

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE 12/7/15

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



118B

**FROM:** TLMA – Planning Department and County Counsel

**SUBMITTAL DATE:**  
 November 30, 2015

**SUBJECT:** ORDINANCE NO. 348.4818 is an amendment to Ordinance No. 348 modifying provisions within the Wine Country Zoning Classifications and other sections of Ordinance No. 348 as it relates to implementation of the Wine Country Zones – Consider Addendum to EIR No. 524.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. CONSIDER an ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 524, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment in compliance with State CEQA Guidelines sections 15162 and 15164; and,
2. ADOPT ORDINANCE NO. 348.4818 that includes the Planning Commission's recommendations and modifies provisions within the following zoning classifications: Wine Country-Winery Zone, Wine Country-Existing Winery Zone, Wine Country- Residential Zone and Wine Country-Equestrian Zone, as well as, modifications to other sections within Ordinance No. 348 including Section 18.48 Alcoholic Beverage Sales, Section 21.3 Agricultural Zone, and Section 18.30 Plot Plans.

(Continued on next page)

Steve Weiss  
 Steve Weiss, AICP  
 Planning Director

Juan C. Perez  
 Juan C. Perez  
 TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$30,000	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$30,000	\$	\$	\$	

**SOURCE OF FUNDS:** Approved Planning Department Budget – General Plan  
 Budget Adjustment: No  
 For Fiscal Year: 15/16

**C.E.O. RECOMMENDATION:**

APPROVE  
Tina Grande  
 BY: Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: 9/15/15 Item 3-27 | District: 3rd | Agenda Number:

16-4

Departmental Concurrence

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

**FORM 11: Ordinance No. 348.4818**

**DATE: November 30, 2015**

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## **Project Background**

The Wine Country Community Plan, a blueprint to guide the growth of the Wine Country in a way that balances the needs of the wineries, residential, and equestrian communities in the Temecula Valley Wine Country, was approved by the County in March 2014. At the time of its approval, the Board directed the Planning Department to monitor the implementation of the plan over the first year or so and come back to the Board with recommendations on desired modifications to how the plan is implemented, based on experience in processing projects under the new plan. Since that time the Planning Department has processed several projects and identified areas for improvement, and has received feedback from applicants or prospective applicants on what modifications may be desirable to best achieve the intent of the plan. The majority of the suggestions focused on the entitlement process, clarify terms and uses unique to Wine Country, approaches to site design, winery development standards, and consistency between the Wine Country (WC) Zones as well as its consistency to the Temecula Valley Wine Country Policy Area ("Policy Area"). These targeted modifications would improve the implementation of the Plan and ensure the Plan maintains its objectives.

On September 15, 2015 per Staff's recommendation, the Board initiated an amendment to Ordinance No. 348 to modify sections of the WC-Winery (WC-W) and WC-Winery Existing (WC-WE) Zones, with some possible minor revision in the other zones for consistency purposes. It is important to highlight that the changes to be considered would not fundamentally alter the vision of the Plan, which creates a balance between the needs of the wineries, residential, and equestrian uses by establishing specific districts for each use. The ordinance amendment initiated by the Board is limited to Ordinance No. 348 and does not include an amendment to the County's General Plan.

A Planning Commission Workshop was held on October 29, 2015 to discuss the changes to the Wine Country Zones and a noticed public hearing before the Planning Commission was held the following week on November 4, 2015. During the workshop and public hearing the community members and Planning Commission provided feedback on the proposed revisions. Specifically, there were discussions on the term "site" versus "premise," the 75% planting requirement, potential noise and light impacts on residents, potential impacts on existing wineries, and requiring a Plot Plan for Class V Wineries instead of a Conditional Use Permit and having the Planning Commission consider Class V Wineries instead of the Planning Director at a public noticed hearing.

After hearing all the public testimony, the Planning Commission closed the public hearing and recommended by a vote of 5-0 that the Board of Supervisors consider an addendum to EIR No. 524 and adopt Ordinance No. 348.4817 (now referred to as Ordinance No. 348.4818) that includes the following to reinforce the Plan's vision and improve implementation:

- A. Permit Class V Wineries with an approved Plot Plan that would be considered by the Planning Commission at a noticed public hearing;
- B. Revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating under the WC-WE Zone;
- C. Adjust development standards to include flexible site design options that still protect the regions' aesthetic characteristics;
- D. Clarify definitions unique to Wine Country, including updates to the Wine Country Resort definition;

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- E. Ensure consistency between the Wine Country Zones and Temecula Valley Wine Country Policy Area;
- F. Institute adjustments to the winery development standards to simplify and clarify the requirements for the establishment of a winery, including updating the development standard for use of locally sourced grapes;
- G. Modify Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the WC Zones; and,
- H. Include language in the Wine Country Zones to ensure changes to the development standard related to wine sold by wineries would not negatively impact legally existing wineries. The change proposed consists of revising the requirement that states that of the wine sold by winery, 50% shall be produced on the "premises", with the word "site" substituted for "premises". This issue generated the most discussion at the Planning Commission hearings. What the change would mean is that 50% of the wine would need to be produced within the physical location of the winery ("site") as opposed to "premises" which could apply to a location leased or operated by the winery at an off-site location. After much discussion, the unanimous recommendation of the Planning Commission was that the development standard be changed to "site" for all new projects moving forward, with the goal of promoting production at the winery locale.

The project presented to Planning Commission was analyzed in an addendum to EIR No. 524. The Planning Commission recommended additional changes to Ordinance No. 348 which includes a procedural change to the Class V Winery Plot Plan review process, minor modification to the Winery Resort definition for consistency, and minor changes to the winery development standards. The additional amendments recommended by Planning Commission do not change or create new impacts analyzed in EIR No. 524. Nor do these additional amendments change the conclusions of the addendum.

Permitting a Class V Winery with a Plot Plan and reviewed at a public noticed Planning Commission hearing is a procedural change in the entitlement process and does not change the conclusions of the addendum. The Class V Winery Plot Plan would still need to be reviewed for its consistency with the General Plan policies and the WC-W Zone development standards, as well as, its own environmental analysis. Processing Class V wineries as Plot Plans would be viewed as a "business friendly" move that assist wineries in obtaining financing, since wineries have identified that prospective lenders view Conditional Use Permits (CUP's) as less desirable for lending purposes than Plot Plans, while still requiring that Class V wineries, which can include hotels, are publicly reviewed by the Planning Commission rather than at the Director's Hearing level.

The Wine Country Resort definition will be modified to clarify that the only difference between a WC-Resort and a WC-Hotel is that a WC-Resort may include a driving range, golf course and an amphitheater. This is a minor modification to the definition. This change does not represent a new use or increase impacts analyzed in EIR No. 524; therefore this modification does not change the conclusions of the addendum.

