

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

513B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
February 25, 2014

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

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

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

Juan C. Perez  
TLMA Director/  
Interim Planning Director

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

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

|                             |                               |
|-----------------------------|-------------------------------|
| <b>SOURCE OF FUNDS:</b> N/A | <b>Budget Adjustment:</b> N/A |
|                             | <b>For Fiscal Year:</b> N/A.  |

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

APPROVE

BY:

Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: March 11, 2014  
xc: Planning, MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: GPA 936 1/28/14 District: 1, 2, 3, Agenda Number:  
#16.1/ GPA 1077-12/03/13#16.1-16.2 4, and 5

3-28

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

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

**February 25, 2014**

**PAGE: 2 of 5**

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

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

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

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

**BACKGROUND:**

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

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

**A. Summary:**

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

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

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

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

**February 25, 2014**

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

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

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

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

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

Next step for Project Implementation:

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

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

**February 25, 2014**

**PAGE: 4 of 5**

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

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

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

**B. Impact on Citizens and Businesses:**

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

**C. SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

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

**A. Summary:**

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

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

**February 25, 2014**

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**B. Impact on Citizens and Businesses:**

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

**C. SUPPLEMENTAL:**

**Additional Fiscal Information**

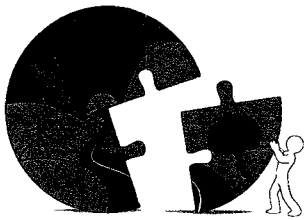
N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
TLMA Director/  
Interim Planning Director

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

3/11/14  
Date

[Signature]  
Initial

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
 P.O. Box 3044  4080 Lemon Street, 12th Floor  
 Sacramento, CA 95812-3044 P. O. Box 1409  38686 El Cerrito Road  
 County of Riverside County Clerk Riverside, CA 92502-1409 Palm Desert, CA 92201

Project Title/Case No.: General Plan Amendment No. 936/Change of Zone No. 7734/Conditional Use Permit No. 3642  
 Project Location: In the unincorporated area of Riverside County, more specifically located southerly Bonham Street, northerly side of Markham Street and easterly of Clark Street.

Project Description: The general plan amendment proposes to amend the foundation component and land use designation of the subject site from Rural Community : Low Density Residential to Community Development : Commercial Retail; the change of zone proposes to amend the zone classification from Rural Residential 1/2 min to General Commercial and Conditional Use Permit to allow improvements to an existing market with the sale of alcoholic beverage for off-premise consumption and a 1,785 sq.ft. retail building.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Ramuni, Inc. 21700 Markham Street Perris CA 92570

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (§15301, §15303, §15311)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

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

H.P. Kang 951-955-1888  
 County Contact Person Phone Number

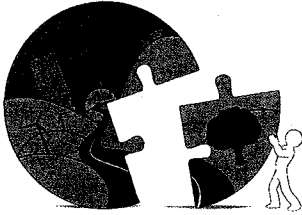
[Signature] Project Planner Title March 11, 2014 Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

3-28

MAR 11 2014

FOR COUNTY CLERK'S USE ONLY



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

3/11/14

Date

OE  
Initial

**Juan C. Perez**  
TLMA Director/  
Interim Planning Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Temecula Valley Wine Country Community Plan, General Plan Amendment (GPA) No. 1077, Zoning Ordinance Amendment No. 348.4729, Temecula Valley Wine Country Design Guidelines, Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Program Environmental Impact Report No. 524  
*Project Title/Case Numbers*

Phayvanh Nanthavongdouangsy 951-955-6573  
*County Contact Person Phone Number*

SCH No. 2009121076  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

County of Riverside TLMA-Planning Department 4080 Lemon St. 12<sup>th</sup> Floor Riverside Ca 92501-1409  
*Project Applicant Address*

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,005 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.  
*Project Location*

The proposed project is the development of a Temecula Valley Wine Country Community Plan, that will be used to ensure that the region develops in an orderly manner that maximizes the area's unique viniculture potential and associated entrepreneurial uses, while balancing the need to protect the area's existing equestrian and rural lifestyles. The project includes the following County actions: (1) Adoption of General Plan Amendment No. 1077 which adopts the Wine Country Community Plan and updates the existing Southwest Area Plan (SWAP) and other elements of the County General Plan, particularly the policies and boundaries related to the existing Citrus Vineyard and Valle de Los Caballos Policy Areas; (2) Zoning Ordinance Amendment No. 348.4729, adding new zoning classifications that implement the General Plan; and (3) Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and adopting the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 11, 2014, and has made the following determinations regarding that project:

1. The project will have a significant effect on the environment.
2. A Program Environmental Report was prepared and certified for this project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency;
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Program Environmental Impact Report No. 524 with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

TLMA Director / Interim Planning Director

Title

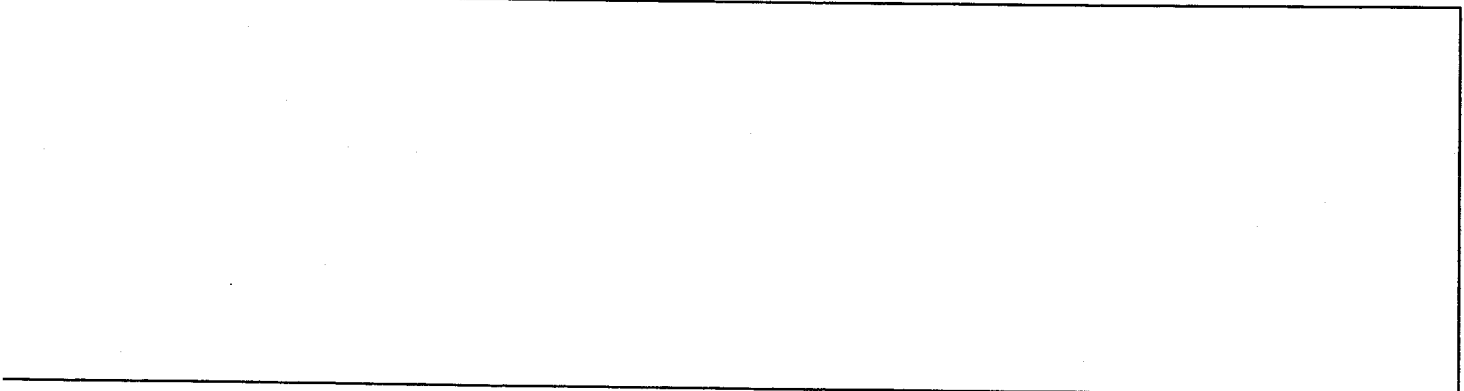
March 11, 2014

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

3-28  
MAR 11 2014

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1400921

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: COUNTY OF RIVERSIDE  
paid by: JV 0001661564 \$3,079.75  
CFG FOR WINE COUNTRY COMMUNITY PLAN  
paid towards: CFG06040 CALIF FISH & GAME: DOC FEE  
at parcel: 21420 MEMORY LN PERR  
appl type: CFG3

By ADANIELS Jan 30, 2014 13:08  
posting date Jan 30, 2014

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount     |
|--------------------|-------------------------|------------|
| 658353120100208100 | CF&G TRUST              | \$3,029.75 |
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00    |

Overpayments of less than \$5.00 will not be refunded!



