

RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: August 29, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Temecula Valley Wine Country Community Plan- GPA01077/Ord. Amd No. 348.4729
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
Fish & Game Receipt (CFG _____)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 29, 2013

SUBJECT: TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN: PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524 (PEIR NO. 524)/ GENERAL PLAN AMENDMENT NO. 1077 (GPA NO. 1077)/ ORDINANCE NO. 348.4729/ AND TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK; Entitlement/Policy – Applicant: County of Riverside – Engineer/Representative: N/A – 3rd Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Various Land Use Designations – Citrus Vineyard Policy Area and Valle de los Caballos Policy Area – 18,990 Acres – Zoning: Various

RECOMMENDED MOTION: That the Board of Supervisors:

1. **TENTATIVE CERTIFICATION of PROGRAMATIC ENVIRONMENTAL IMPACT REPORT NO. 524**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Board of Supervisors and;
2. **TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1077** amending the existing Southwest Area Plan (SWAP) and Circulation Element of the Riverside County General Plan; To


 Carolyn Syms Luna
 Planning Director

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

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District:

Agenda Number:

Departmental Concurrence

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This area contains some of Riverside County's prime agriculture lands within the Temecula Valley. Previous efforts to guide development in the SWAP included the creation of two policy areas in the County's General Plan – the Citrus Vineyard Rural Policy Area and the Valle de los Caballos Policy Area – intended to promote agricultural and equestrian uses respectively. In response to the increased development activity that has occurred over the past decade, the Project was developed after a comprehensive review of the region's vision and policies that are outlined in the General Plan and the zoning ordinance.

Many of the existing uses within the Project area are composed of rural residential estate lots (greater than one acre in size), vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, residential uses with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time, a total of approximately 42 existing wineries are located within the Project area. Ancillary uses to these wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Adjacent land uses to the Project area include urbanizing areas within the City of Temecula as well as existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, Pechanga Casino, campgrounds, recreational vehicle parks, as well as related recreational amenities are also located in the immediate vicinity of the Project area.

PROJECT COMPONENTS:

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Ordinance No. 348.4729 to ensure consistency between the General Plan and Ordinance No. 348. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementation directions related to potential future development projects within the Project area. Below is an outline of the Project's components:

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:
 - a. Revisions to the existing Southwest Area Plan
 - i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area; Revisions to the SWAP Statistical Summary Table;
 - ii. Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area (SWAP Policy Areas Figure 4);
 - iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District- Overlay and existing wineries that are on less than 20 acres;
 - iv. Revisions to the SWAP Circulation Network (SWAP Figure 7);
 - v. Revisions to the SWAP Trails and Bikeway Systems map (SWAP Figure 8);
 - b. Revisions to the existing General Plan Circulation Element
 - i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;
 - ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; and

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- iii. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above;
2. Ordinance No. 348.4729: An amendment to the Riverside County Ordinance No. 348 to add four new zoning classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
3. Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Reduction Workbook.

It should be noted that while the proposed Project represents an increase in new development compared to existing conditions in Wine Country, it is considerably less dense than currently allowed in the County's General Plan policies and zoning classifications.

SUMMARY OF PLANNING COMMISSION HEARINGS:

Public hearings on the Project were held before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, December 5, 2012, and December 19, 2012. Staff presented the Project and outstanding issues during the July and August public hearings. The majority of the public testimony focused on the inclusion of churches and private schools within the Policy Area. In response to this testimony, the Planning Commission directed staff to analyze the option of including these uses in the Project at the August hearing. Staff requested additional time in September to analyze options and presented the following options on December 5, 2012:

Option No. 1 – Revise Program EIR No. 524 to analyze the inclusion of Churches and Private Schools

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

Option No.3 – Proceed with the proposed Project and remove the Calvary Church properties from the Project's boundary

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

On December 19, 2012, the Planning Commission recommended approval by a vote of 5-0 of the Project with modifications. Although the Temecula Valley Wine Country Design Guidelines and Greenhouse Gas Reduction Workbook were presented to the Planning Commission, it did not take action on those two (2) items because they are considered Board Policies of the Board of Supervisors. As a result, an action by the Planning Commission was not required.

A summary of the Planning Commission's recommendations and Program EIR No. 524 determinations are provided in Attachment A. The resulting Project as recommended by the Planning Commission is provided as Attachment B.

The Planning Commission public hearing minutes, staff reports and comment letters are provided as Attachment C. Recordings of the meetings are available upon request.

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PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524:

The Notice of Completion for the Project's Program EIR No. 524 was made available for a 60-day public review period starting on December 5, 2011 and closed on February 2, 2012. During the comment period, the County received thirty-two comments and one comment after the close date. The Draft Program EIR No. 524 was also modified in response to comments, public hearing comments and direction from Planning Commission and are attached hereto as Attachment D: Final Program EIR No. 524 Errata. The Draft Program EIR No. 524 is available for view at the Riverside County Planning Department and on the Project's website: <http://www.socalwinecountryplan.org/Planning/CEQA/tabid/70/Default.aspx>

The Final Program EIR No. 524 Summary of Conclusions are summarized in Table A below:

Table A: Final Program EIR No. 524 Summary of Conclusions

Environmental Concern	Mitigation Measures	Conclusion
Aesthetics, Light & Glare	3	Less Than Significant With Mitigation
Agriculture & Forestry	1	Unavoidable Significant Impact (Project + Cumulative)
Air Quality	13*	Unavoidable Significant Impact (Project + Cumulative)
Biological Resources	1*	Less Than Significant With Mitigation
Cultural & Paleontological	5*	Less Than Significant With Mitigation
Geology, Soils, Seismicity	1*	Less Than Significant With Mitigation
Greenhouse Gas Emissions	2	Unavoidable Significant Impact (Project + Cumulative)
Hazards & Hazardous Materials	4	Less Than Significant With Mitigation
Hydrology & Water Quality	8*	Less Than Significant With Mitigation
Land Use & Relevant Planning	1*	Less Than Significant With Mitigation
Mineral Resources	1	Less Than Significant With Mitigation
Noise	7*	Unavoidable Significant Impact (Project + Cumulative)
Public Services, Recreation & Utilities	18*	Unavoidable Significant Impact (fire/library)
Traffic & Circulation	5*	Unavoidable Significant Impact (Project + Cumulative)

* Modified in response to comments

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ADDITIONAL LETTERS TO THE BOARD OF SUPERVISORS TO CONSIDER:

For the Board of Supervisors' consideration, Staff received the following letters after the final Planning Commission hearing concerning the Project (Attachment E: Letters Received Since December 19, 2012):

Table B: Summary of Letters Received Since Dec. 19, 2012

From	Request	Staff analysis and recommendation
Nicolas Palumbo President, Temecula Valley Winegrowers Association	Supports a 50% requirement of all wine sold directly through the tasting room shall be produced onsite at a winery's physical location and enforcement based on a case by case basis not requiring individual wineries to provide production reports.	During the December 19, 2013 Planning Commission hearing, Staff recommended the requirement of 50% wine sold at a winery should be produced on site. Staff also proposed production capacity for wineries with lodging facilities and gross acres. Planning Commission agrees with the recommendation to require at least 50% of wine sold on onsite shall be produced on site; however, they recommended a production quota and minimum square footage for a winery with any commercial uses based on gross acres. This would ensure the vineyard and winery remains the main use of a property.
Claudio Ponte, Ponte Winery	Remove area south of Highway 79	The area south of Highway 79 is intended to serve as the southern entrance to Wine Country. Staff was able to gauge the property owners' preference through the review of the community survey, petitions and letters. The requests from the community survey, petition and letters in light of the objectives of the community plan resulted in a three-district hybrid approach for this area. The hybrid option was supported by the Morgan Hills Community that is adjacent to the west. The aerial map and assessors data for this area shows existing agricultural operations. This area has potential to support smaller or a medium size wineries as well as equestrian operations. Inclusion in the Winery Community Plan will preserve its agricultural, estate lot and equestrian potential.
Ben Drake, Drake Enterprises, Inc.	Remove area south of Highway 79	(See comments above in response to Claudio Ponte's request.)
Mat and Patricia Lin	Request the removal of proposed trails alignment through their property and bisecting two contiguous parcels owned by the Lins.	The Regional/Open Space Trail alignment that crosses through the property was removed; however the trail alignment that bisects two contiguous parcels was not. The Trails Committee identified this trail segment as the safest route for equestrian use that connects Monte de Oro Road to Camino del Vino and the rest of Trails network within the Policy Area. This alignment avoids De Portola Road.
Dennis Frank, Southwest California Legislative Council	Opposes incompatible uses within Wine Country CV Zones	One of the Project's objectives is to coordinate growth in a manner that avoids future land use conflicts. The Project's additional development standards and requirements will help protect the area and its residents from incompatible uses.

Table B: Summary of Letters Received Since Dec. 19, 2012

From	Request	Staff analysis and recommendation
Nicholas Palumbo, President, Temecula Valley Winegrowers Association	Opposes the exclusion of the parcels associated with the Calvary Chapel expansion	After public testimony, the Planning Commission recommended that the Project not apply to the Calvary Church properties. If the Project does not apply to these properties, they will remain within the existing C/V zoning classification.
Ray W. Johnson, Esq., Protect Wine Country	Opposes the exclusion of the parcels associated with the Calvary Chapel	(See comments above in response to Nicholas Palumbo's request.)

ADDITIONAL INFORMATION:

The Planning Commission recommended that the Project not apply to two (2) parcels currently owned by the Calvary Church Bible Fellowship. If the Project does not apply to these parcels, they would maintain their existing zoning classification which is the Citrus/Vineyard Zone (C/V Zone). The existing C/V Zone is less restrictive than the proposed Project.

Removing Calvary Church's 2 parcels from the Project's boundaries will not hinder the Project's purpose. The purpose is to provide a blueprint for future growth that ensures development will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The 2 parcels currently owned by Calvary Church consist of one vacant parcel and one developed parcel.

The Project's boundaries consist of approximately 18,990 acres. Developing Calvary Church's vacant parcel under the existing C/V Zone would still leave ample opportunity for future development within the Project's boundaries that would preserve and expand winery and equestrian operations. Additionally, any future development of the Calvary Church parcel would be required to comply with applicable County ordinances and the California Environmental Quality Act to analyze any potential impacts to the environment.

During the public hearings before the Planning Commission, there was much public testimony regarding churches being included in the Project. Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V Zone. Churches, temples and other places of religious worship are also not permitted uses under the proposed Project. They are, however, permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the other zoning classifications.

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

The proposed Project was developed to preserve and enhance viticulture potential within the Temecula Valley region. This region is a unique area within Riverside County and has the right climate and environment for growing wine producing grapes. The Project allows incidental commercial and secondary uses that are directly related to and support the viability of the viticulture and equestrian operations. Secondary uses are in conjunction with the primary use, which is the winery or equestrian use.

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Religious assemblies would be considered a primary use, not a secondary use. Nonreligious assemblies such as fraternal hall lodges and recreational facilities would also be considered a primary use, and not a secondary use directly related to and supportive of the viticulture operations. As with religious assemblies, these nonreligious assemblies are also not permitted uses under the proposed Project because they do not exist to support winery or equestrian facilities.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission at their December 19, 2012 meeting made the following recommendations to the Board of Supervisors:

- 1) Tentatively certify Program EIR No. 524;
- 2) Tentatively approve GPA No. 1077 as modified by the Planning Commission; and
- 3) Adopt Ordinance No. 348.4729;

Impact on Citizens and Businesses

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County. The Project's Draft Program EIR No. 524 identified specific mitigation measures that will reduce the level of many significant impacts to a less than significant level. It also identified areas where, after implementation of all feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated to less than significant (see Table A on Page 5.) Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. It should be noted that the proposed "Project", while representing a substantial increase in new development compared to existing conditions, the Project is considerably less dense than currently allowed in the County's General Plan Policies and zoning classifications.

SUPPLEMENTAL:

Additional Fiscal Information

An item will be presented before the Board at a future meeting to program the funding mechanism to complete and implement this project.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **Planning Commission Final Recommendations and Program EIR No. 524 Determination**
- B. **Temecula Valley Wine Country Community Plan**
- C. **Planning Commission Staff Reports**
- D. **Final Program EIR No. 524 Errata**
- E. **Letters Received since December 19, 2012**

Attachment A:

**Temecula Valley Wine Country Community Plan Planning Commission Final
Recommendations and Program EIR No. 524 Determination**

On December 19, 2012, Planning Commission voted to Tentatively Certify Program Environmental Impact Report (EIR) No. 524; Tentatively Approve General Plan Amendment No. 1077 (GPA No. 1077) as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors; and Adopt Ordinance No. 348.4729 as modified by the Planning Commission. The Planning Commission also adopted the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077 to the Riverside County Board of Supervisors.

Planning Commission recommends the following modifications to the proposed Temecula Valley Wine Country Community Plan (Project) to address outstanding matters:

I. Land Use Policy Issue

There were a number of outstanding policy issues that were raised by the Project stakeholders during the outreach efforts that were presented to Planning Commission for discussion. The following table (Table 1) lists these issues and provides a summary of Planning Commission's recommendation and land use assumptions considered for the Draft Program EIR No. 524.

Table 1: Planning Commission Land Use Policy Recommendations

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
<p>A. The proposed Temecula Valley Wine Country Community Plan (Project) analyzed in the Draft Program EIR does not specifically list a production winery as a permitted use. The request is to permit a production winery through a plot plan application on parcels that are between 5 to 10 acres.</p>	<p>Planning Commission recommends allowing production winery as a permitted use and recommends incorporating the following definitions for a Production Winery and Commercial Winery, as well as development standards in the proposed Ordinance No. 348.4729 for a production winery.</p> <p>"Production Winery: An agricultural facility solely designed and used to crush,</p>	<p>Staff modified the proposed GPA No. 1077 and Ordinance No. 348.4729 to include Production Winery as an allowable use in the Wine Country - Winery District and its implementing zones, specifically the Wine Country-Winery and Wine Country-Existing Zones. The proposed Ordinance No. 348.4729 was also modified to add the Production Winery and Commercial Winery definitions, as well as Production Winery development standards.</p>	<p>The activities associated with a Production Winery are similar to other agricultural processing and packing activities that are permitted through the Citrus/Vineyard Zone and other existing agricultural zones established within the Project boundary. The Project propose to continue these agricultural uses through the implementation of the proposed Wine Country Zones. Thus, the Draft Program EIR No. 524 assumed these agricultural activities would continue to occur within the Temecula Valley Wine Country Policy Area. The inclusion of a Production Winery as an allowable use in the Community Plan would not result in increased</p>

Attachment A:

**Temecula Valley Wine Country Community Plan Planning Commission Final
Recommendations and Program EIR No. 524 Determination**

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
	<p>ferment and process grapes into wine. The facility does not operate any appurtenant or incidental commercial uses.</p> <p>Commercial Winery: An agricultural facility designed and used to crush, ferment and process grapes into wine. Such facility operates appurtenant and incidental commercial uses such as wine sampling room, retail win sales, gift sales, delicatessen, restaurant, lodging facilities and special occasion facilities.</p> <p>Development standards for Production Winery:</p> <ol style="list-style-type: none"> 1) The minimum lot size shall be five (5) gross acres. 2) The Production Winery shall be less than 1,500 square feet in 		<p>environmental impacts. No additional analysis in the Project's Program EIR was necessary.</p>

Attachment A:
**Temecula Valley Wine Country Community Plan Planning Commission Final
 Recommendations and Program EIR No. 524 Determination**

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
	<p>size. 3) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.</p>		
<p>B. In addition to the request to permit production wineries, the request is to permit a wine tasting room with a Production Winery.</p>	<p>Planning Commission does not recommend allowing a wine tasting room with a Production Winery.</p>	<p>No modification to the Project was necessary.</p>	<p>Wineries with wine tasting rooms on lots smaller than 10 acres additional to the existing wineries that are operating within the policy area boundary were not considered or analyzed as part of the Project. Since the inclusion of this use was not added into the Project, no additional analysis in the Project's Program EIR is necessary. Additional environmental analysis may be needed if this use was added to the Project.</p>
<p>C. The proposed Project analyzed in the Draft Program EIR did not list cooperative wine tasting rooms as a permitted use. The request is to permit cooperative wine sampling rooms that offer the sampling of wines produced by different wineries.</p>	<p>Planning Commission does not recommend allowing cooperative wine sampling rooms.</p>	<p>No modification to the Project was necessary.</p>	<p>Cooperative wine tasting rooms or facilities were not analyzed as part of the Project. Since the inclusion of this use was not added into the Project, no additional analysis in the Project's Program EIR is necessary.</p>

Attachment A:
**Temecula Valley Wine Country Community Plan Planning Commission Final
Recommendations and Program EIR No. 524 Determination**

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
<p>D. The proposed Project analyzed in the Draft Program EIR permit wineries with incidental commercial uses. The request is to ensure that a winery is operating and producing wine prior to allowing the operation of an incidental commercial use.</p>	<p>Planning Commission recommends the following as a standard condition of approval for all new wineries with incidental commercial uses: "The commercial winery facility shall be operational prior to issuance of certificate of occupancy for any incidental commercial uses."</p>	<p>No modification to the proposed General Plan Amendment or Ordinance No. 348.4729 was necessary. This item will become a standard Condition of Approval for all new wineries within the policy area.</p>	<p>The Project's Program EIR assumes winery with incidental commercial uses are permitted within the policy area boundary. No additional analysis is necessary.</p>
<p>E. The proposed Project analyzed in the Draft Program EIR allows wineries with incidental commercial uses. The request is to ensure that at least 50% of wine sold at a Commercial Winery are produced on site.</p>	<p>Planning Commission recommends that 50% of wines sold at a Commercial Winery are produced onsite. The Commission also recommends production quotas and facility sizes for commercial wineries with special occasion facilities and lodging facilities and based on gross acres. That is a winery with incidental commercial uses on 20 - 40 acres shall be at least 3,000 SF and produce 7,000 gallons and on 40 acres or larger</p>	<p>The Commercial Winery development standards in the proposed Ordinance Amendment were modified to reflect Planning Commission recommendations. Also, as suggested by the Planning Commission the yearly submittal of the <i>TTB Form 5120.17 Report of Wine Premises Operations</i> will be required as a condition of approval for new wineries.</p>	<p>The Project's Program EIR assumes wineries with incidental commercial uses are permitted within the policy area boundary. No additional analysis is necessary.</p>

Attachment A:
**Temecula Valley Wine Country Community Plan Planning Commission Final
 Recommendations and Program EIR No. 524 Determination**

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
	shall be at least 6,000 SF and produce 14,000 gallons. The Commission also recommends requiring all new commercial wineries to submit to the Planning Department <i>TTB Form 5120.17 Report of Wine Premises Operations</i> to verify actual production.		
F. The proposed Project requires the use of 75% locally grown grapes for wine production. The request is to establish a mechanism to ensure the use of 75% locally grown grapes by wineries.	Planning Commission recommends requiring as a standard condition of approval for new wineries yearly submittal of the Grape Crush Report to the Agricultural Commissioner for review.	As recommended by Planning Commission, new wineries will be required to submit a copy of the Grape Crush Report to the Agriculture Commissioner for review on a yearly basis.	The requirement of this form does not need to be analyzed in the Program EIR.
G. The proposed Project include exemptions to the use of 75% locally grown grapes. The request is to delete the extra two times 1-year time extension for this exemption.	Planning Commission recommends eliminating the extra two times 1-year time extension for the exemption from using 75% locally grown grapes for wine production.	The two times 1-year time extension has been eliminated from the proposed Ordinance No. 348.4729 Commercial Winery development standards.	The time-extension elimination does not need be analyzed in the Program EIR.

