PDS West | CLASSIC & MODERN DESIGN



41

Temecula Valley Convention & Visitors Bureau  
Logotype

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



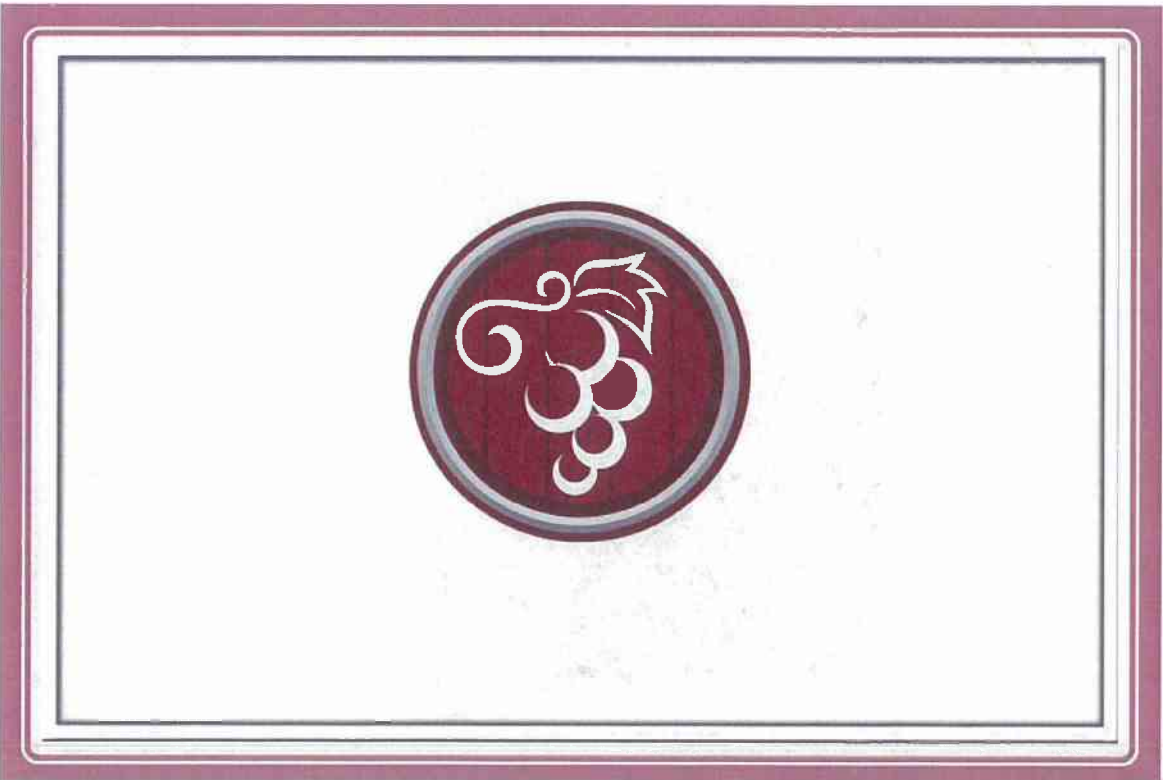
42

Bolder Version with Stylized Vine Added

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



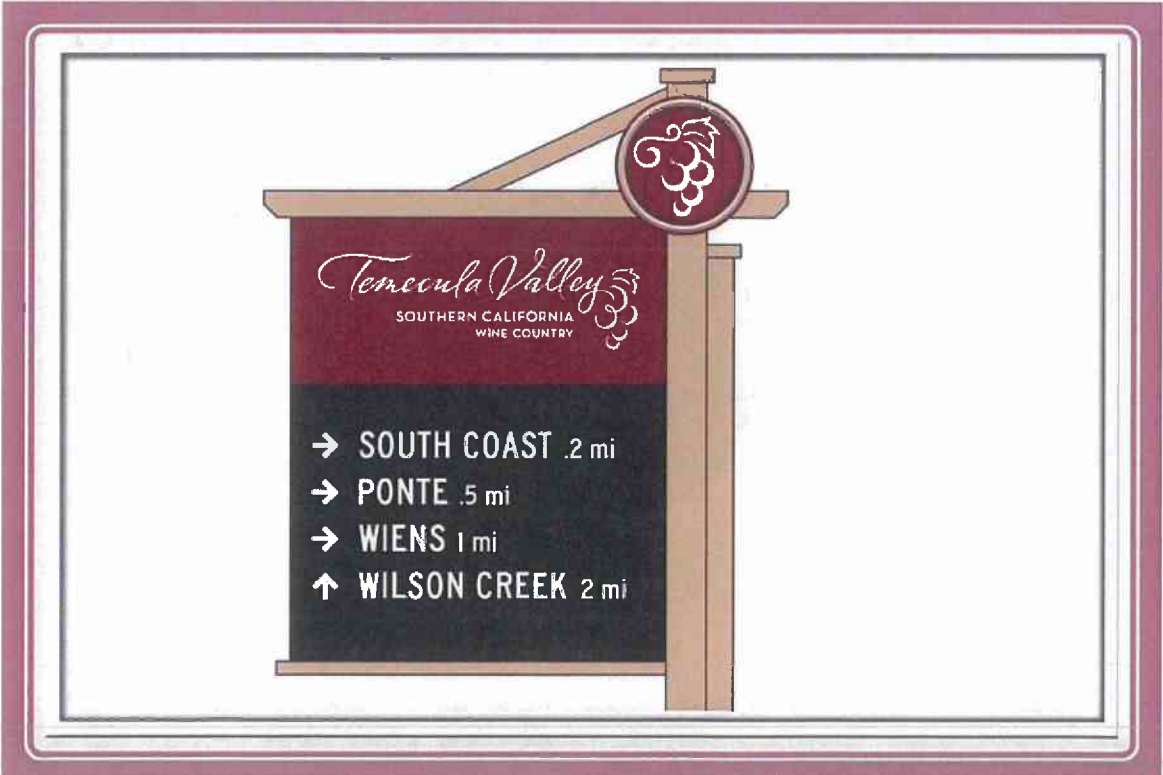
43 Reversed Figure-Ground for More Visual Impact



44 Barrel End Added



45 Evolved Logo with TVCVB Logotype



46 Signage with Logo and Logotype



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



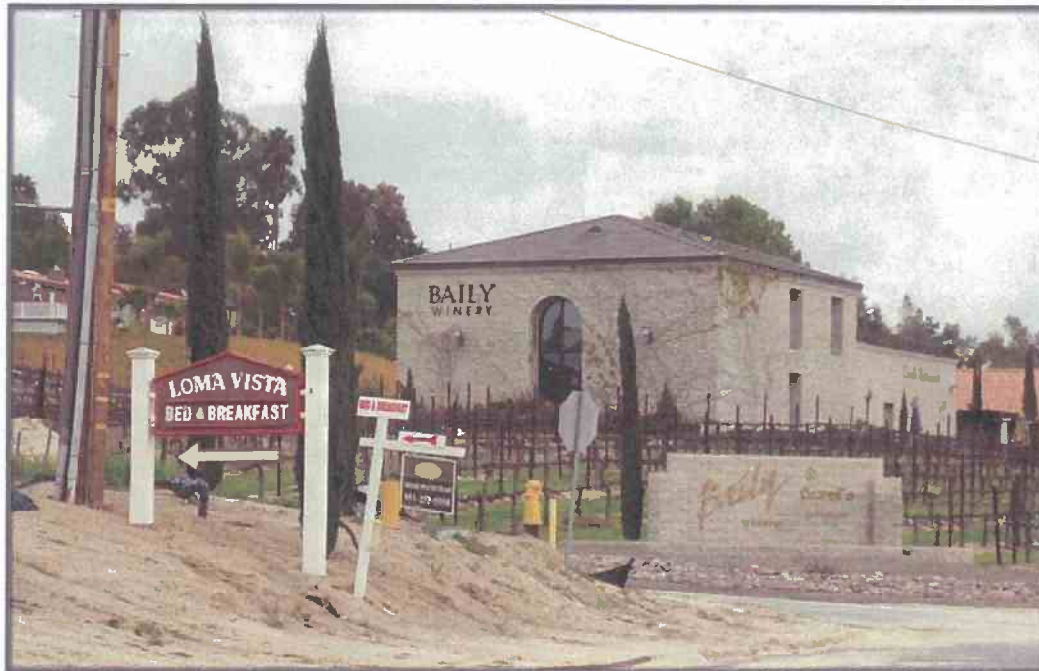
48

# SIGNAGE ISSUES

- VISUAL CLUTTER OF COMPETING SIGNAGE
- LACK OF CONSISTENCY AMONG SIGN TYPES
- DIFFICULTY IN ANTICIPATING UPCOMING WINERIES & COMMERCIAL DESTINATIONS
- DIFFICULTY IN FINDING WINERY DRIVE & DECELERATING TO SAFELY TURN
- ADVERTIZING AND EVENT BANNERS/SIGNS ADD TO CLUTTER AND OVERPOWER WINERY MONUMENTS



Approaching Baily Winery Entrance



Sign Clutter at Baily Winery Entrance

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



52 Sign Clutter at Callaway Winery Entrance

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES





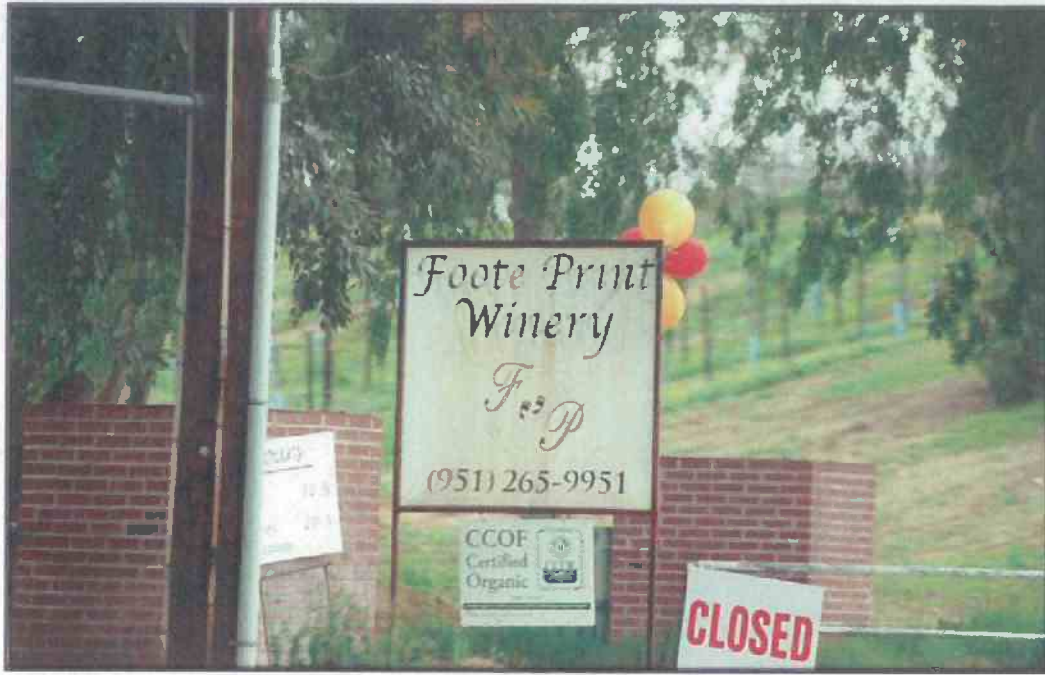
53 Attempt to Alert Visitor to Upcoming Entrance