The Planning Commission also recommended minor modifications to the winery development standards, and stressed that these changes shall not impact existing wineries approved prior to adoption of Ordinance No. 348.4818. The existing provision requires 75% of the grapes used in wine production shall be grown in Riverside County. The development standards include two types of exemptions to allow use of grapes grown outside of Riverside County. The first is when an agricultural emergency is declared and

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the second is during the first three years from the entitlement effective date. To emphasize the importance of using locally sourced grapes in wine production, the Planning commission included the phrase "at a minimum" in the development standard, and changed the number of exemption years to two, with the goal of requiring that planting investments be accelerated by a year in order to promote the agricultural vitality of the Wine Country. These changes do not introduce a new use or create impacts that were analyzed in the EIR No. 524, therefore these modifications do not change the conclusions of the addendum.

**Summary**

The modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilizes grapes grown in Riverside County and is produced on the project site.

**Impact on Citizens and Businesses**

Impacts to Citizens and Businesses were discussed at length at the Planning Commission Workshop and Planning Commission public hearing and analyzed in the addendum to EIR No. 524.

**ATTACHMENTS:**

- A.** Ordinance No. 348.4818
- B.** Redline Version of Ordinance No. 348.4729
- C.** Planning Commission November 4, 2015 Item 4.9 Minutes
- D.** Planning Commission November 4, 2015 Item 4.9 Staff Report
- E.** Addendum to EIR No. 524

1 ORDINANCE NO. 348.4818

2  
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

4 AMENDING ORDINANCE NO. 348

5 RELATING TO ZONING

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

8 Section 1. Subsection f. (8) of Section 14.91 of Ordinance No. 348 is deleted in its  
9 entirety and replaced with the following:

10 “(8) And one of the following: Bed and Breakfast Inn, delicatessen not  
11 to exceed 500 square feet, or restaurant. Drive-thru restaurants  
12 shall not be permitted.”

13 Section 2. Subsection g. (8) of Section 14.91 of Ordinance No. 348 is deleted in its  
14 entirety and replaced with the following:

15 “(8) And one of the following: Country-Inn, delicatessen not to exceed  
16 500 square feet, or restaurant. Drive-thru restaurants shall not be  
17 permitted.”

18 Section 3. Subsection h. (12) of Section 14.91. of Ordinance No. 348 is deleted in its  
19 entirety and replaced with the following:

20 “(12) Delicatessen not to exceed 1,500 square feet; and,”

21 Section 4. A new number (13) is added to Section 14.91. subsection h. of Ordinance  
22 No. 348 to read as follows:

23 “(13) Restaurant; drive-thru restaurants shall not be permitted.”

24 Section 5. Subsection i. (11) of Section 14.91. of Ordinance No. 348 is deleted in its  
25 entirety and replaced with the following:

26 “(11) Delicatessen not to exceed 1,500 square feet; and,”

27 Section 6. A new number (12) is added to Section 14.91. subsection i. of Ordinance  
28 No. 348 to read as follows:

1                   “(12) Restaurant; drive-thru restaurants shall not be permitted.”

2                   Section 7.       Subsection bb. of Section 14.91. of Ordinance No 348 is deleted in its  
3 entirety and replaced with the following:

4                   “WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
5 guest suites within a conventional hotel building(s) or in detached units,  
6 which provides lodging and meals for temporary overnight occupants, in  
7 return for compensation. Such facility may provide additional commercial  
8 uses such as spas, a professional culinary academy, conference rooms and  
9 banquet-halls in conjunction with the facility. Cooking provisions, such as  
10 a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining  
11 patios, balconies and decks.”

12                  Section 8.       Subsection cc. of Section 14.91. of Ordinance No. 348 is deleted in its  
13 entirety and replaced with the following:

14                  “WINE COUNTRY RESORT. A facility with more than 20 guest rooms  
15 or guest suites that provides food and lodging to transient visitors in which  
16 the guest rooms or guest suites are within a conventional hotel building(s)  
17 or in detached units. Such facility may provide additional commercial and  
18 recreational uses such as spas, a professional culinary academy,  
19 amphitheaters, conference rooms, golf courses, daytime driving ranges  
20 and banquet halls in conjunction with the facility.”

21                  Section 9.       A new subsection gg. is added to Section 14.91 of Ordinance No. 348 to  
22 read as follows:

23                  “WINERY SITE. The land upon which a winery is constructed as well as the  
24 winery’s buildings and structures as provided in the approved land use  
25 entitlement.”

26                  Section 10.     Subsection a. (3) of Section 14.92. of Ordinance No. 348 is deleted in its  
27 entirety and replaced with the following:

1                   “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,  
2                   and herb gardening; orchards; apiaries, the drying, processing and  
3                   packing (other than canning) of fruits, nuts, vegetables and other  
4                   horticultural products where such drying, processing or packing is  
5                   in conjunction with an agricultural operation or an incidental  
6                   commercial use as defined in this ordinance and further provided  
7                   that the permanent buildings and structures used in conjunction  
8                   with such processing operations are constructed in compliance  
9                   with the requirements of Ordinance No. 457.”

10                   Section 11. Subsection b. (4) of Section 14.92. of Ordinance No. 348 is deleted in its  
11 entirety and replaced with the following:

12                   “(4) Class I, II and V Winery.”

13                   Section 12. Subsection c. (2) of Section 14.92. of Ordinance No. 348 is deleted in its  
14 entirety and replaced with the following:

15                   “(2) Class VI Winery.”

16                   Section 13. Subsection a. of Section 14.93. of Ordinance No. 348 is deleted in its  
17 entirety and replaced with the following:

18                   “a. General Standards. The following standards shall apply to all uses  
19                   and development in the WC-W Zones, except for residential  
20                   subdivisions tentatively approved prior to the effective date of  
21                   Ordinance No. 348.4729. Such subdivisions shall comply with the  
22                   development standards of their previous zoning classifications in  
23                   Ordinance No. 348.”

24                   Section 14. Subsection a. (1) of Section 14.93. of Ordinance No. 348 is deleted in its  
25 entirety and replaced with the following:

26                   “(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
27                   minimum lot size for subdivisions shall be 10 gross acres. On flag  
28                   lots, the minimum lot size shall be determined by excluding that

1 portion of a lot that is used solely for access to the portion of a lot  
2 used as a building site.”