Attachment A:

Temecula Valley Wine Country Community Plan Planning Commission Final Recommendations and Program EIR No. 524 Determination

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
<p>H. The proposed Project analyzed in the Draft Program EIR requires a minimum of 20 acres for a winery with a special occasion facility. This provision poses a limitation to a common business practice of holding wine club events to promote wines for wineries on less than 20 acres. The request is to permit wine club events as an incidental use to a commercial winery. The event will be limited to wine club members and guests, up to 4 events per year, and shall not to exceed 100 members.</p>	<p>Planning Commission recommends allowing Wine Club events as it is pertinent to a winery's business model; allow these events to occur on a Commercial Winery on ten (10) acres or larger up to four (4) events per year, not to exceed 100 wine club members. Planning Commission also directed staff to develop a definition for "Wine Club Events".</p>	<p>Proposed Ordinance No. 348.4729 was modified to include Wine Club Events as a permitted incidental use to a commercial Winery; as well as to include the following definition for a "Wine Club Event":</p> <p>"Wine Club Event: A social gathering promoted by a Commercial Winery held in its facility exclusively for its wine club members and their guests."</p> <p>To distinguish wine club events from regular wine club activities the following definition for "Wine Club Activities" was also added to the proposed Ordinance 348.4729:</p> <p>"Wine Club Activity: A social gathering held at a Commercial Winery where its wine club members only receive their membership wine and may participate in wine tasting and purchase additional wine products. Attendance is limited to wine club members and their guests."</p>	<p>The Draft Program EIR No. 524 assumed small, medium and large wineries would occur in the project area. Most existing wineries currently hold private wine club events as a standard operation to promote their wines. The traffic analysis for the Program EIR evaluates the typical "peak" conditions. The proposed wine club events would be considered atypical, similar to a holiday for retail business. Based on the existing activities considered for wine operations, limiting the wine club events to four times a year would not increase environmental impacts. The limiting factor for trip generation at a winery is the available number of parking spaces. Thus, no additional analysis is necessary.</p>

Attachment A:

**Temecula Valley Wine Country Community Plan Planning Commission Final
Recommendations and Program EIR No. 524 Determination**

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
<p>I. The proposed Project analyzed in the Draft Program EIR includes a provision in the development standards that limits the number of guest for a special occasion facility. The request is to eliminate the provision that limits the maximum number of guest to "five (5) guests per acre" for special occasion facilities.</p>	<p>Planning Commission recommends eliminating the "five (5) guests per acre" provision for special occasion facility development standard. The total number of guests for special occasion facilities shall be determined on a case by case basis.</p>	<p>The proposed Ordinance No. 348.4729 was modified to eliminate the limitation of five guests per acre from the special occasion facility development standard.</p>	<p>As discussed above for Wine Club Events, the traffic regression analysis found that the major contributing factor for trip generation at a winery is the available number of parking spaces. The maximum number of guest will be determined on a case by case basis for implementing projects and will be dependent on site location, surrounding uses, site design and Transportation Management Plan. Additionally, implementing projects will conduct a project specific environmental analysis. Thus, no additional analysis for the Project's Program EIR No. 524 is needed.</p>
<p>J. The Project limits the building height of wineries and resorts to 50'. The request is to decrease the maximum building height for wineries and resorts to 40' to reduce visual impact of the implementing project.</p>	<p>Planning Commission recommends for wineries and resorts the maximum building height of 40' (50' if terraced) measured from the finished graded pad and limit the number of stories to two (2) stories.</p>	<p>The development standards in the proposed Ordinance No. 348.4729 for a commercial winery and resort were modified to reflect Planning Commission's recommendation.</p>	<p>The required design features proposed in the Project would reduce or offset potential visual impacts of implementing projects. The height restriction reduction from 50' to 40' would further minimize potential visual impacts of implementing projects as currently assumed in the Project's Draft Program EIR. Thus, no additional analysis is needed.</p>
<p>K. The Project requires different minimum setbacks along major roads for special occasion facilities, lodging facilities and wineries. The</p>	<p>Planning Commission recommends a 4/1 approach to determine setbacks for commercial uses along major roads</p>	<p>The development standards in the proposed Ordinance No. 348.4729 was modified to include the 4/1 setback provisions for all commercial uses.</p>	<p>The modified setback requirement along with the other required design features proposed in the Project assumed in the Project's Draft Program EIR allows flexibility in site design to reduce or offset potential</p>

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request is to require a minimum uniform setback of 100' for all commercial uses along all major roads.	based on the height of the building to allow for site design flexibility, that is the minimum setback shall be equal to four (4) times the building height measured from the lowest graded pad. The Planning Commission also recommends the 4/1 approach for side and rear setbacks for commercial uses.		visual, noise, and air quality impacts to surrounding neighbors. Additionally, implementing projects will conduct a project specific environmental analysis. Thus, no additional analysis for the Project's Program EIR No. 524 is needed. Thus, no additional analysis is needed.
L. The Project requires a minimum setback of 300' from major roads for residential development. The request is to reduce the minimum setback for residential development along major roads.	Planning Commission recommends a setback that equals 1/3 of the lot if the 300' setback cannot be met due to lot characteristics and configuration. The Commission also recommends the minimum side and rear setback for residential development equal to the building height.	The residential development standards in the proposed Ordinance No. 348.4729 was modified for residential development standards to include a provision for a setback equal to 1/3 of the lot along major roadways if the minimum 300' setback cannot be met. The minimum side and rear setbacks shall be equal to building height.	The modification would affect properties that could not meet the minimum 300' setback. Overall, the design features proposed in the Project would reduce or offset potential visual, noise, and air quality impacts to surrounding neighbors. Thus, no additional analysis is needed.
M. The Project analyzed in the Draft Program EIR sets the minimum lot size of 10 acres for residential development in the	Planning Commission recommends increasing the minimum lot size for residential lots in the Winery	The residential development standards in the proposed Ordinance No. 348.4729 were modified to require a minimum lot size of 20 acres.	For the Project buildout projection, the Draft Program EIR No. 524 assumed the residential development that within the Winery District 9% would be develop as RC-EDR to reflect existing

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<p>Winery District. The request is to increase the minimum lot size for residential units from 10 acres to 20 acres within the Winery District.</p>	<p>District from 10 to 20 acres.</p>		<p>residential units, smaller lot sizes and approved Parcel and Tract Maps and assumed that 9% would develop as Rural Residential to limit future residential subdivision to 10 acre minimum. The increase of lot size from 10 acres to 20 acres would decrease the overall residential units within the Winery District.</p>
<p>N. The proposed Project analyzed in the Draft Program EIR permits outdoor amplified music and outdoor events for a special occasion facilities. Approval of which will be determined on a case by case basis depending on the implementing project's site design and the accompanying noise study or acoustical analysis. The request is to prohibit outdoor amplified music and outdoor events.</p>	<p>Planning Commission recommends determining the appropriateness of an outdoor event and amplified music on a case by case basis.</p>	<p>No modification to the Project was necessary.</p>	<p>It is speculative to predict the nature, frequency, scale, and site-specific design features of the future special occasion facilities. Mitigation measures for the Project were developed to reduce noise impact from commercial wineries, special occasion facilities and construction. Implementing projects are subject to the Program EIR No. 524 mitigation measures, as well as any site specific mitigation measures, to decrease noise impact to surrounding area associated with construction and operation phase. No additional analysis is needed.</p>
<p>O. The proposed Project limits the number of animals for noncommercial keeping, raising or boarding through implementation of the Wine Country Zone. The number</p>	<p>Planning Commission recommends limiting the allowable number of animals to 2 animals per acre for the Winery and Winery Existing</p>	<p>No additional modification was made in regards to increasing the number of animals allowed in the Winery and Winery Existing zones. The number of animals within the Equestrian Zone was</p>	<p>The Draft Program EIR assumes agriculture uses and animal keeping would occur within the project area. Thus, no additional analysis was necessary to the Project's PEIR in regards to animal keeping and hobby farms.</p>

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of such animals allowed in the Winery and Winery Existing Zones is 2 animals per acre; the number increases to 5 per acre for the Residential and Equestrian District. The request is to increase the number of animals allowed in the Winery District and allow hobby farms.	Zones. Also, since the Project does not change a property's zoning classification, the hobby farm uses that were legally established under the existing zoning classification may continue.	clarified state 5 animals per acre. The Project does not change the zone designation thus the existing uses described in the hobby farms request can continue if they were legally established.	

II. Boundary Modification Requests

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

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

The Planning Commission's recommendation regarding the boundary and district modification requests are provided below. Exhibit A attached hereto is a map that shows the location of each request. A summary of the requests can be found in the December 19, 2012 Planning Commission Staff Report Agenda Item 3.5 pages 11-17 attached to this Form 11 A in Attachment C.

- Planning Commission recommends approval of Group A through E request for exclusion from the Project Boundary;
- Planning Commission recommends approval of staff's recommended option for Group G. Staff recommends a mixture of three district for the area south of Highway 79;
- Planning Commission recommends keeping Group H within the Project boundary and directed staff to create an overlay to provide the option of higher densities for this group. Staff developed the Winery District Overlay that provides the option to develop density and uses allowed under the Rural Community-Estate Density Residential land use designation.
- Planning Commission recommends denial of Group F, I and J request for exclusion from the Project Boundary;
- Planning Commission recommends denial of Group K and L request for inclusion in the Boundary;

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- Planning Commission recommends approval of Group M request to modify the proposed Wine Country District from Equestrian District to Winery District;
- Planning Commission recommends denial of Group N, P and Q request to modify the proposed Wine Country District from Equestrian District to Winery District;
- Planning Commission recommends denial of Group O and R request to modify the proposed Wine Country District from Winery District to Equestrian District;

The result of the Project and District boundary modifications is an overall reduction of the project area and projected number of wineries. The tables (Table 2 and 3) below summarize the net changes to the project boundary and projected number of wineries:

Table 2: Net Reduction of Project Area Resulting from Planning Commission Recommended Modifications

Wine Country District	Proposed Project projection analyzed in the Draft Program EIR (acres)	Planning Commission Recommended Boundary Modification (acres)	Net changes (acres)
Winery	10,339	9,702	-637
Equestrian	3,157	3,252	95
Residential	5,494	5,004	-490
Total reduction			1,032 acres

Table 3: Projected Number of Wineries

Winery Size	Projected number of Wineries analyzed in the Draft Program EIR			Projected number of Wineries for the Planning Commission Recommended Boundary Modification		
	Small	Medium	Large	Small	Medium	Large
Winery District	30	37	21	28	30	21
Equestrian District	6			6		
Residential District	11			10		
	Total Projected Wineries		105	Total Projected Wineries		95

A "Small Size Winery" is a Winery with a vineyard and tasting room. A "Medium Size Winery" has a vineyard, tasting room and combination of one or two more uses such as restaurants, special occasion facilities, or lodging facilities, and "Large Size Wineries" will have a vineyard, tasting room and resort type of uses.

Environmental Analysis of Proposed Project Modifications

Staff is proposing various modifications to the Project, including policy changes and land use district boundary modifications. As discussed above, compared to the Project analyzed in the Draft Program EIR No. 524, the policy changes do not represent a new significant environmental impact or a substantially more severe environmental impact. Furthermore, compared to the Project analyzed in the Program EIR as summarized above, the proposed boundary modifications result in a substantial net reduction in Project acreage (a 1,032-acre reduction), and a substantial reduction in Project land use density and intensity, including a 637-acre reduction in Winery District (approximately 10 less wineries, corresponding to

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approximately 2,692 less employees at buildout), and a 490-acre reduction in Residential District (approximately 121 less dwelling units, with larger net lot sizes).

The Draft Program EIR evaluates a broad land use policy program covering a 18,990-acre planning area with buildout occurring over many years. The Program EIR includes a comprehensive range of mitigation measures to address potential future development. In addition, County standard development review procedures also ensure that site-specific impacts are evaluated for each implementing projects.

The above Project modifications are proposed as a result of public comments on the Draft EIR, as recommended by the Planning Commission at its December 19, 2012 public meeting. Relevant changes have been noted in the Final PEIR, as represented in the "Errata" section of the Comments and Responses document. With the discussion above as referenced in the Comments and Responses document, the Final PEIR adequately addresses the proposed Project, as modified.

III. Trails: Planning shall work with trails committee on the modified trails map.

The proposed Trails and Bikeway network have been modified to remove redundant trails. Corrections were also made to trail alignments that crossed into properties. The resulting proposed Southwest Area Plan Figure 8 Trails and Bikeway is provided in Attachment B of this Form 11A.

IV. Existing wineries eligible for the Wine Country-Winery Existing Zone

The Wine Country-Winery Existing (WC-WE) zone was created to recognize the existing wineries that were approved under the existing Citrus Vineyard Policy Area and Citrus/Vineyard Zone that are under 20 gross acres. These wineries include incidental commercial uses, such as special occasion facilities, restaurants and hotels. Under the proposed Project, future wineries would need more than 20 gross acres to establish these incidental commercial uses. The twenty-nine (29) existing wineries that are eligible for the WC-WE zone are as follows:

1. Alex's Red Barn Winery
2. Baily Vineyard and Winery
3. Bolero (Europa Village)
4. Cest Le Vie (Europa Village)
5. Chapin Family Vineyards
6. Churon Winery
7. Cougar Vineyard and Winery
8. Danza Del Sol Winery
9. Destiny Vineyards
10. Doffo Vineyard and Winery
11. Fazelli Vineyards
12. Foot Path/Foot Print Winery
13. Frangipani Estate Winery
14. Gary Gray
15. Hart Winery
16. Il Poggio (Europa Village)
17. Keyways Vineyard and Winery

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18. Leonesse Cellars
19. Longshadow Ranch Vineyard and Winery
20. Lorenzi Estate Wines
21. Masia De Yabar Winery
22. Miramonte Winery
23. Monte De Oro Winery
24. Oak Meadows Winery
25. Oak Mountain Winery
26. Palumbo Family Vineyard and Winery
27. Robert Renzoni Vineyard
28. Vindemia Vineyard and Estates Winery
29. Wiens Family Cellars

The Planning Commission recommends including Ponte Winery on the list of eligible wineries if the project is less than 20 gross acres. Staff has determined that Ponte Winery is more than 20 gross acres therefore is not eligible for the WC-WE Zone. Ponte Winery includes a wine tasting room, special occasion facility, restaurant and hotel. All of these incidental commercial uses may occur under the proposed Wine Country-Winery zone on 20 gross acres or more.

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On December 19, 2012, Planning Commission voted to Tentatively Certify Program Environmental Impact Report (EIR) No. 524; Tentatively Approve General Plan Amendment No. 1077 (GPA No. 1077) as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors; and Adopt Ordinance No. 348.4729 as modified by the Planning Commission. The Planning Commission also adopted the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077 to the Riverside County Board of Supervisors.

Planning Commission recommends the following modifications to the proposed Temecula Valley Wine Country Community Plan (Project) to address outstanding matters:

I. Land Use Policy Issue

There were a number of outstanding policy issues that were raised by the Project stakeholders during the outreach efforts that were presented to Planning Commission for discussion. The following table (Table 1) lists these issues and provides a summary of Planning Commission's recommendation and land use assumptions considered for the Draft Program EIR No. 524.

Table 1: Planning Commission Land Use Policy Recommendations

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
<p>A. The proposed Temecula Valley Wine Country Community Plan (Project) analyzed in the Draft Program EIR does not specifically list a production winery as a permitted use. The request is to permit a production winery through a plot plan application on parcels that are between 5 to 10 acres.</p>	<p>Planning Commission recommends allowing production winery as a permitted use and recommends incorporating the following definitions for a Production Winery and Commercial Winery, as well as development standards in the proposed Ordinance No. 348.4729 for a production winery.</p> <p>“Production Winery: An agricultural facility solely designed and used to crush,</p>	<p>Staff modified the proposed GPA No. 1077 and Ordinance No. 348.4729 to include Production Winery as an allowable use in the Wine Country - Winery District and its implementing zones, specifically the Wine Country-Winery and Wine Country-Existing Zones. The proposed Ordinance No. 348.4729 was also modified to add the Production Winery and Commercial Winery definitions, as well as Production Winery development standards.</p>	<p>The activities associated with a Production Winery are similar to other agricultural processing and packing activities that are permitted through the Citrus/Vineyard Zone and other existing agricultural zones established within the Project boundary. The Project propose to continue these agricultural uses through the implementation of the proposed Wine Country Zones. Thus, the Draft Program EIR No. 524 assumed these agricultural activities would continue to occur within the Temecula Valley Wine Country Policy Area. The inclusion of a Production Winery as an allowable use in the Community Plan would not result in increased</p>

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	<p>ferment and process grapes into wine. The facility does not operate any appurtenant or incidental commercial uses.</p> <p>Commercial Winery: An agricultural facility designed and used to crush, ferment and process grapes into wine. Such facility operates appurtenant and incidental commercial uses such as wine sampling room, retail win sales, gift sales, delicatessen, restaurant, lodging facilities and special occasion facilities.</p> <p>Development standards for Production Winery:</p> <ol style="list-style-type: none"> 1) The minimum lot size shall be five (5) gross acres. 2) The Production Winery shall be less than 1,500 square feet in 		<p>environmental impacts. No additional analysis in the Project's Program EIR was necessary.</p>

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	<p>size.</p> <p>3) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.</p>		
<p>B. In addition to the request to permit production wineries, the request is to permit a wine tasting room with a Production Winery.</p>	<p>Planning Commission does not recommend allowing a wine tasting room with a Production Winery.</p>	<p>No modification to the Project was necessary.</p>	<p>Wineries with wine tasting rooms on lots smaller than 10 acres additional to the existing wineries that are operating within the policy area boundary were not considered or analyzed as part of the Project. Since the inclusion of this use was not added into the Project, no additional analysis in the Project's Program EIR is necessary. Additional environmental analysis may be needed if this use was added to the Project.</p>
<p>C. The proposed Project analyzed in the Draft Program EIR did not list cooperative wine tasting rooms as a permitted use. The request is to permit cooperative wine sampling rooms that offer the sampling of wines produced by different wineries.</p>	<p>Planning Commission does not recommend allowing cooperative wine sampling rooms.</p>	<p>No modification to the Project was necessary.</p>	<p>Cooperative wine tasting rooms or facilities were not analyzed as part of the Project. Since the inclusion of this use was not added into the Project, no additional analysis in the Project's Program EIR is necessary.</p>

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<p>D. The proposed Project analyzed in the Draft Program EIR permit wineries with incidental commercial uses. The request is to ensure that a winery is operating and producing wine prior to allowing the operation of an incidental commercial use.</p>	<p>Planning Commission recommends the following as a standard condition of approval for all new wineries with incidental commercial uses: "The commercial winery facility shall be operational prior to issuance of certificate of occupancy for any incidental commercial uses."</p>	<p>No modification to the proposed General Plan Amendment or Ordinance No. 348.4729 was necessary. This item will become a standard Condition of Approval for all new wineries within the policy area.</p>	<p>The Project's Program EIR assumes winery with incidental commercial uses are permitted within the policy area boundary. No additional analysis is necessary.</p>
<p>E. The proposed Project analyzed in the Draft Program EIR allows wineries with incidental commercial uses. The request is to ensure that at least 50% of wine sold at a Commercial Winery are produced on site.</p>	<p>Planning Commission recommends that 50% of wines sold at a Commercial Winery are produced onsite. The Commission also recommends production quotas and facility sizes for commercial wineries with special occasion facilities and lodging facilities and based on gross acres. That is a winery with incidental commercial uses on 20 - 40 acres shall be at least 3,000 SF and produce 7,000 gallons and on 40 acres or larger</p>	<p>The Commercial Winery development standards in the proposed Ordinance Amendment were modified to reflect Planning Commission recommendations. Also, as suggested by the Planning Commission the yearly submittal of the <i>TTB Form 5120.17 Report of Wine Premises Operations</i> will be required as a condition of approval for new wineries.</p>	<p>The Project's Program EIR assumes wineries with incidental commercial uses are permitted within the policy area boundary. No additional analysis is necessary.</p>

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	shall be at least 6,000 SF and produce 14,000 gallons. The Commission also recommends requiring all new commercial wineries to submit to the Planning Department <i>TTB Form 5120.17 Report of Wine Premises Operations</i> to verify actual production.		
<p>F. The proposed Project requires the use of 75% locally grown grapes for wine production. The request is to establish a mechanism to ensure the use of 75% locally grown grapes by wineries.</p>	<p>Planning Commission recommends requiring as a standard condition of approval for new wineries yearly submittal of the Grape Crush Report to the Agricultural Commissioner for review.</p>	<p>As recommended by Planning Commission, new wineries will be required to submit a copy of the Grape Crush Report to the Agriculture Commissioner for review on a yearly basis.</p>	<p>The requirement of this form does not need to be analyzed in the Program EIR.</p>
<p>G. The proposed Project include exemptions to the use of 75% locally grown grapes. The request is to delete the extra two times 1-year time extension for this exemption.</p>	<p>Planning Commission recommends eliminating the extra two times 1-year time extension for the exemption from using 75% locally grown grapes for wine production.</p>	<p>The two times 1-year time extension has been eliminated from the proposed Ordinance No. 348.4729 Commercial Winery development standards.</p>	<p>The time-extension elimination does not need be analyzed in the Program EIR.</p>