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



Visual Clutter – Advertising Sign Overpowers

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



55 Sign Clutter at Foote Print Winery Entrance

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



56 Wayfinding Sign and Winery Direction Sign

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



57 Wayfinding Sign

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



58 Section showing Wayfinding Sign Location

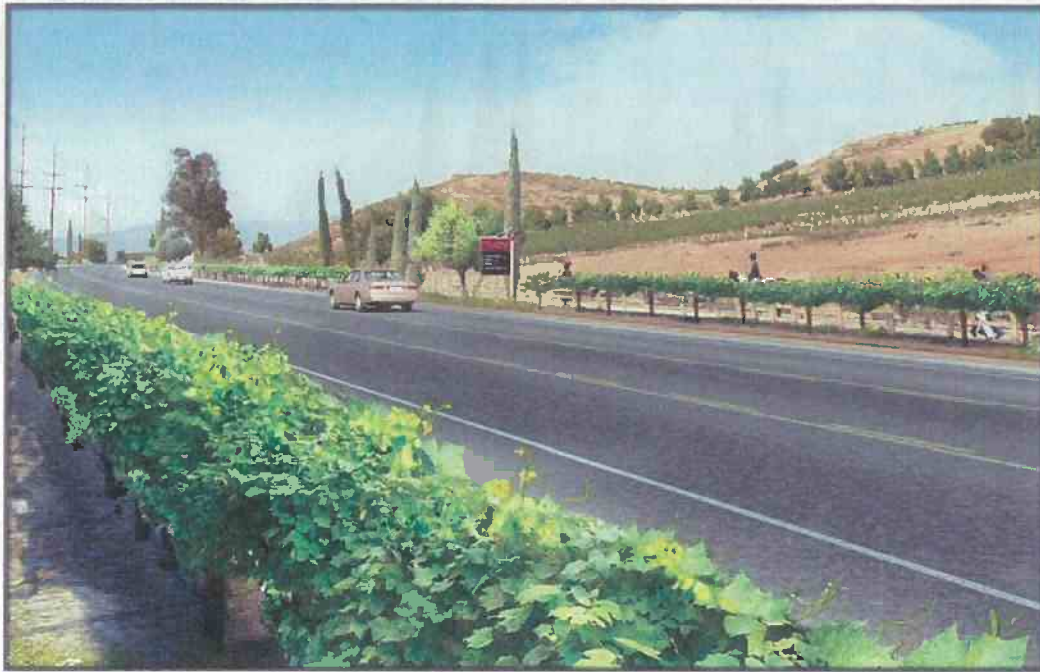
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



59 3-D View Showing Wayfinding Sign Location

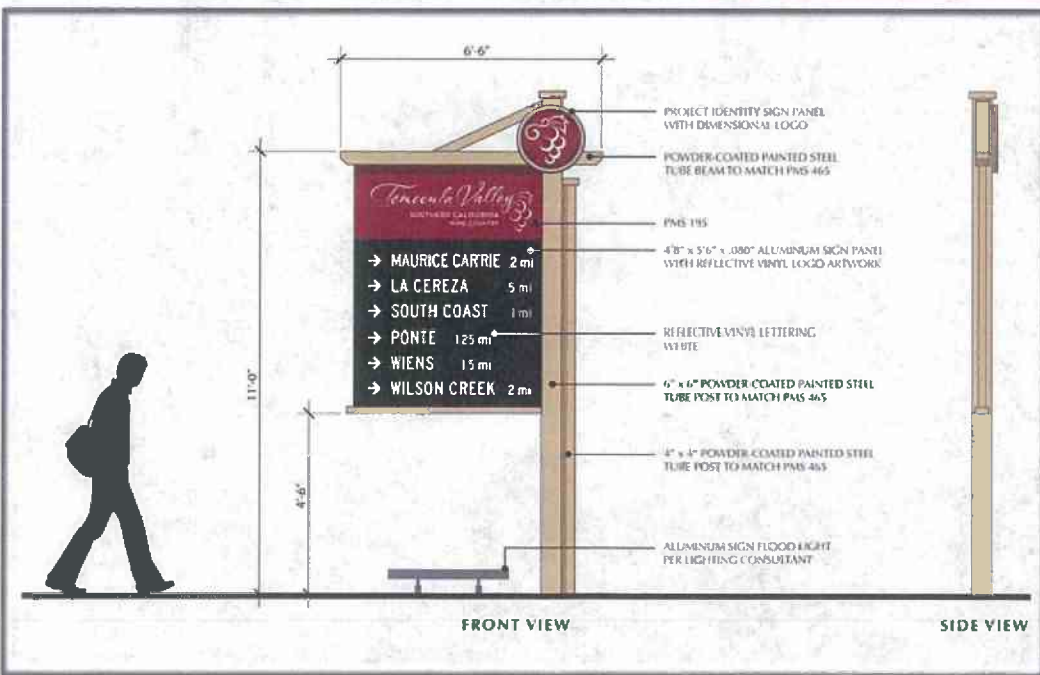


60 3-D View Showing Wayfinding Sign Location



61 View of Wayfinding Sign from North Side

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



62 Winery Wayfinding Sign With Dimensions

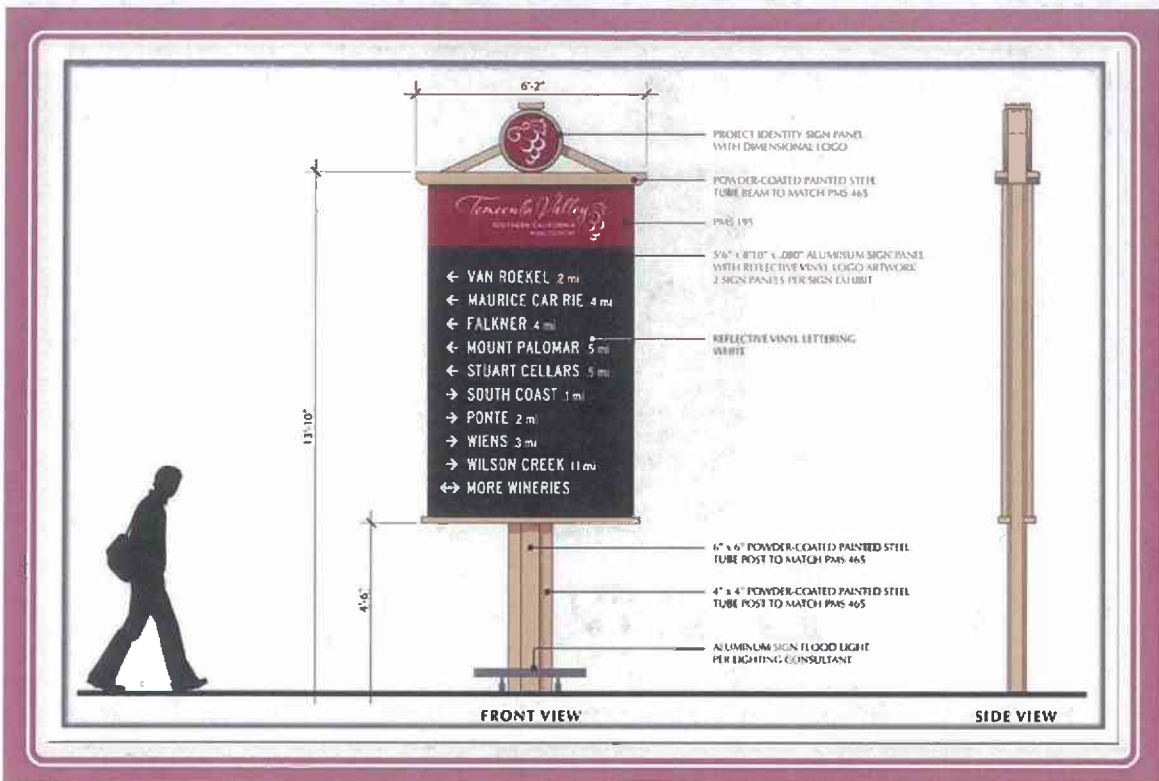
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



63 Winery Direction Sign



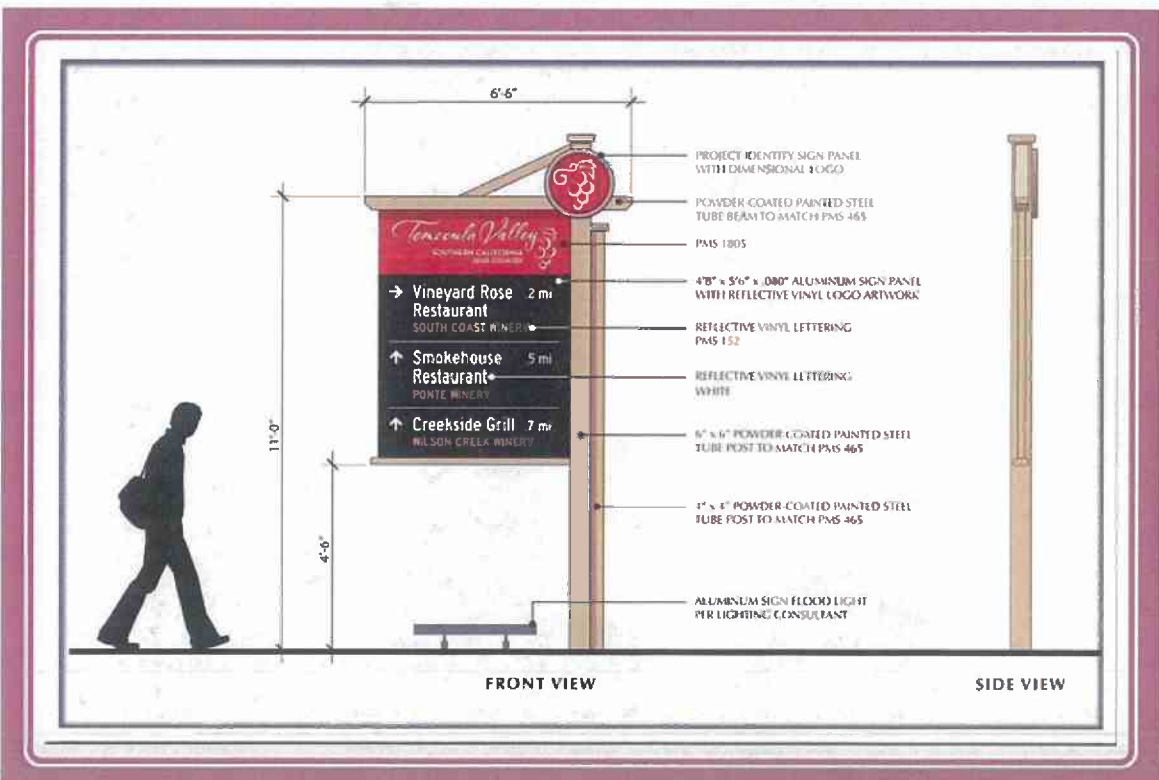
64 Winery Direction Sign on Anza at Intersection  
with Rancho California Road