3 Section 15. Subsection (5) of Section 14.93. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 “(5) HABITABLE STORIES. The number of habitable stories above a  
6 building’s lowest above ground finished floor shall not exceed two  
7 (2). One (1) additional habitable story for a total of three (3)  
8 habitable stories may be permitted for Wine Country Hotels and  
9 for the hotel building of Wine Country Resorts as long as the  
10 following criteria is met:

- 11 a. The Wine Country Hotel or Wine Country Resort is located  
12 along the following roads: Rancho California Road, Monte  
13 De Oro Road, Anza Road, Glen Oaks Road, Pauba Road,  
14 De Portola Road, Buck Road, Borel Road, Butterfield  
15 Stage Road, Calle Contento Road, Camino Del Vino Road  
16 and Highway 79 South; and,
- 17 b. The Wine Country Hotel or Wine Country Resort is set  
18 back a minimum of five hundred feet (500’) from Rancho  
19 California Road, Monte De Oro Road, Anza Road, Glen  
20 Oaks Road, Pauba Road, De Portola Road, Buck Road,  
21 Borel Road, Butterfield Stage Road, Calle Contento Road,  
22 Camino Del Vino Road or Highway 79 South; or,
- 23 c. The Wine Country Hotel or Wine Country Resort is set  
24 back less than five hundred feet (500’) from Rancho  
25 California Road, Monte De Oro Road, Anza Road, Glen  
26 Oaks Road, Pauba Road, De Portola Road, Buck Road,  
27 Borel Road, Butterfield Stage Road, Calle Contento Road,  
28 Camino Del Vino Road or Highway 79 South and only two



1 (2) habitable stories are visible from such roads. Vineyards  
2 may be used to reduce visibility of the habitable stories.”

3 Section 16. Subsection a. (6) a. of Section 14.93 of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 “(6) HEIGHT.

6 a. The maximum height for a building shall not exceed forty  
7 feet (40’). Architectural elements such as spires, minarets,  
8 chimneys or similar structures may exceed the prescribed  
9 height limits where such structures do not provide  
10 additional floor space.”

11 Section 17. Subsection e. (8) of Section 14.93. of Ordinance No. 348 is deleted in its  
12 entirety and replaced with the following:

13 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
14 wine production and retail wine sales shall be grown in Riverside  
15 County, except during the following:

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

21 b. The first two years from the plot plan’s or conditional use  
22 permit’s effective date.”

23 Section 18. Subsection e. (9) of Section 14.93. of Ordinance No. 348 is deleted in its  
24 entirety and replaced with the following:

25 “(9) For winery entitlements and revised entitlements approved after  
26 the effective date of Ordinance No. 348.4818, at least fifty percent  
27 (50%) of the wine sold by a winery shall be produced on the  
28 winery site. This development standard does not apply to wineries

1 approved and operating under an existing valid entitlement before  
2 the effective date of Ordinance No. 348.4818. Any change or  
3 expansion by these wineries requiring a revised entitlement shall  
4 be consistent with this development standard.”

5 Section 19. Subsection a. (3) of Section 14.94. of Ordinance No. 348 is deleted in its  
6 entirety and replaced with the following:

7 “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,  
8 and herb gardening; orchards; apiaries, the drying, processing and  
9 packing (other than canning) of fruits, nuts, vegetables and other  
10 horticultural products where such drying, processing or packing is  
11 in conjunction with an agricultural operation or an incidental  
12 commercial use as defined in this ordinance and further provided  
13 that the permanent buildings and structures used in conjunction  
14 with such processing operations are constructed in compliance  
15 with the requirements of Ordinance No. 457.”

16 Section 20. Subsection b. (4) of Section 14.94. of Ordinance No. 348 is deleted in its  
17 entirety and replaced with the following:

18 “(4) The following appurtenant and limited incidental commercial uses,  
19 only in conjunction with an established on-site vineyard and a  
20 minimum parcel size of five (5) gross acres:  
21 a. Wine tasting area;  
22 b. Restaurant not to exceed three thousand two hundred  
23 (3,200) square feet;  
24 c. An outdoor patio area and ancillary uses in conjunction  
25 with the restaurant;  
26 d. Bed and Breakfast Inn;  
27 e. Spa and cooking school only in conjunction with a Bed and  
28 Breakfast Inn.”

1           Section 21. Subsection a. of Section 14.95 of Ordinance No. 348 is deleted in its  
2 entirety and replaced with the following:

3           “a. General Standards. The following standards shall apply to all uses  
4 and development in the WC-WE Zones, except for residential  
5 subdivisions tentatively approved prior to the effective date of  
6 Ordinance No. 348.4729. Such subdivisions shall comply with the  
7 development standards of their previous zoning classifications in  
8 Ordinance No. 348.”

9           Section 22. Subsection a. (1) of Section 14.95. of Ordinance No. 348 is deleted in its  
10 entirety and replaced with the following:

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

15           Section 23. Subsection a. (6) a. of Section 14.95. of Ordinance No. 348 is deleted in its  
16 entirety and replaced with the following:

17           “(6) HEIGHT.  
18 a. The maximum height for a building shall not exceed forty  
19 feet (40’). Architectural elements such as spires, minarets,  
20 chimneys or similar structures may exceed the prescribed  
21 height limits where such structures do not provide  
22 additional floor space.”

23           Section 24. Subsection d. (8) of Section 14.95. of Ordinance No. 348 is deleted in its  
24 entirety and replaced with the following:

25           “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
26 wine production and retail wine sales shall be grown in Riverside  
27 County, except during the following:  
28

- 1 a. When the Board of Supervisors declares an Agricultural  
2 Emergency for the Temecula Valley Wine Country Area.  
3 The declaration shall be for a specific period of time and  
4 any winery within the Temecula Valley Wine Country Area  
5 Policy Area may take advantage of the exemption.  
6 b. The first two years from the plot plan's or conditional use  
7 permit's effective date."

8 Section 25. Subsection d. (9) of Section 14.95. of Ordinance No. 348 is deleted in its  
9 entirety and replaced with the following:

10 "(9) For winery entitlements and revised entitlements approved after  
11 the effective date of Ordinance No. 348.4818, at least fifty percent  
12 (50%) of the wine sold by a winery shall be produced on the  
13 winery site. This development standard does not apply to wineries  
14 approved and operating under an existing valid entitlement before  
15 the effective date of Ordinance No. 348.4818. Any change or  
16 expansion by these wineries requiring a revised entitlement shall  
17 be consistent with this development standard."

18 Section 26. Subsection a. (4) of Section 14.96. of Ordinance No. 348 is deleted in its  
19 entirety and replaced with the following:

20 "(4) Vineyards; equine lands; nurseries (wholesale only); greenhouses;  
21 orchards; aviaries; apiaries; field crops; tree crops; berry and bush  
22 crops; vegetable; flowered and herb gardening on a commercial  
23 scale. The drying, packing (other than canning), freezing and other  
24 accepted methods of processing the produce resulting from such  
25 allowed uses, when such processing is primarily in conjunction  
26 with a farming operation and further provided that the permanent  
27 buildings and structures used in conjunction with such processing  
28

1 operations are constructed in compliance with the requirements of  
2 Ordinance No. 457.”

3 Section 27. Subsection a. (1) of Section 14.97. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

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

9 Section 28. Subsection a. (6) a. of Section 14.97 of Ordinance No. 348 is deleted in its  
10 entirety and replaced with the following:

11 “(6) HEIGHT.