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<p>H. The proposed Project analyzed in the Draft Program EIR requires a minimum of 20 acres for a winery with a special occasion facility. This provision poses a limitation to a common business practice of holding wine club events to promote wines for wineries on less than 20 acres. The request is to permit wine club events as an incidental use to a commercial winery. The event will be limited to wine club members and guests, up to 4 events per year, and shall not to exceed 100 members.</p>	<p>Planning Commission recommends allowing Wine Club events as it is pertinent to a winery's business model; allow these events to occur on a Commercial Winery on ten (10) acres or larger up to four (4) events per year, not to exceed 100 wine club members. Planning Commission also directed staff to develop a definition for "Wine Club Events".</p>	<p>Proposed Ordinance No. 348.4729 was modified to include Wine Club Events as a permitted incidental use to a commercial Winery; as well as to include the following definition for a "Wine Club Event":</p> <p>"Wine Club Event: A social gathering promoted by a Commercial Winery held in its facility exclusively for its wine club members and their guests."</p> <p>To distinguish wine club events from regular wine club activities the following definition for "Wine Club Activities" was also added to the proposed Ordinance 348.4729:</p> <p>"Wine Club Activity: A social gathering held at a Commercial Winery where its wine club members only receive their membership wine and may participate in wine tasting and purchase additional wine products. Attendance is limited to wine club members and their guests."</p>	<p>The Draft Program EIR No. 524 assumed small, medium and large wineries would occur in the project area. Most existing wineries currently hold private wine club events as a standard operation to promote their wines. The traffic analysis for the Program EIR evaluates the typical "peak" conditions. The proposed wine club events would be considered atypical, similar to a holiday for retail business. Based on the existing activities considered for wine operations, limiting the wine club events to four times a year would not increase environmental impacts. The limiting factor for trip generation at a winery is the available number of parking spaces. Thus, no additional analysis is necessary.</p>

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<p>I. The proposed Project analyzed in the Draft Program EIR includes a provision in the development standards that limits the number of guest for a special occasion facility. The request is to eliminate the provision that limits the maximum number of guest to "five (5) guests per acre" for special occasion facilities.</p>	<p>Planning Commission recommends eliminating the "five (5) guests per acre" provision for special occasion facility development standard. The total number of guests for special occasion facilities shall be determined on a case by case basis.</p>	<p>The proposed Ordinance No. 348.4729 was modified to eliminate the limitation of five guests per acre from the special occasion facility development standard.</p>	<p>As discussed above for Wine Club Events, the traffic regression analysis found that the major contributing factor for trip generation at a winery is the available number of parking spaces. The maximum number of guest will be determined on a case by case basis for implementing projects and will be dependent on site location, surrounding uses, site design and Transportation Management Plan. Additionally, implementing projects will conduct a project specific environmental analysis. Thus, no additional analysis for the Project's Program EIR No. 524 is needed.</p>
<p>J. The Project limits the building height of wineries and resorts to 50'. The request is to decrease the maximum building height for wineries and resorts to 40' to reduce visual impact of the implementing project.</p>	<p>Planning Commission recommends for wineries and resorts the maximum building height of 40' (50' if terraced) measured from the finished graded pad and limit the number of stories to two (2) stories.</p>	<p>The development standards in the proposed Ordinance No. 348.4729 for a commercial winery and resort were modified to reflect Planning Commission's recommendation.</p>	<p>The required design features proposed in the Project would reduce or offset potential visual impacts of implementing projects. The height restriction reduction from 50' to 40' would further minimize potential visual impacts of implementing projects as currently assumed in the Project's Draft Program EIR. Thus, no additional analysis is needed.</p>
<p>K. The Project requires different minimum setbacks along major roads for special occasion facilities, lodging facilities and wineries. The</p>	<p>Planning Commission recommends a 4/1 approach to determine setbacks for commercial uses along major roads</p>	<p>The development standards in the proposed Ordinance No. 348.4729 was modified to include the 4/1 setback provisions for all commercial uses.</p>	<p>The modified setback requirement along with the other required design features proposed in the Project assumed in the Project's Draft Program EIR allows flexibility in site design to reduce or offset potential</p>

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request is to require a minimum uniform setback of 100' for all commercial uses along all major roads.	based on the height of the building to allow for site design flexibility, that is the minimum setback shall be equal to four (4) times the building height measured from the lowest graded pad. The Planning Commission also recommends the 4/1 approach for side and rear setbacks for commercial uses.		visual, noise, and air quality impacts to surrounding neighbors. Additionally, implementing projects will conduct a project specific environmental analysis. Thus, no additional analysis for the Project's Program EIR No. 524 is needed. Thus, no additional analysis is needed.
L. The Project requires a minimum setback of 300' from major roads for residential development. The request is to reduce the minimum setback for residential development along major roads.	Planning Commission recommends a setback that equals 1/3 of the lot if the 300' setback cannot be met due to lot characteristics and configuration. The Commission also recommends the minimum side and rear setback for residential development equal to the building height.	The residential development standards in the proposed Ordinance No. 348.4729 was modified for residential development standards to include a provision for a setback equal to 1/3 of the lot along major roadways if the minimum 300' setback cannot be met. The minimum side and rear setbacks shall be equal to building height.	The modification would affect properties that could not meet the minimum 300' setback. Overall, the design features proposed in the Project would reduce or offset potential visual, noise, and air quality impacts to surrounding neighbors. Thus, no additional analysis is needed.
M. The Project analyzed in the Draft Program EIR sets the minimum lot size of 10 acres for residential development in the	Planning Commission recommends increasing the minimum lot size for residential lots in the Winery	The residential development standards in the proposed Ordinance No. 348.4729 were modified to require a minimum lot size of 20 acres.	For the Project buildout projection, the Draft Program EIR No. 524 assumed the residential development that within the Winery District 9% would be develop as RC-EDR to reflect existing

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<p>Winery District. The request is to increase the minimum lot size for residential units from 10 acres to 20 acres within the Winery District.</p>	<p>District from 10 to 20 acres.</p>		<p>residential units, smaller lot sizes and approved Parcel and Tract Maps and assumed that 9% would develop as Rural Residential to limit future residential subdivision to 10 acre minimum. The increase of lot size from 10 acres to 20 acres would decrease the overall residential units within the Winery District.</p>
<p>N. The proposed Project analyzed in the Draft Program EIR permits outdoor amplified music and outdoor events for a special occasion facilities. Approval of which will be determined on a case by case basis depending on the implementing project's site design and the accompanying noise study or acoustical analysis. The request is to prohibit outdoor amplified music and outdoor events.</p>	<p>Planning Commission recommends determining the appropriateness of an outdoor event and amplified music on a case by case basis.</p>	<p>No modification to the Project was necessary.</p>	<p>It is speculative to predict the nature, frequency, scale, and site-specific design features of the future special occasion facilities. Mitigation measures for the Project were developed to reduce noise impact from commercial wineries, special occasion facilities and construction. Implementing projects are subject to the Program EIR No. 524 mitigation measures, as well as any site specific mitigation measures, to decrease noise impact to surrounding area associated with construction and operation phase. No additional analysis is needed.</p>
<p>O. The proposed Project limits the number of animals for noncommercial keeping, raising or boarding through implementation of the Wine Country Zone. The number</p>	<p>Planning Commission recommends limiting the allowable number of animals to 2 animals per acre for the Winery and Winery Existing</p>	<p>No additional modification was made in regards to increasing the number of animals allowed in the Winery and Winery Existing zones. The number of animals within the Equestrian Zone was</p>	<p>The Draft Program EIR assumes agriculture uses and animal keeping would occur within the project area. Thus, no additional analysis was necessary to the Project's PEIR in regards to animal keeping and hobby farms.</p>

Attachment A:

Temecula Valley Wine Country Community Plan Planning Commission Final Recommendations and Program EIR No. 524 Determination

Land Use Policy Issue	Planning Commission's Recommendation	Incorporation into the Temecula Valley Wine Country Community Plan	Assumptions for Draft Program EIR No. 524
of such animals allowed in the Winery and Winery Existing Zones is 2 animals per acre; the number increases to 5 per acre for the Residential and Equestrian District. The request is to increase the number of animals allowed in the Winery District and allow hobby farms.	Zones. Also, since the Project does not change a property's zoning classification, the hobby farm uses that were legally established under the existing zoning classification may continue.	clarified state 5 animals per acre. The Project does not change the zone designation thus the existing uses described in the hobby farms request can continue if they were legally established.	

II. Boundary Modification Requests

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

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

The Planning Commission's recommendation regarding the boundary and district modification requests are provided below. Exhibit A attached hereto is a map that shows the location of each request. A summary of the requests can be found in the December 19, 2012 Planning Commission Staff Report Agenda Item 3.5 pages 11-17 attached to this Form 11 A in Attachment C.

- Planning Commission recommends approval of Group A through E request for exclusion from the Project Boundary;
- Planning Commission recommends approval of staff's recommended option for Group G. Staff recommends a mixture of three district for the area south of Highway 79;
- Planning Commission recommends keeping Group H within the Project boundary and directed staff to create an overlay to provide the option of higher densities for this group. Staff developed the Winery District Overlay that provides the option to develop density and uses allowed under the Rural Community-Estate Density Residential land use designation.
- Planning Commission recommends denial of Group F, I and J request for exclusion from the Project Boundary;
- Planning Commission recommends denial of Group K and L request for inclusion in the Boundary;

Attachment A:

Temecula Valley Wine Country Community Plan Planning Commission Final Recommendations and Program EIR No. 524 Determination

- Planning Commission recommends approval of Group M request to modify the proposed Wine Country District from Equestrian District to Winery District;
- Planning Commission recommends denial of Group N, P and Q request to modify the proposed Wine Country District from Equestrian District to Winery District;
- Planning Commission recommends denial of Group O and R request to modify the proposed Wine Country District from Winery District to Equestrian District;

The result of the Project and District boundary modifications is an overall reduction of the project area and projected number of wineries. The tables (Table 2 and 3) below summarize the net changes to the project boundary and projected number of wineries:

Table 2: Net Reduction of Project Area Resulting from Planning Commission Recommended Modifications

Wine Country District	Proposed Project projection analyzed in the Draft Program EIR (acres)	Planning Commission Recommended Boundary Modification (acres)	Net changes (acres)
Winery	10,339	9,702	-637
Equestrian	3,157	3,252	95
Residential	5,494	5,004	-490
Total reduction			1,032 acres

Table 3: Projected Number of Wineries

Winery Size	Projected number of Wineries analyzed in the Draft Program EIR			Projected number of Wineries for the Planning Commission Recommended Boundary Modification		
	Small	Medium	Large	Small	Medium	Large
Winery District	30	37	21	28	30	21
Equestrian District	6			6		
Residential District	11			10		
	Total Projected Wineries		105	Total Projected Wineries		95

A "Small Size Winery" is a Winery with a vineyard and tasting room. A "Medium Size Winery" has a vineyard, tasting room and combination of one or two more uses such as restaurants, special occasion facilities, or lodging facilities, and "Large Size Wineries" will have a vineyard, tasting room and resort type of uses.

Environmental Analysis of Proposed Project Modifications

Staff is proposing various modifications to the Project, including policy changes and land use district boundary modifications. As discussed above, compared to the Project analyzed in the Draft Program EIR No. 524, the policy changes do not represent a new significant environmental impact or a substantially more severe environmental impact. Furthermore, compared to the Project analyzed in the Program EIR as summarized above, the proposed boundary modifications result in a substantial net reduction in Project acreage (a 1,032-acre reduction), and a substantial reduction in Project land use density and intensity, including a 637-acre reduction in Winery District (approximately 10 less wineries, corresponding to

Attachment A:
**Temecula Valley Wine Country Community Plan Planning Commission Final
Recommendations and Program EIR No. 524 Determination**

approximately 2,692 less employees at buildout), and a 490-acre reduction in Residential District (approximately 121 less dwelling units, with larger net lot sizes).

The Draft Program EIR evaluates a broad land use policy program covering a 18,990-acre planning area with buildout occurring over many years. The Program EIR includes a comprehensive range of mitigation measures to address potential future development. In addition, County standard development review procedures also ensure that site-specific impacts are evaluated for each implementing projects.

The above Project modifications are proposed as a result of public comments on the Draft EIR, as recommended by the Planning Commission at its December 19, 2012 public meeting. Relevant changes have been noted in the Final PEIR, as represented in the "Errata" section of the Comments and Responses document. With the discussion above as referenced in the Comments and Responses document, the Final PEIR adequately addresses the proposed Project, as modified.

III. Trails: Planning shall work with trails committee on the modified trails map.

The proposed Trails and Bikeway network have been modified to remove redundant trails. Corrections were also made to trail alignments that crossed into properties. The resulting proposed Southwest Area Plan Figure 8 Trails and Bikeway is provided in Attachment B of this Form 11A.

IV. Existing wineries eligible for the Wine Country-Winery Existing Zone

The Wine Country-Winery Existing (WC-WE) zone was created to recognize the existing wineries that were approved under the existing Citrus Vineyard Policy Area and Citrus/Vineyard Zone that are under 20 gross acres. These wineries include incidental commercial uses, such as special occasion facilities, restaurants and hotels. Under the proposed Project, future wineries would need more than 20 gross acres to establish these incidental commercial uses. The twenty-nine (29) existing wineries that are eligible for the WC-WE zone are as follows:

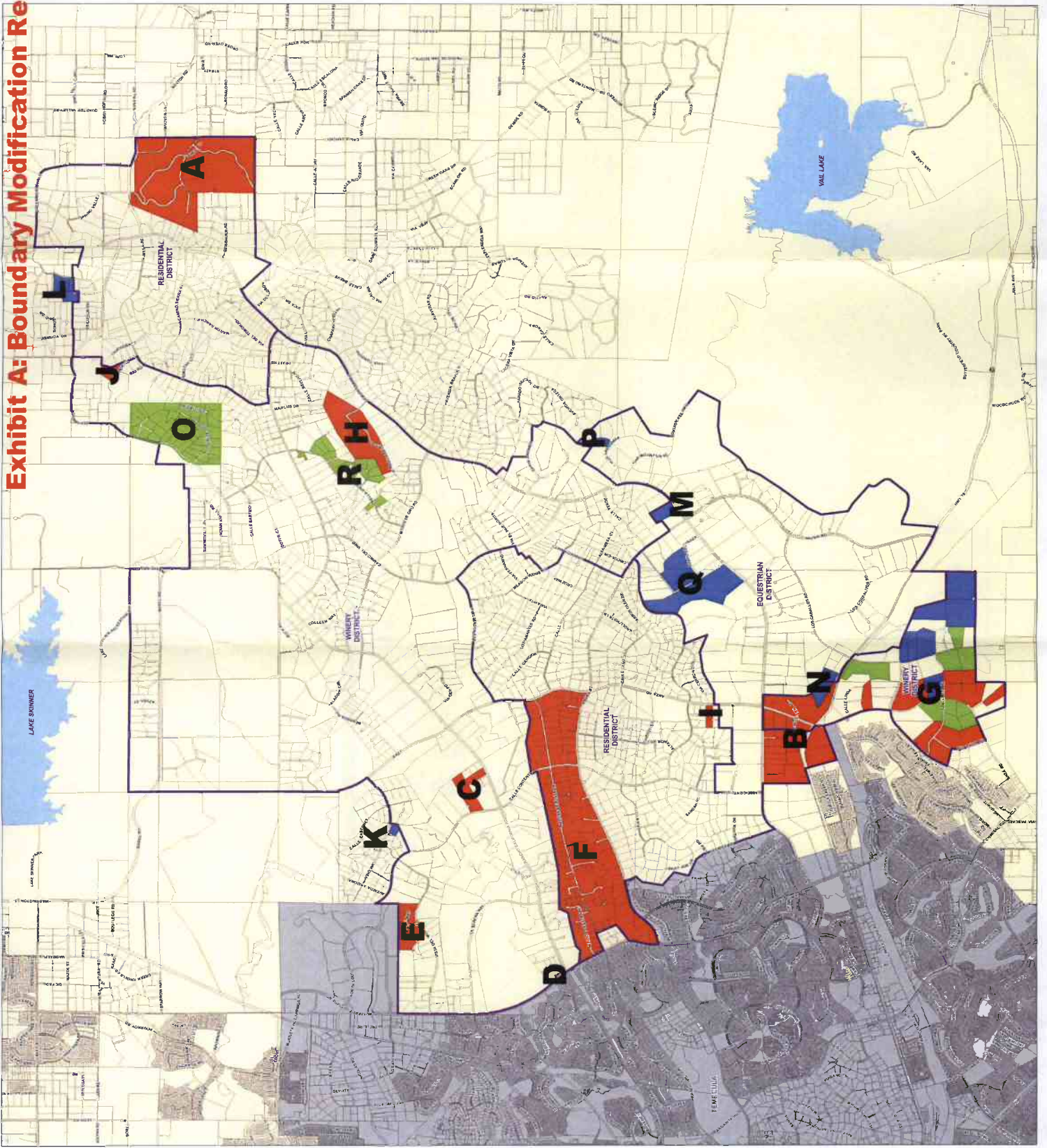
1. Alex's Red Barn Winery
2. Baily Vineyard and Winery
3. Bolero (Europa Village)
4. Cest Le Vie (Europa Village)
5. Chapin Family Vineyards
6. Churon Winery
7. Cougar Vineyard and Winery
8. Danza Del Sol Winery
9. Destiny Vineyards
10. Doffo Vineyard and Winery
11. Fazelli Vineyards
12. Foot Path/Foot Print Winery
13. Frangipani Estate Winery
14. Gary Gray
15. Hart Winery
16. Il Poggio (Europa Village)
17. Keyways Vineyard and Winery

Attachment A:
**Temecula Valley Wine Country Community Plan Planning Commission Final
Recommendations and Program EIR No. 524 Determination**

18. Leonesse Cellars
19. Longshadow Ranch Vineyard and Winery
20. Lorenzi Estate Wines
21. Masia De Yabar Winery
22. Miramonte Winery
23. Monte De Oro Winery
24. Oak Meadows Winery
25. Oak Mountain Winery
26. Palumbo Family Vineyard and Winery
27. Robert Renzoni Vineyard
28. Vindemia Vineyard and Estates Winery
29. Wiens Family Cellars

The Planning Commission recommends including Ponte Winery on the list of eligible wineries if the project is less than 20 gross acres. Staff has determined that Ponte Winery is more than 20 gross acres therefore is not eligible for the WC-WE Zone. Ponte Winery includes a wine tasting room, special occasion facility, restaurant and hotel. All of these incidental commercial uses may occur under the proposed Wine Country-Winery zone on 20 gross acres or more.

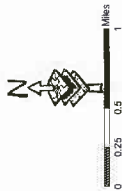
Exhibit A: Boundary Modification Requests



WINE COUNTRY
BOUNDARY
MODIFICATION
REQUESTS
WINE COUNTRY
COMMUNITY PLAN

DRAFT

- REQUEST INCLUSION TO WHERRY DISTRICT
- REQUEST INCLUSION TO EQUESTRIAN DISTRICT
- REQUEST EXCLUSION FROM WINE COUNTRY PROPOSAL
- WINE COUNTRY DISTRICTS
- CITIES
- PARCELS
- WATERBODIES



December 11, 2012
J. CLARK/PLANNERS & PLANNING
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Attachment B:

Temecula Valley Wine Country Community Plan Components

The Temecula Valley Wine Country Community Plan includes the following components:

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:
 - a. Revisions to the existing Southwest Area Plan
 - i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area; Revisions to the SWAP Statistical Summary - Table 2 (Proposed text amendment is attached);
 - ii. Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area (SWAP Policy Areas Figure 4) (Existing and proposed Figure SWAP Figure 4 are attached);
 - iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District-Estate Density Residential Overlay and existing wineries that are on less than 20 acres. (Proposed Figure SWAP 4a is attached);
 - iv. Revisions to the SWAP Circulation Network (SWAP Figure 7) (Existing and Proposed Figure SWAP 7 are attached); and
 - v. Revisions to the SWAP Trails and Bikeway Systems map (Existing and proposed SWAP Figure 8 are attached);
 - b. Revisions to the General Plan Circulation Element
 - i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details. (Proposed text amendment and revised Figure C-8 are attached)
 - ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; (Existing and proposed Circulation Element Figure C-1 is attached); and
 - iii. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above; (Existing and proposed Circulation Element Figure C-1 is attached);
2. Ordinance Amendment No. 348.4729: An amendment to the Riverside County Zoning Ordinance No. 348 to add four new zoning classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian. (Proposed Ordinance No. 348.4729 is attached)
3. Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Emission Workbook. (Proposed Temecula Valley Wine Country Design Guidelines and the Proposed Greenhouse Gas Emission Workbook are attached.)

