

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



ITEM
3.35
(ID # 3125)

MEETING DATE:
Tuesday, January 17, 2017

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Temecula Valley Wine Country Consistency Zone Project/District 3 [\$26,000 - 100% NCC]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Initiate the Temecula Valley Wine Country-Winery District Consistency Zone Project.

ACTION: Policy

Juan Gonzalez, Director of Transportation & Land Management 12/29/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 26,000	\$ 0	\$ 26,000	\$ N/A
NET COUNTY COST	\$ 26,000	\$ 0	\$ 26,000	\$ N/A
SOURCE OF FUNDS: General Fund – included in Planning Department approved FY 16/17 budget			Budget Adjustment: No	
			For Fiscal Year: 16/17	

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: January 17, 2017
xc: Planning

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy
3.35

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BACKGROUND:

Summary

The Board of Supervisors adopted the Temecula Valley Wine Country Plan on March 11, 2014 (Item 3-28), which consisted of revisions to the General Plan, updated design guidelines, and new set of zones that promote and implement the vision of the plan. The plan establishes the Temecula Valley Wine Country Policy Area that encompasses approximately 18,000 acres. The Policy area is divided into three Districts: the Winery; Equestrian; and Residential Districts, to ensure that each Wine Country region is developed with compatible uses (refer to Attachment A) and promotes a land use balance for different stakeholders. The development within each District are implemented through one of the following four Wine Country Zones: Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC-WE) Zone, Wine Country – Equestrian (WC-E) Zone and Wine Country – Residential (WC-R) Zone. At the time that the plan was adopted the actual zoning of the properties within the Plan boundary was not changed.

Per Board directive at the time of adoption of the Plan, the County launched the Equestrian District Consistency Zone Project in January 2015. Through this project, the County changed various zone classifications within the Equestrian District to the WC-E Zone to establish consistency between the General Plan and Land Use Ordinance No. 348. The project provided the property owners within the Equestrian District the opportunity to opt-in to the County-initiated Wine Country – Equestrian Zone change at no cost to them. This allowed existing equestrian businesses the ability to continue in operation consistent with the new zone. Staff provided information regarding the project during two community workshops and a dedicated webpage, to allow affected property owners to make informed decisions on opting into the zone change.

The zoning was changed on 88 parcels with a total area of 1,200 acres (43% of eligible parcels in the equestrian district) that opted into the zone change. The project was approved by the Board of Supervisors on September 1, 2015.

The Planning Department is recommending the initiation of a similar approach for the Winery District for those properties that want to develop in conformance with the Wine Country – Winery (WC-W) Zone and Wine Country – Winery Existing (WC-WE) Zone. This will provide a mechanism for interested property owners to opt into the zone change, to assist the County to achieve consistency zoning with the Wine Country Land Use Plan, and foster economic development consistent with the plan requirements. The Planning Department will engage the community and provide information on the project through public workshops and on the TLMA Planning website. The processing of the change of zone will be presented to the Planning Commission and Board of Supervisors for consideration during public hearings. The initiation of the project by the Board of Supervisors will start the land use review and processing of the change of zone for the property owners that decide to join the project.

Impact on Residents and Businesses

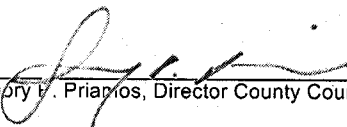
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The County-initiated change of zone will allow the property owners within the Winery District to participate in the project at no cost. The project will establish consistency between the General Plan and Zoning for the properties that have consent to be included, and promote economic development within and consistent with the requirements and restrictions of the Wine Country Plan.


**Supplemental
Additional Fiscal Information**

Total cost is \$26,000 and entirely funded by the general fund. Funding is included in the department's general fund allocation. There is no new general fund obligation.

