

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provision of additional capacity in the existing wastewater treatment facility. Nonetheless, to ensure that all impacts to wastewater and storm sewers are less than significant, implementation to EIR No. 524MM PSU Sewer -1 and MM PSU Sewer -2 is required.

As required by MMPSU SEWER-1, and interim to sewer services in this region, all implementing projects proposed for construction in the Plan area shall provide onsite wastewater treatment to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health and the San Diego Regional Water Quality Control Board (SDRWQCB).

MM PSU SEWER-2 requires that all implementing projects make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and/or otherwise ensuring adequate wastewater service consistent with County, Rancho California Water District and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review. This will ensure that all implementing projects meet water quality standards and comply with applicable policies and regulations adopted by the County, Rancho California Water District and the Regional Water Quality Control Board. Every future project in the Plan area shall have special sewer conditions as established by the County pursuant to the "Temecula Valley Wine Country (TWVC) Draft Conditions of Approval" adopted by the Board on April 24, 2012. With the implementation of these mitigation measures, potential impacts to wastewater and related infrastructure will be less than significant

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. For any implementing projects, site specific analysis related to sewer infrastructure and any potential physical environmental impacts would continue to be required, as well as compliance with MM PSU Sewer-1 and PSU Sewer-2. Further, the proposed project is not anticipated to result in an intensity of use that would translate to greater increases in the generation of wastewater. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating sewer compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

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Findings of Fact:

a-b)

EIR No. 524 concluded that the Southern California Association of Governments projects that Riverside County buildout would occur by the year 2040. While some of the currently active landfills have estimated closure dates that predate the build-out year of 2040, expansions of the Badlands and Lamb Canyon landfills are planned that may extend the life of these landfills. In addition, the County of Riverside has guaranteed disposal capacity of 2,000 tons of solid waste per day at the Eagle Mountain Landfill. The Eagle Mountain Landfill has an estimated closure date of 2085, with expansion capability that adds approximately 38 more years of life. As discussed in the Riverside County General Plan EIR No. 441, by the build-out of Riverside County, the County will need to dispose of 4,148,156 tons of solid waste in landfills each year (includes waste generated from the Project). The amount of landfill capacity needed to accommodate this solid waste is directly in line with the County's projected increased landfill need (4 percent per year). Hence, the build-out of the County, which includes waste generated from the Plan area, would not create demands for waste management services that exceed the capabilities of the County's waste management system. Nonetheless, to ensure that all impacts to solid waste are less than significant, mitigation is required.

As required by MM PSU WASTE-1, all implementing Plan proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by Plan's implementing projects that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection. This mitigation measure will substantially reduce the potential waste stream that might otherwise result from the Plan's implementation, thus reducing potential impacts to solid waste facilities.

Further, MM PSU WASTE-2 requires that all implementing Plan proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines. This measure will help protect against any secondary effects that might otherwise occur from the improper disposal of hazardous wastes.

MM PSU WASTE-3 requires that all implementing projects with a residential Homeowners Association (HOA) establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project's HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R's. This measure will also help to divert a portion of the waste stream that might otherwise result from the Plan, by ensuring that green wastes area recycled and reused.

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MM PSU WASTE-4 requires that prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials. This measure provides an enforcement mechanism to ensure that individual implementing projects are complying with waste reduction and diversion requirements imposed by the Plan.

MM PSU WASTE-5 requires that prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the Plan. This measure will ensure that landscaping is designed in such a manner as to reduce the amount of generated green waste that results from Plan implementation. With the implementation of these mitigation measures, potential impacts to solid waste will be less than significant

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Any implementing projects will continue to adhere to applicable federal, State, local requirements and regulations, and EIR No. 524 mitigation related to solid waste. Further, the proposed project is not anticipated to result in an intensity of use that would translate to greater increases of solid waste during either construction or operations of any future implementing projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to solid waste compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-g) The EIR No. 524 analyzed each utility individually and concluded that there is enough service capacity to provide all services to meet the increase of proposed uses in the Plan. No mitigation was required.

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As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating utilities compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

The EIR No. 524 analyzed each utility individually and concluded that there is enough service capacity to provide all services to meet the increase of proposed uses in the Plan. No mitigation was required.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating energy compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

                

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

                

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**12. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: EIR No. 524, EIR No. 441

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

**13. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at

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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)  
102 Cal.App.4th 656.

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PHONE: (951) 955-1060  
FAX: (951) 955-1071

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December 18, 2015

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RE: ADOPTION OF ORDINANCE NO. 348.4818

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, December 24, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Thursday, December 17, 2015 4:57 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. no. 348.4818

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Thursday, December 17, 2015 4:38 PM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ord. no. 348.4818

For publication on Thursday, Dec. 24, 2015. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010



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

ORDINANCE NO. 348.4818

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO ZONING

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

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

“(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.”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"WINERY SITE. The land upon which a winery is constructed as well as the winery's buildings and structures as provided in the approved land use entitlement."

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

"(3) Vineyards; groves; equine lands; field crops; flower; vegetable, and herb gardening; orchards; apiaries, the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance and further provided that the permanent buildings and structures used in conjunction with such processing operations are

constructed in compliance with the requirements of Ordinance No. 457.”

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

“(4) Class I, II and V Winery.”

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

“(2) Class VI Winery.”