**General Plan Amendment No. 1077
Proposed Southwest Area Plan Amendments**



Policy Areas

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

POLICY AREAS

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



A view of one of the Temecula Vineyards



Temecula Valley Wine Country Policy Area

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

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

SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.

SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.



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

Wine Country – Winery District

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

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

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SWAP 1.10 Allow the (29) existing wineries that were adopted prior to [adoption date] and are shown on Figure 4a to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.

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

Winery District Overlay

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

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

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

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

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

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

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

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



Wine Country – Equestrian District

The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.

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

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

Wine Country – Residential District

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

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

SWAP 1.20 Encourage tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards or equestrian land.



Equestrian Establishment. An equestrian facility where horses are kept, sheltered, trained, nursed, or boarded in return for compensation. An equestrian establishment may include enclosed stalls, horse-shelters, horse-arena, paddocks, pens, as well as associated appurtenant structures or buildings, including but not limited to, barns, tack sheds, washing stations, hot walkers or other horse exercise equipment storage areas, horse training schools, small-scale animal hospitals, feed storage facilities, covered forage/hay storage areas, equestrian trail riding areas, horse trailer parking areas, and other similar type of facilities.

Citrus/Vineyard

The Citrus/Vineyard Policy Area, which applies to lands located easterly of the City of Temecula northerly and southerly of Rancho California Road, has been established as a distinct area to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. This policy area encompasses one of the most important agricultural lands in the County. The many wineries here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. Not only that, the Citrus/Vineyard area also is an important part of the character of the Southwest planning area and has become ingrained in the “culture” of the surrounding communities. The Citrus/Vineyard policies also protect against the location of uses that are incompatible with agricultural uses and which could lead to conflicts with adjacent uses. The following policies are reflected in the provisions of the Citrus/Vineyard (C/V) Zone, which was established to preserve the distinctive character of this area.

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Policies:



SWAP 1.1 — Maintain a rural and agricultural character in the Citrus/Vineyard area through continued implementation of the C/V zone and judicious use of the C-C/V zone. These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a "rural" or "wine country" theme and by discouraging curbs, gutters, sidewalks, and street lights.

SWAP 1.2 — Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.

SWAP 1.3 — Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.

SWAP 1.4 — Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens, in conjunction with wineries on 10 acres or more provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

SWAP 1.5 — Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and special occasion facilities on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.

SWAP 1.6 — Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

Valle de los Caballos

This policy area is located easterly of the City of Temecula, and is very generally bounded by Monte Verde Drive and Highway 79 South on the south, Pauba Road and the Vail Lake area on the east, Linda Rosea Road on the north, and Anza Road on the west. This is an area characterized by gently rolling hills and equestrian, rural residential, and agricultural activities. Most of the land in the area is in parcels of 10 acres or larger, which fosters a very low intensity,



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~~rural lifestyle. In order to preserve opportunities to enjoy the type of rural lifestyle offered in this area, it is appropriate to retain the area in 10-acre minimum parcel sizes.~~

~~Policies:~~

~~SWAP 2.1 – Require a 10-acre minimum lot size for residential development within the Valle de los Caballos Policy Area, regardless of the underlying land use designation.~~

**Remember the SWAP policies accordingly.*

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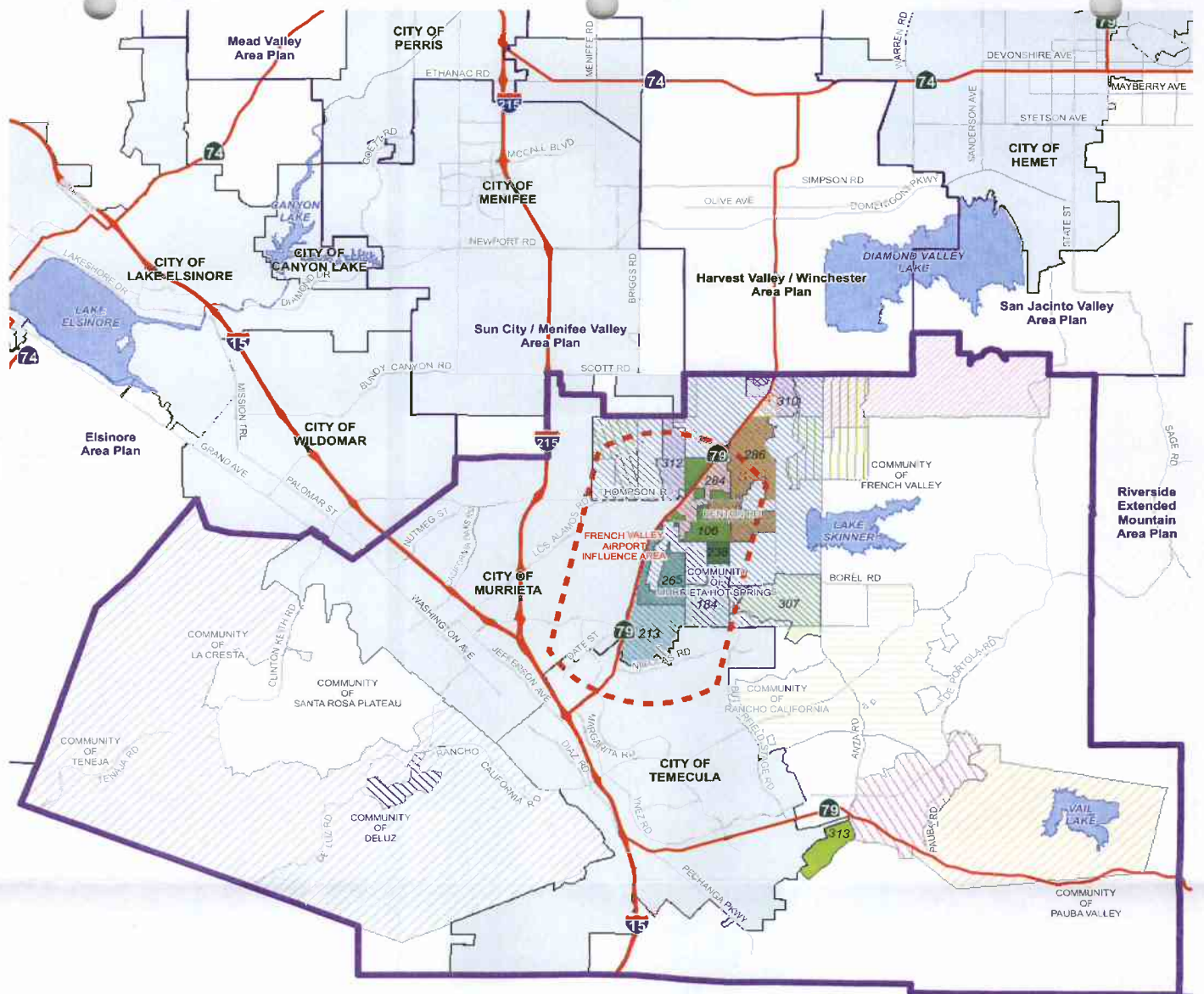


Table 2: Statistical Summary of the Southwest Area Plan

LAND USE	STATISTICAL CALCULATIONS ¹			
	AREA Acreage	Dwelling Units	Population	Employment
SUPPLEMENTAL LAND USE PLANNING AREAS				
<p>The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.</p>				
OVERLAYS & POLICY AREAS				
OVERLAYS				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
<i>Winery District Overlay</i>	<i>112</i>	<i>39</i>	<i>118</i>	<i>0</i>
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay	171 283	317 356	954 1072	400
POLICY AREAS				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
<i>Citrus Vineyard</i>	<i>7,576</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Valle De Los Caballos</i>	<i>2,913</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Temecula Valley Wine Country</i>	<i>17,955</i>	<i>---</i>	<i>---</i>	<i>---</i>
Santa Rosa Plateau	36,312	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,237	---	---	---
French Valley Airport Influence Area	14,596	---	---	---
Keller Road South Side	20	---	---	---
Total Area Within Policy Areas	95,181 102,647			
TOTAL AREA WITHIN SUPPLEMENTALS	95,352 102,818			

NOTES:

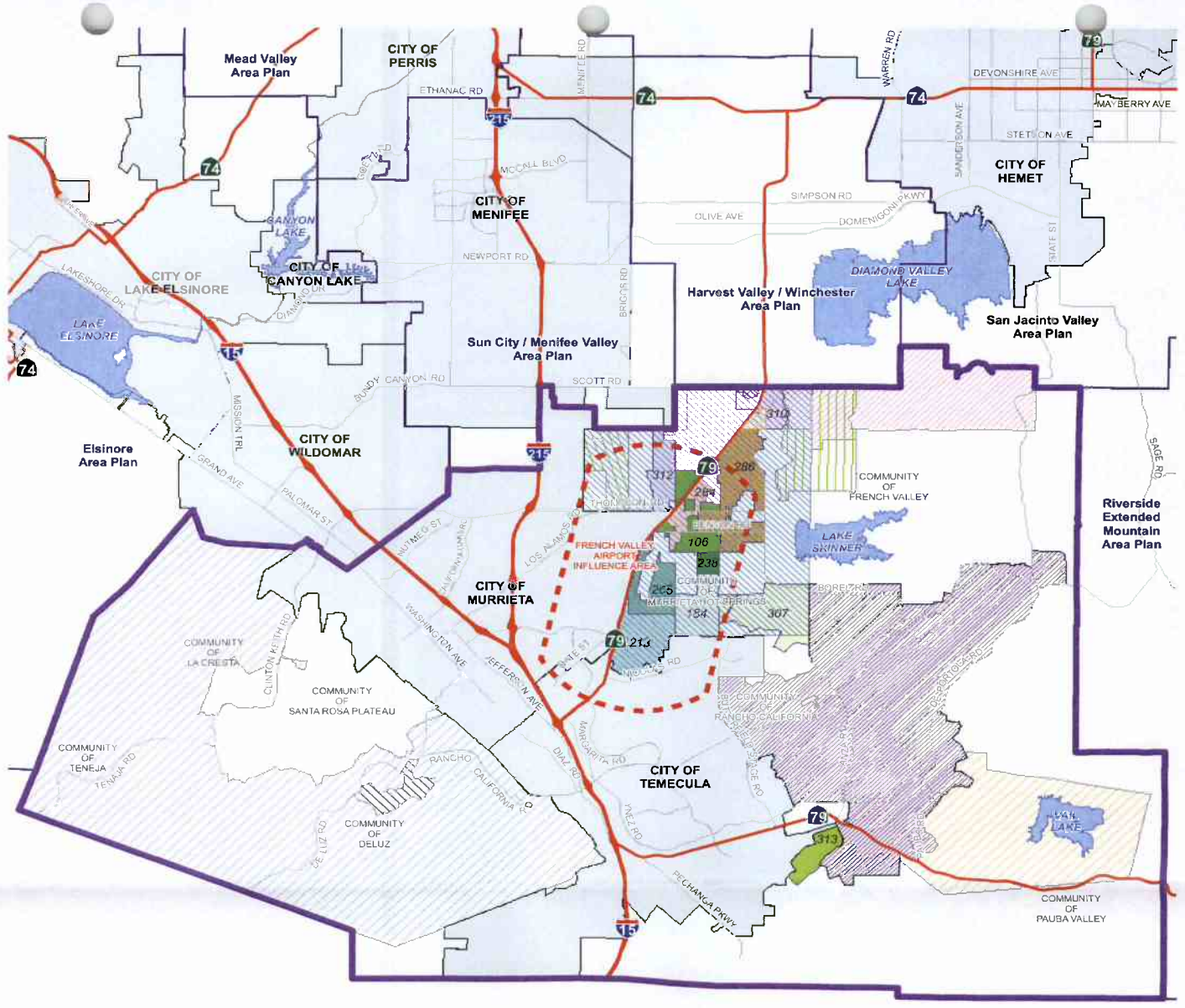
- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- c. It is assumed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



Data Source: Riverside County

- | | | | | | | | |
|--|---------------------------------|--|------------------------------------|--|-----------------------------------|--|------------------------|
| | Community Development Overlay | | Keller Road South Side Policy Area | | Sections 25/36 Policy Area | | ### Area Plan Boundary |
| | Community Center Overlay | | Leon/Keller Policy Area | | Vail Lake Policy Area | | Highways |
| | Diamond Valley Lake Policy Area | | North Skinner Policy Area | | Walker Basin Policy Area | | Waterbodies |
| | Highway 79 Policy Area | | Santa Rosa Plateau Policy Area | | Citrus Vineyard Rural Policy Area | | City Boundary |
| | | | Valle De Los Caballos Policy Area | | | | Specific Plans |

Figure 4



Data Source: Riverside County

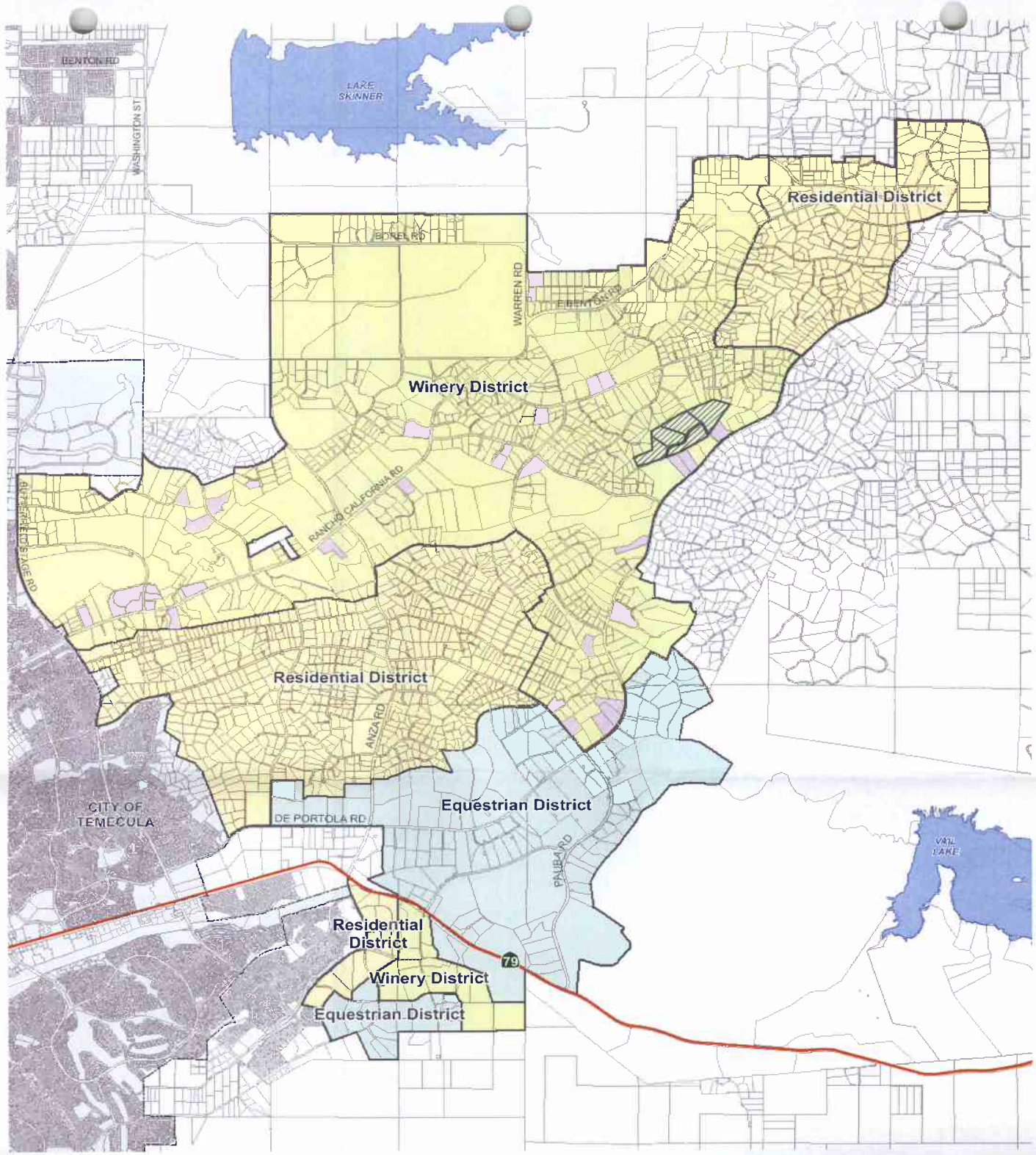
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|--|--|--|------------------------------------|--|--------------------------------|--|--------------------|
| | Temecula Valley Wine Country Policy Area | | Highway 79 Policy Area | | Santa Rosa Plateau Policy Area | | Area Plan Boundary |
| | Community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