12 a. The maximum height for a building shall not exceed forty  
13 feet (40’). Architectural elements such as spires, minarets,  
14 chimneys or similar structures may exceed the prescribed  
15 height limits where such structures do not provide  
16 additional floor space.”

17 Section 29. Subsection d. (8) of Section 14.97. of Ordinance No. 348 is deleted in its  
18 entirety and replaced with the following:

19 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
20 wine production and retail wine sales shall be grown in Riverside  
21 County, except during the following:

22 a. When the Board of Supervisors declares an Agricultural  
23 Emergency for the Temecula Valley Wine Country Area.  
24 The declaration shall be for a specific period of time and  
25 any winery within the Temecula Valley Wine Country Area  
26 Policy Area may take advantage of the exemption.

27 b. The first two years from the plot plan’s or conditional use  
28 permit’s effective date.”

1            Section 30.    Subsection d. (9) of Section 14.97. of Ordinance No. 348 is deleted in its  
2 entirety and replaced with the following:

3            “(9)    For winery entitlements and revised entitlements approved after  
4            the effective date of Ordinance No. 348.4818, at least fifty percent  
5            (50%) of the wine sold by a winery shall be produced on the  
6            winery site. This development standard does not apply to wineries  
7            approved and operating under an existing valid entitlement before  
8            the effective date of Ordinance No. 348.4818. Any change or  
9            expansion by these wineries requiring a revised entitlement shall  
10           be consistent with this development standard.”

11           Section 31.    Subsection a. (3) of Section 14.98. of Ordinance No. 348 is deleted in its  
12 entirety and replaced with the following:

13           “(3)    Vineyards; groves; equine lands; field crops; flower; vegetable,  
14           and herb gardening; orchards; apiaries, the drying, processing and  
15           packing (other than canning) of fruits, nuts, vegetables and other  
16           horticultural products where such drying, processing or packing is  
17           in conjunction with an agricultural operation or an incidental  
18           commercial use as defined in this ordinance and further provided  
19           that the permanent buildings and structures used in conjunction  
20           with such processing operations are constructed in compliance  
21           with the requirements of Ordinance No. 457.”

22           Section 32.    Subsection a. of Section 14.99. of Ordinance No. 348 is deleted in its  
23 entirety and replaced with the following:

24           “a.    General Standards. The following standards shall apply to all uses  
25           and development in the WC-R Zone, except for residential  
26           subdivisions tentatively approved prior to the effective date of  
27           Ordinance No. 348.4729. Such subdivisions shall comply with the  
28

1 development standards of their previous zoning classifications in  
2 Ordinance No. 348.”

3 Section 33. Subsection a. (1) of Section 14.99. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

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

10 Section 34. Subsection a. (6) a. of Section 14.99. of Ordinance No. 348 is deleted in its  
11 entirety and replaced with the following:

12 “(6) HEIGHT.  
13 a. The maximum height for a building shall not exceed forty  
14 feet (40’). Architectural elements such as spires, minarets,  
15 chimneys or similar structures may exceed the prescribed  
16 height limits where such structures do not provide  
17 additional floor space.”

18 Section 35. Subsection c. (8) of Section 14.99. of Ordinance No. 348 is deleted in its  
19 entirety and replaced with the following:

20 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
21 wine production and retail wines sale shall be grown in Riverside  
22 County, except during the following:

23 a. When the Board of Supervisors declares an Agricultural  
24 Emergency for the Temecula Valley Wine Country Area. The  
25 declaration shall be for a specific period of time and any  
26 winery within the Temecula Valley Wine Country Area Policy  
27 Area may take advantage of the exemption.  
28

1 b. The first two years from the plot plan's or conditional use  
2 permit's effective date."

3 Section 36. Subsection c. (9) of Section 14.99. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 "(9) For winery entitlements and revised entitlements approved after  
6 the effective date of Ordinance No. 348.4818, at least fifty percent  
7 (50%) of the wine sold by a winery shall be produced on the  
8 winery site. This development standard does not apply to wineries  
9 approved and operating under an existing valid entitlement before  
10 the effective date of Ordinance No. 348.4818. Any change or  
11 expansion by these wineries requiring a revised entitlement shall  
12 be consistent with this development standard."

13 Section 37. Section 21.3 of Ordinance No. 348 is deleted in its entirety and replaced  
14 with the following:

15 "AGRICULTURAL ZONE. Zones A-1, A-P, A-2, A-D, C/V, WC-W,  
16 WC-WE, WC-E."

17 Section 38. Subsection b. (2) of Section 18.48 of Ordinance No. 348 is deleted in its  
18 entirety and replaced with the following:

19 "(2) The sale of alcoholic beverages for off-premises consumption shall  
20 only be allowed in the following zones provided a plot plan has  
21 been approved pursuant to Section 18.30 of this ordinance: A-1,  
22 C/V, WC-W, WC-WE, WC-R and WC-E."

23 Section 39. Section 18.30.d. (4) of Ordinance No. 348 is deleted in its entirety and  
24 replaced with the following:

25 "(4) Plot Plans for Class V Wineries. Notwithstanding any other provision in  
26 this subsection to the contrary, a noticed public hearing shall be held on a plot plan for a Class V Winery  
27 and heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given  
28 as provided in Section 18.26.c of this ordinance. Any appeal of the Planning Commission decision shall



1 be to the Board of Supervisors as provided in Section 18.30.e. of this ordinance.”

2           Section 40. The existing Section 18.30.d. (4) of Ordinance No. 348 is renumbered  
3 18.30.d. (5).

4           Section 41. If any provision, clause, sentence or paragraph of this ordinance of the  
5 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the  
6 other provisions of this ordinance which can be given effect without the invalid provision or application,  
7 and to this end, the provisions of this ordinance are hereby declared to be severable.