PeopleSoft Financials  
**JOURNAL ENTRY DETAIL REPORT**

Page No. 1  
 Run Date 1/30/2014  
 Run Time 1:15:28 PM

**Prepared By:**  
 Aimee Daniels 5-6843  
 TLARC

Ledger Group: ACTUALS  
 Source: ONL  
 Reversal: N  
 Reversal Date:

Reference Number TLARC  
 Accounting Period 8  
 Fiscal Year: 2014  
 Operator ID: E203740

564  
 NG PAYING CFG06040 PER PHAYVANH  
 VONGDOUANGSY  
 1. HALIMAH, ELEONOR, PHAYVANH, REVENUE

| DeptID     | Prog | Class | Fy/Grant | Stat | Statistics Amt | Description              | Reference | Base Amount |
|------------|------|-------|----------|------|----------------|--------------------------|-----------|-------------|
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| 3120100000 |      |       | ZRWC9889 |      |                | PLANNING PAYING CFG06040 | R1400921  | 3,079.75    |
| 3120100000 |      |       | ZRWC9889 |      |                | PLANNING PAYING CFG06040 | R1400921  | 3,079.75    |
| 3120100000 |      |       | ZRWC9889 |      |                | PLANNING PAYING CFG06040 | R1400921  | -3,079.75   |

|                    |   |                          |          |                           |          |
|--------------------|---|--------------------------|----------|---------------------------|----------|
| <b>Total Lines</b> | 4 | <b>Total Base Debits</b> | 6,159.50 | <b>Total Base Credits</b> | 6,159.50 |
|--------------------|---|--------------------------|----------|---------------------------|----------|

**TLMA**  
 JAN 30 2014  
 APPROVED

**Attachment A:**

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Resolution No. 2014-040

Amending the Riverside County General Plan

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

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

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

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

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

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

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

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

1. The Project area is located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake located in the Third Supervisorial District, as shown on "Figure 4: Southwest Area Plan Proposed Overlay and Policy Areas" of exhibit entitled "Exhibit A: General Plan

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

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

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

19 3. The WCPA establishes the following three Wine Country Districts: Wine Country –  
20 Winery District, approximately 9,734 acres, Wine Country – Equestrian District,  
21 approximately 3,171 acres, and Wine Country – Residential District, approximately 5,005  
22 acres. The Amendment also includes the Winery District Overlay within the Wine  
23 Country – Winery District, which is a land use overlay covering approximately 112 acres.  
24 The Wine Country Districts and Winery District Overlay are shown on “Figure 4B:  
25 Temecula Valley Wine Country with Districts” of Exhibit A, and is incorporated by this  
26 reference. Also shown on Figure 4B, are 31 wineries that are on less than 20 gross acres  
27  
28

1 that have current land use entitlements and will be within the Wine Country – Winery  
2 Existing Zone pursuant to Ordinance No. 348.4729.

- 3 4. GPA01077 also amends the General Plan circulation network within the WCPA, updates  
4 “Figure 7: Southwest Area Plan Proposed Circulation” as included in Exhibit A,  
5 incorporated by this reference, and the Circulation Element “Figure C-1: Circulation  
6 Element Proposed” as included in Exhibit A, incorporated by this reference. The  
7 Amendment also updates the non-motorized transportation section of the Circulation  
8 Element, specifically policies C 15.1 through C 17.1 and C 17.3 through C18.3, as well as  
9 updates “Figure C-8: Trails Type Classification Details”, which are included in Exhibit A.
- 10 5. The Project does not change the zoning classifications on individual parcels. The Project  
11 only establishes land use development policies that implement the County’s goals of  
12 preserving and enhancing the viticulture potential, rural lifestyle and equestrian activities  
13 within this unique area of the County. The Project’s policies will help coordinate growth  
14 in a manner that avoids land use conflicts and implements the County’s vision to  
15 adequately provide supporting infrastructure to keep up with growth in the Project area.
- 16 6. The Project, as approved, does not apply to the two parcels owned by the Calvary Church  
17 Bible Fellowship (Calvary). There was much testimony during the public hearings  
18 regarding Calvary’s parcels. Concerns were voiced by existing residents, surrounding  
19 property owners and Calvary. Calvary intends to continue using its properties for religious  
20 exercise, and such use falls within the Religious Land Use and Institutionalized Persons  
21 Act (RLUIPA). Not applying the Project to Calvary’s parcels allows the County to ensure  
22 there is no violation of RLUIPA by maintaining existing land use policies and regulations  
23 to accommodate this religious exercise.
- 24 7. After considering all the competing interests presented during the public hearings, the  
25 Board made the reasonable accommodation to approve the Project, but not apply it to  
26 Calvary’s parcels. The two parcels owned by Calvary total approximately twenty (20)  
27 acres, while the Project’s policy area covers approximately 17,000 acres. Not applying the  
28

1 Project to Calvary's 20 acres allows Calvary to continue its legal uses on the parcels,  
2 which supports the surrounding community, while also allowing the County to achieve a  
3 balanced land use pattern that reduces land use inconsistencies and ensures appropriate  
4 infrastructure for traffic, water and sewer for the anticipated growth of the area. This  
5 furthers the County's vision to promote development and preservation of unique  
6 communities in which each community exhibits a special sense of place and quality of  
7 design.

- 8 8. Furthermore, removing 20 acres from the total 17,000 acres will not hinder the Project's  
9 purpose because there is still ample opportunity in the remaining acres for development  
10 that will preserve and expand winery and equestrian operations. Further, as Calvary's  
11 parcels will remain citrus/vineyard zoning, any future development on said parcels will  
12 require compliance with the 75% planting requirement. Therefore, future development on  
13 Calvary's parcels will be similar to development allowed under the Project and will further  
14 the County's goals of preserving the viticulture and rural lifestyle of the Project area.
- 15 9. Additionally, based on information and testimony provided in the public hearings, the  
16 Board agreed to remove approximately 200 other parcels from the Project as requested by  
17 the various property owners. These requests were unrelated to religious uses. Removing  
18 these parcels from the Project was based on their existing and designated land uses,  
19 topography, location within the Project's boundary and being located ideally for a Tourist  
20 Information Center or Park and Ride facility. Removing these parcels allows the County  
21 to balance land uses in the area while also fulfilling the Project's purpose which is to  
22 provide a blueprint for future growth in the area to ensure development enhances the  
23 quality of life for existing and future residents, while providing opportunities for continued  
24 preservation and expansion of winery and equestrian operations within the area.
- 25 10. This Amendment is associated with Ordinance No. 348.4729, Temecula Valley Wine  
26 Country Design Guidelines and Temecula Valley Wine Country Greenhouse Gas  
27  
28

1 Reduction Workbook, which were considered concurrently with GPA01077 at the public  
2 hearings before the Planning Commission and the Board of Supervisors.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20 26. Furthermore, the Amendment will not be detrimental to public health, safety, and welfare.  
21 27. Program Environmental Impact Report No. 524 was prepared to analyze GPA01077 and  
22 its related cases. A Mitigation Monitoring Plan and statement of overriding considerations  
23 were prepared and are specifically set forth in Board of Supervisors' Resolution No. 2014-  
24 044, which is incorporated herein by reference in its entirety.