65

Winery Direction Sign With Dimensions

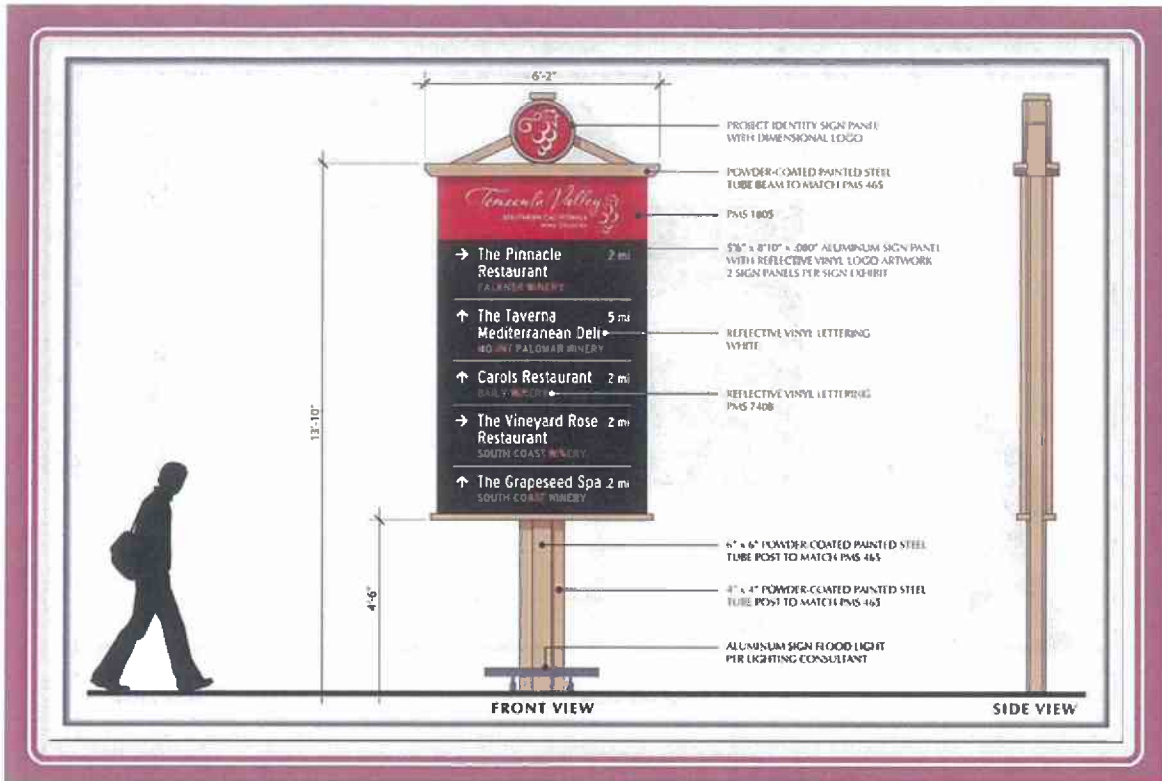
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