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

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

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

“(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the minimum lot size for subdivisions 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.”

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

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

a. The Wine Country Hotel or Wine Country Resort is located along the following roads: 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; and,

- b. The Wine Country Hotel or Wine Country Resort is set back a minimum of five hundred feet (500') from 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 or Highway 79 South; or,
- c. The Wine Country Hotel or Wine Country Resort is set back less than five hundred feet (500') from 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 or Highway 79 South and only two (2) habitable stories are visible from such roads. Vineyards may be used to reduce visibility of the habitable stories."

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

"(6) HEIGHT.

- a. The maximum height for a building shall not exceed forty feet (40'). 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."

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

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

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

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

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

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

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

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

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

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

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

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

- “(1) LOT SIZE. The minimum lot size for subdivisions shall be ten (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.”

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

- “(6) HEIGHT.
- a. The maximum height for a building shall not exceed forty feet (40'). 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.”

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

- “(8) A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:
- a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
  - b. The first two years from the plot plan’s or conditional use permit’s effective date.”

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

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

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

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

conjunction with such processing operations are constructed in compliance with the requirements of Ordinance No. 457.”

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

“(1) LOT SIZE. The minimum lot size for subdivisions shall be ten (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.”

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

“(6) HEIGHT.  
a. The maximum height for a building shall not exceed forty feet (40’). 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.”

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

“(8) A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:  
a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.  
b. The first two years from the plot plan’s or conditional use permit’s effective date.”

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

“(9) For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on



the winery site. This development standard does not apply to wineries approved and operating under an existing valid entitlement before the effective date of Ordinance No. 348.4818. Any change or expansion by these wineries requiring a revised entitlement shall be consistent with this development standard.”

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

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

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

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

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

“(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the minimum lot size for subdivisions shall be five (5) 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.”

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

“(6) HEIGHT.

- a. The maximum height for a building shall not exceed forty feet (40’). 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.”

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

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

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

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

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

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

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

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

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

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

"(4) Plot Plans for Class V Wineries. Notwithstanding any other provision in this subsection to the contrary, a noticed public hearing shall be held on a plot plan for a Class V Winery and heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given as provided in Section 18.26.c of this ordinance. Any appeal of the Planning Commission decision shall be to the Board of Supervisors as provided in Section 18.30.e. of this ordinance."

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

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

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 15, 2015** the foregoing Ordinance consisting of forty-two (42) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Benoit and Ashley  
NAYS: None  
ABSENT: None  
ABSTAIN: Washington

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



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.  
28

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

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

12 f. CLASS III WINERY. A winery with an established on-site vineyard  
13 located on a minimum gross parcel size of ten (10) acres that is allowed the  
14 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 tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) And one of the following: Bed and Breakfast Inn, delicatessen not to  
24 exceed 500 square feet, or restaurant. Drive - thru restaurants shall not be  
25 permitted.

26 g. CLASS IV WINERY. A winery with an established on-site vineyard  
27 located on a minimum gross parcel size of fifteen (15) acres that is allowed  
28

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;
- 28





- 1 k. COTTAGE INDUSTRY. A home-based occupation or service carried  
2 on by a resident within the principle dwelling in return for compensation,  
3 provided such use, occupation or service is incidental and secondary to the  
4 principal use of the dwelling as a residence and is conducted in a manner  
5 not to give an outward appearance or manifest any characteristics of a  
6 business.
- 7 l. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms,  
8 which provides lodging and breakfast for temporary overnight occupants in  
9 return for compensation and is solely owned and operated by the property  
10 owner. Cooking provisions, such as a stove, oven or grill, are prohibited in  
11 the guest rooms, adjoining patios, balconies, and decks.
- 12 m. COUNTRY INN. A facility, which may be an extension of the main  
13 dwelling unit, with 11 to 20 guest rooms that provides lodging and meals  
14 for temporary overnight occupants in return for compensation. Cooking  
15 provisions, such as a stove, oven or grill, are prohibited in the guest rooms,  
16 adjoining patios, balconies, and decks.
- 17 n. EQUINE LAND. A fenced-in open area that is actively managed to  
18 control weeds and used for, but not limited to, grazing of equine or other  
19 livestock, equine holding areas, open corrals, exercise areas, riding area, or  
20 equestrian racing rings. Only buildings or structures related to the care of  
21 equine or other livestock shall be allowed in equine land, all other buildings  
22 or structures shall be prohibited.
- 23 o. GUEST ROOM. A room without cooking facilities rented to transient  
24 visitors for a period not to exceed 30 days.
- 25 p. GUEST SUITES. A series of attached rooms without cooking facilities  
26 rented to transient visitors for a period not to exceed 30 days.
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- 1 q. HABITABLE STORY. The portion of a building included between  
2 the upper surface of a floor and the upper surface of the floor or roof next  
3 above. It is measured as the vertical distance from top to top of two  
4 successive tiers of beams or finished floor surfaces and, for the topmost  
5 story, from the top of the floor finish to the top of the ceiling joists, or  
6 where there is not a ceiling, to the top of the roof rafters. Further, the space  
7 is designed for human occupancy and the space is equipped with means of  
8 egress and light and ventilation facilities.
- 9 r. HORSE SHOW FACILITY. A facility that holds a maximum of one  
10 hundred (100) people that provides a venue for judged equestrian exhibition  
11 events, training events, competitive horse or equestrian sport activities.
- 12 s. INCIDENTAL COMMERCIAL USE. A commercial use that is directly  
13 related and secondary to the principal agricultural or equestrian use located  
14 on the same parcel or project site.
- 15 t. LODGING FACILITIES. Bed and Breakfast Inns, Country-Inns, Wine  
16 Country Hotels and Wine Country Resorts.
- 17 u. NET PROJECT AREA. The portion of a site that can actually be built  
18 upon. The following are not included in the net project area: public or  
19 private road rights-of-way, riparian and riverine areas, conservation  
20 easements, waterways, bodies of water and flood ways.
- 21 v. PRODUCTION LOT. A legal lot that is set-aside for planting vineyards  
22 through a deed restriction or other conservation mechanism.
- 23 w. SET ASIDE AREA. An area that is restricted for the specific use of  
24 planting vineyards or equine lands.
- 25 x. SPECIAL OCCASION FACILITY. An indoor or outdoor facility or area  
26 which is used for special occasions such as weddings, parties, concerts,  
27  
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1 conferences, charity events, and fundraiser events for a specific period of  
2 time in return for compensation.