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

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

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

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

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

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

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

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

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



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

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

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

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

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

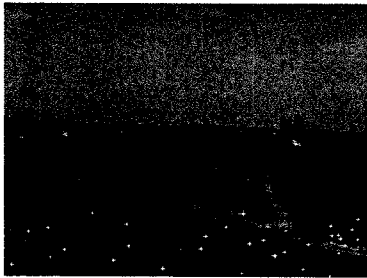


## Policy Areas

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

### POLICY AREAS

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



*A view of one of the Temecula Vineyards*



#### Temecula Valley Wine Country Policy Area

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

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

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



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

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

### **Wine Country – Winery District**

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

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

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

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

#### Winery District Overlay

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

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

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

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

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

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

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

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

#### Wine Country – Equestrian District

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



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

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

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

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

### **Wine Country – Residential District**

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

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

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

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

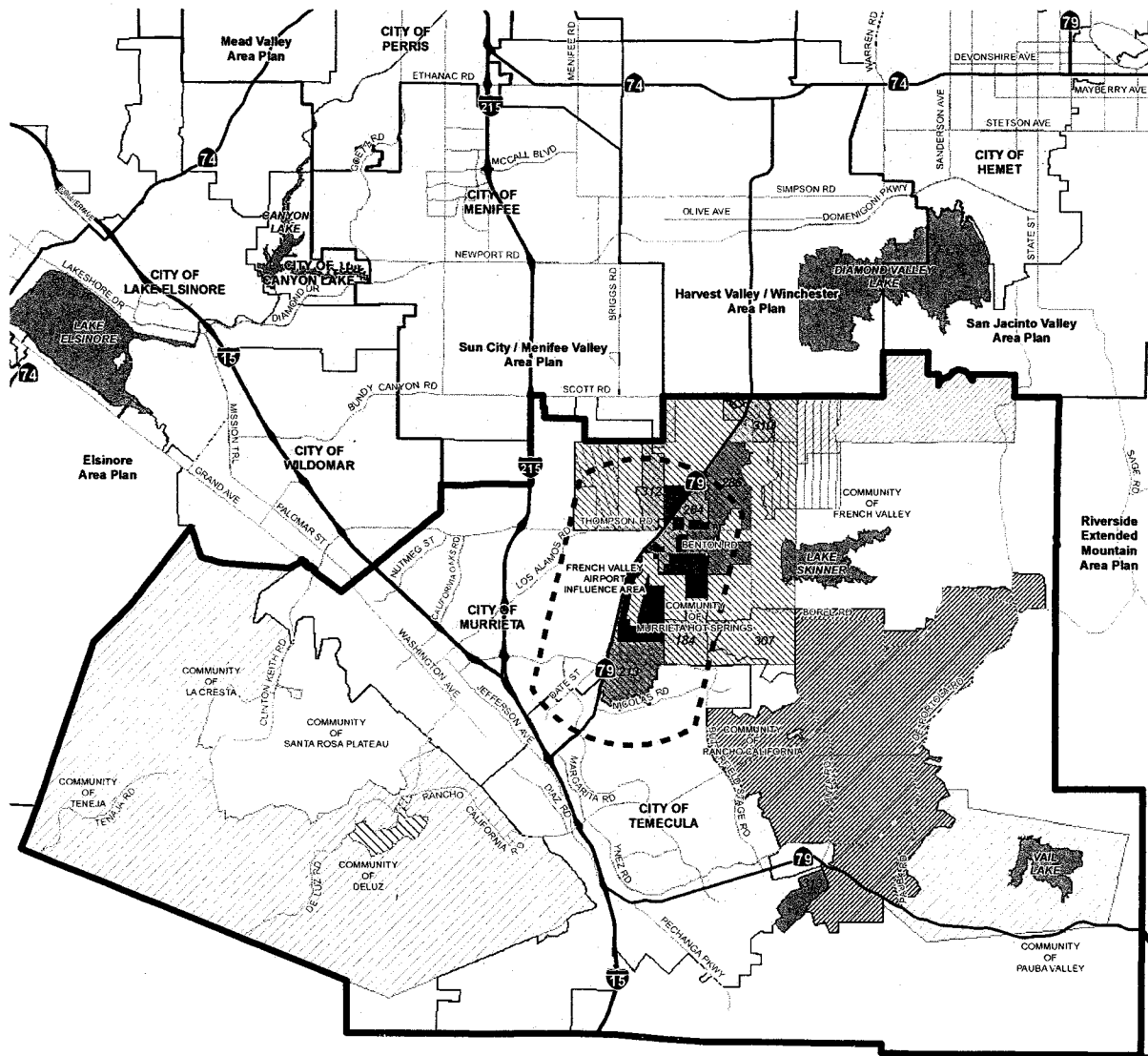


**Table 2: Statistical Summary of the Southwest Area Plan**

| LAND USE   | AREA           | STATISTICAL CALCULATIONS <sup>1</sup> |              |            |
|--|----------------|---------------------------------------|--------------|------------|
|  | Acreage        | Dwelling Units                        | Population   | Employment |
| <b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>  |                |                                       |              |            |
| <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> |                |                                       |              |            |
| <b>OVERLAYS &amp; POLICY AREAS</b>   |                |                                       |              |            |
| <b>OVERLAYS</b>  |                |                                       |              |            |
| Community Development Overlay  | 120            | 18                                    | 54           | 0          |
| Community Center Overlay   | 51             | 299                                   | 900          | 400        |
| Winery District Overlay  | 112            | 39                                    | 118          | 0          |
| Rural Village Overlay  | 0              | 0                                     | 0            | 0          |
| Rural Village Overlay Study Area   | 0              | 0                                     | 0            | 0          |
| Specific Community Development Designation Overlays  | 0              | 0                                     | 0            | 0          |
| <b>Total Area Subject to Overlay</b>   | <b>283</b>     | <b>356</b>                            | <b>1,072</b> | <b>400</b> |
| <b>POLICY AREAS</b>  |                |                                       |              |            |
| Highway 79   | 16,253         | ---                                   | ---          | ---        |
| Leon/Keller  | 162            | ---                                   | ---          | ---        |
| Specific Plan Required   | 483            | ---                                   | ---          | ---        |
| Diamond Valley Lake  | 5,025          | ---                                   | ---          | ---        |
| Section 25 & 36  | 964            | ---                                   | ---          | ---        |
| Temecula Valley Wine Country   | 17,910         | ---                                   | ---          | ---        |
| Santa Rosa Plateau   | 36,312         | ---                                   | ---          | ---        |
| Walker Basin   | 571            | ---                                   | ---          | ---        |
| Vail Lake  | 8,069          | ---                                   | ---          | ---        |
| North Skinner  | 2,237          | ---                                   | ---          | ---        |
| French Valley Airport Influence Area   | 14,596         | ---                                   | ---          | ---        |
| Keller Road South Side   | 20             | ---                                   | ---          | ---        |
| <b>Total Area Within Policy Areas</b>  | <b>102,602</b> |                                       |              |            |
| <b>TOTAL AREA WITHIN SUPPLEMENTALS</b>   | <b>102,885</b> |                                       |              |            |

**NOTES:**

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



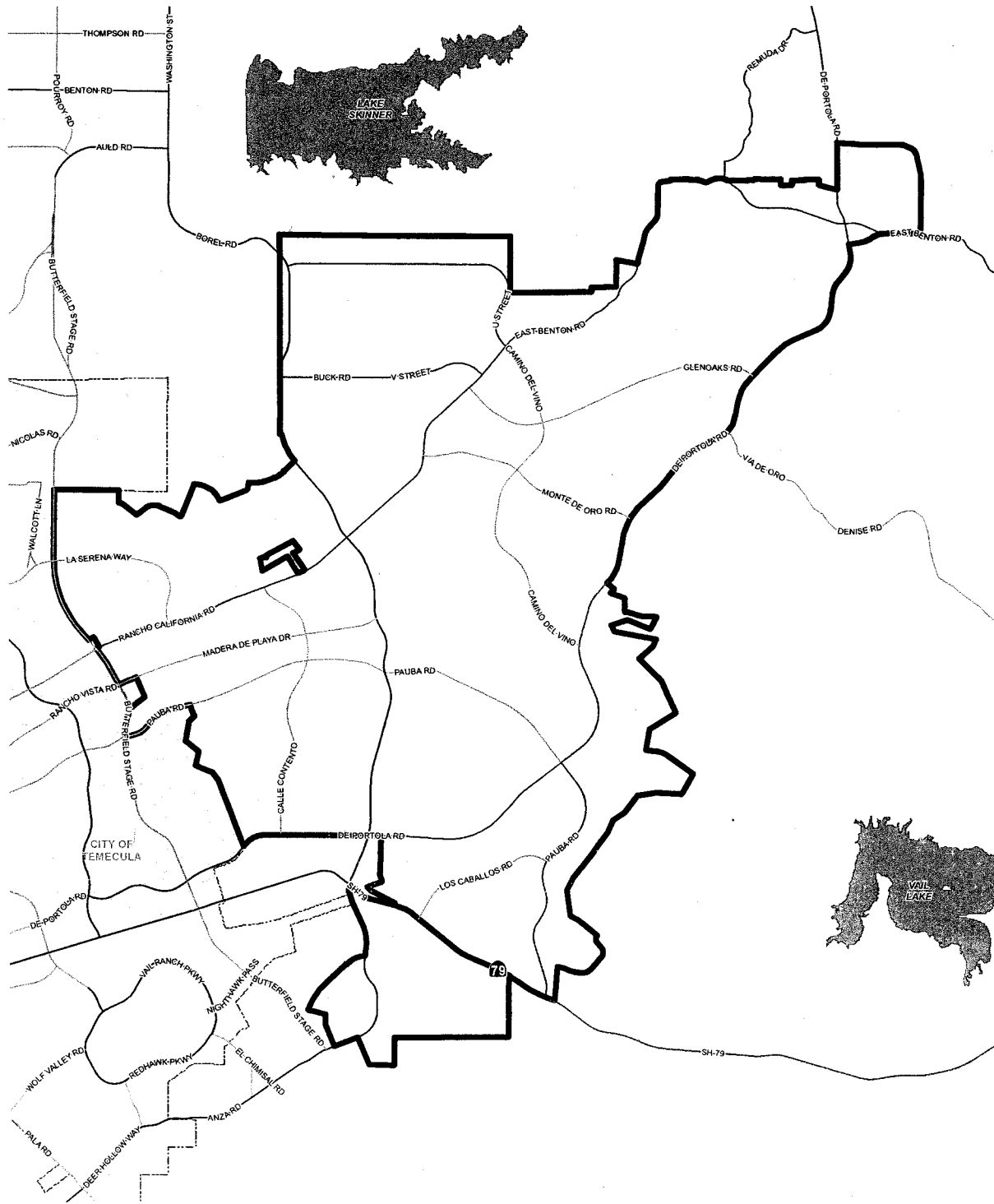
Data Source: Riverside County

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

Figure 4







Data Source: Riverside County 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
- Wine Country Community Plan Project Boundary
- City Boundary
- Waterbodies