66

Commercial Wayfinding Sign With Dimensions

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



67

Commercial Direction Sign With Dimensions

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

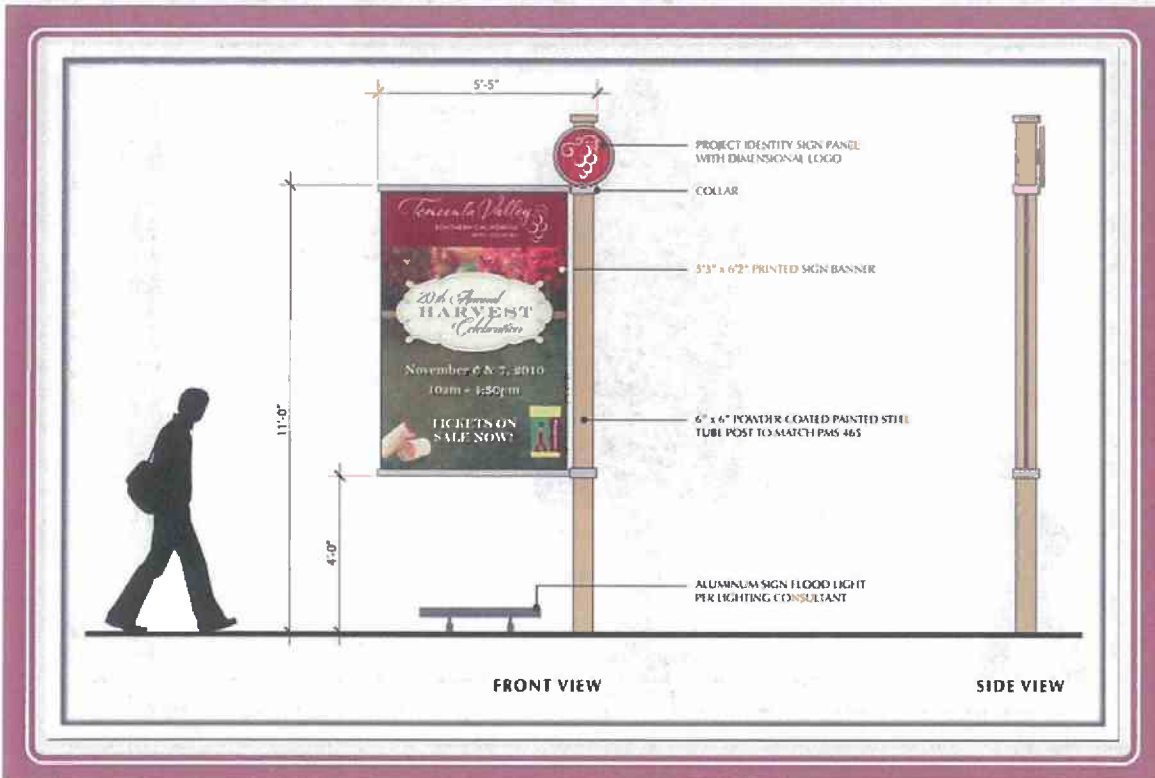


68

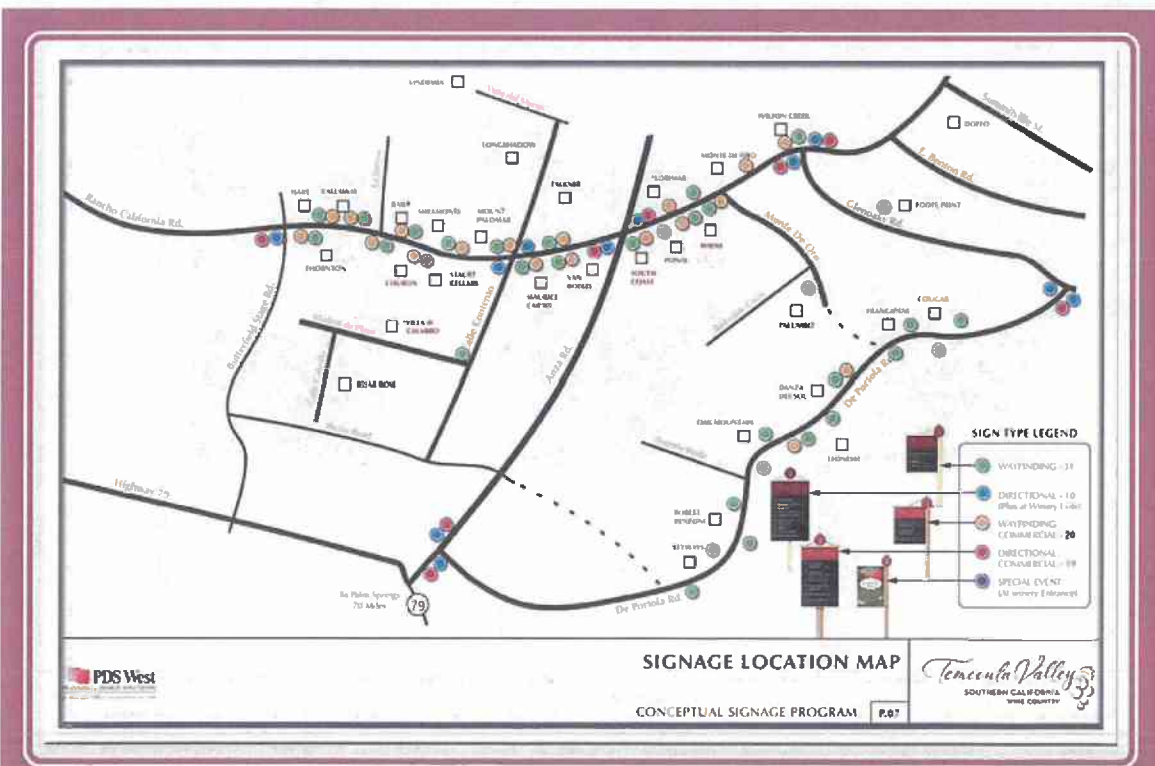
Wine Country Event Banner Alternatives

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

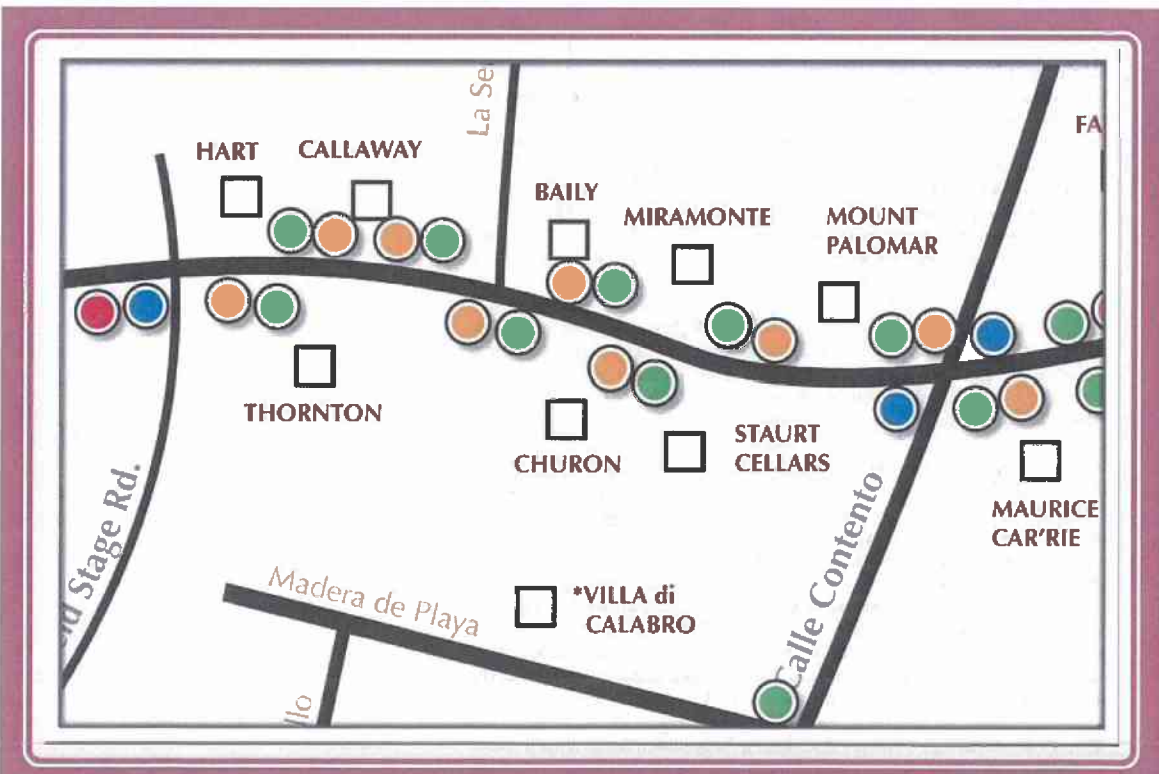
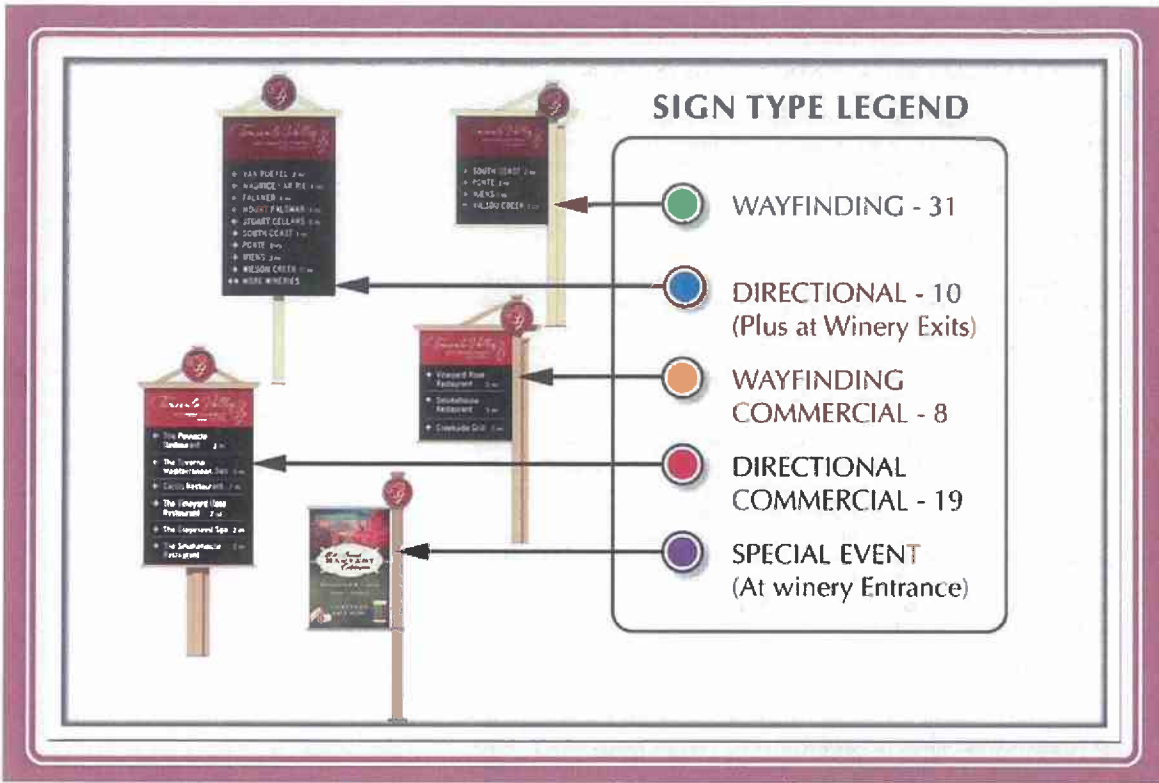




69 Wine Country Event Banner



70 Signage Location Map



## TEMECULA VALLEY WINE COUNTRY SIGNAGE PROGRAM

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

## Existing Road Signage

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

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

## New Road Signage

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



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

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

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

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



## TEMECULA VALLEY WINE COUNTRY SIGNAGE PROGRAM

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### New Road Signage

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



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

### Sign Approval and Changes

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

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





77

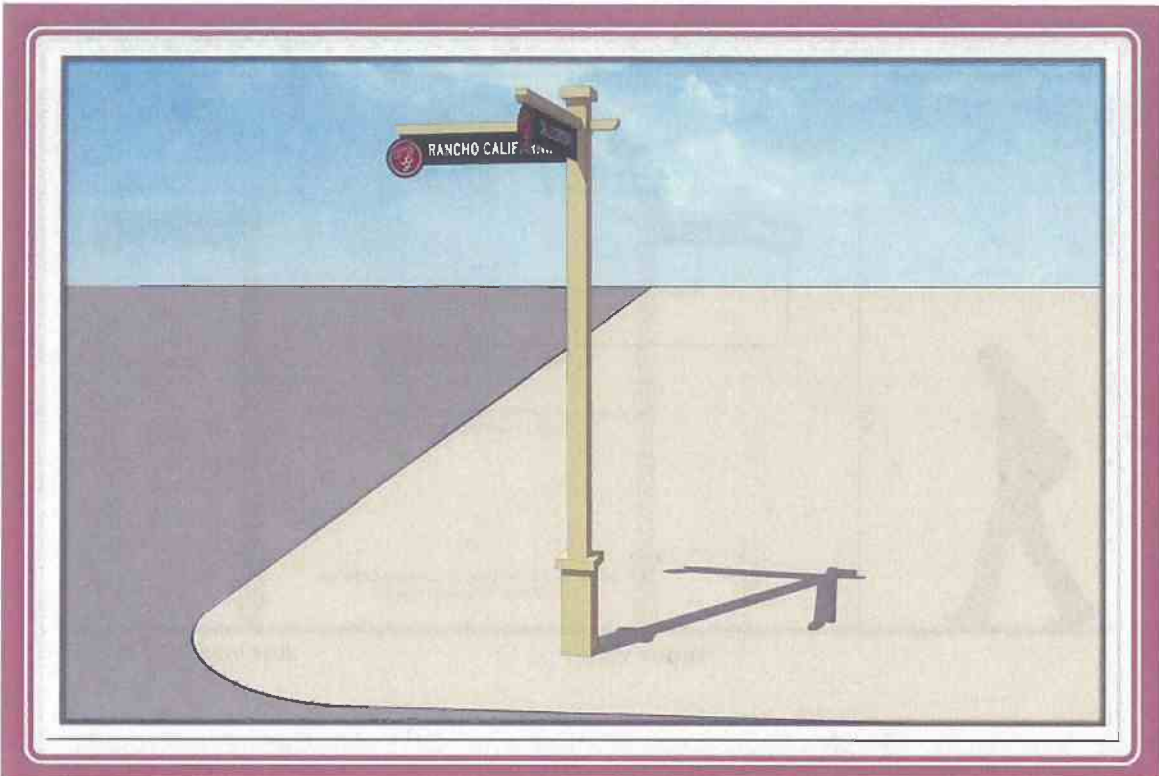
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



78

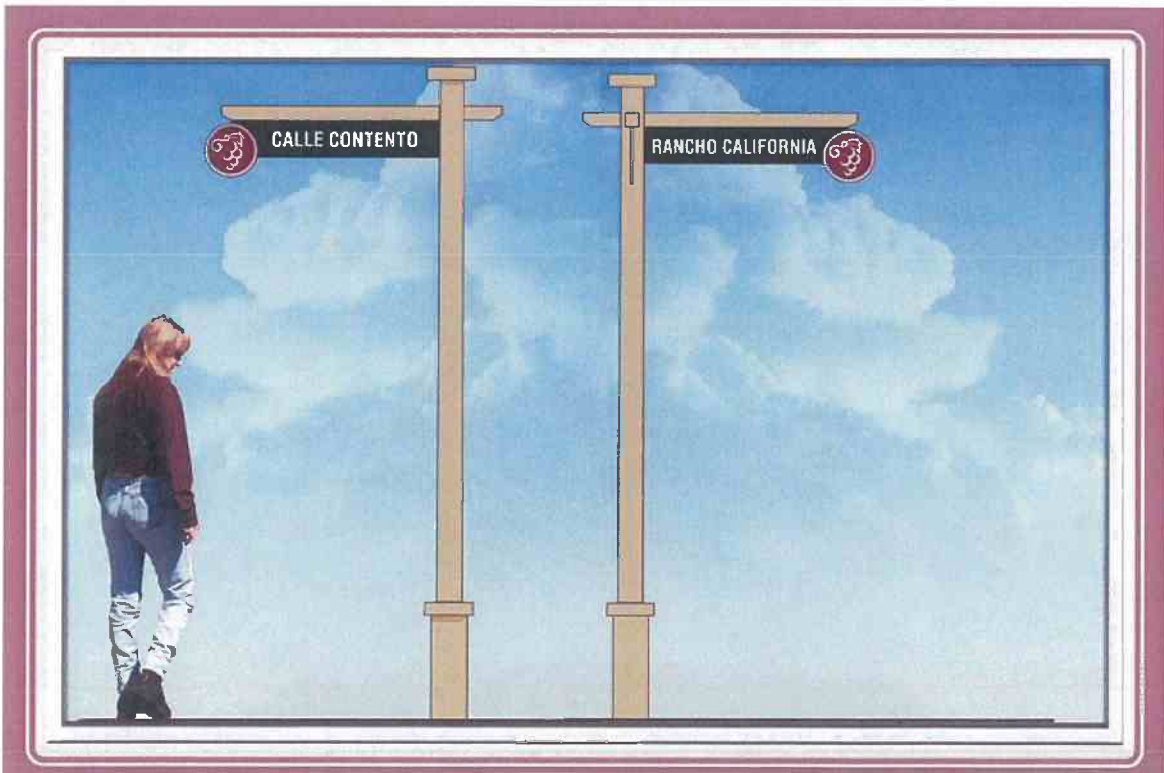
Proposed Street Sign is Consistent with Style

