

- 75% of the grapes utilized in wine production and retail wine sales area grown or raised within the county; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

SWAP 1.5 -Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, country inns on 10 acres or more, provided that at least 75% of the project site is planted in vineyards. **(SWAP 1.5 inadvertently omitted the inclusion of Special Occasion Facilities; GPA 1056 will add Special Occasion Facilities on 10 or more acres.)**

SWAP 1.6 –Continue to provide for incidental commercial uses, such as bed and breakfast, inns country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the County; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

FURTHER PLANNING CONSIDERATION:

The County initiated the last General Plan Amendment (GPA 00760) for the Citrus Vineyard Rural Policy Area on 1-17-06. During the last amendment, Special Occasion Facilities were omitted from the update.

In accordance with the C/V Rural Policy Area, “the policies protects against the location of uses that are incompatible with agricultural uses and which could lead to conflicts with adjacent uses”.

In recent years, the “Wine Country” area has experienced a great deal of development activity, including the construction of new wineries and vineyards, bed and breakfast inns, and restaurants. There has also been a growing interest to operate Special Occasion Facilities in Wine Country. These uses have drawn major criticism for not complying with the intent of the Policy and C/V Ordinance. In many instances the activities of these facilities, including the number of events, types of activities, noise and traffic issues associated with patrons attending events and general concern of reduction of agricultural productivity, directly conflicts with the preservation of a rural-lifestyle and wine-making atmosphere.

To ensure that Special Occasion Facilities comply with the intent of both the Policy and the Ordinance, County officials engaged in a number of activities:

1. County Counsel and the Planning Department analyzed the existing Policy and Ordinance for applicability.
2. The Planning Department held a community meeting to ascertain additional feedback on proposed changes.
3. County Departments conducted internal meetings to discuss implications of proposed changes.
4. County officials consulted local vintners regarding the activities of Special Occasion Facilities.

In most instances, comments from the various groups recommended that to protect the unique character of Wine Country, the County should enact stricter development standards for Special Occasion Facilities. Some residents expressed opposition to the proposed changes.

A summary of parcels impacted by the proposed change in acreage requirement is listed below:

- As of September 15, 2008, the C/V Rural Policy Area contained approximately 970 total parcels.

- Of this number, approximately 164 parcels were comprised of five (5) to ten (10) acres.
- The number of impacted parcels based on the proposed change is less than 17 percent of the total parcels for C/V Rural Policy Area.
- There are currently no APPROVED or PERMITTED **Stand Alone** Special Occasion Facilities in Wine Country.
- Map 1.1 illustrates the location of parcels within the C/V Rural Policy Area; notice that many parcels lie within residential areas and Special Occasion Facilities may prove to be incompatible with existing uses.

Based on the aforementioned analysis, County Counsel and the Planning Department made the determination that more stringent requirements are needed for Special Occasion Facilities to protect the rural lifestyle and wine-making atmosphere of Wine Country. Therefore, Staff is recommending to increase the acreage requirement for Special Occasion Facility from five (5) acres to ten (10) acres with associated on-site vineyards and to comply with the remaining development standards as outlined in the C/V Ordinance.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Agriculture, Rural Residential, and Estate Density Residential |
| 2. Existing Zoning (Ex. #2): | Citrus/Vineyard (C/V), Commercial –Citrus Vineyard (C-C/V), Residential Agricultural (R-A), Rural Residential (R-R), and Light Agricultural (A-1) |
| 4. Surrounding Zoning (Ex. #2): | Numerous, primarily R-A-2 ½; R-A-5; SP; R-R |
| 5. Existing Land Use (Ex. #1): | Wineries, single-family residential units, bed and breakfast inns, restaurants and Special Occasion Facilities. |
| 6. Surrounding Land Use (Ex. #1): | Wineries, vineyards, orchards, single-family residential units, bed and breakfast inns, restaurants, vacant land and Special Occasion Facilities. |
| 7. Project Data: | Total Acreage: 7,577 Acres (11.83 Square Miles) |
| 8. Environmental Concerns | No Further Documentation Required
(E.A. No. 40322) |

RECOMMENDATIONS:

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT No. 1056** by amending Policy 1.5 of the General Plan's Southwest Area Plan to read, Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more and may allow *Special Occasion Facilities* on 10 or more acres, provided that at least 75% of the project site is planted in vineyards, based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 1056 to the Board of Supervisors.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Specific Plan;
 - b. An Airport Influence Area;
 - c. A Redevelopment Area;
 - d. A Flood zone;
 - e. A High Fire Area;
3. The project site is located within:
 - a. The Community of Rancho California;
 - b. An Agricultural Preserve;
 - c. A Fault zone;
 - d. The Temecula Valley Unified School District;
 - e. The Stephen's Kangaroo Rat Fee Area;
 - f. Citrus/Vineyard Rural Policy Area;
 - g. A MSHCP criteria cell or cell group; and,
 - h. Ordinance 655 Mount Palomar Lighting Influence Area, Zones A & B.