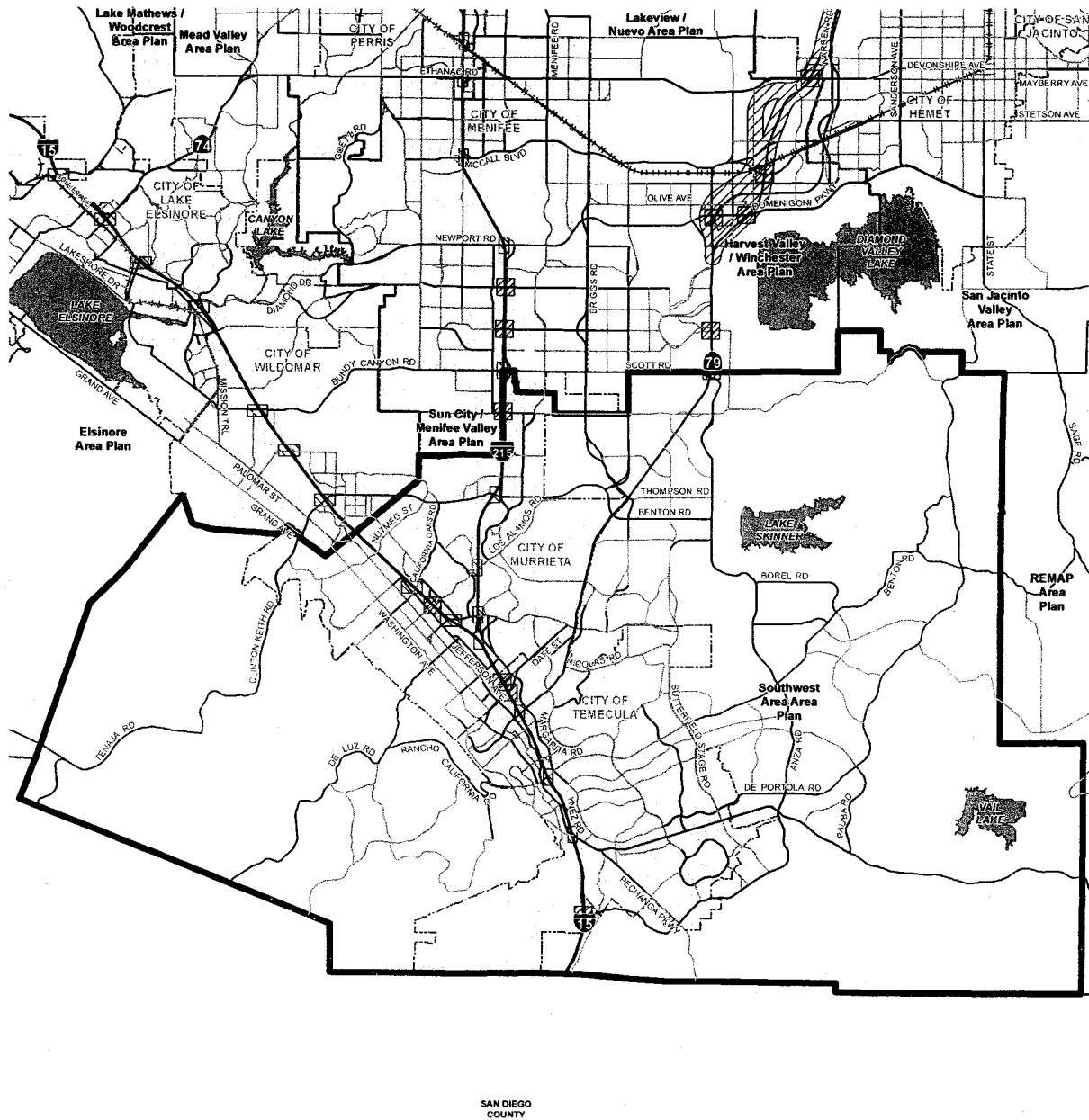
September 12, 2011

Miles

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**TEMECULA VALLEY**  
**WINE COUNTRY**  
**CIRCULATION**



SAN DIEGO COUNTY

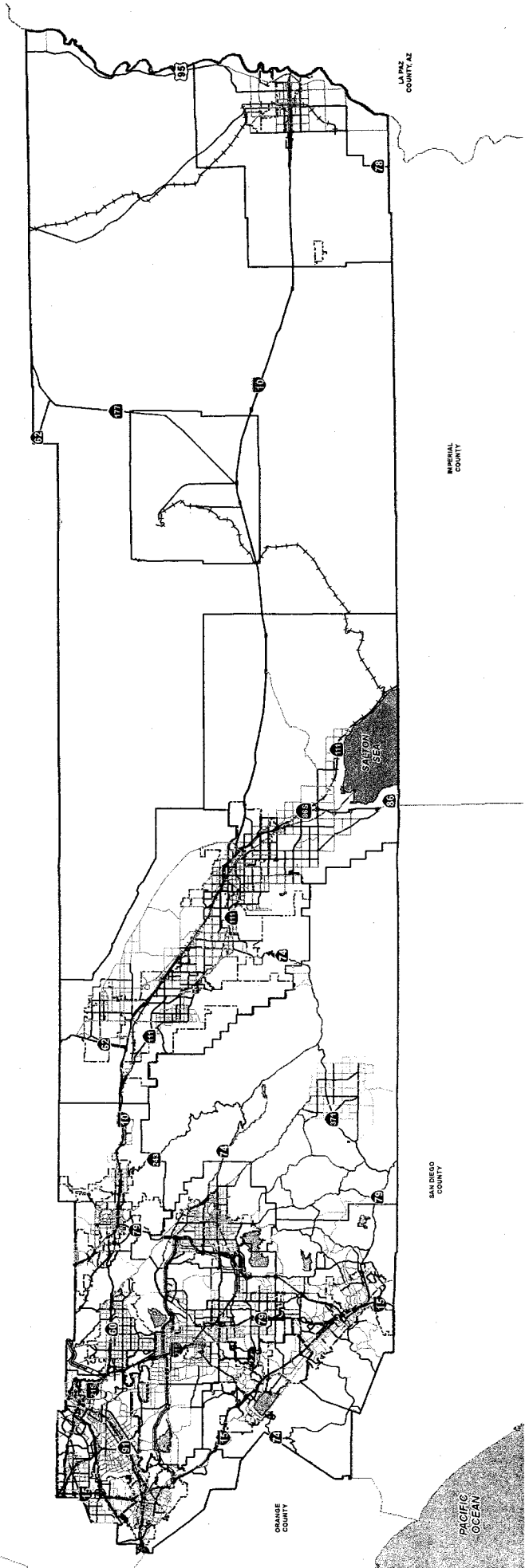
Data Source: Riverside County Transportation

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

Figure 7

LOS ANGELES COUNTY

SAN BERNARDINO COUNTY



Data Source: Riverside County Transportation

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



September 14, 2011



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### CIRCULATION ELEMENT -

Figure C-1



## NON-MOTORIZED TRANSPORTATION

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

### Policies:

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



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

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

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

## Multipurpose Recreational Trails

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

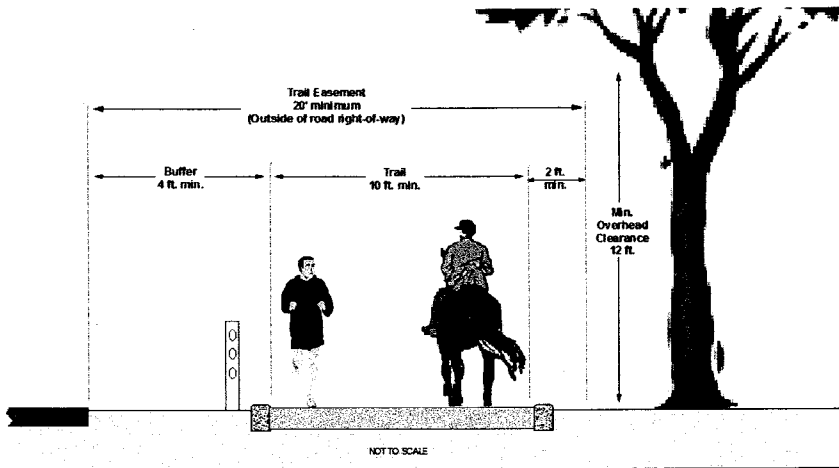
Design Guidelines have been developed for several of the County's communities, and more may be adopted in the future. The Mecca, Thermal, Vista Santa Rosa, Bermuda Dunes, Desert Edge, Lakeview/Nuevo, and Temecula Valley Wine Country Design Guidelines each contain some trail development standards that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