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

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

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

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

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

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

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

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

- 14 a. ALLOWED USES. The following uses are allowed:
- 15 (1) One-family dwelling.
- 16 (2) Cottage Industry provided activities are limited to knitting, basket  
17 making, sewing, quilting, pottery, scrap booking and cooking  
18 classes or services; no more than one full-time employee engages in  
19 cottage industry activities on site at any one time; no more than 10  
20 customers visit the site at any given time; no customer lodging  
21 occurs on site without an approved Cottage Inn, Bed and Breakfast  
22 Inn or Country Inn.
- 23 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
24 herb gardening; orchards; apiaries; the drying, processing and  
25 packing (other than canning) of fruits, nuts, vegetables and other  
26 horticultural products where such drying, processing or packing is in  
27 conjunction with an agricultural operation or an incidental  
28

1 commercial use as defined in this ordinance and further provided  
2 that the permanent buildings and structures used in conjunction with  
3 such processing operations are constructed in compliance with the  
4 requirements of Ordinance No. 457. 7

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

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

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

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

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

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

1 e) The total number of such additional dwellings for any farm  
2 shall not exceed four.

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

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

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

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

22 (1) Farm labor camp.

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

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

26 SECTION 14.93. DEVELOPMENT STANDARDS.

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

25 a.c. The Wine Country Hotel or Wine Country Resort is set back  
26 less than five hundred feet (500') from Rancho California  
27 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
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1 Pauba Road, De Portola Road, Buck Road, Borel Road,  
2 Butterfield Stage Road, Calle Contento Road, Camino Del  
3 Vino Road, and Highway 79 South and only two (2)  
4 habitable stories are visible from such roads. Vineyards may  
5 be used to reduce visibility of the habitable stories.  
6 ~~incorporates a split level or terraced design conforming to~~  
7 ~~the natural topography with slopes of 10% or greater; and~~

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

10 (6) HEIGHT.

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

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

25 (7) Site layouts and building designs shall minimize noise impacts on  
26 surrounding properties and comply with Ordinance No. 847.  
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- (8) Drainage channels shall be constructed to avoid undermining or eroding the roadbed.
- (9) Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.
- (10) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (11) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (12) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (13) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties.
- (14) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (15) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.

b. Wine Country Clustered Subdivision Development Standards

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

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

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

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

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

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

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

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

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

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

26 (6) Outside storage areas and the material therein shall be screened with  
27 structures or landscaping.  
28

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

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

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

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

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

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

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

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

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

26 (1) A total of seventy-five percent (75%) of the net project area shall be  
27 planted in vineyards prior to issuance of certificate of occupancy or  
28

1 final inspection, whichever occurs first. Fifty percent (50%) of the  
2 vineyard requirement shall be planted prior to issuance of building  
3 permit for the winery.

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

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

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

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

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

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

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



1 a. When the Board of Supervisors declares an Agricultural Emergency  
2 for the Temecula Valley Wine Country Area. The declaration shall  
3 be for a specific period of time and any winery within the Temecula  
4 Valley Wine Country Area Policy Area may take advantage of the  
5 exemption.

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

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

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

17 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
18 feet in size and shall produce at least three thousand five hundred  
19 (3,500) gallons of wine annually as determined by the County  
20 Agricultural Commission.

21 (12) A Class V Winery shall be at least three thousand (3,000) square  
22 feet and shall produce at least seven thousand (7,000) gallons of  
23 wine annually as determined by the County Agricultural  
24 Commissioner.

25 (13) A Class VI Winery shall be at least six thousand (6,000) square feet  
26 and shall produce at least fourteen thousand (14,000) gallons of  
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wine annually as determined by the County Agricultural Commissioner.

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

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

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

(17) 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.

(18) 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.

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

(20) 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').

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

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

(1) One-family dwelling.

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

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

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

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

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

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

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

23 (1) In addition to the principal dwelling, an additional one family  
24 dwelling may be permitted for each ten acres of a farm. Any such  
25 additional dwelling shall be located on a lot being farmed and may  
26 be occupied by the owner, operator or employee of the farming  
27 operation as a one family dwelling provided that:  
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- a. The dwelling is not rented or offered for lease.
- b. The dwelling is located not less than 50 feet from any lot line.
- c. The dwelling is screened from view from the front lot line by shrubs or trees.
- d. The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.
- e. The total number of such additional dwellings for any farm shall not exceed four.

