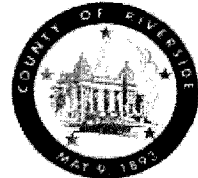


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

112B



FROM: TLMA Planning Department and County Counsel

SUBMITTAL DATE:
September 2, 2015

SUBJECT: Initiation of an Amendment to Ordinance No. 348 Regarding the Wine Country Zoning Classifications. 3rd District [\$30,000 Planning Department Budget - General Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Ordinance No. 348 that would revise sections within the Wine Country-Winery Zone and the Wine Country - Winery Existing Zone; and,
2. Direct the Planning Department and County Counsel to prepare and process this amendment.

BACKGROUND: On March 11, 2014, the Board of Supervisors approved the Temecula Valley Wine Country Community Plan, a comprehensive plan that sets a vision for the Wine Country with the goal of preserving and enhancing viticulture potential, rural lifestyle, and equestrian activities. The plan included an amendment to the County's General Plan and also our Zoning Ordinance, which specifies detailed rules for how projects would be processed and sets development standards for each zone. At the time of its adoption, direction was given to Planning staff to monitor its implementation after a year of its adoption, and recommend improvements to the Board of Supervisors, in order to have the implementation details match the plan's vision. (Continued on Page 2)

Departmental Concurrence

[Signature]

[Signature]

[Signature]

Gregory P. Priamos
County Counsel

Steve Weiss, AICP
Planning Director

Juan C. Perez,
TLMA Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 30,000	In Current Year Budget:	NO
	Current F.Y. Net County Cost:	\$ 30,000	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	15/16

SOURCE OF FUNDS: Approved Planning Department Budget – General Plan	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY: *[Signature]*
Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: None
Abstain: Washington
Date: September 15, 2015
xc: Planning, Co.Co., TLMA

Kecia Harper-Ihem
Clerk of the Board

BY: *[Signature]*
Deputy

Prev. Agn. Ref.:

District: 3rd

Agenda Number:

3-27

Policy
 Policy
 Consent
 Consent
 Department Recommendation:
 Per Executive Office:

BACKGROUND continued:

After over a year of experience processing projects under the plan by both County staff and applicants, and based on feedback from applicants, it is staff's opinion that there is a need to make some targeted modifications to the ordinance to allow winery projects in the Winery District to be processed more efficiently. It is important to highlight that the changes to be considered would not fundamentally alter the vision of the Wine Country Plan, which creates a balance between the needs of the wineries, residential, and equestrian uses by establishing specific districts for each use.

This proposal is limited to revising sections of Ordinance No. 348 related to the Wine Country Winery and Wine Country - Winery Existing Zones, with some possible minor clean-up revisions in the other zones for consistency purposes, to improve the Wine Country Community Plan's implementation. It would not include modifications to the General Plan's Temecula Valley Wine Country Policy Area Boundary or Districts. Planning and County Counsel will work to revise sections within the Wine Country Zones to clarify uses and definitions, and fine tune development standards to ensure that the zones implement the goals and objectives of the Wine Country Community Plan.

The proposed action today would merely initiate the consideration of changes to the ordinance. Any proposed changes to the ordinance would be carefully considered and publicly vetted through public hearings before the Planning Commission and then the Board of Supervisors, in order to hear from any interested parties. Planning staff will also be available to meet with interested parties.

FISCAL:

Per Board Policy A-67, the Board shall consider the cost associated with the preparing, processing and implementing an ordinance or ordinance amendment when deciding whether to adopt an order initiating the ordinance amendment. Tasks to complete the amendment include the following: preparing the order to initiate, researching applicable codes and regulations, drafting the ordinance, communicating with community groups, coordinating with other departments and preparing for public hearings before the decision makers. The cost to prepare, process and implement this amendment is approximately \$30,000.