1                    Section 42.    This ordinance shall take effect thirty (30) days after its adoption.

2  
3                    BOARD OF SUPERVISORS OF THE COUNTY  
4                    OF RIVERSIDE, STATE OF CALIFORNIA

5                    By: \_\_\_\_\_  
6                    Chairman

7  
8  
9                    ATTEST:  
10                    CLERK OF THE BOARD  
11                    Kecia Harper-Ihem

12                    By: \_\_\_\_\_  
13                    Deputy

14                    (SEAL)

15  
16  
17  
18                    APPROVED AS TO FORM  
19                    December 7, 2015

20                    By:   
21                    MICHELLE CLACK  
22                    Deputy County Counsel

1 ORDINANCE NO. 348.4729

2  
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING  
5

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

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

8 “ARTICLE XIVd

9 WINE COUNTRY ZONES (WC)

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

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

- 22 a. BED AND BREAKFAST INN. A dwelling unit or other facility with 10  
23 or fewer guest rooms, which provides lodging and breakfast for temporary  
24 overnight occupants in return for compensation. Cooking provisions, such  
25 as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios,  
26 balconies, and decks.  
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- b. CLASS I EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed, or boarded. Additionally, such facility may provide on-site activities such as, but not limited to, horse training, guided trail rides, riding lessons, schooling shows and horse day camps. The limitation of the number of animals allowed at a Class I Equestrian Establishment is the same as the noncommercial keeping of animals standard in the Wine Country-Equestrian Zone.
- c. CLASS II EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed or boarded. In addition to the conditionally permitted uses set forth in the Wine Country-Equestrian Zone, a Class II Equestrian Establishment may provide on-site activities such as but not limited to, horse training, guided trail rides, riding lessons, schooling shows and horse day camps. A Class II Equestrian Establishment may have a special occasion facility that is appurtenant and incidental to the equestrian facility provided the facility is located on a parcel one hundred (100) or more gross acres in size. The number of animals allowed at a Class II Equestrian Establishment is the same as the noncommercial keeping of animals standard in the Wine Country-Equestrian Zone.
- d. CLASS I WINERY. A winery with an established on-site vineyard that only crushes, ferments, bottles and processes grapes into wine. Such winery shall be located on a minimum gross parcel size of five (5) acres within the WC-W, WC-WE, WC-E and WC-R zones and on a minimum gross parcel size of twenty-five (25) acres when in conjunction with a clustered subdivision in the WC-W and WC-R zones. No appurtenant or incidental commercial uses are allowed with this winery.

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

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

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

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

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

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

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

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

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

2                   ~~(12)(13)~~            ~~or Restaurant;~~ —Ddrive-thru restaurants shall not be  
3                   permitted.

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

- 8                   (1)    Wine tasting area;  
9                   (2)    Wine club activity;  
10                  (3)    Wine club event;  
11                  (4)    Retail wine sales;  
12                  (5)    Eight (8) Winegrowers Trade Association Events per year  
13                  (6)    Gift sales within the wine tasting area only;  
14                  (7)    Special occasion facility;  
15                  (8)    Wine Country Resort;  
16                  (9)    Golf courses and daytime driving ranges in conjunction with Wine  
17                  Country Resorts;  
18                  (10)   Spa or professional culinary academy in conjunction with Wine  
19                  Country Resorts; and

20                  (11) Delicatessen not to exceed 1,500 square feet; -and

21                  ~~(11)(12)~~            ~~or Restaurant;~~ —Ddrive-thru restaurants shall not be  
22                  permitted.

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

- 1 k. COTTAGE INDUSTRY. A home-based occupation or service carried  
2 on by a resident within the principle dwelling in return for compensation,  
3 provided such use, occupation or service is incidental and secondary to the  
4 principal use of the dwelling as a residence and is conducted in a manner  
5 not to give an outward appearance or manifest any characteristics of a  
6 business.
- 7 l. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms,  
8 which provides lodging and breakfast for temporary overnight occupants in  
9 return for compensation and is solely owned and operated by the property  
10 owner. Cooking provisions, such as a stove, oven or grill, are prohibited in  
11 the guest rooms, adjoining patios, balconies, and decks.
- 12 m. COUNTRY INN. A facility, which may be an extension of the main  
13 dwelling unit, with 11 to 20 guest rooms that provides lodging and meals  
14 for temporary overnight occupants in return for compensation. Cooking  
15 provisions, such as a stove, oven or grill, are prohibited in the guest rooms,  
16 adjoining patios, balconies, and decks.
- 17 n. EQUINE LAND. A fenced-in open area that is actively managed to  
18 control weeds and used for, but not limited to, grazing of equine or other  
19 livestock, equine holding areas, open corrals, exercise areas, riding area, or  
20 equestrian racing rings. Only buildings or structures related to the care of  
21 equine or other livestock shall be allowed in equine land, all other buildings  
22 or structures shall be prohibited.
- 23 o. GUEST ROOM. A room without cooking facilities rented to transient  
24 visitors for a period not to exceed 30 days.
- 25 p. GUEST SUITES. A series of attached rooms without cooking facilities  
26 rented to transient visitors for a period not to exceed 30 days.
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- 1 q. HABITABLE STORY. The portion of a building included between  
2 the upper surface of a floor and the upper surface of the floor or roof next  
3 above. It is measured as the vertical distance from top to top of two  
4 successive tiers of beams or finished floor surfaces and, for the topmost  
5 story, from the top of the floor finish to the top of the ceiling joists, or  
6 where there is not a ceiling, to the top of the roof rafters. Further, the space  
7 is designed for human occupancy and the space is equipped with means of  
8 egress and light and ventilation facilities.
- 9 r. HORSE SHOW FACILITY. A facility that holds a maximum of one  
10 hundred (100) people that provides a venue for judged equestrian exhibition  
11 events, training events, competitive horse or equestrian sport activities.
- 12 s. INCIDENTAL COMMERCIAL USE. A commercial use that is directly  
13 related and secondary to the principal agricultural or equestrian use located  
14 on the same parcel or project site.
- 15 t. LODGING FACILITIES. Bed and Breakfast Inns, Country-Inns, Wine  
16 Country Hotels and Wine Country Resorts.
- 17 u. NET PROJECT AREA. The portion of a site that can actually be built  
18 upon. The following are not included in the net project area: public or  
19 private road rights-of-way, riparian and riverine areas, conservation  
20 easements, waterways, bodies of water and flood ways.
- 21 v. PRODUCTION LOT. A legal lot that is set-aside for planting vineyards  
22 through a deed restriction or other conservation mechanism.
- 23 w. SET ASIDE AREA. An area that is restricted for the specific use of  
24 planting vineyards or equine lands.
- 25 x. SPECIAL OCCASION FACILITY. An indoor or outdoor facility or area  
26 which is used for special occasions such as weddings, parties, concerts,  
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1 conferences, charity events, and fundraiser events for a specific period of  
2 time in return for compensation.

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

5 z. WINE CLUB ACTIVITY. A social occasion in which wine club members  
6 come to pick up their membership wine bottles, at which time they may  
7 engage in wine tasting and further purchase of wine and wine products.  
8 Attendance is limited to wine club members and their guests.

9 aa. WINE CLUB EVENT. A social occasion held by Class II, Class III,  
10 Class IV, Class V and Class VI wineries for wine club members and their  
11 guests.

12 bb. WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
13 guest suites within a conventional hotel building(s) or in detached units,  
14 which provides lodging and meals for temporary overnight occupants, in  
15 return for compensation. Such facility may provide additional commercial  
16 uses such as spas, a professional culinary academy, conference rooms and  
17 banquet-halls in conjunction with the facility. Cooking provisions, such as  
18 a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining  
19 patios, balconies, and decks.