Figure 4

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**SOUTHWEST AREA PLAN
 PROPOSED OVERLAYS
 AND POLICY AREAS**



Data Source: Riverside County 2011

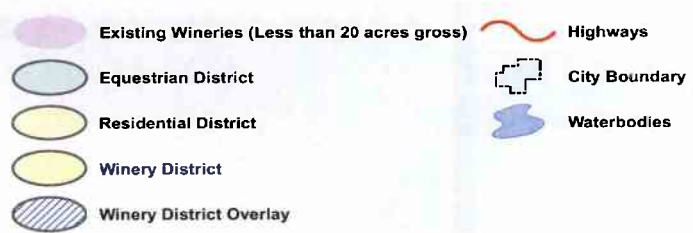
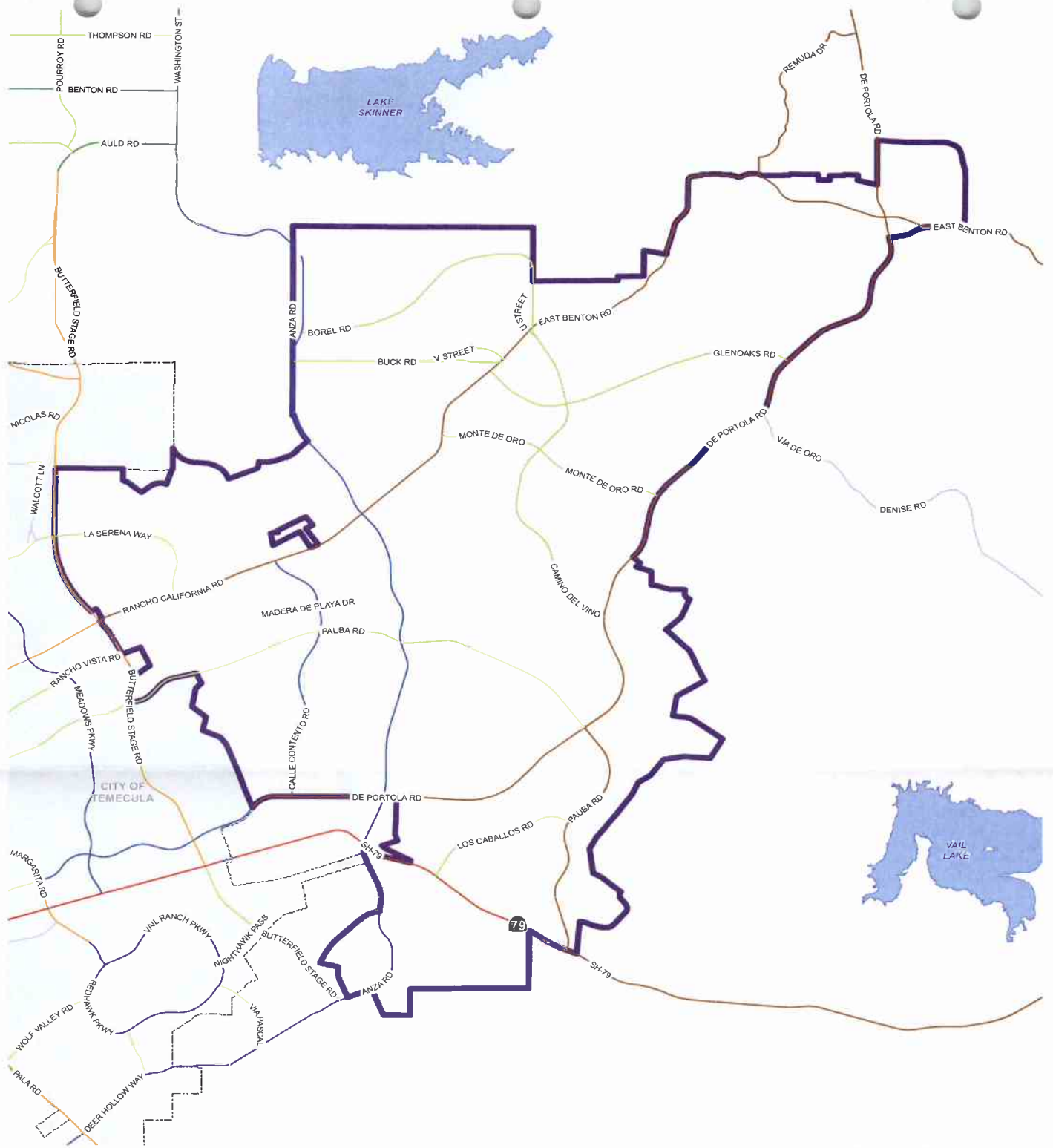
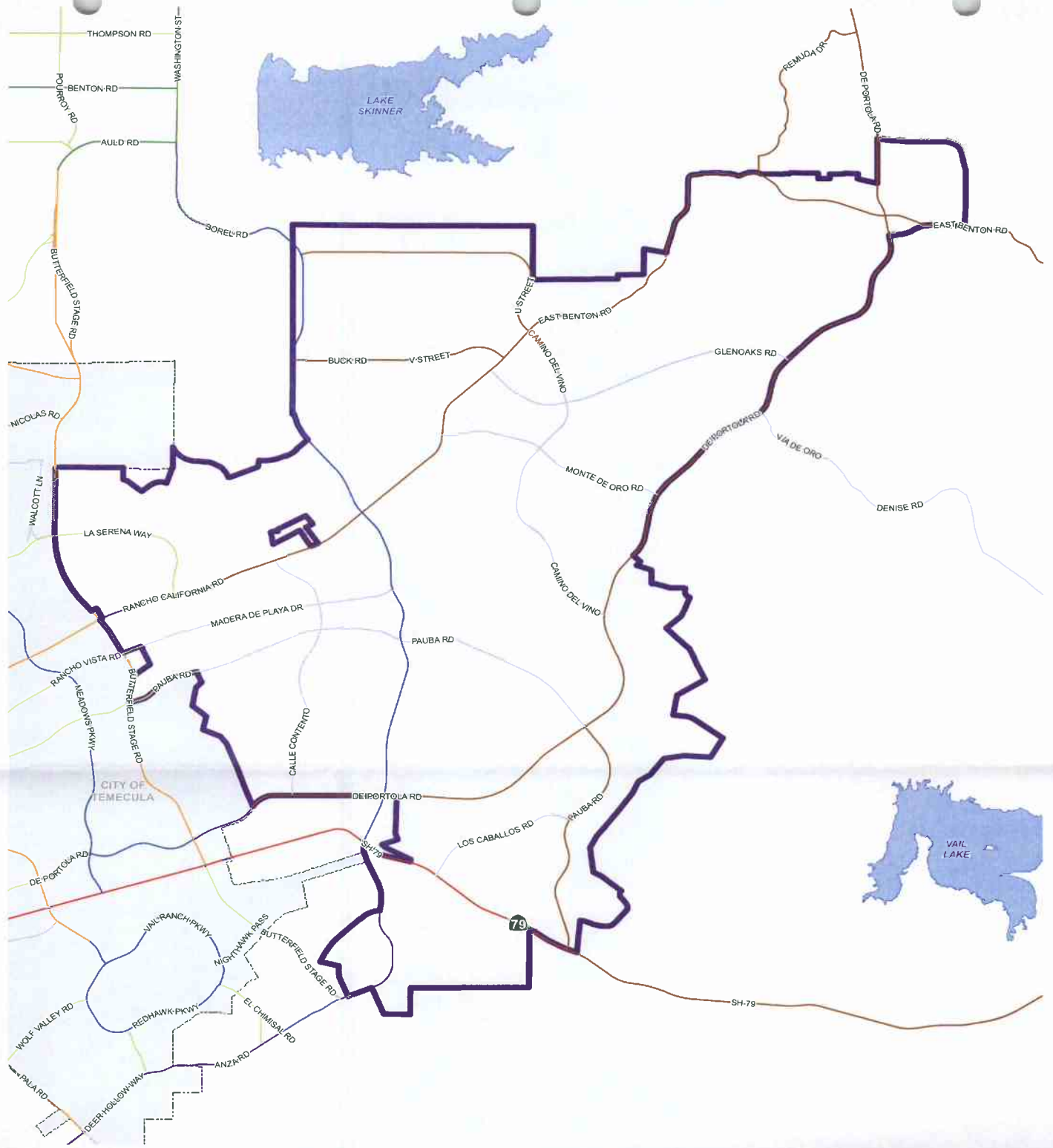


Figure 4A



Data Source: Riverside County Transportation

- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Wine Country Community Plan Project Boundary
- City Boundary
- Waterbodies



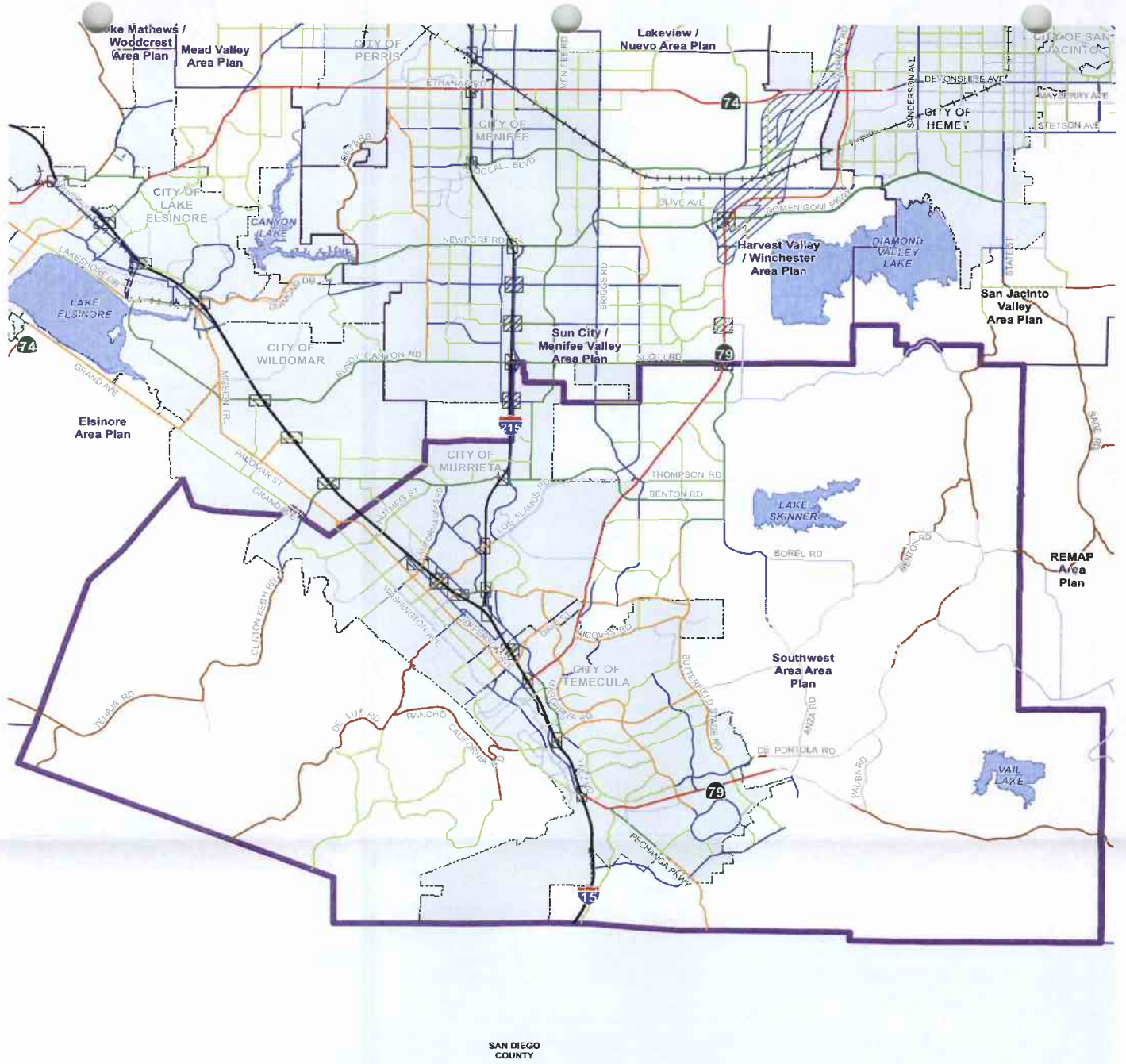
Data Source: Riverside County Transportation

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

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TEMECULA VALLEY WINE COUNTRY PROPOSED CIRCULATION



SAN DIEGO COUNTY

Data Source: Riverside County Transportation

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

Figure 7



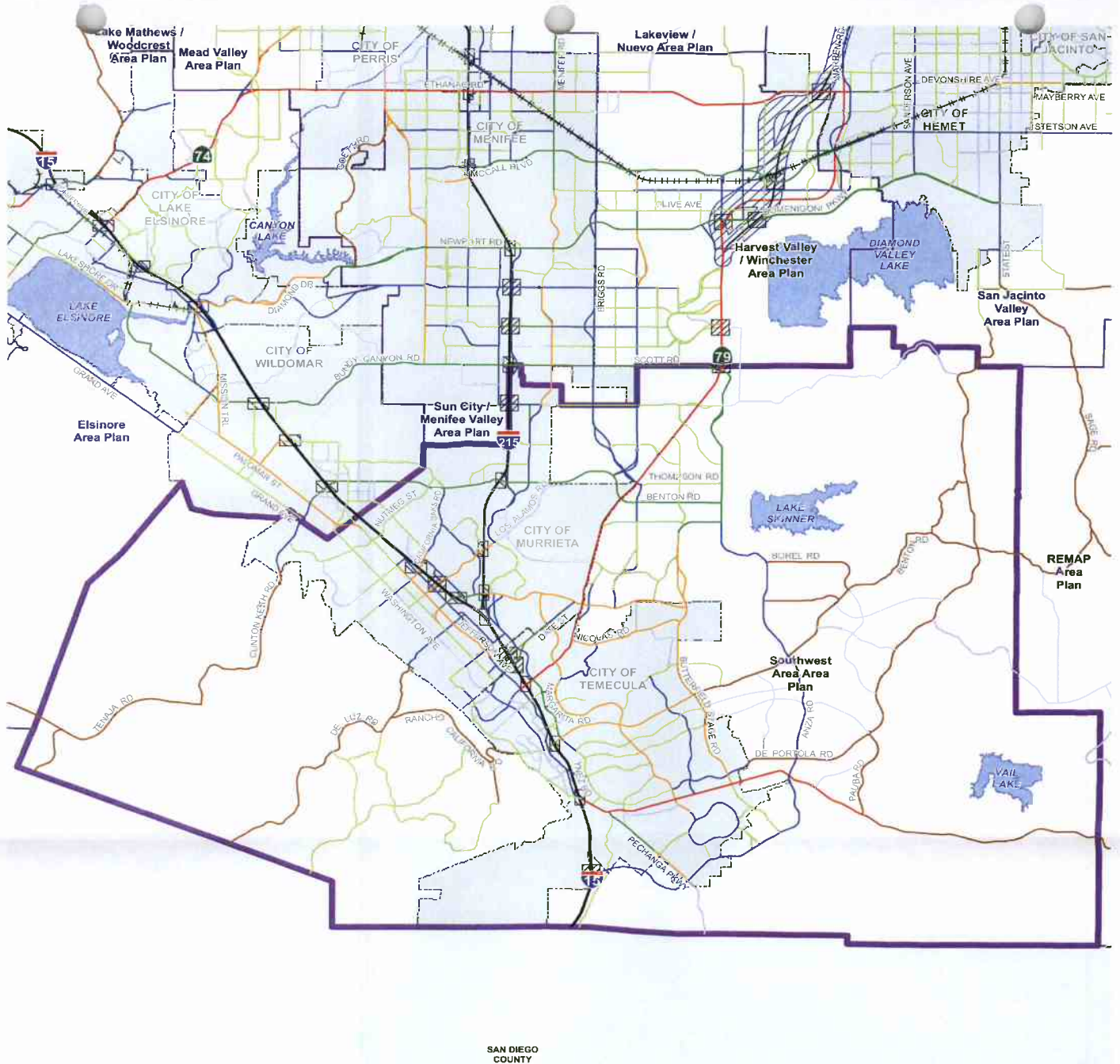
July 7, 2011

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SOUTHWEST AREA PLAN EXISTING CIRCULATION

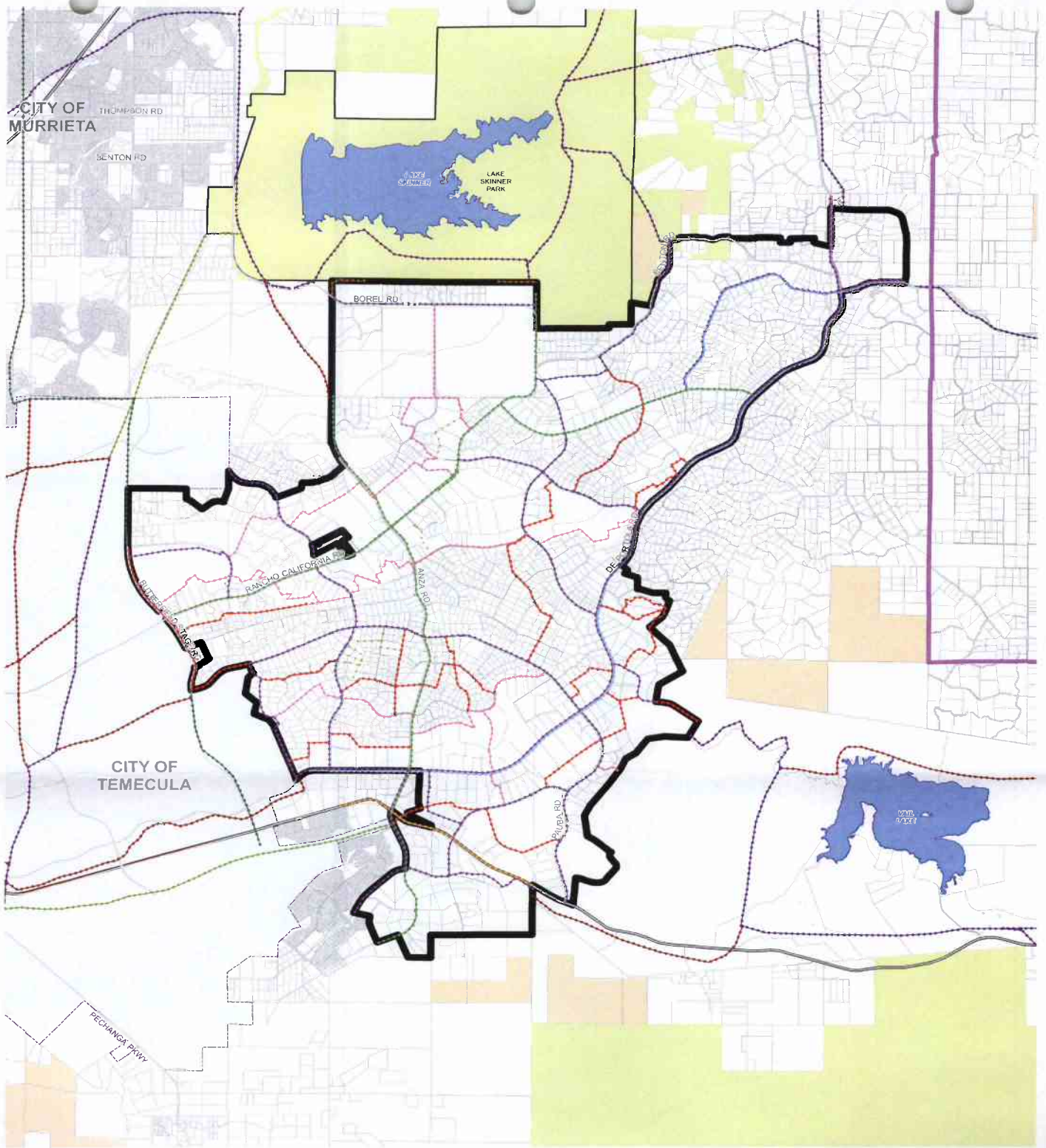


SAN DIEGO COUNTY

Data Source: Riverside County Transportation

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

Figure 7



Data Source: Riverside County Parks

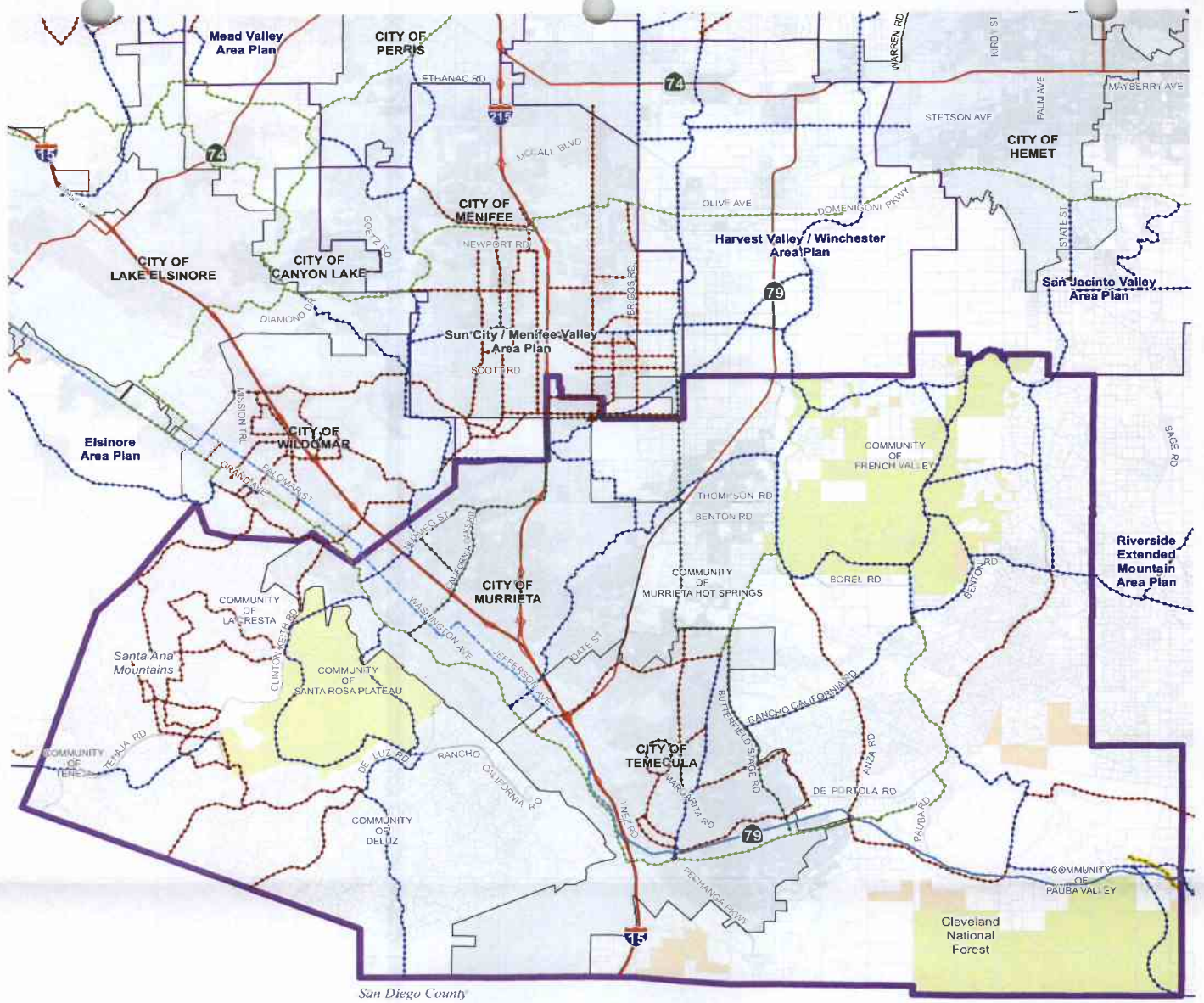
- Combination Trail (Regional / Class 1 Bike Path)
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional / Open Space Trail
- Class 3 Bike Path
- Private Trails
- Temecula Valley Wine Country Policy Area
- Miscellaneous Public Lands
- Parcels
- Bureau of Land Management (BLM) Lands
- Area Plan Boundary
- Highways
- City Boundary
- Waterbodies

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLM/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.