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

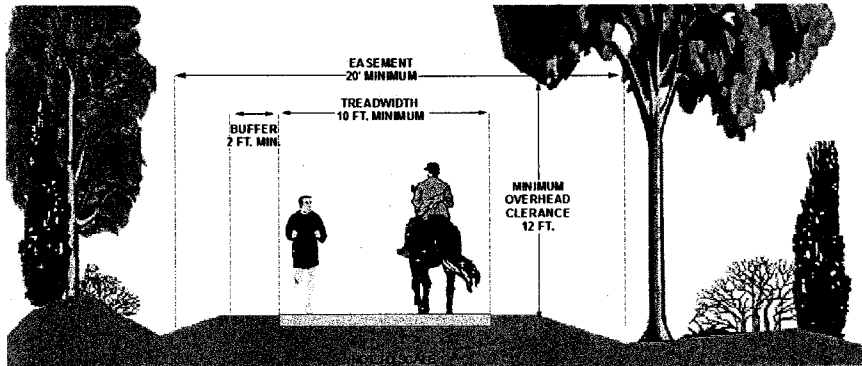


See also the Land Use  
Element, Circulation Section, for  
additional policies

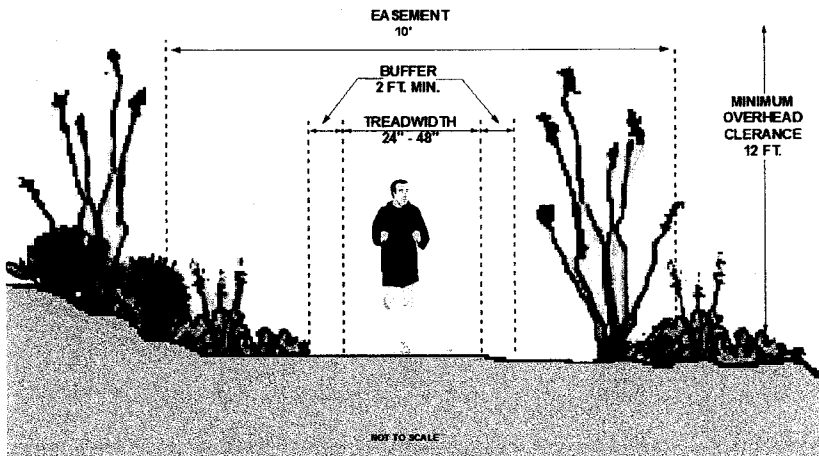
**Figure C- 8 Trails Types Classification Details**



**REGIONAL TRAIL - IN URBAN AREAS**



**REGIONAL TRAIL - IN RURAL AREAS**

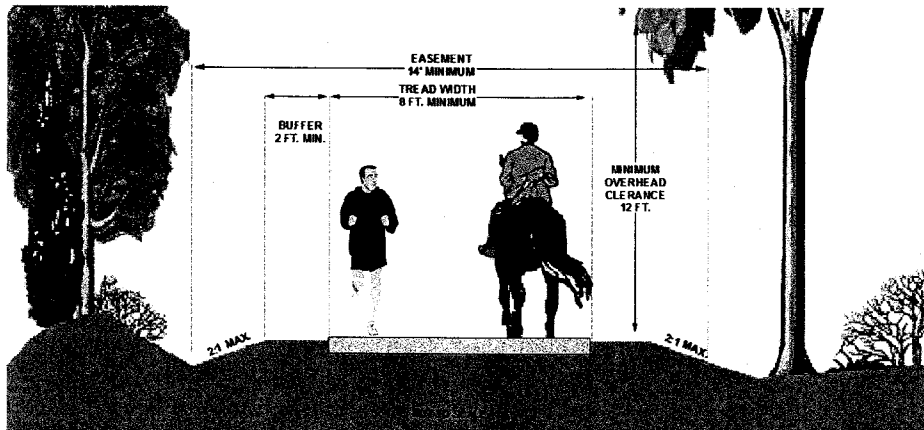


**REGIONAL TRAIL - IN OPEN-SPACE AREAS**

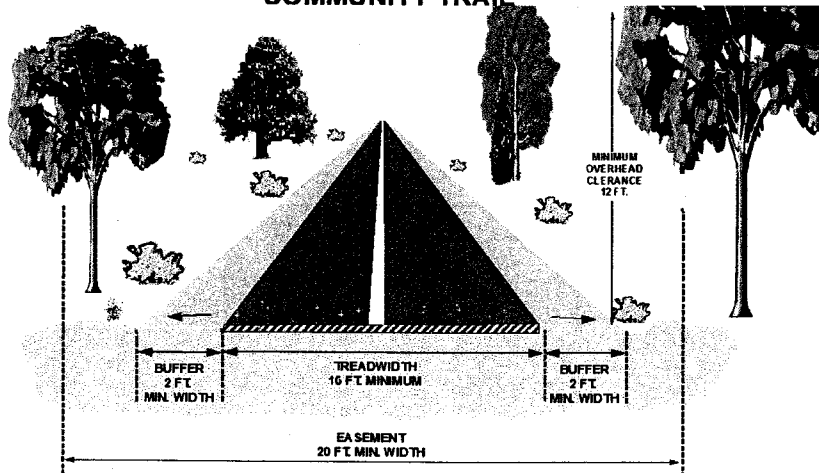




# County of Riverside General Plan Circulation Element – GPA No. 1077

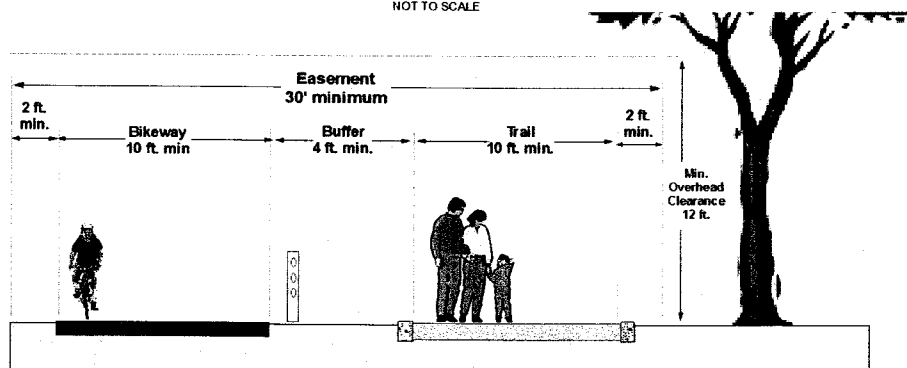


## COMMUNITY TRAIL



## CLASS I BIKEWAY

NOT TO SCALE



NOT TO SCALE

## CLASS I BIKEWAY/REGIONAL TRAIL - IN URBAN AREAS



### Policies:

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



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

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

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

## **Bikeways**

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

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

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



## County of Riverside General Plan

### Circulation Element – GPA No. 1077

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

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

### Combination Class 1 Bikeway /Regional Trails

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

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

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

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

#### Policies:

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

- C 17.2 Require bicycle access between proposed developments and other parts of the County trail system through dedication of easements and construction of bicycle access ways.
- C 17.3 Ensure that the bikeway system incorporates the following:
  - a. Interconnection throughout and between of cities and unincorporated communities;
  - b. Provision of lanes to specific destinations such as state or county parks;
  - c. Provision for recreational bicycle riding and bicycle touring; and
  - d. Encouragement of bicycle commuting.
  - e. Encouragement of golf cart commuting within a community.
  - f. Connect bikeways to all urban transit centers and systems (bus stops and Metrolink stations).
  - g. Provide bicycle parking at transit stops and park-and-ride lots.
- C 17.4 Ensure that alternative modes of motorized transportation, such as buses, trains, taxi cabs, etc., plan and provide for transportation of recreational and commuting bicyclists and bicycles on public transportation systems. Coordinate with all transit operators to ensure that bicycle facilities are provided along and/or near all transit routes, whenever feasible. New land developments shall be required to provide bicycle facilities due to existing or future planned transit routes.