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

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

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

4 a. Wine tasting area;

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

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

9 ~~a.d.~~ Bed and Breakfast Inn;

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

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

15 a. Special Occasion Facility or Country Inn;

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

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

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

21 (1) Farm Labor Camp

22 **SECTION 14.95. DEVELOPMENT STANDARDS.**

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

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

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

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

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

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

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

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

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

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

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

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



1 Highway 79 South where the minimum setback requirement  
2 shall be one hundred feet (100').

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

6 (6) HEIGHT.

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

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

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

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

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

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

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

- 22 (1) Buildings and structures shall be designed in a rural, equestrian or  
23 wine country theme consistent with the Temecula Valley Wine  
24 Country Design Guidelines.  
25 (2) Loading, trash, and service areas shall be screened by structures or  
26 landscaping and shall be located and designed in such a manner as  
27 to minimize noise and odor impacts to adjacent properties.  
28

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

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

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

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

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

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

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

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

25 (3) Loading, trash, and service areas shall be screened by structures or  
26 landscaping and shall be located and designed in such a manner as  
27 to minimize noise and odor impacts to adjacent properties.  
28

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19 b. ~~During t~~The first two years ~~three~~ years from the plot plan's  
20 or conditional use permit's effective date.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(4) Class I, II winery

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

- 5 a. Petting Zoo;
- 6 b. Polo-grounds;
- 7 c. Horse show facility

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

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

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

- 24 (1) Farm labor camp.
- 25 (2) A Class II Equestrian Establishment that includes one or more of the  
26 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 fifty (50) gross acres:

- 3 a. Petting Zoo;
- 4 b. Polo-grounds;
- 5 c. Horse show facility;
- 6 d. Western style store, such as but not limited to, saddle and  
7 harness shop, tack shop, feed and grain store, custom-crafted  
8 equestrian goods shop;
- 9 e. Delicatessen or restaurant; drive thru restaurants shall not be  
10 permitted;
- 11 f. Horse racing track or rodeo arena;
- 12 g. Animal hospital that provides temporary boarding facilities  
13 for the purposes of boarding sick or injured animals.

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

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

- 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 for subdivisions 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.
- (2) LOT WIDTH. Lots shall have a minimum average width of two hundred feet (200’).
- (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- (4) SETBACKS. The following setback requirements shall apply.
  - a. The minimum front setback for buildings and structures shall be fifty feet (50’) from the property line.
  - 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

1 one hundred feet (100'). The minimum one hundred foot  
2 (100') setback requirement does not apply when it makes a  
3 single lot undevelopable for a one family dwelling. In such  
4 an event, the minimum fifty foot (50') setback requirement  
5 shall apply to the lot.

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

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

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

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

8 (6) HEIGHT.

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

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

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

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

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

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



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

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

8 a. Polo grounds;

9 b. Horse racing track;

10 c. Rodeo arena; or

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

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

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

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

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

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

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

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

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

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

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

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

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

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- (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 meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized in wine production and retail wines sales shall ~~meet the following minimum requirement: seventy five percent (75%) shall be grown~~ in Riverside County, except during ~~for~~ the following:
  - a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any

1 winery within the Temecula Valley Wine Country Area  
2 Policy Area may take advantage of the exemption.

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

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

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

14 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
15 feet in size and shall produce at least three thousand five hundred  
16 (3,500) gallons of wine annually as determined by the County  
17 Agricultural Commissioner.

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

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

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

25 (15) Automobile parking spaces shall comply with Section 18.12 of  
26 Ordinance No. 348 and shall be consistent with the rural standards  
27 of the 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 (16) Loading, trash, and service areas shall be screened by structures or  
4 landscaping and shall be located and designed in such a manner as  
5 to minimize noise and odor impacts to adjacent properties.

6 (17) Outside storage areas shall be screened from view by structures or  
7 landscaping.

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

11 SECTION 14.98. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R)  
12 ZONE.

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

14 (1) One-family dwelling.

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

21 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
22 herb gardening; orchards; apiaries; the drying, processing and  
23 packing (other than canning) of fruits, nuts, vegetables and other  
24 horticultural products where such drying, processing or packing is in  
25 conjunction with an agricultural operation or an incidental  
26 commercial use as defined in this ordinance and further provided that  
27 the permanent buildings and structures used in conjunction with such  
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1 (8) 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  
6 the owner or occupant of the premises. The temporary stand shall  
7 be operated by the producer of the agricultural products. The  
8 duration of sales from the temporary stand shall not exceed a period  
9 of three continuous months or a total of six months during any  
10 calendar year. The stand shall not exceed 300 square feet and shall  
11 not include any permanent building or structure. Off-street parking  
12 shall be provided as required in Section 18.12 of Ordinance No. 348,  
13 except 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 c. Wine Country Clustered subdivision that complies with Ordinance No. 460  
20 and the development standards set forth in the WC-R zone.

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22 SECTION 14.99. DEVELOPMENT STANDARDS.

