

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



1-1

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4818	December 24, 2015	The Press-Enterprise

Roll Call:

Ayes: Jeffries, Washington, Benoit and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on April 5, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: April 5, 2016
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

By:  _____, Deputy

AGENDA NO.

1-1

(seal)
ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

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

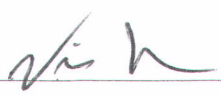
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper 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. Bed and Breakfast inn.

- 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

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

12/24