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



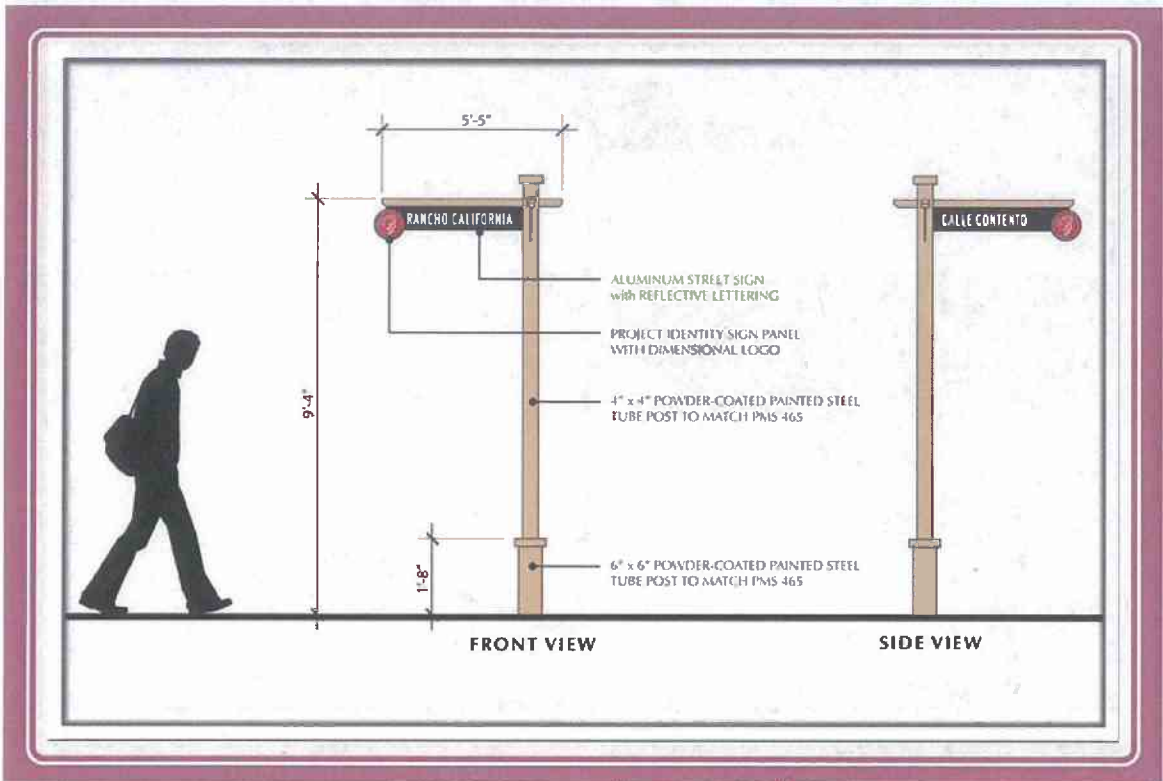
79 Wine Country Street Sign

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



80 Wine Country Street Sign

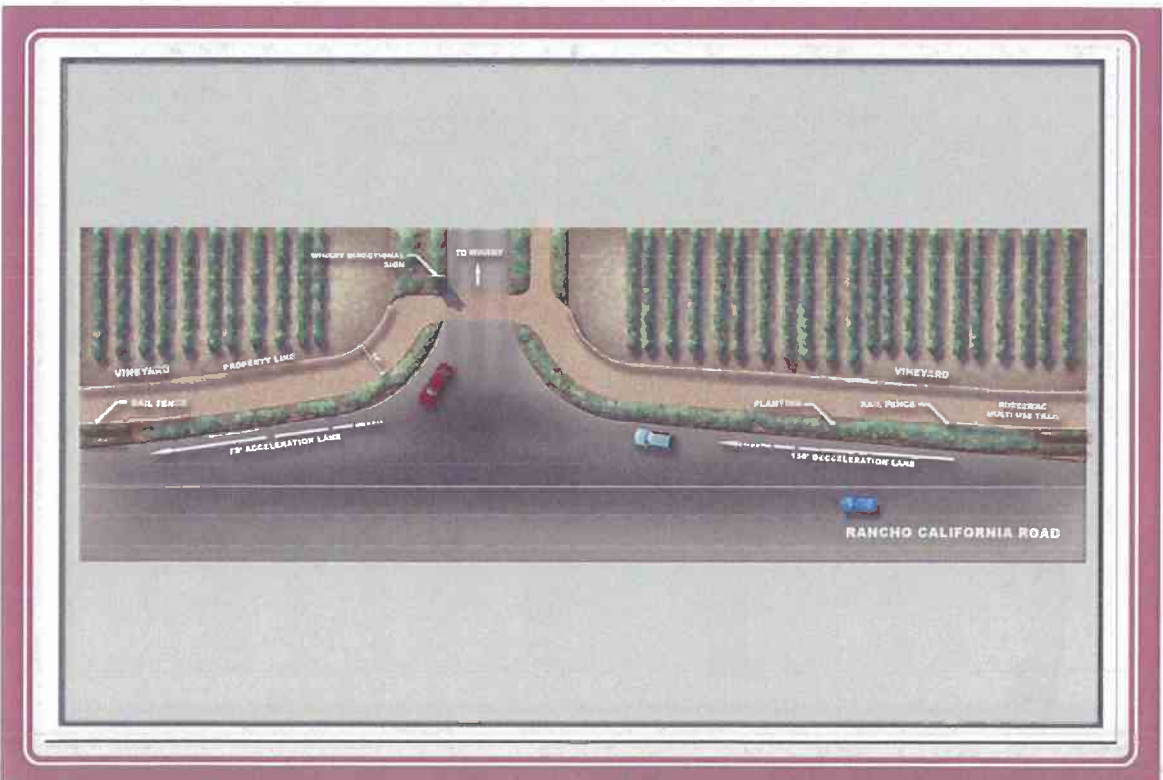
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



81

Wine Country Street Sign

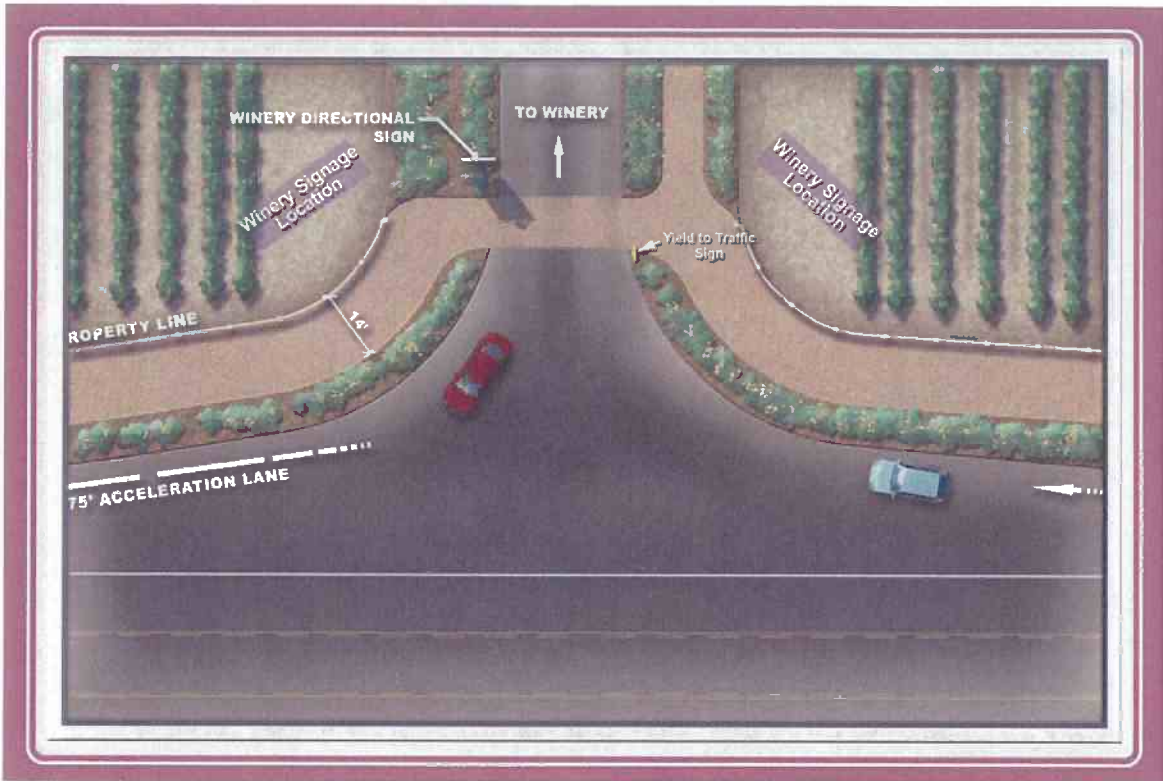
TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