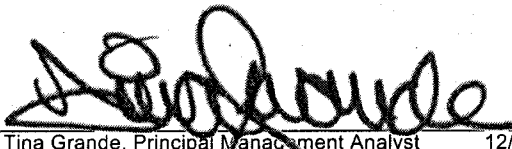
ATTACHMENT A. Temecula Valley Wine Country Districts



Gregory V. Priamos, Director County Counsel 12/20/2016

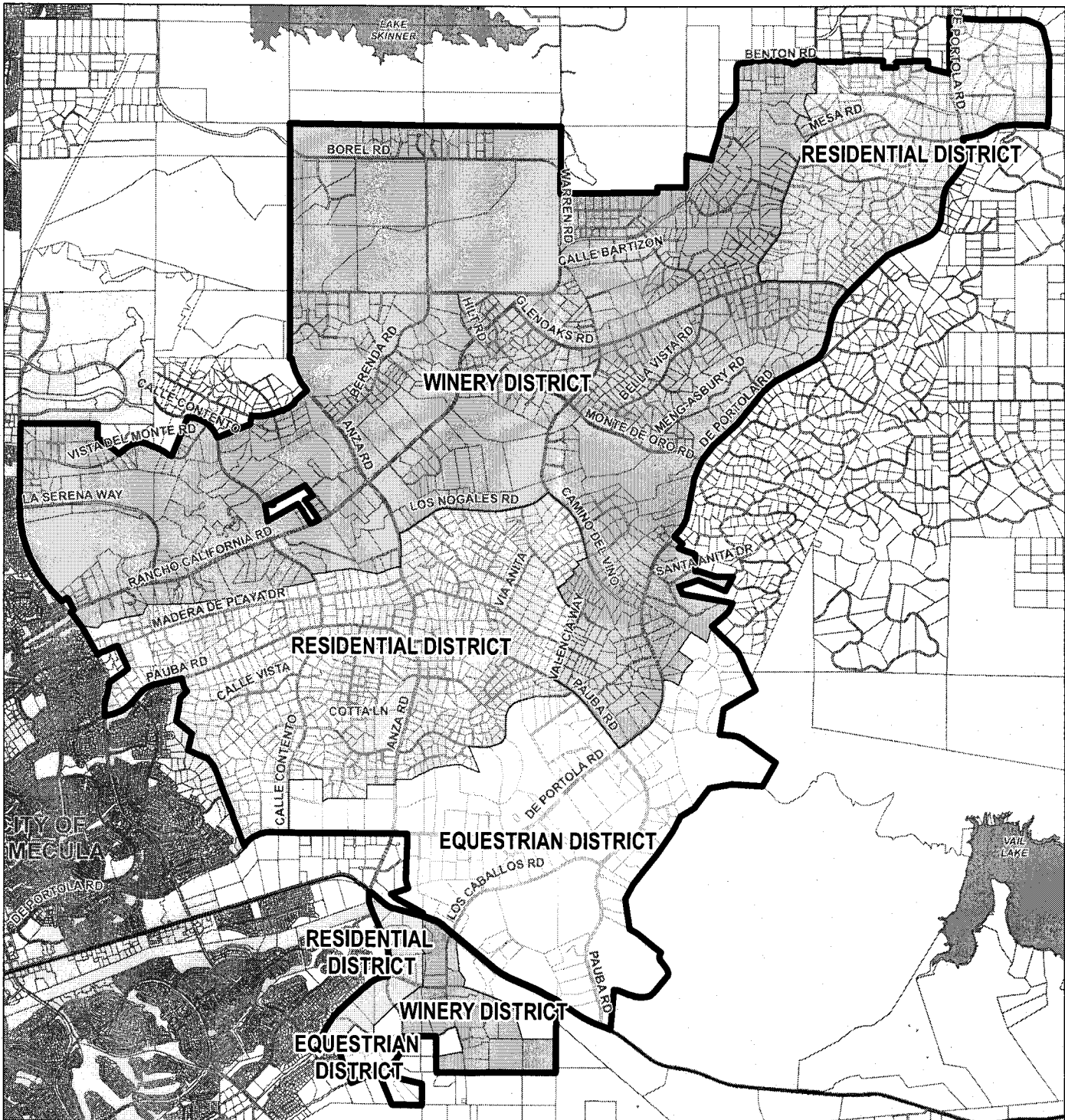


Steven Weiss, Director 12/1/2016







Tina Grande, Principal Management Analyst 12/27/2016

TEMECULA VALLEY WINE COUNTRY DISTRICTS



Data Source: Riverside County

-  Temecula Valley Wine Country Policy Area
-  WINERY DISTRICT
-  EQUESTRIAN DISTRICT
-  RESIDENTIAL DISTRICT



November 30, 2016

1:70,000

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