Data Source: Riverside County Parks

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

Note: Board of Supervisors adopted the Rancho California and De Portola Breakscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TDM/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

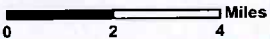
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Figure 8

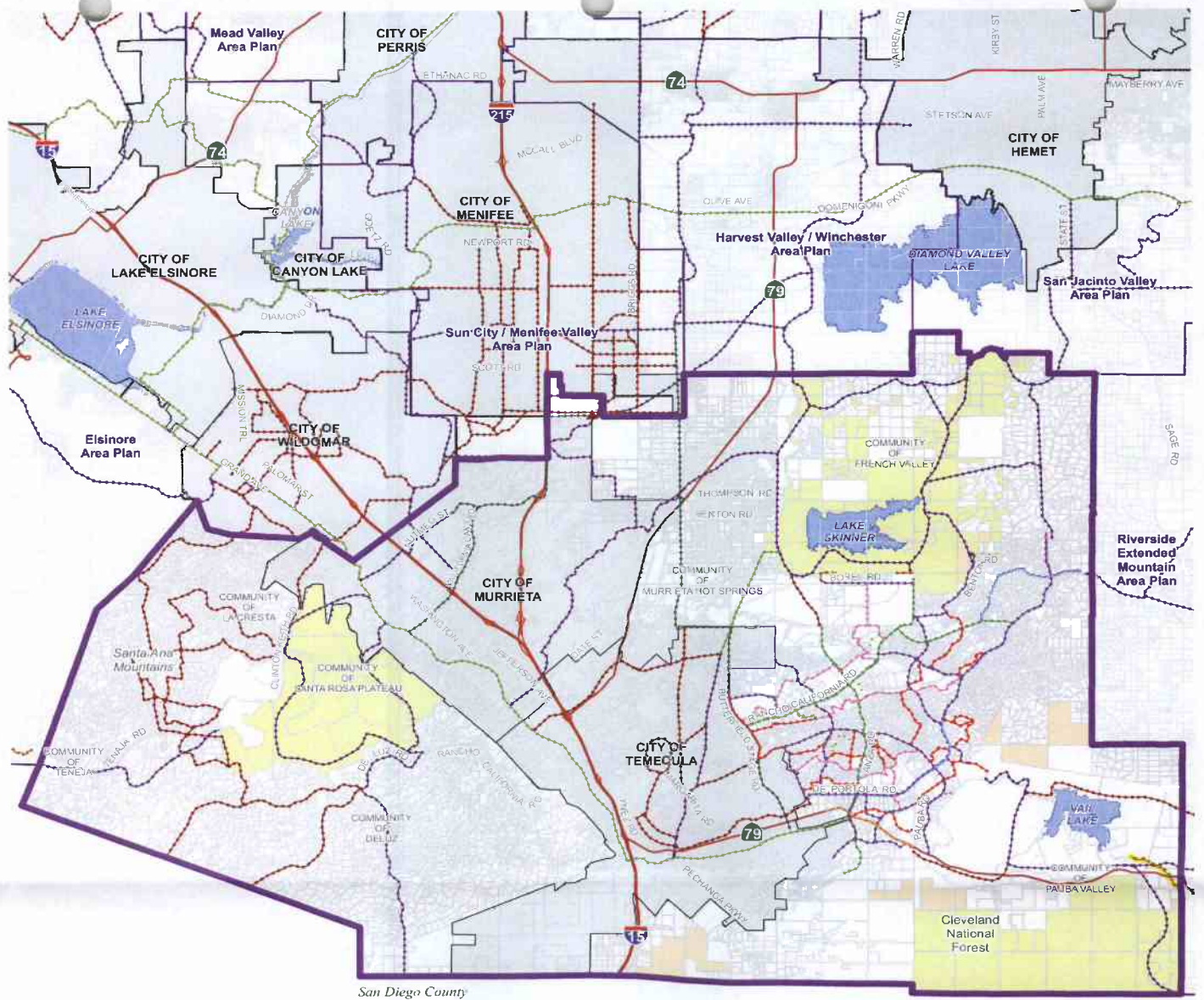


February 13, 2013

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**SOUTHWEST AREA PLAN
TRAILS AND BIKEWAY
SYSTEM**



San Diego County

Data Source: Riverside County Parks

- | | |
|--|---------------------------------------|
| Combination Trail (Regional / Class 1 Bike Path) | Area Plan Boundary |
| Class 1 Bike Path | Highways |
| Regional Trail | Waterbodies |
| Community Trail | California Riding & Hiking Trail |
| Historic Trail | City Boundary |
| Non-County Public and Quasi-Public Lands Trails | Miscellaneous Public Lands |
| Regional / Open Space Trail | Bureau of Land Management (BLM) Lands |
| Class 2 Bike Path | |
| Class 3 Bike Path | |
| Private Trails | |

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primary Riverside County Regional Park and Open Space District, with assistance from Riverside County TLM&P/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown, where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 8

**General Plan Amendment No. 1077
Proposed Circulation Element Amendments**



NON-MOTORIZED TRANSPORTATION

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

Policies:

- C 15.1 Implement *a two-tiered system of trails*, and later expand *it into* an effective non-motorized transportation system.
- C 15.2 Seek financing to implement an effective non-motorized transportation system. This funding can include such *potential sources things* as state and federal grants, *County transportation funds, "in-lieu" fees, special assessments, redevelopment agency funds, parking meter revenues, other public and non-profit organization funds, developer contributions, and other sources.* (AI 36)
- C 15.3 Develop a trail system which connects County parks and recreation areas while providing links to open space areas, equestrian communities, local municipalities, and regional recreational facilities (including other regional trail systems), *and ensure that the system contains a variety of trail loops of varying classifications and degrees of difficulty and length.*
- C 15.4 ~~Periodically R~~review and update the *Trails and Bikeways Plan (Figure C-7) Regional Trail Map* in accordance with the review procedures and schedule of the General Plan, in order to *ensure assure its* compatibility with the other ~~elements~~ *components* of the County General Plan, and with the similar plans of *agencies such as* Western Riverside County Council of Governments, Coachella Valley Association of Governments, Riverside County Transportation Commission, *Regional Conservation Authority, Riverside County Habitat Conservation Authority* and all jurisdictions within and abutting Riverside County.
- C 15.5 Compliance with the Americans with Disabilities Act (ADA) standards will be assured so as to make ~~the trails system~~ *user-friendly, where feasible.*
- ~~C 4-8~~ 15.6 Provide, ~~Encourage~~, where feasible, the construction of overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways.



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

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

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



Multipurpose Recreational Trails

The trails proposed for Riverside County are designed to serve several different groups. They are intended for the use of equestrians, hikers, joggers, non-motorized bikers, as well as the casual walker. Depending on where ~~a the~~ trail is located *and how it is designed and constructed* will affect the type of use the trail gets, but ~~most all~~ trails are open to *a variety all* of these uses.

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

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

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

Regional Trails - These are the ~~main~~ *primary long distance* trails within the County, *and are usually designed to provide linkages between communities, regional parks, and open space areas. They are* generally maintained and operated by the Riverside County *Regional Parks and Open Space District. They are designed to eventually provide linkages between areas which could be quite distant from each other.* They are also designed to connect with *trails in* State and Federal *parks, forests, and recreational areas trails,* as well as trails within *cities and* other jurisdictions. *Regional trails are designed to serve users needing soft trail surfaces, including equestrians, pedestrians, joggers, and mountain bikers. Regional trails will have a easement of 14 to 20 feet wide and a trail width of 10 feet.*

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

"Regional Open Space Trails" are intended for both open space areas associated with private developments and for publicly and quasi-publicly managed open space areas, where it is necessary to minimize both the impacts of human usage on the landscape and the level of trail maintenance required. These are generally existing trails, but some new trails may be built. These trails have 2' to 4' wide unpaved surfaces, within easements that are typically 10'



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

(See Figure C-7 8 for *Regional Trails* cross sections and details)

Community Trails - These trails are designed to link areas of a community to the regional trail system and to link areas of a community with each other. Such trails are typically maintained and operated by a local parks and recreation district *or other governmental entities empowered and funded to maintain trails. Community Trails are designed for trail users preferring a soft trail surface, including equestrians, pedestrians, joggers, and mountain bikers.* Community Trails will *be sited within easements or portions of road right-of-ways (ROWs) of 10 to up to 14 feet wide. and a trail width of 8 feet.* See Figure C-8 for *Community Trails* cross sections and details.

~~In addition to multipurpose recreational trails, the Riverside County Transportation Department also plans and/or implements a countywide system of bikeways. A system map may be found in Figure C-7. Policies in this section focus on the refinement of the current countywide trails plan and seek to expand implementation of the trail system.~~

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

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

Other Types of Trail Classifications: In order to accommodate local community needs, some variances in purpose or design standards for certain local trails may be appropriate. Trail plans shown in Design Guidelines documents adopted



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



County of Riverside General Plan

DRAFT Circulation Element *December 22, 2011*

by the County are types of localized trail classifications that may be appropriate at the community-specific level.

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

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

Policies:

- C 16.1 Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7. *(AI 3, 33)*
- C 16.2 Develop a multi-purpose **recreational** trail network with support facilities which provide a linkage with regional facilities, *and require trailheads and staging areas that are equipped with adequate parking, equestrian trailer parking (as appropriate), bicycle parking, restrooms, informative signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities. (AI 35)*



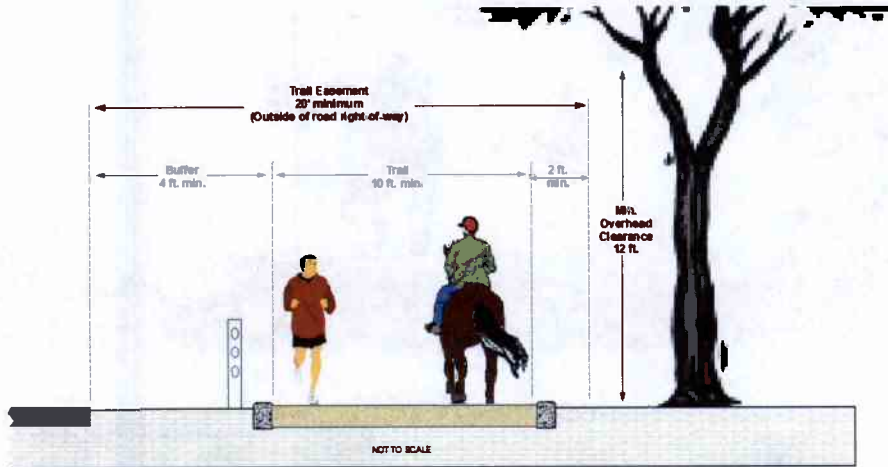
Figure C- 7 Bikeways and Trails Plan
(See Separate Maps)



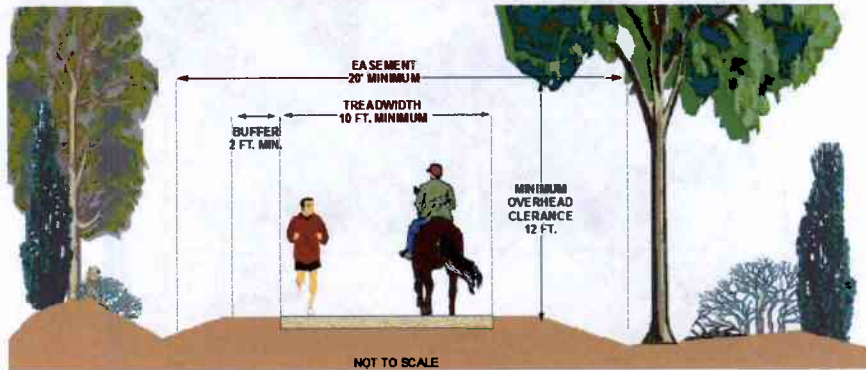
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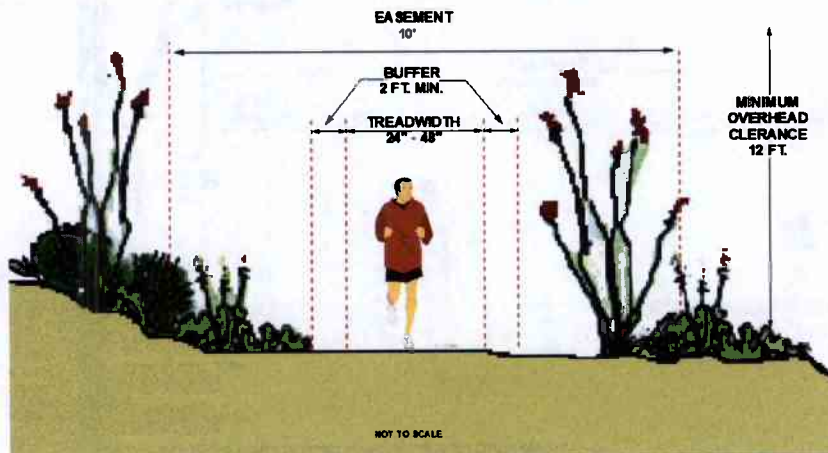
Figure C- 8 Trails Types Classification Details



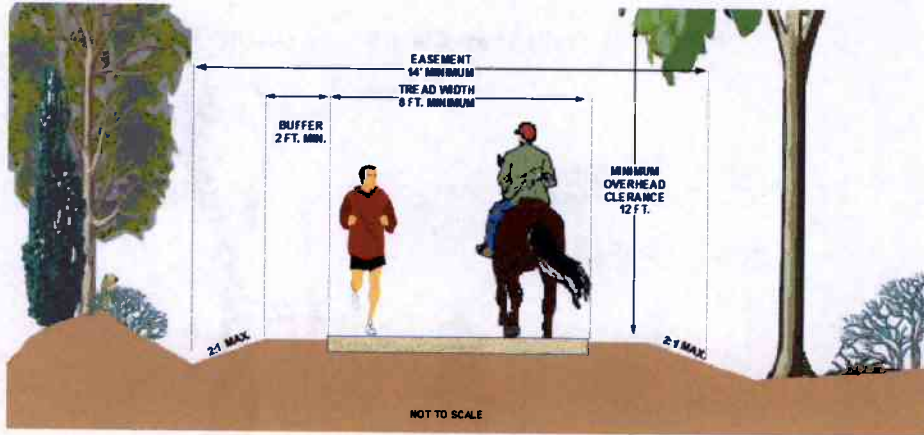
REGIONAL TRAIL - IN URBAN AREAS



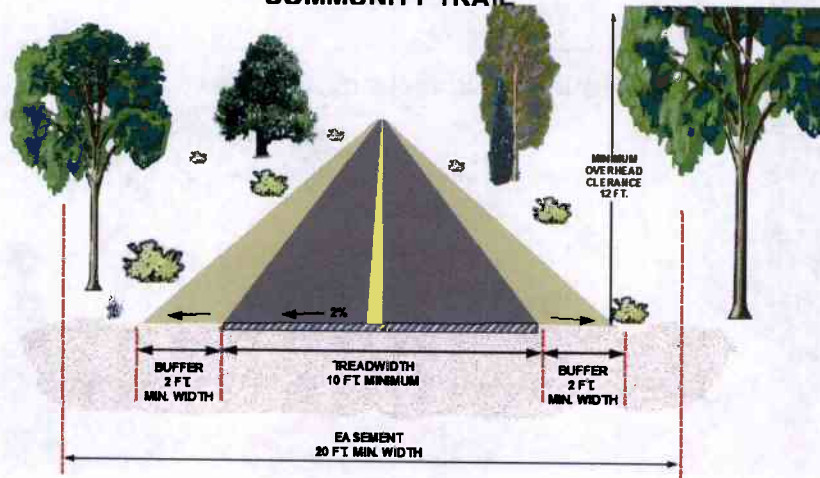
REGIONAL TRAIL - IN RURAL AREAS



REGIONAL TRAIL - IN OPEN-SPACE AREAS

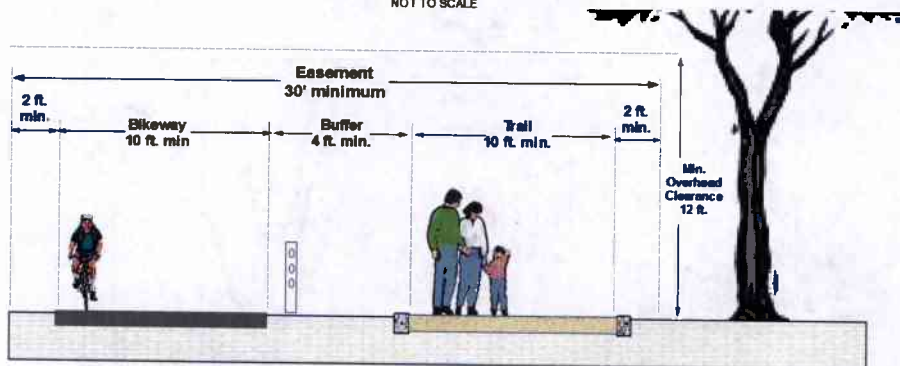


COMMUNITY TRAIL



CLASS I BIKEWAY

NOT TO SCALE



CLASS I BIKEWAY/REGIONAL TRAIL - IN URBAN AREAS



- C 16.3 Require that trail alignments ~~either~~ provide access to or link scenic corridors, schools, parks, *bus stops, transit terminals, park and ride commuter lots, and other natural areas and other areas of concentrated public activity, where feasible.*
- ~~a-C~~ 16.4 Require that all development proposals located along a planned trail or trails provide access to, *dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads. (AI 3, 33)*
 - a. *Require that all specific plans and other large-scale development proposals include trail networks as part of their circulation systems.*
 - ~~i) b.~~ Ensure that ~~existing and~~ new gated communities, *and where appropriate, existing gated communities,* do not preclude trails *accessible to the general public* from traversing through their boundaries.
 - c. *Provide buffers between streets and trails, and between adjacent residences and trails.*
 - d. *Make use of already available or already disturbed land where possible for trail alignments.*
 - ~~b. e.~~ Require that existing and proposed trails within Riverside County connect with those in other neighboring *city, county, state, and federal jurisdictional areas.*
- C ~~16.4~~ 16.5 Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. *(AI 34)*
 - a. Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.
- C ~~16.5~~ 16.6 Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas. These potential corridors include, *but are not limited to,* the rights-of-way for: *(AI 35, 36, 42)*
 - a. water mains;
 - b. water storage project aqueducts;
 - c. irrigation canals;
 - d. flood control;
 - e. sewer lines; ~~and~~
 - f. fiber optic cable lines,
 - g. *gas lines,*
 - h. *electrical lines, and*
 - i. *fire roads, railroads, and bridges.*
- C ~~16.6~~ 16.7 Adhere to the following trail-development guidelines when siting a trail: *(AI 3, 35, 36, 38, 39, 40, 41, 42).*
 - a. ~~Permit urban trails to be located in or along transportation rights-of-way in fee, utility corridors, and irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more services at less cost in one corridor. Require,~~



County of Riverside General Plan

DRAFT Circulation Element *December 22, 2011*

where feasible, trails in urban areas to be located either outside of road rights-of-way or within road rights-of-way with the additional dedication right-of-way or easements in fee title to the County requiring dual use of utility corridors, irrigation and flood control channels so as to mix uses, separate traffic and noise, and provide more trail services at less cost.