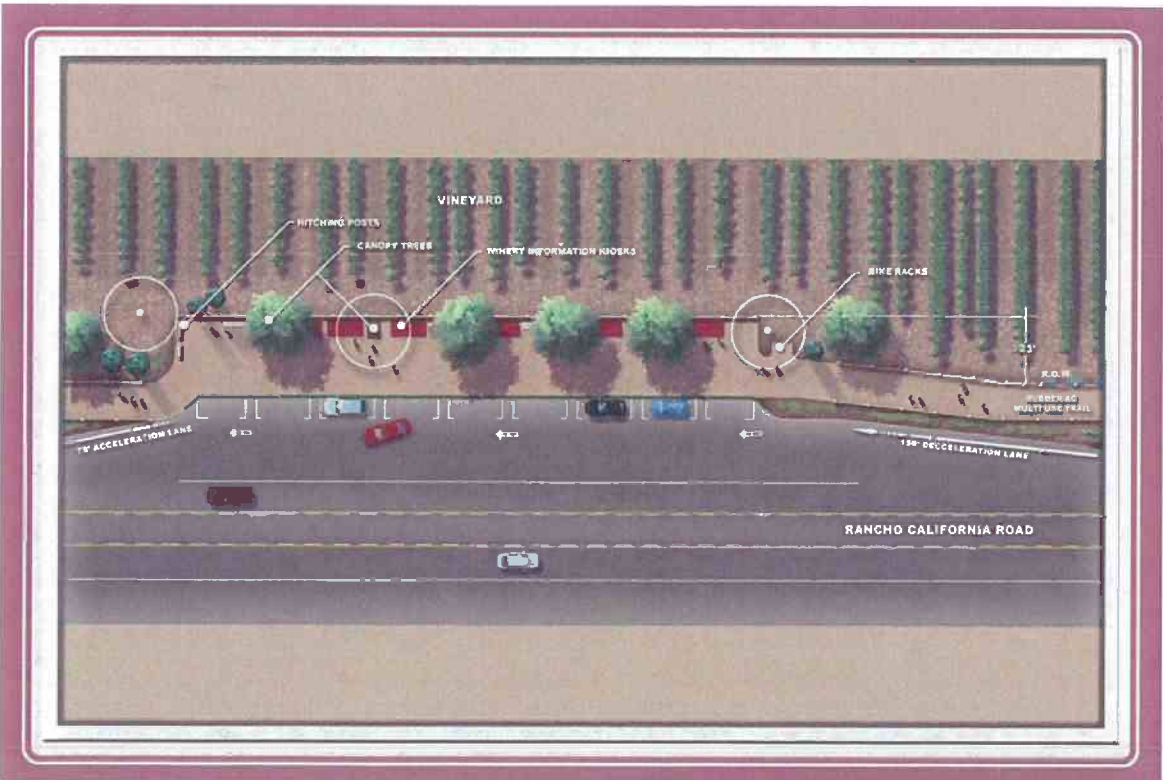
82

Typical Winery Entrance Requirements

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES

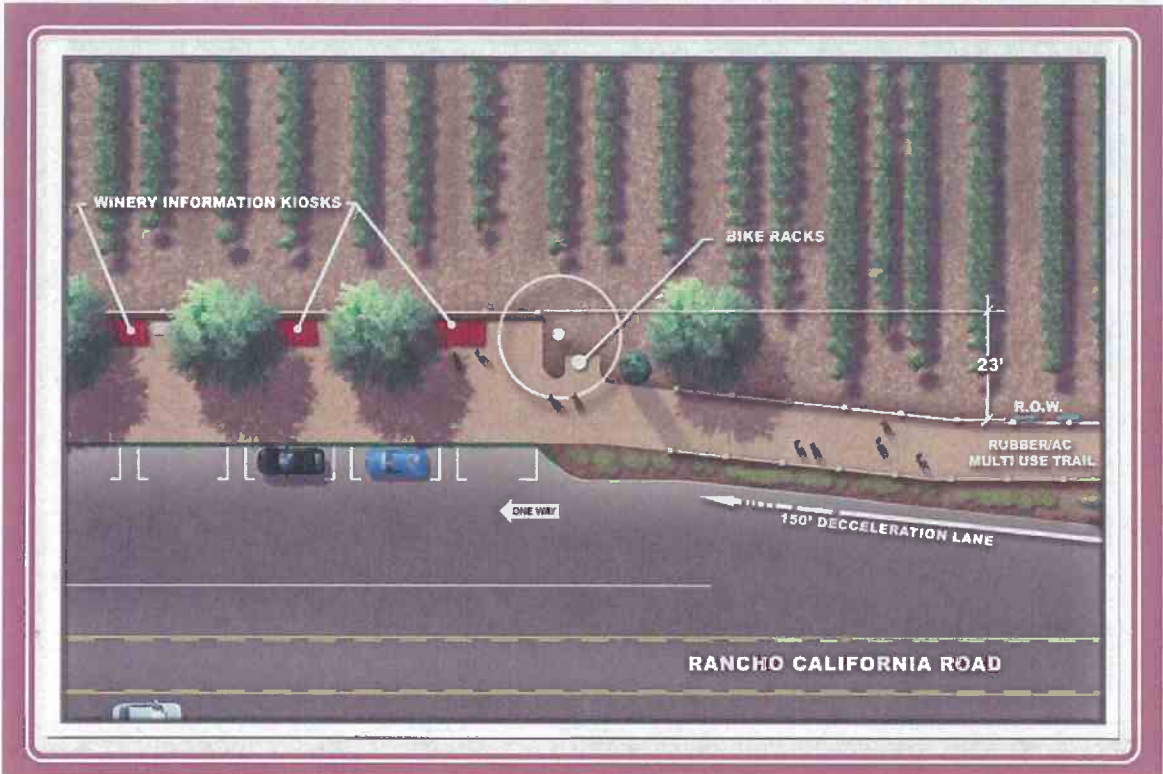


83 Typical Winery Entrance Requirements



84 Visitor Orientation and Information Center

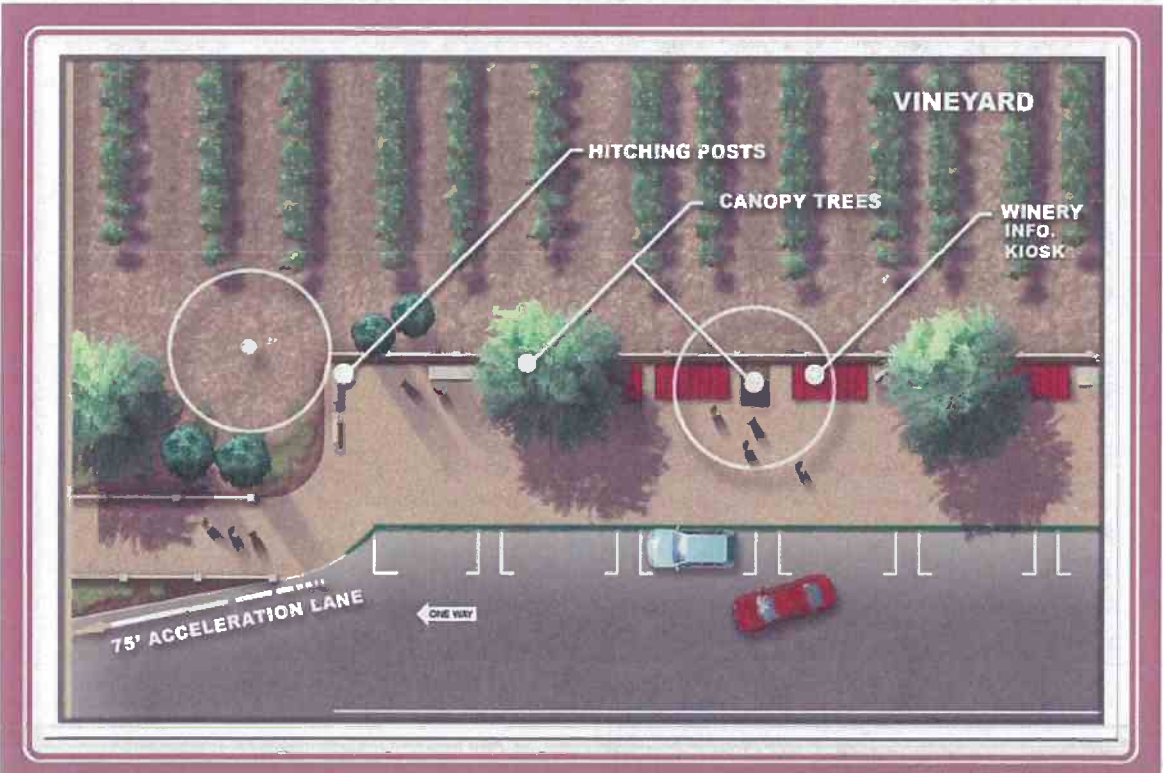




85

West Half of  
Visitor Orientation and Information Center

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



86

East half of the  
Visitor Orientation and Information Center

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



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

TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES





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

882

**FROM:** Transportation and Land Management - TLMA

**SUBMITTAL DATE:**  
September 18, 2013

**SUBJECT:** Wine Country Signage Program

**RECOMMENDED MOTION:** That the Board of Supervisors approve the proposed update to the Wine Country Design Guidelines.

**BACKGROUND:** The Wine Country Community Plan is coming before the Board for consideration (as a separate item on this same agenda). Signage is a critically important component of the implementation of the Wine Country Plan, in order to safely and efficiently guide travelers, reduce roadside clutter, and add to the attractiveness of the streetscapes along major roads.

This Item provides for approval of this update to the Wine Country Design Guidelines, which were approved by the Board on December 14, 2010. It fine-tunes the guidelines for the usage of signage of varying scale along Rancho California Road, the primary artery through the Wine Country, in order to communicate directions with a consistent design theme and sign placement.