20 cc. WINE COUNTRY RESORT. A facility with more than 20 guest rooms  
21 or guest suites that provides food and lodging to transient visitors in which  
22 the guest rooms or guest suites are within a conventional hotel building(s)  
23 or in detached units. Such facility may provide additional commercial and  
24 recreational uses such as spas, a professional culinary academy,  
25 amphitheatres, conference rooms, golf-courses, daytime driving ranges and  
26 banquet-halls in conjunction with the facility. ~~for the convenience of the~~  
27 ~~wine country resort guests.~~

- 1 dd. WINE TASTING AREA. A permanent area associated with a winery  
2 where visitors taste wine.
- 3 ee. WINEGROWERS TRADE ASSOCIATION EVENT. A fundraising  
4 effort conducted by one or several member wineries of a local winegrowers  
5 trade association, including but not limited to, region-wide barrel tastings,  
6 where food and wine samplings are provided to participants.
- 7 ff. WINERY. An agricultural facility designed and used to crush, ferment,  
8 distill and process grapes into wine or wine related product.
- 9 gg. WINERY SITE. The land upon which a winery is constructed as well as  
10 the winery's buildings and structures as provided in the approved land use  
11 entitlement.

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

- 14 a. ALLOWED USES. The following uses are allowed:
- 15 (1) One-family dwelling.
- 16 (2) Cottage Industry provided activities are limited to knitting, basket  
17 making, sewing, quilting, pottery, scrap booking and cooking  
18 classes or services; no more than one full-time employee engages in  
19 cottage industry activities on site at any one time; no more than 10  
20 customers visit the site at any given time; no customer lodging  
21 occurs on site without an approved Cottage Inn, Bed and Breakfast  
22 Inn or Country Inn.
- 23 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
24 herb gardening; orchards; apiaries; the drying, processing and  
25 packing (other than canning) of fruits, nuts, vegetables and other  
26 horticultural products where such drying, processing or packing is in  
27 conjunction with an agricultural operation or an incidental  
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1 commercial use as defined in this ordinance and further provided  
2 that the permanent buildings and structures used in conjunction with  
3 such processing operations are constructed in compliance with the  
4 requirements of Ordinance No. 457.-

5 (4) The systematic rotation of animals for grazing is allowed so long as  
6 the total number of animals does not exceed the maximum allowed  
7 pursuant to Section 14.92.a.(5) herein. Notwithstanding the  
8 foregoing, there shall be no limit to the allowable number of sheep,  
9 goats or cattle which may be temporarily grazed on any premises  
10 when the grazing is for the purpose of cleaning up unharvested  
11 crops, provided that such grazing is not conducted for more than  
12 four weeks in any six month period and that the total number of  
13 sheep, goats or cattle permanently kept on the premises does not  
14 exceed the maximum allowed.

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

26 (6) Future Farmers of America or 4-H projects.  
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1 (7) 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 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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1 e) The total number of such additional dwellings for any farm  
2 shall not exceed four.

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

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

18 (4) Class I, ~~and II~~ and V winery.

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

22 (1) Farm labor camp.

23 (2) ~~Class V and Class~~ VI winery.

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

26 SECTION 14.93. DEVELOPMENT STANDARDS.

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

7 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
8 minimum lot size for subdivisions shall be 20-10 gross acres. On flag  
9 lots, the minimum lot size shall be determined by excluding that  
10 portion of a lot that is used solely for access to the portion of a lot used  
11 as a building site.

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

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

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

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

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

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

23 d. The minimum road right of way setback for buildings and  
24 structures shall be fifty feet (50'), except when the site is  
25 located next to Rancho California Road, Monte De Oro  
26 Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola  
27 Road, Buck Road, Borel Road, Butterfield Stage Road, Calle  
28

1 Contento Road, Camino Del Vino Road, and Highway 79  
2 South where the minimum road right of way setback shall be  
3 one hundred feet (100'). The minimum one hundred foot  
4 (100') setback requirement does not apply when it makes a  
5 single lot undevelopable for a one family dwelling. In such  
6 an event, the minimum fifty foot (50') setback requirement  
7 shall apply to the lot.

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

17 f. The minimum road right of way setback for all Special  
18 Occasion Facility buildings and structures shall be one  
19 hundred feet (100'), except when the site is located next to  
20 Rancho California Road, Monte De Oro Road, Anza Road,  
21 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
22 Borel Road, Butterfield Stage Road, Calle Contento Road,  
23 Camino Del Vino Road, and Highway 79 South where the  
24 minimum setback requirement shall be three hundred feet  
25 (300').

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

7 (5) HABITABLE STORIES. The number of habitable stories above a  
8 building's lowest above ground finished floor shall not exceed two  
9 (2). One (1) additional habitable story for a total of three (3)  
10 habitable stories may be permitted for Wine Country Hotels and for  
11 the hotel building of Wine Country Resorts as long as the following  
12 criteria is met:

13 a. The Wine Country Hotel or Wine Country Resort is located  
14 along the following roads: Rancho California Road, Monte  
15 De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
16 Portola Road, Buck Road, Borel Road, Butterfield Stage  
17 Road, Calle Contento Road, Camino Del Vino Road, and  
18 Highway 79 South; and,

19 b. The Wine Country Hotel or Wine Country Resort is set back  
20 a minimum of five hundred feet (500') from Rancho  
21 California Road, Monte De Oro Road, Anza Road, Glen  
22 Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel  
23 Road, Butterfield Stage Road, Calle Contento Road, Camino  
24 Del Vino Road, and Highway 79 South; or,

25 a.c. The Wine Country Hotel or Wine Country Resort is set back  
26 less than five hundred feet (500') from 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 and only two (2)  
4 habitable stories are visible from such roads. Vineyards may  
5 be used to reduce visibility of the habitable stories.  
6 ~~incorporates a split-level or terraced design conforming to~~  
7 ~~the natural topography with slopes of 10% or greater; and~~

8 ~~b. No more than two (2) habitable stories are visible from any~~  
9 ~~road way.~~

10 (6) HEIGHT.

11 a. The maximum height for a building shall not exceed ~~thirty~~  
12 ~~forty~~ feet (340'), ~~except where the project design~~  
13 ~~incorporates terraced lots, then the maximum height of the~~  
14 ~~building shall not exceed forty feet (40') when measured~~  
15 ~~from the lowest finished graded pad.~~ Architectural elements  
16 such as spires, minarets, chimneys or similar structures may  
17 exceed the prescribed height limits where such structures do  
18 not provide additional floor space.