- b. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible.
 - i) Where a separate right-of-way is not feasible, maintain recreation trails within the County *or Flood Control, Transportation or other public agency* right-of-way, *where feasible.*
- c. *Develop and implement Use* trail design standards which will minimize maintenance due to erosion or vandalism.
- d. *Maximize visibility and physical access to trails from streets and other public lands.*
- e. *Provide a trail surface material that is firm and unyielding to minimize erosion and injuries.*
- ~~d~~ f. When a trail is to be ~~reserved~~ *obtained* through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties.
- ~~e~~ g. Consider the use of abandoned rail lines as multipurpose "rail-trails" *corridors through the "Rails-to-Trails" program. for multi-purpose trails.*
- ~~f~~ h. Place all recreation trails ~~a~~ *safe distances* from the edges of active aggregate mining operations and separate them by physical barriers, *such as fences, berms, and/or other effective separation measures.* ~~h~~ Avoid placing a trail where it will cross an active *mined materials* haul route.
- ~~g~~ i. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public roads with high amounts of traffic. *Design and build trail crossings at intersections with proper signs, signals, pavement markings, crossing islands, and curb extensions to ensure safe crossings by users. Install trail crossing signs signal lights (as appropriate) at the intersections of trail crossings with public roads to ensure safe crossings by users.*
- ~~h~~ j. *Design and construct trails that properly account for* ~~Take into consideration~~ such issues as sensitive habitat areas, *cultural, flooding potentials, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and recreation. when designing and constructing trails.*
- ~~i~~ k. Coordinate with other agencies and/or organizations (such as the U.S. Fish and Wildlife Service, *National Park Service, Bureau of Land Management*, and the *State* Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic, *cultural*, and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled.
- ~~j~~ l. Work with landowners to address concerns about privacy, liability, security, and trail maintenance.
- m. *Regional Urban, Regional Rural, and Regional Open Space trails should be designed so as to be compatible with the community contexts in which the trails are being sited.*



- n. *Driveway crossings by trails should be designed and surfaced in a manner compatible with multipurpose trails usage. Except for local, neighborhood-serving trails that are not intended as primary community linkages, select routes for trails that minimize driveway crossings.*
- o. *Benches, fencing, water fountains, trees and shading, landscape buffers, rest stops, restrooms, and other trail-related amenities shall be provided where appropriate.*
- p. *All trails along roadways shall be appropriately signed to identify safety hazards, and shall incorporate equestrian crossing signals, mileage markers, and other safety features, as appropriate.*
- q. *Information about the County's trail system shall be provided at the Riverside County Park and Open Space District and online in order to make the public aware of the County's trail system.*
- r. *Trails shall not be sited along sound walls, project boundary walls, and other walls that effectively obstruct visibility beyond the edge of a trail.*
- s. *All trail surfacing shall be appropriate to an array of users of the trail. Soft-surfaced trails shall have smooth, firm, slip-resistant surfacing.*
- t. *Use already available or disturbed land for trails wherever possible for new or extended trails.*
- u. *Use pervious pavement or bio-swales along paved trails to assist in maintaining water quality.*
- v. *Coordinate with local Native American tribes for any proposed trails under the mandates of "SB18" Traditional Tribal Places Law.*

~~C-16.7 C 16.8~~ **Require the installation (where appropriate and pursuant to County standards) of the appropriate styles of fencing along trail alignments that separate trails from road right-of-ways (ROWs), or where trails are located within road ROWs, that provide adequate separation from road traffic, in order to adequately provide for public safety. Examples of such fence types include simulated wood post and rail fencing constructed of PVC material, wood round post and rail, and wood-textured concrete post and rail fencing. ~~a simulated split rail fence with 2 to 3 rails constructed of white PVC material separating road rights of way from adjacent trail easements.~~**
(AI 3)

Bikeways

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

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



Class II - Provides a striped lane for one-way bike travel on a street or highway. Class II Bikeways, or bike lanes, are intended for preferential use by bicycles, and are provided for within the paved areas of roadways. Bike lane pavement striping and other markings, and bikeway signs are intended to promote an orderly flow of traffic by establishing demarcations between lanes designated for bicycles and lanes designated for motor vehicles. Bike lanes are one-way facilities that follow the flow of motor vehicle movement.

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

Class I Bike Path/Regional Trail (Combination Trail) This functions as a regional connector to link all of the major bodies of water in Western Riverside County and to provide the opportunity for long-distance users to take advantage of this system for long one-way or loop-type trips. This system may also take advantage of existing or planned Class I Bike Paths, Regional Trails, and/or Community Trails for several combinations of easements, connections, or links. Bicycles are also allowed on regional and community trails, which allow all types of non-motorized use. However, Class I bike paths, and Class II bike lanes, and Class III signed bike routes are designed for bicycle use only. As with non-motorized trails, a connected system of bikeways is needed to encourage this alternative transportation method among County residents.

Combination Class 1 Bikeway /Regional Trails

Combination Class 1 Bikeway/Regional Trails (Combination Trails) function as regional connectors linking together the urban and rural communities and major water bodies and Regional parks in the County and provide opportunities for long-distance users to take advantage of this system for long one-way or loop-type trips. This system also links together existing and planned Class I Bikeways, Regional Trails, and other types of trails to enhance County residents' access to the trail system.

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

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



Transportation Department through a Landscape and Lighting Maintenance District.

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

Policies:

- C 17.1 Develop Class I Bike Paths, Class II Bike Lanes and Class I Bike Paths/Regional Trails (Combo Trails) as shown in the Trails Plan (Figure C-7), to the design standards as outlined in the California Department of Transportation Highway Design Manual, *adopted County Design Guidelines (for communities that have them), the Riverside County Regional Park and Open Space Trails Standards Manual*, and other County Guidelines. (AI 34, 41)
- C 17.2 Require bicycle access between proposed developments and other parts of the County trail system through dedication of easements and construction of bicycle access ways.
- C 17.3 Ensure that the bikeway system incorporates the following:
 - a. Interconnection *throughout and between* ~~of~~ cities and unincorporated communities;
 - b. Provision of lanes to specific destinations such as state or county parks;
 - c. Provision for *recreational bicycle riding and* bicycle touring; and
 - d. Encouragement of bicycle commuting. *Encouragement of golf cart commuting within a community.*
 - e. *Connect bikeways to all urban transit centers and systems (bus stops and Metrolink stations).*
 - f. *Provide bicycle parking at transit stops and park-and-ride lots.*
- C 17.4 Ensure that alternative modes of motorized transportation, such as buses, trains, *taxi cabs*, etc., plan and provide for transportation of recreational and commuting bicyclists and bicycles on public transportation systems. *Coordinate with all transit operators to ensure that bicycle facilities are provided along and/or near all transit routes, whenever feasible. New land developments shall be required to provide bicycle facilities due to existing or future planned transit routes.*

Acquisition, Maintenance, and Funding of Multipurpose Trails *and Bikeways*

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

Policies:

- C 18.1 ACQUISITION (AI 33)
 - a. Promote public/private partnerships for trail acquisition.
 - b. *Seek ways to build a trail system affordably, and seek partners in doing so within a reasonable time frame, possibly in stages, to*



County of Riverside General Plan

DRAFT Circulation Element *December 22, 2011*

serve all trail communities, and upgrade the system of linkages/destinations.

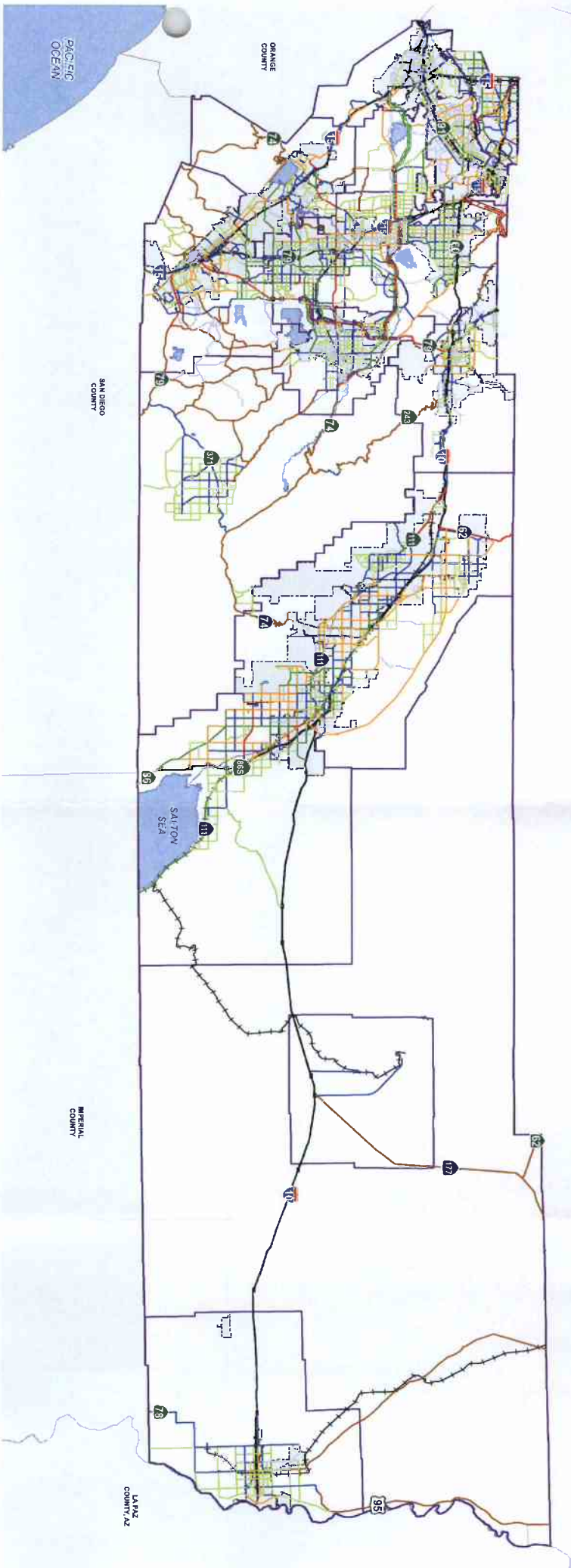
- b-c.* Determine which public and/or private agencies have *existing* easements ~~or existing~~, unused rights-of-way, which potentially could be incorporated as trail linkages throughout Riverside County. Such agencies may include the Riverside County Flood Control *and Water Conservation* District, *regional and local parks districts and transportation agencies*, various utility companies/districts, and Railroad companies, leverage – use roads, dirt roads, as trails routes, to foster partnerships, get the trails built and managed, etc.
- e-d.* Evaluate the potential use of private-landowner tax credits for acquiring necessary trail easements and/or rights-of-way. A system such as this would allow a landowner to dedicate an easement for trail purposes in exchange for having that portion of the property assessed as open-space instead of a higher land-use category.
- e.* *Seek to connect existing cul-de-sacs to each other, and to trail networks. In rare occasions, this may entail purchasing homes at the ends of streets, constructing the connections, and reselling the homes.*
- f.* *Wherever possible and to the extent consistent with overall trail system objectives, use trail designs and locations that minimize construction and maintenance costs.*

C 18.2 *MANAGEMENT AND MAINTENANCE*

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

C 18.3 *FUNDING*

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



Data Source: Riverside County Transportation

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

September 14, 2011



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or disclaimer as to the accuracy of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

CIRCULATION ELEMENT - PROPOSED

Figure C-1

Proposed Ordinance No. 348.4729

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

3 c. COMMERCIAL EQUESTRIAN ESTABLISHMENT. An equestrian facility
4 with one or more incidental commercial uses, such as a petting zoo, polo-grounds,
5 ~~western style store, restaurant, rodeo arena or special occasion facility that~~
6 contains a minimum of twenty (20) enclosed stalls ~~for that is used to~~ boarding
7 horses in return for compensation.

Comment [SPC1]: Clarification by the Planning Department

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

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

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

Comment [MC2]: Clarification by the Planning Department

Comment [MC3]: Clarification by the Planning Department

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

- 1 h. DELICATESSEN. A small facility that offers such food items as, but not limited
2 to, made to order sandwiches, salads, cheese plates and a variety of beverages in
3 return for compensation.
- 4 i. EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses, donkeys,
5 mules and ponies are kept, sheltered, trained, nursed, or boarded in return for
6 compensation. An equestrian establishment may include enclosed stalls, shelters,
7 arenas, paddocks, pens, as well as associated appurtenant structures or buildings,
8 including but not limited to, barns, tack sheds, washing stations, hot walkers or
9 other equestrian exercise equipment storage areas, equestrian training schools,
10 small-scale animal hospitals, feed storage facilities, covered forage/hay storage
11 areas, equestrian trail riding areas and equestrian trailer parking areas.
- 12 j. EQUESTRIAN LAND. A fenced-in open area that is actively managed to
13 control weeds and used for, but not limited to, grazing of equestrians or other
14 livestock, equestrian holding areas, open corrals, exercise areas, riding area, or
15 equestrian racing rings. Buildings shall not be allowed in such open area.
- 16 k. EQUESTRIAN SHOW FACILITY. A facility that holds a maximum of one
17 hundred (100) people, which provides a venue for judged exhibition events,
18 training events, competition of horses or equestrian sport activities.
- 19 l. GUEST ROOM. A lodging room with bathroom access, which accommodates
20 one or two persons and contains basic furniture, such as one or two beds,
21 nightstands, dresser, desk, chair, wardrobe or built in closet and a television.
- 22 m. GUEST SUITES. A guest room with only one access that accommodates a
23 maximum of four persons and contains one bedroom, additional living space,
24 luxury bathroom, closet and may include a kitchenette per guest room. Cooking
25 provisions such as a stove, microwave or grill, are prohibited in the guest suite.
- 26 n. HOTEL. A lodging facility with more than 20 guest rooms or guest suites, which
27 provides lodging and breakfast for temporary overnight occupants, in return for
28 compensation. In addition to a main kitchen, a hotel may have one kitchenette per

Comment [MC6]: Clarification by the Planning Department

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

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

6 p. KITCHENETTE. An area that may include a small counter, cabinets and mini
7 refrigerator used for providing food and drinks for non-monetary consumption to
8 guests. Cooking provisions such as a stove, microwave or grill, are prohibited in
9 the Kitchenette.

Comment [MCS]: Clarification by the Planning Department

10 q. LODGING FACILITIES. Bed and Breakfast Inns, Country-inns, Hotels and
11 Resorts.

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

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

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

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

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

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

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

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

18 z. WINE CLUB ACTIVITY. A social gathering held at a Commercial Winery where
19 its wine club members receive their membership wine and may participate in wine
20 tasting and purchase additional wine products. Attendance is limited to wine club
21 members and their guests.

22 ~~z-aa. WINE CLUB EVENT.~~ A social gathering promoted by a Commercial Winery held
23 in its facility exclusively for its wine club members and their guests.

24 ~~aa-bb. WINE SAMPLING ROOM.~~ A permanent building use located within a
25 commercial winery where visitors taste wine in return for monetary compensation.

26 ~~bb-cc.~~

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

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

Comment [MPC6]: Clarification by the Planning Department

Comment [MPC7]: Planning Commission recommendation

Comment [MPC8]: Planning Commission recommendation

Comment [MPC9]: Clarification by the Planning Department

1 a. ALLOWED USES:

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

1 machinery is allowed as an accessory use to the farm or equestrian
2 land.

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

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

- 14 (1) In addition to the principal dwelling, a one-family dwelling may be
15 permitted for each ten (10) acres of a farm in accordance with
16 ~~Section 14.96.a.(11) herein, including mobile homes on permanent~~
17 ~~foundations. The total number of such additional dwellings for any~~
18 ~~farm shall not exceed four.~~

Comment [MC10]: Clarification by the Planning Department

- 19 (2) A temporary stand for the display and sale of agricultural products of
20 any authorized use that are produced on contiguous lots owned or
21 leased by the owner or occupant of the premises. The duration of
22 sales from the temporary stand shall not exceed a period of three
23 continuous months or a total of six months during any calendar year.
24 The stand shall not exceed 300 square feet and shall not include any
25 permanent building or structure. Off-street parking shall be
26 provided as required in Section 18.12 of Ordinance No. 348, except
27 that no paving shall be required.
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- (3) Production Winery only in conjunction with an established on-site vineyard and on a parcel no less than five (5) acres but no more than ten (10) gross acres.
- (4) Commercial Winery, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres.
- (5) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum gross parcel size of ten (10) acres:
 - a. Wine sampling room;
 - b. Wine Club Activities;
 - b-c. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event;
 - d. Retail wine sales;
 - e. Gift sales; and
 - f. Delicatessen
- (6) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum gross parcel size of twenty (20) acre:
 - a. Wine sampling room;
 - b. Retail wine sales;
 - c. Gift sales;
 - d. Wine Club Activities;
 - e. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event;
 - f. Special occasion facility;
 - g. Bed and Breakfast Inn;
 - h. Country Inn;
 - i. Hotel;

Comment [MC11]: Planning Commission recommendation

Comment [MC12]: Planning Commission recommendation

Comment [SPC13]: Planning Commission recommendation

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~~h.j.~~ Spa or professional culinary academy in conjunction with hotel; and

~~i.k.~~ Delicatessen or restaurant; drive-thru restaurants shall not be permitted.

c. **CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.** Any permit that is granted shall be subject to such conditions as

shall be necessary to protect the health, safety or general welfare of the community.

The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance:

(1) Farm employee housing.

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

a. Wine sampling room;

b. Retail wine sales;

c. Gift sales;

d. Wine Club Activities;

e. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event.

~~d.f.~~ Special occasion facility;

~~e.g.~~ Resort;

~~f.h.~~ Golf course in conjunction with resorts;

~~g.i.~~ Spa or professional culinary academy in conjunction with resorts; and

~~h.j.~~ Delicatessen or restaurant; drive-thru restaurants shall not be permitted.

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

Comment [MCL14]: Planning Commission recommendation

1 SECTION 14.93. AUTHORIZED USES. WINE COUNTRY - WINERY EXISTING
2 (WC-WE) ZONE.

3 a. ALLOWED USES for the ~~twenty-nine thirty twenty-eight 28 (2930)~~
4 existing wineries as set forth in Figure 4a of the Wine Country Policy Area
5 attached hereto:

Comment [MC15]: Clarification by the Planning
Department

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

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- (8) Future Farmers of America or 4-H projects.
- (9) The on-site outside storage of materials used in conjunction with a farm or equestrian land including irrigation equipment and farming machinery is allowed as an accessory use to the farm or equestrian land.
- (10) The on-site outside storage of material is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of six feet (6') and is allowed as an accessory use on lots one acre or larger provided the amount is limited to two hundred (200) square feet with a maximum height of six feet (6').

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

(1) In additional to the principal dwelling, a one-family dwelling may be permitted for dwelling for each ten (10) acres of a farm in accordance with Section 14.96.a (11) herein.

~~(1)~~(2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as

Comment (MC16): Clarification by the Planning Department

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

3 ~~(2)(3)~~ Production Winery only in conjunction with an established on-site
4 vineyard and on a parcel no less than five (5) acres but no more than
5 then (10) gross acres.

Comment [MC17]: Planning Commission
recommendation

6 ~~(3)(4)~~ The following appurtenant and limited incidental commercial uses,
7 only in conjunction with an established on-site vineyard and a
8 minimum parcel size of five (5) gross acres:

9 a. Bed and Breakfast Inn; and

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

12 ~~b.c. Cooking school in conjunction with a Bed and Breakfast Inn~~

Comment [MC18]: Clarification by the Planning
Department

13 ~~(4)(5)~~ The following appurtenant and limited incidental commercial uses,
14 only in conjunction with an established on-site vineyard and a
15 minimum parcel size of ten (10) gross acres:

16 a. Special Occasion Facility; or

17 b. Country Inn; and

18 c. ~~Spa only in and cooking school in~~ conjunction with a
19 Country Inn; and

20 ~~d. Cooking school only in conjunction with Country Inn~~

Comment [MPC19]: Clarification by the
Planning Department

21 ~~(4)(6)~~ The following appurtenant and incidental commercial uses, only in
22 conjunction with a Commercial Winery, an established on-site
23 vineyard, and a minimum parcel size of ten (10) gross acre:

24 a. Wine sampling room;

25 b. Retail wine sales;

26 c. Gift sales;

27 d. Wine Club Activities;
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e. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event.

Comment [MC20]: Planning Commission recommendation

d.f. Special occasion facility; and

e.g. Bed and breakfast inns; or

f.h. Restaurant; however, drive-thru restaurants shall not be permitted.

~~(6)~~(7) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum parcel size of fifteen (15) gross acre:

a. Wine sampling room;

b. Retail wine sales;

c. Gift sales;

d. Wine Club Activities;

e. Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event.

Comment [MC21]: Planning Commission recommendation

d.f. Special occasion facility; and

e.g. Country-Inn; or

f.h. Restaurant; however, drive-thru restaurants shall not be permitted.

~~(7)~~(8) Farm employee housing

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

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

ZONE.

a. ALLOWED USES:

(1) **One-family dwelling.**

(2) **Cottage Inn.**

(3) **Cottage Industry.**

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- (4) Equestrian Establishment.
- (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance.
- (6) The grazing of sheep, goats or cattle where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days within any six-month period.
- (7) The noncommercial keeping, raising or boarding of horses, cattle, sheep, goats on lots 20,000 square feet or larger and 100 feet in width, provided they are not less than 50 feet from any dwelling unit other than a dwelling unit located on the same lot. ~~Up to two such animals may be kept on each 20,000 square foot up to one acre and two such animals for each additional acre. The number of such animals is not~~ to exceed five (5) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.
- (8) Farms or facilities for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in subsection a.(7) herein.
- (9) Future Farmers of America or 4-H projects.
- (10) The on-site outside storage of materials used in conjunction with a farm or equestrian land including irrigation equipment and farming

Comment [SPC22]: Clarification by the Planning Department

1 machinery is allowed as an accessory use to the farm or equestrian
2 use.