REVIEWED BY EXECUTIVE OFFICE  
DATE October 9, 2013  
Tina Grande  
Concurrence

Juan C. Perez, Director of  
Transportation and Land Management

JCP:dlp

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

388-110-10 1110:20

Prev. Agn. Ref. 11/12/10, 16.4 &  
12/14/10, 3.53

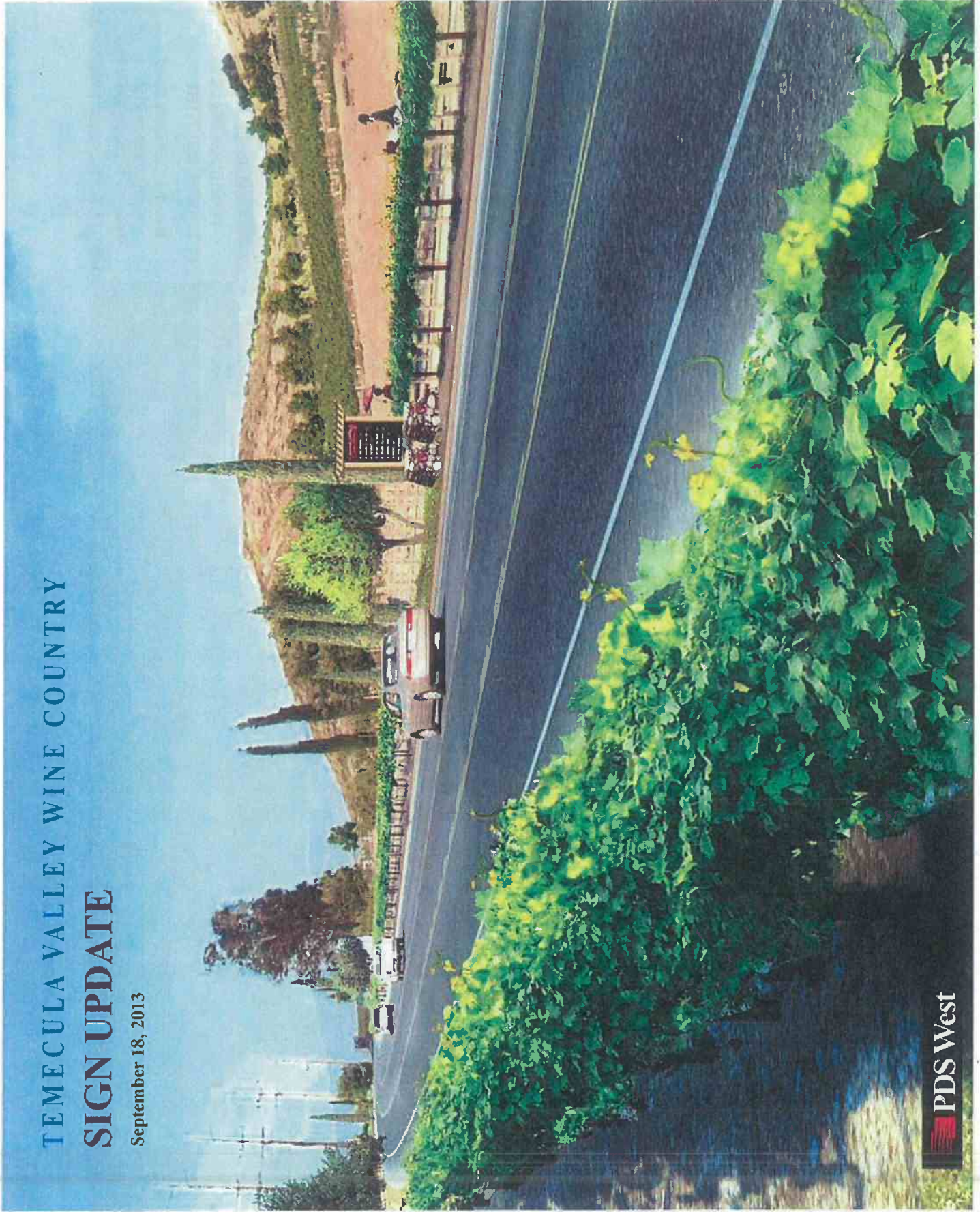
District: 3/3

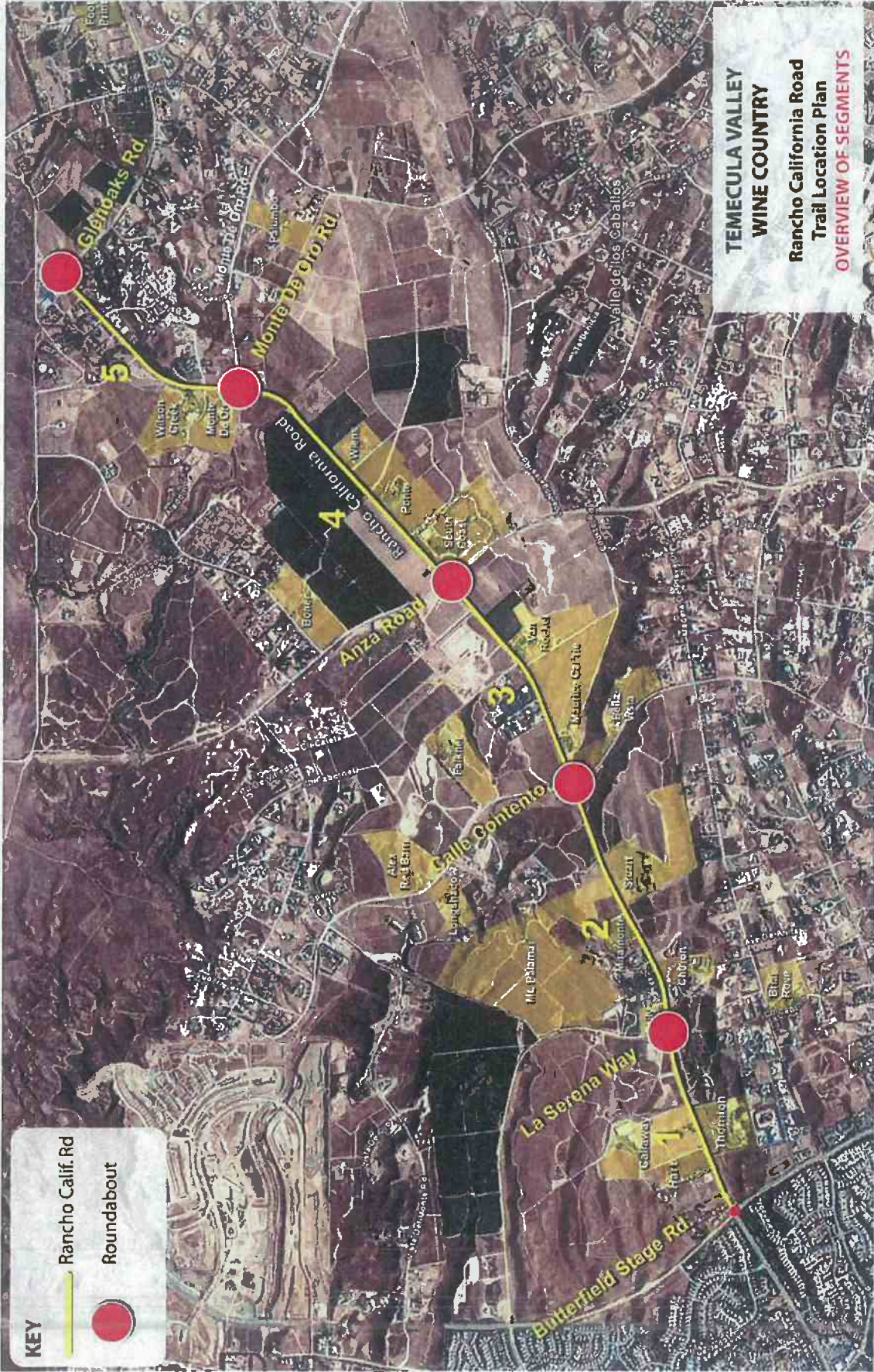
Agenda Number:

16-2

# TEMECULA VALLEY WINE COUNTRY SIGN UPDATE

September 18, 2013





**KEY**

- Rancho Calif. Rd
- Roundabout

**TEMECULA VALLEY  
WINE COUNTRY**  
**Rancho California Road  
Trail Location Plan**  
**OVERVIEW OF SEGMENTS**



**KEY**  
--- Multi-Use Trail  
● Roundabout

**LARGE SIGN**  
▶ MAURICE CARRIE 500 FT.  
▶ VAN ROEKEL 2/3 MILE  
▶ SOUTH COAST 1 1/2 MILE  
▶ PONTE 1-3/4 MILES  
▶ WIENS 2 MILES

**SMALL SIGN**  
▶ STUART 200 FT  
▶ MT. PALOMAR 200 FT  
▶ BELLA VISTA 1/2 MILE  
▶ MAURICE CARRIE 3/4 MILE

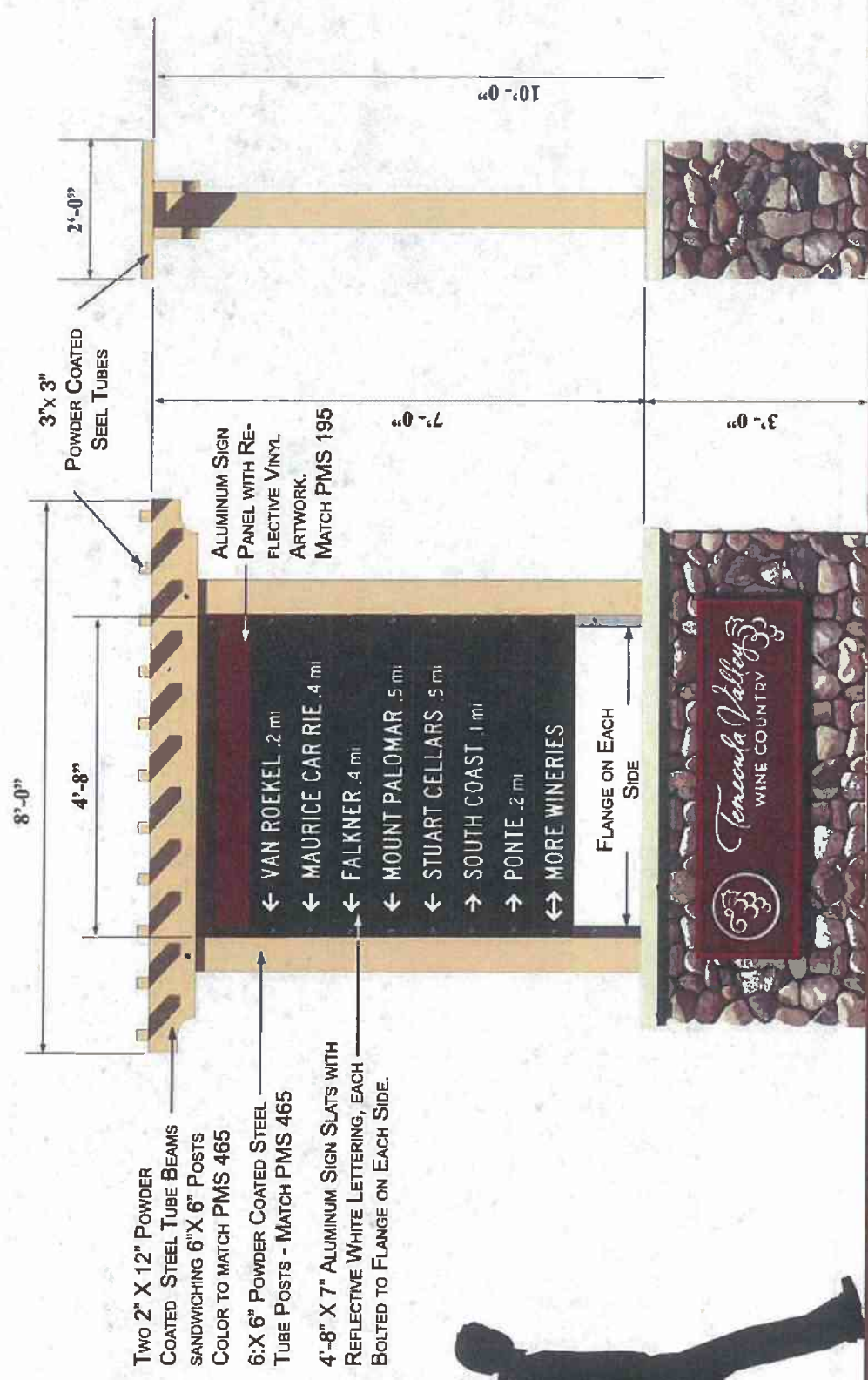
**SMALL SIGN**  
▶ MIRAMONTE 100 FT  
▶ STUART 1/2 MILE  
▶ MT. PALOMAR 1/2 MILE  
▶ BELLA VISTA 1 MILE

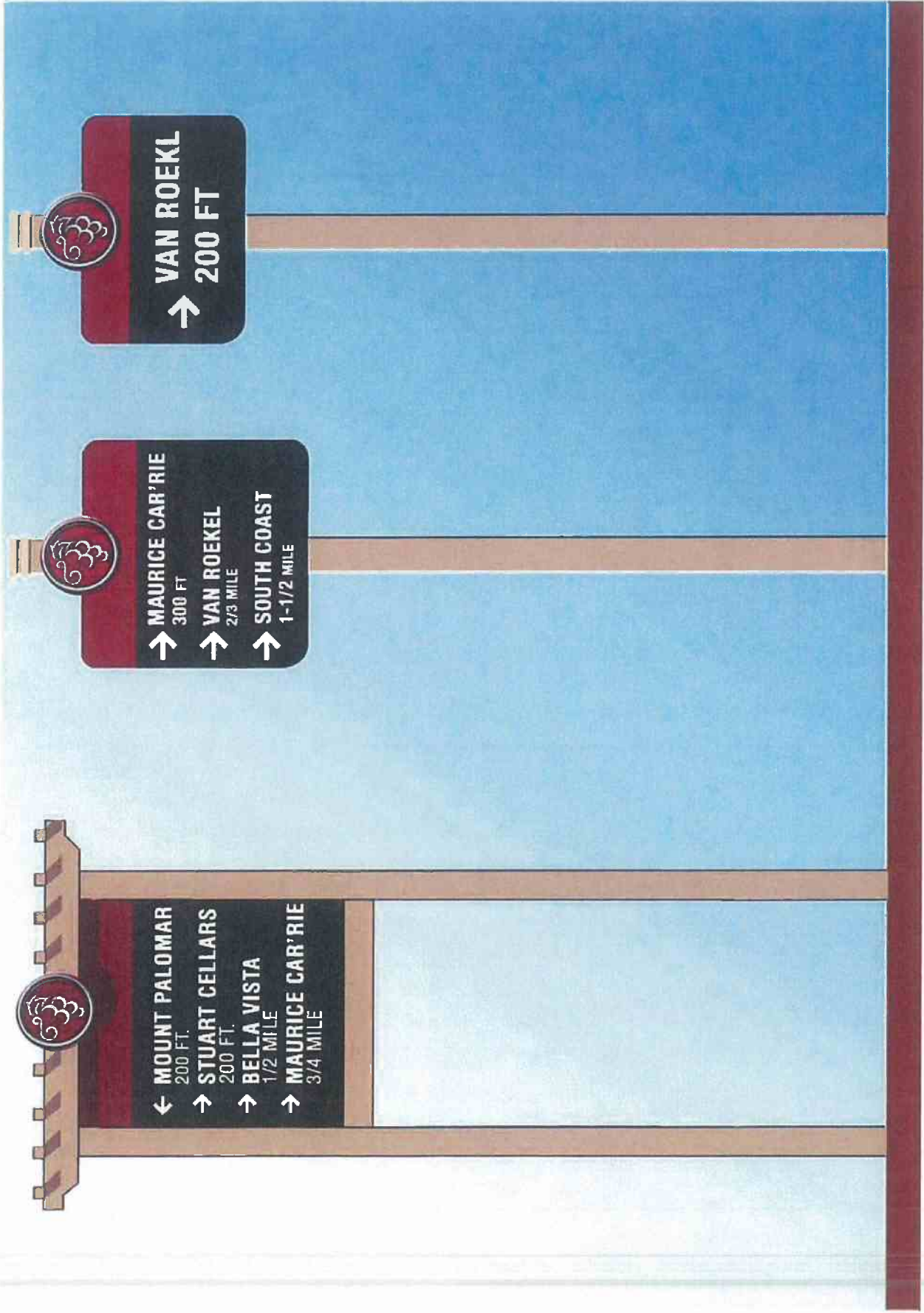
**SMALL SIGN**  
▶ CHURON 100 FT.  
▶ MIRAMONTE 1/3 MILE  
▶ STUART 2/3 MILE  
▶ MT. PALOMAR 2/3 MILE