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

25 (7) Site layouts and building designs shall minimize noise impacts on  
26 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 Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (11) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (12) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (13) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties.
- (14) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (15) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.

b. Wine Country Clustered Subdivision Development Standards

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

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- (1) Site layout and design shall be consistent with the Temecula Valley Wine Country Design Guidelines to maximize unique site characteristics including, but not limited to, the natural topography, scenic vistas, soil quality and drainage patterns.
- (2) The minimum residential lot size shall be one (1) gross acre.
- (3) Prior to tentative approval of an applicable subdivision map, at least seventy five percent (75%) of net project area shall be set-aside for planting vineyards through production lots or deed restriction.
- (4) Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and the remaining twenty five percent (25%) prior to final inspection for the first dwelling unit.
- (5) A wine country clustered subdivision consisting of forty (40) gross acres or more shall provide at least one (1) production lot.
- (6) A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery.
- (7) Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner's association, home owner's association or County Service Area.
- (8) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (9) On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be

1 limited to improvements necessary to maintain the production lots  
2 and deed restricted areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12 (4) Vineyards used to meet the above planting requirement shall have a  
13 minimum average density of 450 vines per acre. Olive trees used to  
14 meet the above planting requirement shall have a minimum average  
15 density of 100 olive trees per acre.

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

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

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

23 (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized  
24 in wine production and retail wines sales shall ~~meet the following~~  
25 ~~minimum requirement: 75% shall~~ be grown in Riverside County,  
26 except during the ~~for the~~ following:  
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- a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
  - b. ~~During the first three-two yearss~~ from the plot plan's or conditional use permit's effective date.
- (9) For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery ~~premissesite~~. This development standard does not apply to wineries approved and operating under an existing valid entitlement before the effective date of Ordinance No. 348.4818. Any change or expansion by these wineries requiring a revised entitlement shall be consistent with this development standard.
- (10) A Class I Winery shall be less than 1,501 square feet in size.
- (11) A Class II Winery shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commission.
- (12) A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner.
- (13) A Class VI Winery shall be at least six thousand (6,000) square feet and shall produce at least fourteen thousand (14,000) gallons of



1 wine annually as determined by the County Agricultural  
2 Commissioner.

3 (14) Prior to the issuance of a building permit for any incidental  
4 commercial use, the winery shall be constructed.

5 (15) Prior to the issuance of a certificate of occupancy for any incidental  
6 commercial use, the winery shall be operational.

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

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

15 (18) 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 (19) Outside storage areas shall be screened from view by structures or  
19 landscaping.

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

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

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

27 (1) One-family dwelling.  
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- 1 (2) Cottage Industry provided activities are limited to knitting, basket  
2 making, sewing, quilting, pottery, scrap booking and cooking  
3 classes or services; no more than one full-time employee engages in  
4 cottage industry activities on site at any one time; no more than 10  
5 customers visit the site at any given time; no customer lodging  
6 occurs on site without an approved Cottage Inn, Bed and Breakfast  
7 Inn or Country Inn.
- 8 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
9 herb gardening; orchards; apiaries; the drying, processing and  
10 packing (other than canning) of fruits, nuts, vegetables and other  
11 horticultural products where such drying, processing or packing is in  
12 conjunction with an agricultural operation or an incidental  
13 commercial use as defined in this ordinance and further provided  
14 that the permanent buildings and structures used in conjunction with  
15 such processing operations are constructed in compliance with the  
16 requirements of Ordinance No. 457.
- 17 (4) The systematic rotation of animals for grazing is allowed so long as the  
18 total number of animals does not exceed the maximum allowed  
19 pursuant to Section 14.94.a.(5) herein. Notwithstanding the foregoing,  
20 there shall be no limit to the allowable number of sheep, goats or cattle  
21 which may be temporarily grazed on any premises when the grazing is  
22 for the purpose of cleaning up unharvested crops, provided that such  
23 grazing is not conducted for more than four weeks in any six month  
24 period and that the total number of sheep, goats or cattle permanently  
25 kept on the premises does not exceed the maximum allowed.
- 26 (5) The non-commercial keeping, raising or boarding of horses, cattle,  
27 sheep, and goats on lots 20,000 square feet or larger and 100 feet in  
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1 width, provided they are kept not less than 50 feet from any  
2 dwelling units other than a dwelling unit located on the same lot.  
3 The number of such animals is not to exceed five (5) animals per  
4 gross acre of all the land available. The provisions of this subsection  
5 apply to mature breeding stock, maintenance stock and similar farm  
6 stock, and shall not apply to the offspring thereof, if such offspring  
7 are being kept solely for sale, marketing or slaughtering prior to the  
8 age of maturity. In all cases the allowable number of animals per  
9 acre shall be rounded to the nearest whole number.

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

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

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

23 (1) In addition to the principal dwelling, an additional one family  
24 dwelling may be permitted for each ten acres of a farm. Any such  
25 additional dwelling shall be located on a lot being farmed and may  
26 be occupied by the owner, operator or employee of the farming  
27 operation as a one family dwelling provided that:  
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- a. The dwelling is not rented or offered for lease.
- b. The dwelling is located not less than 50 feet from any lot line.
- 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.

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

4 a. Wine tasting area;

5 b. Restaurant not to exceed three thousand two hundred (3,200)  
6 square feet;

7 c. An outdoor patio area and ancillary uses in conjunction with  
8 the restaurant;

9 a.d. Bed and Breakfast Inn;

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

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

15 a. Special Occasion Facility or Country Inn;

16 b. Spa and cooking school in conjunction with a Country Inn

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

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

21 (1) Farm Labor Camp

22 **SECTION 14.95. DEVELOPMENT STANDARDS.**

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

3 (1) LOT SIZE. The minimum lot size for subdivisions shall be ~~20-10~~ gross  
4 acres. On flag lots, the minimum lot size shall be determined by  
5 excluding that portion of a lot that is used solely for access to the  
6 portion of a lot used as a building site.

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

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

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

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

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

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

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

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

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

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

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

6 (6) HEIGHT.

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26 (4) Vineyards used to meet the above planting requirement shall have a  
27 minimum average density of 450 vines per acre. Olive trees used to  
28

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

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

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

21 (9) For winery entitlements and revised entitlements approved after the  
22 effective date of Ordinance No. 348.4818, at least fifty percent  
23 (50%) of the wine sold by a winery shall be produced on the winery  
24 premises ~~site~~. This development standard does not apply to wineries  
25 approved and operating under an existing valid entitlement before  
26 the effective date of Ordinance No. 348.4818. Any change or  
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1 expansion by these wineries requiring a revised entitlement shall be  
2 consistent with this development standard.