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

- 3 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
4 minimum lot size for subdivisions shall be 5 gross acres. On flag lots,  
5 the minimum lot size shall be determined by excluding that portion of a  
6 lot that is used solely for access to the portion of a lot used as a building  
7 site.
- 8 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions, lots  
9 shall have a minimum average width of two hundred feet (200').
- 10 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the  
11 minimum average lot depth shall be 100 feet.
- 12 (4) SETBACKS. The following setback requirements shall apply.
- 13 a. The minimum front setback for buildings and structures shall  
14 be fifty feet (50') from the property line.
  - 15 b. The minimum side setback for buildings and structures shall  
16 be thirty feet (30') from the property line.
  - 17 c. The minimum rear setback for buildings and structures shall  
18 be thirty feet (30') from the property line.
  - 19 d. The minimum road right of way setback for all buildings and  
20 structures shall be fifty feet (50'), except when the site is  
21 located next to Rancho California Road, Monte De Oro  
22 Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola  
23 Road, Buck Road, Borel Road, Butterfield Stage Road, Calle  
24 Contento Road, Camino Del Vino Road, and Highway 79  
25 South where the minimum setback requirement shall be one  
26 hundred feet (100'). The minimum one hundred foot (100')  
27 setback requirement does not apply when it makes a single  
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1 lot undevelopable for a one family dwelling. In such an  
2 event, the minimum fifty foot (50') setback requirement shall  
3 apply to the lot.

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

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

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

24 (6) HEIGHT.

25 a. The maximum height for a building shall not exceed forty  
26 ~~thirty~~ feet (340'), ~~except when the project design~~  
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1 ~~incorporates terraced lots, then the maximum height of the~~  
2 ~~building shall not exceed forty feet (40') when measured~~  
3 ~~from the lowest finished graded pad. Architectural elements~~  
4 such as spires, minarets, chimneys or similar structures may  
5 exceed the prescribed height limits where such structures do  
6 not provide additional floor space.

7 b. The maximum height for a structure shall not exceed fifty  
8 feet (50') in height, unless a greater height is approved  
9 pursuant to Section 18.34 of this ordinance. In no event,  
10 however, shall a structure exceed seventy-five (75') feet in  
11 height, unless a variance is approved pursuant to Section  
12 18.27 of 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) Curbs, gutters and streetlights shall be constructed in accordance  
18 with Temecula Valley Wine Country Design Guidelines.

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

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

24 (12) All exterior lighting shall comply with applicable requirements of  
25 Ordinance Nos. 655 and 915.

26 (13) All exterior lighting, including spotlights, floodlights, electric  
27 reflectors and other means of illumination for signs, structures,  
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- 1 (6) A wine country clustered subdivision that includes a production lot  
2 of at least 25 gross acres may have a Class I winery.
- 3 (7) Set-aside areas shall be maintained for production of grapes in  
4 perpetuity by any of the following: property owner's association,  
5 home owner's association or County Service Area.
- 6 (8) On-site improvements for production lots and deed restricted areas  
7 including, but not limited to, lighting, ingress and egress shall be  
8 limited to improvements necessary to maintain the production lots  
9 and deed restricted areas.
- 10 (9) 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 (10) Wine Country Clustered subdivisions shall include an established  
16 on-site vineyard and comply with Ordinance No. 460.

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

- 19 (1) A total of seventy-five percent (75%) of the net project area shall be  
20 planted in vineyards prior to issuance of certificate of occupancy or  
21 final inspection, whichever occurs first. Fifty percent (50%) of the  
22 vineyard requirement shall be planted prior to issuance of building  
23 permit for the winery.
- 24 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
25 percent (15%) of the net project area may include the planting of  
26 olive trees and the remaining sixty percent (60%) of the net project  
27 area shall be planted in vineyards.
- 28

- 1 (3) The seventy-five (75%) planting requirement shall not include water  
2 features, natural or manmade lakes or the planting of grapevines in  
3 parking lots, but may include planting in the road right of way as  
4 may be approved by the Director of Transportation or his designee.
- 5 (4) Vineyards used to meet the above planting requirement shall have a  
6 minimum average density of 450 vines per acre. Olive trees used to  
7 meet the above planting requirement shall have a minimum average  
8 density of 100 olive trees per acre.
- 9 (5) The seventy-five (75%) planting requirement shall be maintained for  
10 the life of the permit.
- 11 (6) No amplified sound shall be permitted outdoors, unless an exception  
12 to Ordinance No. 847 has been applied for and approved.
- 13 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
14 shall obtain all applicable permits or licenses required by the  
15 California Department of Beverage Control.
- 16 (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized  
17 in wine production and retail wines sales shall ~~meet the following~~  
18 ~~minimum requirement: seventy-five percent (75%) shall be grown~~  
19 in Riverside County, except during ~~for~~ the following:
- 20 a. When the Board of Supervisors declares an Agricultural  
21 Emergency for the Temecula Valley Wine Country Area.  
22 The declaration shall be for a specific period of time and any  
23 winery within the Temecula Valley Wine Country Area  
24 Policy Area may take advantage of the exemption.
- 25 b. ~~During~~ The first two years ~~three~~ from the plot plan's or  
26 conditional use permit's effective date.
- 27  
28