**LARGE SIGN:**  
▶ BAILEY 500 FT.  
▶ CHURON 1, 3 MILE  
▶ MIRAMONTE 1/2 MILE  
▶ STUART 1 MILE  
▶ MT. PALOMAR 1 MILE

**TEMECULA VALLEY  
WINE COUNTRY**  
Rancho California Road  
Trail Location Plan  
SEGMENT 2







**Attachment E:**

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Temecula Valley Wine Country Greenhouse Gas Reduction Workbook



# Greenhouse Gas Reduction Workbook



RIVERSIDE COUNTY  
PLANNING DEPARTMENT



# TEMECULA VALLEY WINE COUNTRY Greenhouse Gas Reduction Workbook

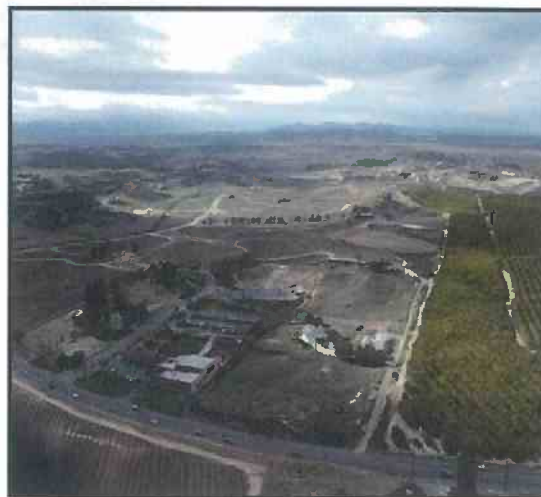
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## Chapter 1: Introduction

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



### Purpose

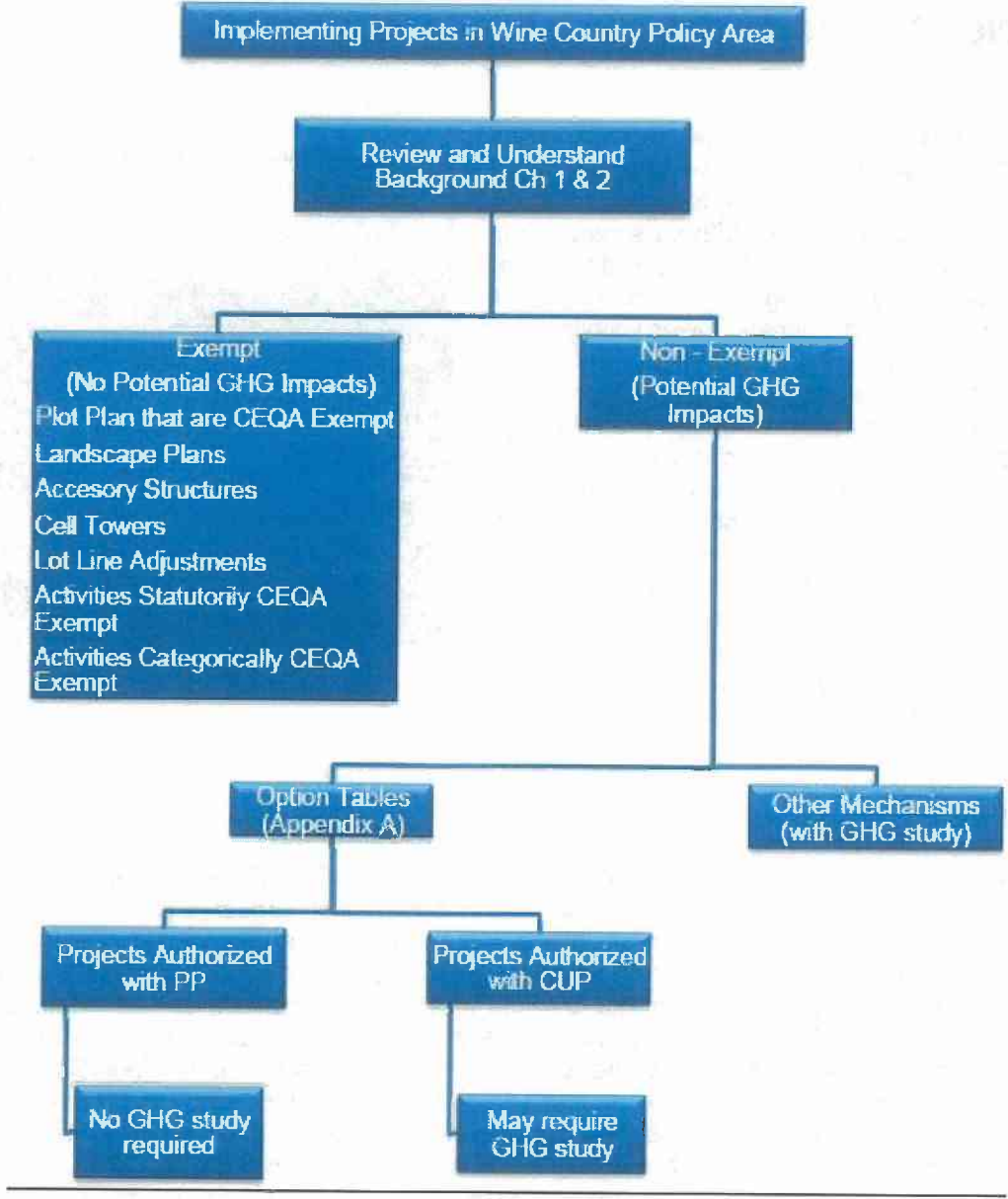
Riverside County has developed a Southwest Area Plan (SWAP) as an extension of the General Plan, which establishes policies for development and conservation within the entire unincorporated County. The purpose of this SWAP is to address the specific requirements of land uses in the Southwest region of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

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



# TEMECULA VALLEY WINE COUNTRY Greenhouse Gas Reduction Workbook

## How to use this Document\*:



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



## Chapter 2: Greenhouse Gases

### Existing Conditions

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

State law defines GHG to include the following compounds: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>) (CEQA Guidelines, section 15364.5; Health and Safety Code, section 38505(g)). The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. Because GHGs have variable potencies, a common metric of carbon dioxide equivalents (CO<sub>2</sub>e) is used to report their combined potency. The potency each GHG has in the atmosphere is measured as a combination of the volume of its emissions and its global warming potential (GWP)<sup>1</sup>, and is expressed as a function of the potency with respect to the same mass of CO<sub>2</sub>. Methane, for example has a GWP of 21, while nitrous oxide has a GWP of 310. Thus, by multiplying the amount in metric tons of each individual gas by their respective GWP, all GHGs can be reported in the common unit of metric tons<sup>2</sup> of CO<sub>2</sub>e (MT CO<sub>2</sub>e).

Due to the successful global bans on chlorofluorocarbons (primarily used as refrigerants, aerosol propellants and cleaning solvents), Riverside County does not generate significant emissions of these GHGs. The same has occurred for other synthesized gases such as hydrofluorocarbons (HFCs) and carbon tetrafluoride (CF<sub>4</sub>) which have been banned and are no longer available on the market. Because of the ban, Riverside County will not generate additional emissions of these GHGs.

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<sup>1</sup> The potential of a gas or aerosol to trap heat in the atmosphere.

<sup>2</sup> One metric ton (MT) equals 1,000 kilograms or 2,204 pounds. Note, one 'short ton' is 2,000 pounds.





## TEMECULA VALLEY WINE COUNTRY Greenhouse Gas Reduction Workbook

### Regulatory Discussion

#### *Federal Regulations*

##### **a. Global Climate Change Programs**

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

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

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

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

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

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



## TEMECULA VALLEY WINE COUNTRY Greenhouse Gas Reduction Workbook

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

### **b. Kyoto Protocol**

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

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

### **c. Climate Change Technology Program**

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



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### **State Regulations**

#### **a. California Air Resources Board**

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

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

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

CARB published its Final Report for Proposed Early Actions to Mitigate Climate Change in California in October 2007. This report described recommendations for discrete early action measures to reduce GHG emissions as part of California's AB 32 GHG reduction strategy. Resulting from this are three new regulations proposed to meet the definition of "discrete early action greenhouse gas reduction measures," including the following: a low carbon fuel standard; reduction of HFC 134a emissions from non-professional servicing of motor vehicle air conditioning systems; and improved landfill methane capture (CARB 2007d). CARB estimates that by 2020, the reductions from those three measures would range from 13 to 26 million metric tons (MMT) CO<sub>2</sub>e.

Under AB 32, CARB has the primary responsibility for reducing GHG emissions. In 2007, CARB released a report, California 1990 GHG Emissions Level and 2020 Emissions Limit (CARB 2007a), that determined the statewide levels of GHG emissions in 1990 to be 427 MMT CO<sub>2</sub>e. Additionally, in December 2008, CARB adopted the Climate Change Scoping Plan, which outlines the State's strategy to achieve the 2020 GHG limit. This Scoping Plan proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve the environment, reduce dependence on oil, diversify energy sources, save energy, create new jobs, and enhance public health. The plan emphasizes a cap-and-trade program, but also includes the discrete early actions (CARB 2008).



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### c. Senate Bill 97

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

### d. Senate Bill 375

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

### e. CALGreen

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

## ***Regional Regulations***

### a. Southern California Association of Governments

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

<sup>3</sup> California 2010 Green Building Standards Code, California Code of Regulations Title 24, Part 11.