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

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

### **Policies:**

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## County of Riverside General Plan

### Circulation Element – GPA No. 1077

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

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

#### C 18.2 MANAGEMENT AND MAINTENANCE

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

#### C 18.3 FUNDING

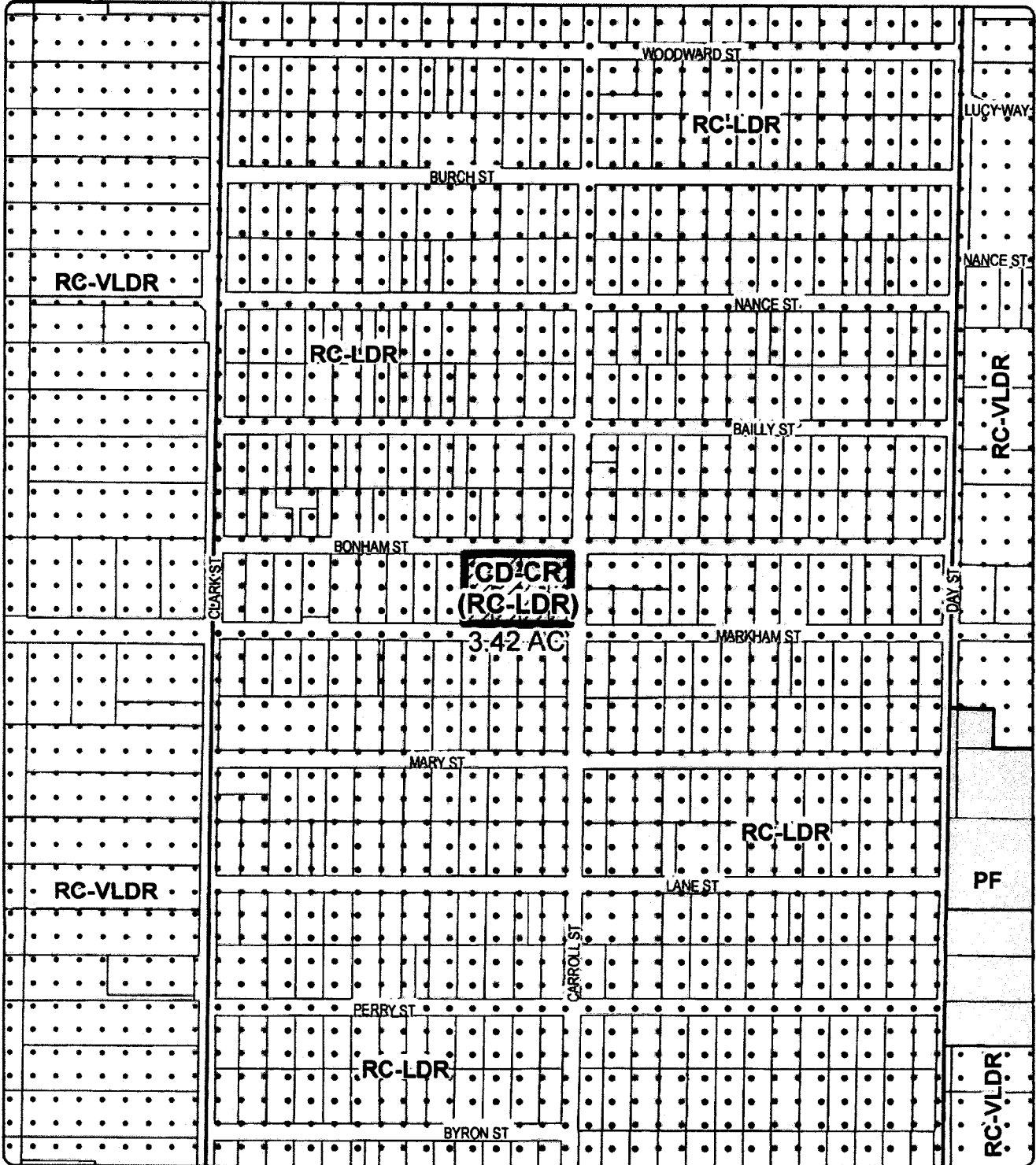
- a. Solicit all possible sources of funding to plan, acquire, and construct recreational trails. Sources can include, but not be limited to, development mitigation fees, private foundation grants, and/or funds/assessments from local, regional, State, and Federal government entities. (AI 36, 37)
- b.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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Jeffries  
District 1

**CZ07734 GPA00936 CUP03642**  
**PROPOSED GENERAL PLAN**

Date Drawn: 10/09/2013  
Exhibit 6



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

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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8777 (Eastern County) or website at <http://www.ltrm.ca.gov/riverside.ca.gov/index.html>.





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1 z. WINE CLUB ACTIVITY. A social occasion in which wine club members  
2 come to pick up their membership wine bottles, at which time they may  
3 engage in wine tasting and further purchase of wine and wine products.  
4 Attendance is limited to wine club members and their guests.
- 5 aa. WINE CLUB EVENT. A social occasion held by Class II, Class III,  
6 Class IV, Class V and Class VI wineries for wine club members and their  
7 guests.
- 8 bb. WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
9 guest suites, which provides lodging and meals for temporary overnight  
10 occupants, in return for compensation. Cooking provisions, such as a stove,  
11 oven or grill, are prohibited in guest rooms, guest suites, adjoining patios,  
12 balconies, and decks.
- 13 cc. WINE COUNTRY RESORT. A facility that provides food and lodging  
14 to transient visitors in which the guest rooms or guest suites are within a  
15 conventional hotel building(s) or in detached units. Such facility may  
16 provide additional commercial and recreational uses such as spas,  
17 amphitheatres, conference rooms, golf-courses, daytime driving ranges and  
18 banquet-halls for the convenience of the wine country resort guests.
- 19 dd. WINE TASTING AREA. A permanent area associated with a winery  
20 where visitors taste wine.
- 21 ee. WINEGROWERS TRADE ASSOCIATION EVENT. A fundraising  
22 effort conducted by one or several member wineries of a local winegrowers  
23 trade association, including but not limited to, region-wide barrel tastings,  
24 where food and wine samplings are provided to participants.
- 25 ff. WINERY. An agricultural facility designed and used to crush, ferment,  
26 distill and process grapes into wine or wine related product.  
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1 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)

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

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

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

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

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

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

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

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

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

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

3 (4) Class I and II winery.

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

7 (1) Farm labor camp.

8 (2) Class V and VI winery.

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

11 SECTION 14.93. DEVELOPMENT STANDARDS.

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

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

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

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

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

26 a. The minimum front setback for buildings and structures shall  
27 be fifty feet (50') from the property line.  
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- b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
- c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.
- d. The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
- e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
- f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one

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

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

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

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

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

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

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

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

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

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

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

- 1 (12) All exterior lighting shall comply with applicable requirements of  
2 Ordinance Nos. 655 and 915.
- 3 (13) All exterior lighting, including spotlights, floodlights, electric  
4 reflectors and other means of illumination for signs, structures,  
5 landscaping, parking, loading, unloading and similar areas, shall be  
6 focused, directed, and arranged to prevent glare and direct  
7 illumination of streets or adjoining properties.
- 8 (14) On-site advertising signs shall be consistent with Temecula Valley  
9 Wine Country Design Guidelines and comply with all applicable  
10 County signage requirements.
- 11 (15) All residential developments shall record a Right-to-Farm covenant,  
12 pursuant to Ordinance No. 625 to protect the vineyard uses from  
13 residential encroachment and conflicting land uses.

14 b. Wine Country Clustered Subdivision Development Standards

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

- 17 (1) Site layout and design shall be consistent with the Temecula Valley  
18 Wine Country Design Guidelines to maximize unique site  
19 characteristics including, but not limited to, the natural topography,  
20 scenic vistas, soil quality and drainage patterns.
- 21 (2) The minimum residential lot size shall be one (1) gross acre.
- 22 (3) Prior to tentative approval of an applicable subdivision map, at least  
23 seventy five percent (75%) of net project area shall be set-aside for  
24 planting vineyards through production lots or deed restriction.
- 25 (4) Fifty percent (50%) of the set-aside area shall be planted prior to  
26 issuance of the building permit for the first dwelling unit and the  
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1 remaining twenty five percent (25%) prior to final inspection for the  
2 first dwelling unit.