- 1 (9) For winery entitlements and revised entitlements approved after the  
2 effective date of Ordinance No. 348.4818, at least fifty percent  
3 (50%) of the wine sold by a winery shall be produced on the winery  
4 site. premises. This development standard does not apply to  
5 wineries approved and operating under an existing valid entitlement  
6 before the effective date of Ordinance No. 348.4818. Any change or  
7 expansion by these wineries requiring a revised entitlement shall be  
8 consistent with this development standard.
- 9 (10) A Class I Winery shall be less than 1,501 square feet in size.
- 10 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
11 feet in size and shall produce at least three thousand five hundred  
12 (3,500) gallons of wine annually as determined by the County  
13 Agricultural Commissioner.
- 14 (12) Prior to the issuance of a building permit for any incidental  
15 commercial uses, the winery shall be constructed.
- 16 (13) Prior to the issuance of a certificate of occupancy for any incidental  
17 commercial uses, the winery shall be operational.
- 18 (14) Buildings and structures shall be designed in a rural, equestrian or  
19 wine country theme consistent with the Temecula Valley Wine  
20 Country Design Guidelines.
- 21 (15) Automobile parking spaces shall comply with Section 18.12 of  
22 Ordinance No. 348 and shall be consistent with the rural standards  
23 of the Temecula Valley Wine Country Policy Area of the Riverside  
24 County General Plan and the Temecula Valley Wine Country  
25 Design Guidelines.  
26  
27  
28

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

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

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

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

11  
12  
13 BOARD OF SUPERVISORS OF THE COUNTY  
14 OF RIVERSIDE, STATE OF CALIFORNIA

15 By: \_\_\_\_\_  
16 Chairman

17 ATTEST: Kecia Harper-Ihem  
18 CLERK OF THE BOARD

19 By:           
20 Deputy

21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 February \_\_\_\_\_, 2014

25 By: \_\_\_\_\_  
26 KARIN WATTS-BAZAN  
27 Principal Deputy County Counsel  
28



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

**FREEDOM**  
NEWS GROUP

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DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT		
12/4/15	0010116482		PE Riverside	2 x 85 Li	246.50		
Invoice text: Ord. No. 348.4818							
					<b>RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS</b>  <b>2015 DEC 14 AM 11:40</b>		
<b>Legal Advertising Invoice</b>					<table border="1"> <tr> <th>BALANCE DUE</th> </tr> <tr> <td>246.50</td> </tr> </table>	BALANCE DUE	246.50
BALANCE DUE							
246.50							

*Planning  
16-4 of 12/15/15*

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
Maria Tinajero 951-368-9225	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
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PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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246.50	0010116482	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

The Press-Enterprise  
File 1555  
1801 W Olympic Blvd  
Pasadena. CA 91199-1555

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
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. 348.4818

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, 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:

12/04/2015

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

Date:  
Dec 04, 2015

At: Riverside, California



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

Ad Number: 0010116482-01

P.O. Number:

### Ad Copy:

#### NOTICE OF PUBLIC HEARING TO CONSIDER ORDINANCE NO. 348.4818 AND AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 524

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 15, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider ORDINANCE NO. 348.4818, an amendment to Ordinance No. 348 as it relates to implementation of the Wine Country Zones. The amendment will permit Class V Wineries with a Plot Plan approval, revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating and expand under the Wine Country-Winery Existing (WC-WE) Zone, adjust development standards, clarify and update definitions unique to Wine Country, ensure consistency between the Wine Country Zones and Temecula Valley Wine Country Policy Area, modify Section 18.30 Plot Plans, 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone of Ordinance No. 348. The Wine Country Zones implement the policies of the Temecula Valley Wine Country Policy Area within the Southwest Area Plan, which encompasses approximately 17,910 acres and is generally located east of City of Temecula, west of Vail Lake, south of Lake Skinner and north of the San Diego County border.

An addendum to Environmental Impact Report (EIR) No. 524 was prepared for this project. Additionally, Change of Zone No. 7879 is the Planning Department's tracking tool to implement Ordinance No. 348.4818. Ordinance No. 348.4818 was previously referred to as Ordinance No. 348.4817. On November 4, 2015, the Planning Commission recommended that the Board of Supervisors consider an addendum to EIR No. 524 and adopt Ordinance No. 348.4817 (now referred to as Ordinance No. 348.4818).

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY PROJECT PLANNER, AT (951) 955-6573 OR EMAIL PNANTHAV@rclima.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 1, 2015  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

12/4



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 1, 2015

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ORDINANCE NO. 348.4818

To Whom It May Concern:

Attached is a copy for publication in your newspaper **ONE TIME: Friday, December 4, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

12.15.15  
16-4

**Gil, Cecilia**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Tuesday, December 1, 2015 8:20 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Ord. No. 348.4818

Received for publication on Dec. 4. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

---

**The Press-Enterprise** PE.COM / UNIDOS

A Freedom News Group Company

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Tuesday, December 1, 2015 8:18 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Ord. No. 348.4818

Good morning! Attached is a Notice of Public Hearing, for publication on Dec. 4, 2015. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 1, 2015

THE CALIFORNIAN  
ATTN: LEGALS  
P.O. BOX 120191  
TEMECULA, CA 92590

E-MAIL: [LegalsSWRiversude@UTSanDiego.com](mailto:LegalsSWRiversude@UTSanDiego.com)

RE: NOTICE OF PUBLIC HEARING: ORDINANCE NO. 348.4818

To Whom It May Concern:

Attached is a copy for publication in your newspaper **ONE TIME: Friday, December 4, 2015.**

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Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** cathy.viars@sduniontribune.com  
**Sent:** Tuesday, December 1, 2015 10:04 AM  
**To:** Gil, Cecilia  
**Subject:** CU00469350 3795135 ORD 348.4818  
**Attachments:** ORDER - RIV CO RCBOS - C.GIL 73Lx2 CU00469350 ORD 348.4818 12.04.15.pdf; RIV CO RCBOS - C.GIL 73Lx2 CU00469350 ORD 348.4818 12.04.15.pdf

Hi Cecilia  
Hope all is well!