- 3 (10) A Class I Winery shall be less than 1,501 square feet in size.
- 4 (11) Class II, III and IV Wineries shall be at least fifteen hundred (1,500)  
5 square feet in size and shall produce at least three thousand five  
6 hundred (3,500) gallons of wine annually as determined by the  
7 County Agricultural Commissioner.
- 8 (12) Prior to the issuance of a building permit for any incidental  
9 commercial uses, the winery shall be constructed.
- 10 (13) Prior to the issuance of a certificate of occupancy for any incidental  
11 commercial uses, the winery shall be operational.
- 12 (14) 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 (15) Automobile parking spaces shall comply with Section 18.12 of  
16 Ordinance No. 348 and shall be consistent with the rural standards  
17 of the Temecula Valley Wine Country Policy Area of the Riverside  
18 County General Plan and the Temecula Valley Wine Country  
19 Design Guidelines.
- 20 (16) Loading, trash, and service areas shall be screened by structures or  
21 landscaping and shall be located and designed in such a manner as  
22 to minimize noise and odor impacts to adjacent properties.
- 23 (17) Outside storage areas shall be screened from view by structures or  
24 landscaping.
- 25 (18) All roof mounted mechanical equipment shall be screened from the  
26 ground elevation view to a minimum sight distance of thirteen  
27 hundred twenty feet (1,320').  
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1 SECTION 14.96. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)  
2 ZONE.

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

- 4 (1) One-family dwelling.
- 5 (2) Cottage Industry provided activities are limited to knitting, basket  
6 making, sewing, quilting, pottery, scrap booking and cooking  
7 classes or services; no more than one full-time employee engages in  
8 cottage industry activities on site at any one time; no more than 10  
9 customers visit the site at any given time; no customer lodging  
10 occurs on site without an approved Cottage Inn.
- 11 (3) Class I Equestrian Establishment provided the facility's average  
12 daily visitor trips do not exceed one hundred (100) per day.
- 13 (4) Vineyards, equine lands, nurseries (wholesale only), greenhouses,  
14 orchards, aviaries, apiaries, field crops, tree crops, berry and bush  
15 crops, vegetable, flower and herb gardening on a commercial scale. The  
16 drying, packing (other than canning), freezing and other accepted  
17 methods of processing the produce resulting from such allowed uses,  
18 when such processing is primarily in conjunction with a farming  
19 operation and further provided that the permanent buildings and  
20 structures used in conjunction with such processing operations are ~~set~~  
21 back a minimum of fifty feet (50') from any lot lineare constructed in  
22 compliance with the requirements of Ordinance No. 457.
- 23 (5) The noncommercial keeping or raising of not more than 12 mature  
24 female crowing fowl on lots from 20,000 square feet to 40,000 square  
25 feet. The noncommercial keeping or raising of not more than 50 mature  
26 female crowing fowl and ten mature male crowing fowl on lots 40,000  
27 square feet or larger  
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1 (6) The noncommercial keeping or raising of cattle, horses, sheep, goats  
2 including the grazing and supplementary feeding of such animals,  
3 provided they are kept, fed and maintained a minimum of 50 feet from  
4 any property line. The maximum number of animals allowed, except  
5 for sheep and goats, shall be five (5) per acre of the total area of the  
6 premises. The maximum number of sheep or goats shall be 15 per acre  
7 of the total area of the premises. The provisions of this subsection apply  
8 to mature breeding stock, maintenance stock and similar farm stock,  
9 and shall not apply to the offspring thereof, if such offspring are being  
10 kept solely for sale, marketing or slaughtering prior to the age of  
11 maturity. In all cases the allowable number of animals per acre shall be  
12 rounded to the nearest whole number.

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

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

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

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

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

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

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

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

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

26 a) The dwelling is not rented or offered for lease.  
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- b) The dwelling is located not less than 50 feet from any lot line.
- 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

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

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

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

- (1) Farm labor camp.
- (2) 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 fifty (50) 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;
- 9 e. Delicatessen or restaurant; drive thru restaurants shall not be  
10 permitted;
- 11 f. Horse racing track or rodeo arena;
- 12 g. Animal hospital that provides temporary boarding facilities  
13 for the purposes of boarding sick or injured animals.

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

- 18 a. Petting Zoo;
- 19 b. Polo-grounds;
- 20 c. Horse show facility;
- 21 d. Equine equipment, service and supply store, such as but not  
22 limited to, saddle and harness shop, tack shop, feed and grain  
23 store, custom-crafted equestrian goods shop;
- 24 e. Delicatessen or restaurant; drive thru restaurants shall not be  
25 permitted;
- 26 f. Horse racing track or rodeo arena;

1 g. Animal hospital that provides temporary boarding facilities  
2 for the purposes of boarding sick or injured animals;

3 h. Special Occasion Facility

4 SECTION 14.97. DEVELOPMENT STANDARDS.

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

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

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

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

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

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

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

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

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

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

15 f. The minimum road right of way setback for all Special  
16 Occasion Facility buildings and structures shall be one  
17 hundred feet (100'), except when the site is located next to  
18 Rancho California Road, Monte De Oro Road, Anza Road,  
19 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
20 Borel Road, Butterfield Stage Road, Calle Contento Road,  
21 Camino Del Vino Road, and Highway 79 South where the  
22 minimum setback requirement shall be three hundred feet  
23 (300').

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

5 (5) HABITABLE STORIES. The number of habitable stories above a  
6 building's lowest above ground finished floor shall not exceed two  
7 (2).

8 (6) HEIGHT.

9 a. The maximum height for a building shall not exceed forty  
10 thirty feet (340'). ~~\_, except where the project design~~  
11 ~~incorporates terraced lots, then the maximum height of a~~  
12 ~~building shall not exceed forty feet (40') when measured~~  
13 ~~from the lowest finished graded pad.~~ Architectural elements  
14 such as spires, minarets, chimneys or similar structures may  
15 exceed the prescribed height limits where such structures do  
16 not provide additional floor space

17 b. The maximum height for a structure shall exceed fifty feet  
18 (50') in height, unless a greater height is approved pursuant  
19 to Section 18.34 of this ordinance. In no event, however,  
20 shall a structure exceed seventy-five (75') feet in height,  
21 unless a variance is approved pursuant to Section 18.27 of  
22 this ordinance.

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

25 (8) Drainage channels shall be constructed to avoid undermining or  
26 eroding the roadbed.  
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- (9) 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.
- (10) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (11) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (12) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
- (13) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (14) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard and equine uses from residential encroachment and conflicting land uses.

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

- (1) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (2) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

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

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

8 a. Polo grounds;

9 b. Horse racing track;

10 c. Rodeo arena; or

11 d. An Exception to Ordinance No. 847 has been applied for and  
12 approved

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

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

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

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

26 (1) At least seventy-five percent (75%) of the net project area shall be  
27 set-aside for permanent equine lands prior to issuance of certificate  
28



1 of occupancy or final inspection for the Class II Equestrian  
2 Establishment, whichever occurs first.

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

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

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

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

17 (6) If on-site composting can be achieved, the compost area shall be  
18 sited at least fifty feet (50') from waterways and hundred feet (100')  
19 from any property line.

20 d. Winery Standards. In addition to the General Standards, the following  
21 standards shall apply to all wineries in the WC-E zone:

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