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

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

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

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

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

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

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

24 (1) Buildings and structures shall be designed in a rural, equestrian or  
25 wine country theme consistent with the Temecula Valley Wine  
26 Country Design Guidelines.  
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- (2) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- (3) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (4) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (5) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
- (6) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (7) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26 (10) A Class I Winery shall be less than 1,501 square feet in size.  
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- 1 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
2 feet in size and shall produce at least three thousand five hundred  
3 (3,500) gallons of wine annually as determined by the County  
4 Agricultural Commission.
- 5 (12) A Class V Winery shall be at least three thousand (3,000) square  
6 feet and shall produce at least seven thousand (7,000) gallons of  
7 wine annually as determined by the County Agricultural  
8 Commissioner.
- 9 (13) A Class VI Winery shall be at least six thousand (6,000) square feet  
10 and shall produce at least fourteen thousand (14,000) gallons of  
11 wine annually as determined by the County Agricultural  
12 Commissioner.
- 13 (14) Prior to the issuance of a building permit for any incidental  
14 commercial use, the winery shall be constructed.
- 15 (15) Prior to the issuance of a certificate of occupancy for any incidental  
16 commercial use, the winery shall be operational.
- 17 (16) Buildings and structures shall be designed in a rural, equestrian or  
18 wine country theme consistent with the Temecula Valley Wine  
19 Country Design Guidelines.
- 20 (17) Automobile parking spaces shall comply with Section 18.12 of  
21 Ordinance No. 348 and shall be consistent with the rural standards  
22 of the Temecula Valley Wine Country Policy Area of the Riverside  
23 County General Plan and the Temecula Valley Wine Country  
24 Design Guidelines.
- 25 (18) Loading, trash, and service areas shall be screened by structures or  
26 landscaping and shall be located and designed in such a manner as  
27 to minimize noise and odor impacts to adjacent properties.  
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1 (19) Outside storage areas shall be screened from view by structures or  
2 landscaping.

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

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

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

10 (1) One-family dwelling.

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

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

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

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

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

18 (7) Outside storage of materials, such as irrigation equipment and  
19 farming machinery, is allowed as an accessory use with no limit  
20 provided the materials are used in conjunction with a farm.  
21 Otherwise, the outside storage of materials is allowed as an  
22 accessory use on lots smaller than one-half acre provided the  
23 amount is limited to 100 square feet with a maximum height of six  
24 feet and is allowed as an accessory use on lots one-half acre or  
25 larger provided the amount is limited to 200 square feet with a  
26 maximum height of six feet.  
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1                   b.     CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The  
2 following uses are permitted provided a plot plan has first been approved  
3 pursuant to Section 18.30 of this ordinance.

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

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

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

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

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

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

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

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

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

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

23 (1) Farm Labor Camp

24 SECTION 14.95. DEVELOPMENT STANDARDS.

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

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

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

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

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

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

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

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

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

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

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

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

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

6 (6) HEIGHT.

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

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

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

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

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

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

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

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

- (3) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (4) No amplified sound shall be permitted, except when an exception to Ordinance No. 847 has been applied for and approved.
- (5) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
- (6) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (7) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').

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

- (1) A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility.
- (2) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (3) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

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

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

- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to

1 meet the above planting requirement shall have a minimum average  
2 density of 100 olive trees per acre.

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

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

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

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

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

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

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

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

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

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

22 ZONE.

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

- 24 (1) One-family dwelling.
- 25 (2) Cottage Industry provided activities are limited to knitting, basket
- 26 making, sewing, quilting, pottery, scrap booking and cooking
- 27 classes or services; no more than one full-time employee engages in
- 28

1 cottage industry activities on site at any one time; no more than 10  
2 customers visit the site at any given time; no customer lodging  
3 occurs on site without an approved Cottage Inn.

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

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

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

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

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

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

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

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

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

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

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

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

- 18 a) The dwelling is not rented or offered for lease.
  - 19 b) The dwelling is located not less than 50 feet from any lot  
20 line.
  - 21 c) The dwelling is screened from view from the front lot line by  
22 shrubs or trees.
  - 23 d) The arrangement of the dwelling, sanitary facilities and  
24 utilities conforms with all requirements of law including  
25 requirements of the County Public Health Department and  
26 the County Building and Safety Department.
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1 e) The total number of such additional dwellings for any farm  
2 shall not exceed four.

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

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

18 (4) Class I, II winery

19 (5) A Class II Equestrian Establishment that includes one or more of the  
20 following appurtenant and incidental equestrian uses only in  
21 conjunction with an established onsite equine land and a minimum  
22 parcel size of ten (10) gross acres:

23 a. Petting Zoo;

24 b. Polo-grounds;

25 c. Horse show facility

26 (6) A Class II Equestrian Establishment that includes one or more of the  
27 following appurtenant and incidental equestrian uses only in  
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1 conjunction with an established onsite equine land and a minimum  
2 parcel size of twenty (20) gross acres:

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

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

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

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

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

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

SECTION 14.97. DEVELOPMENT STANDARDS.

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

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

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

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

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

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

25 (6) HEIGHT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 13 (1) A total of seventy-five percent (75%) of the net project area shall be  
14 planted in vineyards prior to issuance of certificate of occupancy or  
15 final inspection, whichever occurs first. Fifty percent (50%) of the  
16 vineyard requirement shall be planted prior to issuance of building  
17 permit for the winery.
- 18 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
19 percent (15%) of the net project area may include the planting of  
20 olive trees and the remaining sixty percent (60%) of the net project  
21 area shall be planted in vineyards.
- 22 (3) The seventy-five (75%) planting requirement shall not include water  
23 features, natural or manmade lakes or the planting of grapevines in  
24 parking lots, but may include planting in the road right of way as  
25 may be approved by the Director of Transportation or his designee.
- 26 (4) Vineyards used to meet the above planting requirement shall have a  
27 minimum average density of 450 vines per acre. Olive trees used to  
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1 meet the above planting requirement shall have a minimum average  
2 density of 100 olive trees per acre.

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

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

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

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

13 a. When the Board of Supervisors declares an Agricultural  
14 Emergency for the Temecula Valley Wine Country Area.

15 The declaration shall be for a specific period of time and any  
16 winery within the Temecula Valley Wine Country Area  
17 Policy Area may take advantage of the exemption.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(4) Class I, II winery.

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

1 SECTION 14.99. DEVELOPMENT STANDARDS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25 (11) All utilities shall be installed underground except electrical lines  
26 rated at 33kV or greater which may be installed above ground.

- 1 (12) All exterior lighting shall comply with applicable requirements of  
2 Ordinance Nos. 655 and 915.
- 3 (13) All exterior lighting, including spotlights, floodlights, electric  
4 reflectors and other means of illumination for signs, structures,  
5 landscaping, parking, loading, unloading and similar areas, shall be  
6 focused, directed, and arranged to prevent glare and direct  
7 illumination of streets or adjoining property.
- 8 (14) On-site advertising signs shall be consistent with Temecula Valley  
9 Wine Country Design Guidelines and comply with all applicable  
10 County signage requirements.
- 11 (15) All residential developments shall record a Right-to-Farm covenant,  
12 pursuant to Ordinance No. 625 to protect the vineyard uses from  
13 residential encroachment and conflicting land uses.

14 b. Wine Country Clustered Subdivision Development Standards.

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

- 17 (1) Site layout and design shall be consistent with the Temecula Valley  
18 Wine Country Design Guidelines to maximize unique site  
19 characteristics including, but not limited to, the natural topography,  
20 scenic vistas, soil quality and drainage patterns.
- 21 (2) The minimum residential lot size shall be one (1) gross acre.
- 22 (3) Prior to tentative approval of an applicable subdivision map, at least  
23 seventy five percent (75%) of net project area shall be set-aside for  
24 planting vineyards through production lots or deed restriction.
- 25 (4) Fifty percent (50%) of the set-aside area shall be planted prior to  
26 issuance of the building permit for the first dwelling unit and  
27  
28

1 remaining twenty five percent (25%) prior to finalization of the  
2 building permit for the first dwelling unit.

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

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

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

10 (8) On-site improvements for production lots and deed restricted areas  
11 including, but not limited to, lighting, ingress and egress shall be  
12 limited to improvements necessary to maintain the production lots  
13 and deed restricted areas.