Please see attached for the following:  
an **Order** Attachment which will have the cost and publish dates and a **Proof** for the ad copy.  
Let me know if you need anything else or have any questions.  
Thank you - Have a great afternoon!

**YOUR ACCOUNT# CU00469350 AD# 3795135 PO# ORD 348.4818**

**NET \$ 343.50**

The San Diego Union Tribune

**The Californian** - - TEMECULA      Covers SouthWest RIVERSIDE

**Your AD is scheduled to be published on the on the following date(s):**

**12/04/15**

**NO OTHER PUBLICATIONS**

**██████████** We **DO NOT** file the affidavits with the court of hearing.  
When you receive the original affidavit you will be responsible to file with the court before your hearing date.

You can check with the court of hearing and see if they will accept an **E-Filing** which an original copy of the Affidavit is attached.

**Please email me back if there are any changes or questions.**

Thank you  
Cathy Viars  
951-251-0329

To ensure your ad to be published as requested, send all advertising to:

**LegalsSWRiverside@SDUnionTribune.com**

**NOTICE OF PUBLIC HEARING TO CONSIDER ORDINANCE NO. 348.4818  
AND AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 524**

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 1, 2015

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



**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Bill Wilson

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** 92591

**Phone #:** <sup>951</sup> 699-9463

**Date:** 12-15-15 **Agenda #** 16-4

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** STEVE CONVERSE

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 16-4

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Jeff Wiens

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 12/15/15 **Agenda #** 16-4

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

X **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

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### **Power Point Presentations/Printed Material:**

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### **Individual Speaker Limits:**

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**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** BEN DRAKE

**Address:** PO Box 290009  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** 92589

**Phone #:** 951 775-5500

**Date:** 12/15/15 **Agenda #** 16-4

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** MIKE RENNIE

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 951-255-4100

**Date:** 12/15/15 **Agenda #** 16-4

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      X **Neutral**

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for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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Order ID: 3795135

Printed: 12/1/2015 11:58:12 AM  
Page 1 of 2

Sold To: RIV CO BOARD OF SUPERVISORS  
CU00469350

Bill To: RIV CO BOARD OF SUPERVISORS  
CU00469350

PO Box 1147

PO Box 1147

Riverside CA 92502-1147

Riverside CA 92502-1147

Description: RIV CO RCBOS C. GIL - ORD 348,4818

Insertions:

Insertion	Run Date	BU	Product Name	Ad Type	Section Name	Zone Name	Ad Size	Page Type	Version	Rate	Billed Qty	Print Qty	Tax	Agency Comm.	Charges	Price	Net Price	Insertion Price	
01-00	12/4/15	Fri SDT	San Diego Union Tribune	Liners	Legal Goal	Riverside	2 Column			\$24.69	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$328.50
02-00	12/4/15	Fri SDT	CApublcn office.com	Dot.com	Legal Notices					\$10.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00
03-00	12/4/15	Fri SDT	mobile.sd uniontribune.com	Dot.com	mobile.sd uniontribune.com					\$5.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
<b>Total: \$343.50</b>																			

*Planned 16-4 of 12/15/15*

**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 San Diego Union-Tribune*

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:

**December 4<sup>TH</sup>, 2015**

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

Dated at TEMECULA, California, this  
**4<sup>TH</sup> day of December, 2015**



Cathy Viars  
Legal Advertising  
The Californian  
*An Edition of the San Diego Union-Tribune*

Proof of Publication of

**NOTICE OF PUBLIC HEARING TO CONSIDER  
ORDINANCE NO. 348.4818  
AND AN ADDENDUM TO ENVIRONMENTAL IMPACT  
REPORT NO. 524**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 15, 2015 at 10:30 A.M. or as soon as possible thereafter, to consider ORDINANCE NO. 348.4818, an amendment to Ordinance No. 348 as it relates to implementation of the Wine Country Zones. The amendment will permit Class V Wineries with a Plot Plan approval, revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating and expand under the Wine Country-Winery Existing (WC-WE) Zone, adjust development standards, clarify and update definitions unique to Wine Country, ensure consistency between the Wine Country Zones and Temecula Valley Wine Country Policy Area, modify Section 18.30 Plot Plans, 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone of Ordinance No. 348. The Wine Country Zones implement the policies of the Temecula Valley Wine Country Policy Area within the Southwest Area Plan, which encompasses approximately 17,910 acres and is generally located east of City of Temecula, west of Vail Lake, south of Lake Skinner and north of the San Diego County border.

An addendum to Environmental Impact Report (EIR) No. 524 was prepared for this project. Additionally, Change of Zone No. 7879 is the Planning Department's tracking tool to implement Ordinance No. 348.4818. Ordinance No. 348.4818 was previously referred to as Ordinance No. 348.4817. On November 4, 2015, the Planning Commission recommended that the Board of Supervisors consider an addendum to EIR No. 524 and adopt Ordinance No. 348.4817 (now referred to as Ordinance No. 348.4818).