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

Comment [SPC23]: Clarification by the
Planning Department

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

- 15 (1) In addition to the principal dwelling, a one-family dwelling ~~for each~~
16 ~~may be permitted for each~~ ten (10) acres of a farm in accordance
17 with Section 14.96.a (11) herein. ~~including mobile homes on~~
18 ~~permanent foundations.~~ The total number of such additional
19 dwellings for any farm shall not exceed four.

Comment [SPC24]: Clarification by the
Planning Department

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

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- (3) Commercial Winery only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres.
- (4) The following appurtenant and incidental commercial uses, only in conjunction with a Commercial Winery, an established on-site vineyard, and a minimum parcel size of ten (10) gross acres:
 - a. Wine sampling room;
 - b. Retail wine sales;
 - c. Gift sales; and
 - d. Delicatessen
- (5) ~~Commercial Equestrian Establishment, only in conjunction with an established on-site equestrian land and a minimum parcel size of ten (10) gross acres~~
- (6) ~~A Commercial Equestrian Establishment that includes one or more of the~~ The following appurtenant and incidental equestrian uses only in conjunction with a ~~Commercial Equestrian Establishment, an~~ established on-site equestrian land, and a minimum parcel size of ten (10) gross acres:
 - a. Petting Zoo; and
 - b. Polo-grounds; ~~or~~and
 - c. ~~Horse Equestrian~~ show facility
- (7) ~~A Commercial Equestrian Establishment that includes one or more of the~~ The following appurtenant and incidental equestrian uses only in conjunction with a ~~Commercial Equestrian Establishment, an~~ established on-site equestrian land, and a minimum parcel size of twenty (20) gross acres:
 - a. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop, horse rental facility, and

Comment [MC25]: Clarification by the Planning Department
Comment [SPC26]: Clarification by the Planning Department

Comment [MC27]: Clarification by the Planning Department

Comment [SPC28]: Clarification by the Planning Department

b. Delicatessen or restaurant; drive thru restaurants shall not be permitted.

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

(1) Farm employee housing.

(2) ~~A Commercial Equestrian Establishment that includes a Special Occasion Facility only~~ —in conjunction with ~~a Commercial Equestrian Establishment~~, an established on-site equestrian land, and a minimum parcel size of hundred (100) gross acres.

Comment [SPC29]: Clarification by the Planning Department

(3) ~~A Commercial Equestrian Establishment that includes one or more of the~~ The following appurtenant and incidental equestrian uses only in conjunction with ~~a Commercial Equestrian Establishment~~, an established on-site equestrian land, and a minimum parcel size of fifty (50) gross acres:

Comment [SPC30]: Clarification by the Planning Department

a. Horse racing track or rodeo arena; and

b. ~~Large-scale animal hospital that provides that temporary~~ boarding facilities are established for the purposes of boarding sick or injured animals.

Comment [MC31]: Clarification by the Planning Department

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

ZONE.

a. **ALLOWED USES:**

(1) One-family dwelling.

(2) Cottage Inn.

(3) Cottage Industry.

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

Comment [SPCS2]: Clarification by the Planning Department

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

Comment [MC33]: Clarification by the Planning Department

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

(1) In addition to the principal dwelling, ~~a one-family dwelling may be permitted for each ten (10) acres of a farm in accordance with Section 14.96.a (11) herein, including mobile homes on permanent foundations for each ten (10) acres of a farm. The total number of such additional dwellings for any farm shall not exceed four.~~

Comment [MC34]: Clarification by the Planning Department

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

- 1 (3) Commercial Winery, only in conjunction with an established on-site
2 vineyard and a ~~minimum parcel~~ minimum parcel size of ten (10)
3 gross acres.
- 4 (4) The following appurtenant and incidental commercial uses, only in
5 conjunction with a Commercial Winery, an established on-site
6 vineyard, and a minimum parcel size of ten (10) gross acres:
- 7 a. Wine sampling room;
8 b. Retail wine sales; and
9 c. Gift sales
- 10 c. Clustered single family dwelling subdivision that complies with Ordinance
11 No. 460 and the development standards set forth in ~~section~~ Section 14.96.c.
12 herein.

Comment [MC35]: Clarification by the Planning Department

13 14.96. DEVELOPMENT STANDARDS

- 14 a. General Standards. The following standards shall apply to all uses and development
15 in the WC-E, WC-R, WC-W and WC-WE zones:
- 16 (1) Lots shall have a minimum average width of two hundred feet (200').
17 (2) Site layouts and building designs shall minimize noise impacts on
18 surrounding properties and comply with Ordinance No. 847.
19 (3) Drainage channels shall be constructed to avoid undermining or eroding the
20 roadbed.
21 (4) Curbs, gutters and streetlights shall be constructed in accordance with
22 Temecula Valley Wine Country Design Guidelines.
23 (5) Site layout and design shall be consistent with existing and planned
24 recreational trails and bike paths set forth in the Riverside County General
25 Plan and ~~the Temecula~~ the Temecula Valley Wine Country Design
26 Guidelines.
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- (6) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (7) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (8) 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.
- (9) On-site advertising signs shall be compatible with the rural atmosphere of the area and comply with all applicable County signage requirements.
- (10) Permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be located not less than fifty feet (50') from the boundaries of the property line except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
- (11) Additional one-family farm employee dwellings shall comply with all of the following:
 - a. Dwelling shall be located on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation.
 - b. Dwelling shall not be rented or offered for lease
 - c. Dwelling shall be located not less than fifty feet (50') from any property line, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road,

1 Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield
2 Stage Road, Calle Contento Road, Camino Del Vino Road, and
3 Highway 79 South where the minimum setback requirement shall be
4 one hundred feet (100').

5 d. Dwelling shall be screened from view at the front property line by
6 shrubs or trees.

7 e. Dwelling, sanitary facilities and utilities shall conform with all
8 requirements of law including the County Public Health Department
9 and Building and Safety Department.

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

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

18 ~~(2)~~ Except for clustered subdivisions, the minimum lot size shall be twenty
19 (20) gross acres in the in the WC-W, and WC-WE and WC-R Zones.

20 ~~(1)~~ —

21 ~~(2)(3)~~ Except for clustered subdivision, the minimum lot size shall be five (5)
22 gross acres in the WC-R Zone.

23 ~~(3)(4)~~ The minimum setback requirement for all buildings shall be fifty feet (50')
24 from the road right of way, except when the site is located next to Rancho
25 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba
26 Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road,
27 Calle Contento Road, Camino Del Vino Road, and Highway 79 South
28 where the minimum setback requirement shall be three hundred feet (300').

Comment [MC36]: Planning Commission recommendation

Comment [MC37]: Planning Commission recommendation

1 The minimum three hundred feet (300') setback requirement does not apply
2 when it makes a single lot undevelopable for a one family dwelling. In such
3 event, the minimum setback requirement shall be one-third of the residential
4 lot.

Comment [MC38]: Planning Commission recommendation

5 ~~(4)(5)~~ The rear and side setback shall be at a minimum equal to the building height
6 yard in all WC Zones, shall not be less than ten (10) feet.

Comment [MC39]: Planning Commission recommendation

7 ~~(5)(6)~~ The maximum height for a dwelling unit shall be thirty feet (30') except
8 where the project design incorporates terraced lotspads, then the maximum
9 height of the dwelling unit shall not exceed forty feet (40') when measured
10 from the lowest finished graded pad floor level.

Comment [MC40]: Planning Commission recommendation

11 ~~(6)(7)~~ All residential developments shall record a Right-to-Farm covenant,
12 pursuant to Ordinance No. 625 to protect the vineyard uses from residential
13 encroachment and conflicting land uses.

14 c. **Clustered Subdivision Development Standards**

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

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

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

22 ~~(3)(2)~~ The minimum lot size shall be one (1) gross acre.

Comment [MPC41]: This was moved by Planning Department to be included in the Tenacula Valley Wine Country Policy Area per the Planning Department

23 ~~(4)(3)~~ Prior to tentative approval of an applicable subdivision map, at least seventy
24 five percent (75%) of net project area shall be set-aside for planting
25 vineyards through production lots or deed restriction.

26 ~~(5)(4)~~ Fifty percent (50%) of the set-aside area shall be planted prior to issuance of
27 the building permit for the first dwelling unit and twenty five percent (25%)
28 prior to issuance of certificate of occupancy for the first dwelling unit.

1 ~~(6)(5)~~ A clustered development consisting of forty (40) acres or more shall
2 provide at least one (1) production lot

3 ~~(7)(6)~~ A production lot that provides 25 gross acres or more shall be allowed only
4 a Production Winery. Incidental commercial uses such as eating, living,
5 ~~lodging, lodging~~ or special occasion facilities shall not be allowed in
6 conjunction with the winery.

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

10 ~~(9)(8)~~ On-site improvements for clustered lots including, but not limited to, roads,
11 signage, parking, street furniture and exterior lighting shall be compatible
12 with the rural atmosphere of the area and comply with all applicable County
13 signage requirements.

14 ~~(10)(9)~~ On-site improvements for production lots and deed restrictions
15 ~~including restrictions including~~, but not limited to, lighting, ingress and
16 egress shall be limited to improvements necessary to maintain the
17 production lots and deed restrictions.

18 ~~(11)(10)~~ Clustered subdivisions shall include an established on-site vineyard
19 and comply with Ordinance No. 460.

20 d. —~~d.~~— Production Winery Standards. In addition to the General Standards, the
21 following standards shall apply to all Production Wineries in the WC zones:

22 (1) The minimum lot size shall be five (5) gross acres.

23 (2) ~~The rear and side setback shall be a minimum equal to four (4) times the~~
24 building height.

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

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

Comment [MC42]: Planning Commission
recommendation

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

- (1) The minimum lot size shall be ten (10) gross acres.
- (2) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. The remaining twenty-five percent (25%) of the vineyard shall be planted prior to issuance of certificate of occupancy or final inspection of the winery, whichever occurs first.
- (3) To achieve the seventy-five percent (75%) planting requirement, ten percent (10%) of the net project area may include the planting of olive trees and sixty -five percent (65%) of the net project area shall be planted in vineyards.
- (4) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (5) Prior to obtaining Certificate of Occupancy, A Commercial Winery shall obtain all applicable permits or licenses required by the California Department of Alcoholic Beverage Control.
- (6) The grapes utilized in wine production and retail wine sales shall meet the following minimum requirements: fifty percent (50%) shall be grown or raised on site and twenty-five percent (25%) shall be grown or raised in the Temecula Valley wine area Riverside County, except when:
 - a. An exemption from this requirement may be requested for the first three years from the permit's effective date.

Comment [MC43]: Clarification by the Planning Department

Comment [MC44]: Planning Commission recommendation

- b. An exemption from this requirement may be requested when the Board of Supervisors has declared an Agricultural Emergency for the Temecula Valley Wine Country Area. Such request shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may apply.
- c. Exemption requests shall be made on forms provided by the County Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in Ordinance No. 671.

~~(8)~~ A Commercial Winery shall produce at least fifty percent (50%) of its wine sold on-site.

Comment [MC45]: Planning Commission recommendation

~~(7)(9)~~ A Commercial Winery shall be at least fifteen hundred (1,500) square feet in size and with a capacity to produce at least 3,500 gallons of wine annually as determined by the County Agricultural Commissioner.

Comment [MC46]: Planning Commission recommendation

~~(8)(10)~~ A Commercial Winery with one or more high intensity commercial uses, including but not limited to, a Special Occasion Facility, restaurant or in conjunction with lodging facilities on twenty (20) to less than forty (40) gross acres shall be at least three thousand five hundred (3,500) square feet and shall have the capacity to produce at least 7,000 gallons of wine annually as determined by the County Agricultural Commissioner.

Comment [MC47]: Clarification by the Planning Department

Comment [MC48]: Planning Commission recommendation

~~(9)(11)~~ A Commercial Winery with one or more high intensity commercial uses, including, but not limited to, a Special Occasion Facility, restaurant or lodging in conjunction with lodging facilities on forty (40) gross acres or more shall be at least six thousand five hundred (6,500) square feet and shall have the capacity to produce at least fourteen thousand (14,000) gallons of wine annually as determined by the County Agricultural Commissioner.

Comment [MC49]: Clarification by the Planning Department

Comment [MC50]: Planning Commission recommendation

~~(10)(12)~~ Prior to issuance of the building permit for any incidental commercial uses, the Commercial Winery shall be constructed.

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~~(13)~~(13) Prior to issuance of certificate of occupancy for any incidental commercial uses, the Commercial Winery shall be operational.

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

~~(13)~~(15) The minimum setback requirement for all buildings shall be fifty feet (50') from the road right of way; except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the ~~the~~ minimum setback requirement shall be equal to four (4) times the building height measured from the lowest finished graded pad. ~~one hundred feet (100')~~.

Comment [SPCS1]: Planning Commission recommendation

~~(14)~~(16) The rear and side setback shall be at a minimum equal to four (4) times the building height.

Comment [MCS2]: Planning Commission recommendation

~~(15)~~(17) No building or structure shall exceed forty five-feet (45') in height, except where the project design incorporates terraced padlets, then the maximum height shall be fifty feet (50') when measured from the lowest finished graded pad. Such height limitation does not include architectural elements such as spires, minarets, chimneys or similar structures. Additionally, no building shall exceed two (2) habitable stories. ~~spires, minarets, chimneys or similar structures.~~

Comment [MCS3]: Planning Commission recommendation

Comment [MCS4]: Planning Commission recommendation

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

1 ~~(17)~~(19) Loading, trash, and service areas shall be screened by structures or
2 landscaping and shall be located and designed in such a manner as to
3 minimize noise and odor impacts to adjacent properties.

4 ~~(18)~~(20) Outside storage areas shall be screened from view by structures or
5 landscaping.

6 ~~(19)~~(21) All roof mounted mechanical equipment shall be screened from the
7 ground elevation view to a minimum sight distance of thirteen hundred
8 twenty feet (1,320').

9 c. Special Occasion Facility Standards. In addition to the General Standards, the following
10 standards shall apply to all special occasion facilities in the WC zones:

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

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

17 (3) The minimum setback requirement for all buildings shall be one hundred
18 feet (100') from the road right of way; except when the site is located next
19 to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks
20 Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield
21 Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79
22 South where the minimum setback shall be equal to four (4) times the
23 building height measured from the lowest graded pad. ~~three hundred feet~~
24 ~~(300')~~.

Comment [SPC55]: Planning Commission
recommendation

25 (4) The maximum height for a special occasion facility shall be thirty feet (30')
26 except where the project design incorporates terraced lots, then the
27 maximum height of the special occasion facility shall be forty feet (40')
28 when measured from the lowest finished graded pad floor level. Such

Comment [SPC56]: Planning Commission
recommendation

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height limitation does not include architectural elements such as spires, minarets, chimneys or similar structures.

Comment [MCS7]: Planning Commission recommendation

- (5) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (6) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- (7) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (8) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
- (9) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (10) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').

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

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

- 1 (2) The minimum lot size for a Bed and Breakfast in conjunction with an
2 established on-site vineyard in the WC-WE zone shall be five (5) gross
3 acres and ten (10) gross acres with a winery and established on-site
4 vineyard.
- 5 (3) The minimum lot size for a Country Inn in conjunction with an established
6 on-site vineyard in the WC-WE zone shall be ten (10) gross acres and
7 fifteen (15) gross acres with a winery and established on-site vineyard.
- 8 (4) The minimum lot size for resorts in conjunction with a winery and
9 established on-site vineyard in the WC-W zone shall be forty (40) gross
10 acres.
- 11 (5) A maximum of two (2) guest rooms per gross acre shall be permitted for a
12 lodging facility.
- 13 (6) Buildings and structures shall be designed in a rural, equestrian or wine
14 country theme consistent with the Temecula Valley Wine Country Design
15 Guidelines.
- 16 (7) The minimum setback requirement for all buildings shall be fifty feet (50');
17 from the road right of way, except when the site is located next to Rancho
18 California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba
19 Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road,
20 Calle Contento Road, Camino Del Vino Road, and Highway 79 South
21 where the minimum setback requirement shall be equal to four (4) times the
22 building height measured from the lowest graded pad. ~~one hundred feet~~
23 (100').
- 24 (8) The maximum height for Country-Inns, Hotels and Bed and Breakfasts shall
25 be thirty feet (30') except where the project design incorporates terraced
26 lots, then the maximum height shall be forty feet (40') when measured from
27 the lowest finished graded pad floor level. Such height limitation does not
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Comment [PNC58]: Planning Commission recommendation

Comment [PNC59]: Planning Commission recommendation

1 include architectural elements such as spires, minarets, chimneys or similar
2 structures.

Comment [MC66]: Planning Commission recommendation

- 3 (9) Resorts shall be a maximum of two (2) habitable stories high and shall not
4 exceed forty feet (40') in height, ~~except, except~~ where the project design
5 incorporates terraced lots, then the maximum height shall be fifty feet (50')
6 in height when measured from the lowest finished floor level graded pad.
7 Such height limitation does not include architectural elements such as
8 spires, minarets, chimneys or similar structures.

Comment [MC61]: Planning Department Clarification

Comment [MC62]: Planning Commission recommendation

Comment [MC63]: Planning Commission recommendation

- 9 (10) Loading, trash, and service areas shall be screened by structures or
10 landscaping and shall be located and designed in such a manner as to
11 minimize noise and odor impacts to adjacent properties.
- 12 (11) Automobile parking spaces shall comply with Section 18.12 of
13 ~~Ordinance of Ordinance~~ No. 348 and shall be consistent with the rural
14 standards of the Temecula Valley Wine Country Policy Area of the
15 Riverside County General Plan and the Temecula Valley Wine Country
16 Design Guidelines.
- 17 (12) Outside storage areas and the material therein shall be screened with
18 structures or landscaping.
- 19 (13) All roof mounted mechanical equipment shall be screened from the ground
20 elevation view to a minimum sight distance of thirteen hundred twenty feet
21 (1,320').

22 g. Commercial Equestrian Establishment Standards. In addition to the General Standards,
23 the following standards shall apply to all Commercial Equestrian Establishments in the

24 WC-E zone:

- 25 (1) The minimum lot size for a commercial equestrian establishment shall be
26 ten (10) gross acres.
- 27 (2) A commercial equestrian establishment shall have a minimum of twenty
28 (20) enclosed stalls.

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- (3) At least seventy-five percent (75%) of the net project area shall be set-aside for permanent equestrian lands prior to issuance of certificate of occupancy for the commercial equestrian establishment.
- (4) The minimum setback requirement for all buildings shall be fifty feet (50'); from the road right of way, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be equal to four (4) times the building height measured from the lowest finished graded pad. ~~one hundred feet (100')~~.
- (5) The maximum height of a building or structure shall be thirty feet (30') except where the project design incorporates terraced lots, then the maximum height shall be forty feet (40') when measured from the lowest finished graded pad, floor level. ~~Such height limitation does not include architectural elements such as spires, minarets, chimneys or similar structures.~~
- (6) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines and in a manner that provides a sanitary and healthful environment for the horses.
- (7) Enclosed commercial stalls shall provide a minimum of 12'x12' space per horse.
- (8) Outdoor corrals shall provide a minimum of 12'x12' space per horse or animal and may be partially covered.
- (9) Automobile parking spaces shall comply with Section 18.12 of this ordinance and shall be consistent with the rural standards of the Temecula

Comment [SPC84]: Planning Commission recommendation

Comment [SPC85]: Planning Commission recommendation

Comment [MC86]: Planning Commission recommendation

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Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

- (10) **Corrals, exercise rings, arenas, and any other disturbed soil area shall be regularly watered or otherwise treated to prevent the emanation of dust.**
- (11) **Manure disposal shall be managed to discourage breeding grounds for flies and pests.**
- (12) **If on-site composting can be achieved, the compost area shall be sited at least fifty feet (50') from waterways and hundred feet (100') from existing residential dwelling(s) or adjacent lot."**

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

**Proposed Temecula Valley Wine Country
Design Guidelines**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES



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

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