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

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

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

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

- 1 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
2 percent (15%) of the net project area may include the planting of  
3 olive trees and the remaining sixty percent (60%) of the net project  
4 area shall be planted in vineyards.
- 5 (3) The seventy-five (75%) planting requirement shall not include water  
6 features, natural or manmade lakes or the planting of grapevines in  
7 parking lots, but may include planting in the road right of way as  
8 may be approved by the Director of Transportation or his designee.
- 9 (4) Vineyards used to meet the above planting requirement shall have a  
10 minimum average density of 450 vines per acre. Olive trees used to  
11 meet the above planting requirement shall have a minimum average  
12 density of 100 olive trees per acre.
- 13 (5) The seventy-five (75%) planting requirement shall be maintained for  
14 the life of the permit.
- 15 (6) No amplified sound shall be permitted outdoors, unless an exception  
16 to Ordinance No. 847 has been applied for and approved.
- 17 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
18 shall obtain all applicable permits or licenses required by the  
19 California Department of Beverage Control.
- 20 (8) The grapes utilized in wine production and retail wines sales shall  
21 meet the following minimum requirement: seventy-five percent  
22 (75%) shall be grown in Riverside County, except for the following:
- 23 a. When the Board of Supervisors declares an Agricultural  
24 Emergency for the Temecula Valley Wine Country Area.  
25 The declaration shall be for a specific period of time and any  
26 winery within the Temecula Valley Wine Country Area  
27 Policy Area may take advantage of the exemption.  
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- b. During the first three years from the plot plan's or conditional use permit's effective date.
- (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine must be produced on the winery's premises.
- (10) A Class I Winery shall be less than 1,501 square feet in size.
- (11) A Class II Winery shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.
- (12) Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.
- (13) Prior to the issuance of a certificate of occupancy for any incidental commercial uses, the winery shall be operational.
- (14) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (15) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (16) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- (17) Outside storage areas shall be screened from view by structures or landscaping.

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

4 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days  
5 after its adoption.  
6

7  
8 BOARD OF SUPERVISORS OF THE COUNTY  
9 OF RIVERSIDE, STATE OF CALIFORNIA

10 By: Jeff Stone  
11 Chairman  
12 Jeff Stone

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

14 By: Opri O. Elder  
15 Deputy

16 (SEAL)  
17

18 APPROVED AS TO FORM  
19 February 24, 2014

20 By: Karin Watts-Bazan  
21 KARIN WATTS-BAZAN  
22 Principal Deputy County Counsel  
23  
24  
25  
26

27 MPC  
2/20/14  
28 G:\PROPERTY\MCLACK\PLANNING AND LAND USE\WINE COUNTRY COMMUNITY PLAN\FINAL CLEAN WCCP ZONING ORDINANCE  
APPROVED BY BOARD 1-25-14.DOC


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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 11, 2014, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:        Jeffries, Tavaglione, Stone, Ashley and Benoit  
NAYS:        None  
ABSENT:     None

DATE:        March 11, 2014

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL



FOR BILLING INQUIRIES:  
 CALL (951) 368-9710  
 EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)



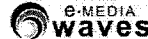
THE PRESS-ENTERPRISE [pe.com](http://pe.com)



WEEKLY



HS



| 10   | 11               | 12                                   | 13           | 15   | 16           | 17        | 18   | 19           | 20         |
|------|------------------|--------------------------------------|--------------|------|--------------|-----------|------|--------------|------------|
| DATE | REFERENCE NUMBER | DESCRIPTION - OTHER COMMENTS/CHARGES | PRODUCT/ZONE | SIZE | BILLED UNITS | TIMES RUN | RATE | GROSS AMOUNT | NET AMOUNT |

|            |                    |                                    |                  |           |     |   |      |        |        |
|------------|--------------------|------------------------------------|------------------|-----------|-----|---|------|--------|--------|
| 03/17/2014 | I01241912-03172014 | PO# Ord. No. 348.4729, BOARD OF SU | Press-Enterprise | 2 x 52 LI | 104 | 1 | 1.29 | 133.90 | 133.90 |
|------------|--------------------|------------------------------------|------------------|-----------|-----|---|------|--------|--------|

Order Placed by: Cecilia Gil

*Planning  
3-28 of 03/11/14*

**Legal Advertising Invoice**

|                |
|----------------|
| <b>BALANCE</b> |
| \$133.90       |

| SALES CONTACT INFORMATION       |                         | ADVERTISER INFORMATION |           |   |                        |
|---------------------------------|-------------------------|------------------------|-----------|---|------------------------|
| 1                               | 25                      | 6                      | 7         | 2 | ADVERTISER/CLIENT NAME |
| Kristin Gribbin<br>951-368-9223 | 03/17/2014 - 03/17/2014 | 100141323              | 100141323 | 2 | BOARD OF SUPERVISORS   |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

|                         |                 |                    |                          |  |  |
|-------------------------|-----------------|--------------------|--------------------------|--|--|
| 2                       |                 |                    | ADVERTISER/CLIENT NAME   |  |  |
|                         |                 |                    | BOARD OF SUPERVISORS     |  |  |
| 1                       | 6               | 7                  | ADVERTISER/CLIENT NUMBER |  |  |
| 03/17/2014 - 03/17/2014 | 100141323       | 100141323          |                          |  |  |
| 23                      | 24              | 3                  | TERMS OF PAYMENT         |  |  |
| <b>BALANCE</b>          | <b>\$133.90</b> | I01241912-03172014 | DUE UPON RECEIPT         |  |  |



**Legal Advertising Invoice**

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 P.O. BOX 1147  
 RIVERSIDE, CA 92502

Enterprise Media  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209

# THE PRESS-ENTERPRISE

3450 Fourteenth Street  
Riverside, CA 92501-3878  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: / Ord. No. 348.4729

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**03/17/2014**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 17, 2014  
At: Riverside, California



BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0001241912-01

P.O. Number: Ord. No. 348.4729

### Ad Copy:

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

#### SUMMARY OF ORDINANCE NO. 348.4729 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

This summary is presented pursuant to California Government Code Section 25124(b); a certified copy of the full text of Ordinance No. 348.4729 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348.4729 amends Ordinance No. 348 to add the Wine Country Zone consisting of four (4) new zoning classifications that implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of the Wine Country Zone is to encourage agricultural cultivation, vineyards, wineries, equestrian uses and to protect the area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization. Ordinance No. 348.4729 sets forth the permitted and conditionally permitted uses allowed in the Wine Country Zone, as well as the required development standards for such uses. Ordinance No. 348.4729 would take effect 30 days after its adoption.

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 11, 2014, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Stone, Benoit and  
Ashley  
NAYS: None  
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

3/17



3/17/14

Order Confirmation

Ad Order Number  
0010823887

Customer  
RIV CO BOARD OF SUPERVISORS

Sales Rep  
Viars

Customer Account  
1219291

Order Taker  
Viars

Customer Address  
ATTN: CECILIA GIL  
RIVERSIDE CA 925021147 USA

Order Source

Customer Phone  
(951) 955-1060

Payor Customer  
RIV CO BOARD OF SUPERVISORS

Payor Account  
1219291

Payor Address  
ATTN: CECILIA GIL  
RIVERSIDE CA 925021147 USA

Payor Phone  
(951) 955-1060

PO Number  
ORDINANCE 348.4729 ZONING

Ordered By  
CECILIA GIL

Customer Fax

Customer EMail  
ccgil@rcbos.org

Tear Sheets    Proofs    Affidavits    Blind Box

0                    0                    0                    0

Net Amount    Total Amount    Payment Method

\$56.16            \$56.16            Invoice

Payment Amount    Amount Due

\$0.00                    56.16

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS

2014 MAR 20 PM 3: 34

Planning  
3-28 of 03/11/14

2014 MAR 20 PM 3: 34

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA  
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

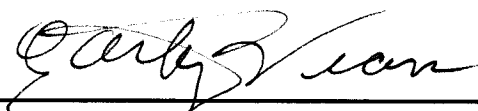
**THE CALIFORNIAN**  
*An Edition of the North County Times*

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

**March 17<sup>TH</sup>, 2014**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this  
**17<sup>TH</sup>**, day of **March, 2014**



Cathy Viars  
Legal Advertising  
The Californian

Proof of Publication of

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

**SUMMARY OF ORDINANCE NO. 348.4729  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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NAYS: None  
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant  
Published: 03/17/14  
10823887C