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY PROJECT PLANNER, AT (951) 955-6573 OR EMAIL [PNANTHAV@rctlma.org](mailto:PNANTHAV@rctlma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
Clerk of the Board, 4080 Lemon Street, 1st Floor,  
Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 1, 2015  
Kecia Harper-Ihem, Clerk of the Board  
Cecilia Gil, Board Assistant

Pub: 12/04/15 c12

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

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
12/24/15	0010121415		PE Riverside	2 x 511 Li	1,481.90

Invoice text: Adoption of Ord. no. 348.4818

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2015 DEC 31 AM 11:16

*Planning  
16-4 of 12/15/15*

Placed by: Cecilia Gil

**BALANCE DUE**

1,481.90

**Legal Advertising Invoice**

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Maria Tinajero 951-368-9225		12/24/2015	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

**FREEDOM**  
NEWS GROUP  
**THE PRESS-ENTERPRISE**  
  
Legal Advertising Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
12/24/2015	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
1,481.90	0010121415	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

The Press-Enterprise  
1825 Chicago Ave, Suite 100  
Riverside, CA 92507

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
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.: Adoption of Ord. no. 348.4818

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, 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:

12/24/2015

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

Date:  
Dec 24, 2015

At: Riverside, California



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

Ad Number: 0010121415-01

P.O. Number:

## Ad Copy:

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

ORDINANCE NO. 348.4818

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

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

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

"(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."

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

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

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

"(12) Delicatessen not to exceed 1,500 square feet; and,"

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

"(13) Restaurant; drive-thru restaurants shall not be permitted."

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

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

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

"(12) Restaurant; drive-thru restaurants shall not be permitted."

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

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

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

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

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

"WINERY SITE. The land upon which a winery is constructed as well as the winery's buildings and structures as provided in the approved land use entitlement."

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

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

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

"(4) Class I, II and V Winery."

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

"(2) Class VI Winery."

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

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

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

"(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the minimum lot size for subdivisions 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."

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

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

- a. The Wine Country Hotel or Wine Country Resort is located along the following roads: 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; and,
- b. The Wine Country Hotel or Wine Country Resort is set back a minimum of five hundred feet (500') from 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 or Highway 79 South; or,
- c. The Wine Country Hotel or Wine Country Resort is set back less than five hundred feet (500') from 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 or Highway 79 South and only two (2) habitable stories are visible from such roads. Vineyards may be used to reduce visibility of the habitable stories."

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

"(6) HEIGHT.  
a. The maximum height for a building shall not exceed forty feet (40'). 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."

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

"(8) A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:  
a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.  
b. The first two years from the plot plan's or conditional use permit's effective date."

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

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

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

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

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

"(4) The following appurtenant and limited incidental commercial uses, only in conjunction with an established on-site vineyard and a minimum parcel size of five (5) gross acres:  
a. Wine tasting area;  
b. Restaurant not to exceed three thousand two hundred (3,200) square feet;  
c. An outdoor patio area and ancillary uses in conjunction with the restaurant;  
d. Road and Restroom.

u. Bed and Breakfast Inn.

e. Spa and cooking school only in conjunction with a Bed and Breakfast Inn."

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

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

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

- "(1) **LOT SIZE.** The minimum lot size for subdivisions shall be ten (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."

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

- "(6) **HEIGHT.**  
a. The maximum height for a building shall not exceed forty feet (40'). 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."

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

- "(8) A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:  
a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.  
b. The first two years from the plot plan's or conditional use permit's effective date."

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

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

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

- "(4) **Vineyards; equine lands; nurseries (wholesale only); greenhouses; orchards; aviaries; apiaries; field crops; tree crops; berry and bush crops; vegetable; flowered and herb gardening on a commercial scale. The drying, packing (other than canning), freezing and other accepted methods of processing the produce resulting from such allowed uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such processing operations are constructed in compliance with the requirements of Ordinance No. 457.**"

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

- "(1) **LOT SIZE.** The minimum lot size for subdivisions shall be ten (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."

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

- "(6) **HEIGHT.**  
a. The maximum height for a building shall not exceed forty feet (40'). 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."

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

- "(8) A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:  
a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.  
b. The first two years from the plot plan's or conditional use permit's effective



date."

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

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

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

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

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

"a. General Standards. The following standards shall apply to all uses and development in the WC-R Zone, except for residential subdivisions tentatively approved prior to the effective date of Ordinance No. 348.4729. Such subdivisions shall comply with the development standards of their previous zoning classifications in Ordinance No. 348."

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

"(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the minimum lot size for subdivisions shall be five (5) 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."

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

"(6) HEIGHT.  
a. The maximum height for a building shall not exceed forty feet (40'). 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."

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

"(8) A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wines sale shall be grown in Riverside County, except during the following:  
a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area, The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.  
b. The first two years from the plot plan's or conditional use permit's effective date."

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

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

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

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

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

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

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

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

the Planning Commission decision shall be to the Board of Supervisors as provided in Section 18.30.e. of this ordinance."

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

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

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 15, 2015** the foregoing Ordinance consisting of forty-two (42) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Benoit and Ashley  
NAYS: None  
ABSENT: None  
ABSTAIN: Washington

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

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