4
5 **RESOLUTION**
6 **RECOMMENDING ADOPTION OF**
7 **GENERAL PLAN AMENDMENT NO. 1056**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on
10 November 5, 2008, to consider the above-referenced matter; and,

11 **WHEREAS**, all the procedures of the General Plan Amendment and the Riverside County Rules
12 to Implement the Amendment have been met and the goals and objectives of the Citrus Vineyard Rural
13 Policy Area in the Southwest Area Plan are mentioned in accordance with the above-referenced
14 Amendment and Rules; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17
18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
19 of the County of Riverside, in regular session assembled on November 5, 2008, that it has reviewed and
20 considered the environmental document prepared or relied on and recommends the following based on the
21 staff report and the findings and conclusions stated therein:

22 **ADOPTION** of General Plan Amendment No. 1056.
23
24
25
26
27
28

GPA NO. 01056
GENERAL PLAN AMENDMENTS TO CITRUS/VINEYARD POLICY AREA
OF THE SOUTHWEST AREA PLAN

(All added text is marked with *italic* font style and highlighted)

1. SWAP 1.2 Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.
2. SWAP 1.3 Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.
3. SWAP 1.4 Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, *and* delicatessens, in conjunction with wineries on 10 acres or more provided that at least:
 - 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
 - The winery facility has a capacity to produce 3,500 gallons of wine annually.
4. Add a policy under Citrus/Vineyard Policy Area section of the Southwest Area Plan on page 24 stating as follows:
SWAP 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and *Special Occasion Facilities on 10 acres or more*, provided that at least 75% of the project site is planted in vineyards.
5. SWAP 1.6 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:
 - 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
 - The winery facility has a capacity to produce 3,500 gallons of wine annually.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Derek Hull
Planning Commission: October 1, 2008
Continued From: August 20, 2008
Addendum Date: November 12, 2008

Change of Zone No. 7666
E.A.: No Further Documentation Required
Applicant: County of Riverside Planning
Department

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7666 proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections and clarification of development standards applicable to special occasion facilities in the text of the ordinance are included in this change of zone request.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

BACKGROUND:

During the Planning Commission meeting on October 1, 2008, the Commission, as a part of the motion, recommended to increase building setbacks from 50 feet to 100 feet for front, side, and rear yard requirements, except when the project site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, where the minimum front yard requirement shall be three hundred feet (300'). The Commission specifically indicated in its recommendation that a provision be included for all structural uses to comply with the new setback requirement. Staff will incorporate new development requirements in the Board of Supervisors' packet. For additional project information, refer to the staff report for CZ 7666.



Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Derek Hull
Planning Commission: October 1, 2008
Continued From: August 20, 2008

Change of Zone No. 7666
E.A.: No Further Documentation Required
(E.A. No. 40322)
Applicant: County of Riverside Planning
Department

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7666 proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections and clarification of development standards applicable to special occasion facilities in the text of the ordinance are included in this change of zone request.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

BACKGROUND:

The last amendment to the Citrus Vineyard Zoning Ordinance occurred in 2006. Ordinance Amendment No. 348.4321 was originally approved by the Planning Commission on December 7, 2005 and subsequently adopted by the Board of Supervisors on May 16 2006.

A Negative Declaration for Environmental Assessment No. 40322 was adopted for the Board of Supervisors on May 16, 2006. After reviewing that E.A. in context of this project, staff has determined that the E.A. adequately addresses this project and therefore no new Environmental Assessment will be required.

The proposed project was continued from the July 23, 2008 to allow staff to conduct additional research. During the August 20, 2008 public hearing, the Commission continued the item until October 1, 2008 to allow the Planning Department to conduct a community meeting on Special Occasion Facilities. On September 3, 2008, the Planning Department hosted a community meeting at Saint Jeanne de Lestonnac Catholic School to discuss proposed changes to the C/V Ordinance and Rural Policy. Approximately 100 residents, property owners, and vintners attended the community meeting. Planning staff shared the proposed changes and addressed questions from the public.

ADDITIONAL INFORMATION:

The intent of the C/V Ordinance encourages agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring; and
- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

Zoning:

All C/V zoning designations are located within the Citrus/Vineyard Rural Policy Area. A special occasion facility, as defined in Ordinance 348. 14.72f, "is an outdoor facility in conjunction with a dwelling unit or a winery, which may include a structure or building, which is used on special occasions for public assembly for a period of time in return for compensation. Special occasions may involve, but not be limited to, weddings, concerts, parties, spectator oriented events or other celebrations".

FURTHER PLANNING CONSIDERATION:

In accordance with the C/V Ordinance, "the intent of the zoning classification is to preserve the rural lifestyle, wine-making atmosphere, and long term viability of the wine industry where such activities are occurring and that would protect such areas from incompatible uses which could result in a reduction of vineyards. The intent of allowing limited incidental commercial uses is to provide economic viability to the primary vineyard and winery operations".

In recent years, the "Wine Country" area has experienced a great deal of development activity, including the construction of new wineries and vineyards, bed and breakfast inns, restaurants and Special Occasion Facilities. Among these uses, Special Occasion Facilities have drawn major criticism for not complying with the intent of the policy and ordinance. In many instances the activities of these facilities, including the number of events, types of activities, noise and traffic issues associated with patrons attending events and general concern of reduction of agricultural productivity, directly conflicts with the preservation of a rural-lifestyle and wine-making atmosphere. To ensure that Special Occasion Facilities comply with the intent of both the policy area and the zoning ordinance, County officials analyzed and amended the ordinance to protect the unique character of Wine Country.

County Counsel and the Planning Department were requested to review the C/V policy and ordinance and revise as needed to include more stringent requirements for Special Occasion Facilities. Staff's recommendations to change the C/V Ordinance is as follows:

1. Amend the language in the C/V zoning classification to increase the acreage requirements for Special Occasion Facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. The increase in acreage will lessen the intensity of commercial activity and reduce noise and traffic impacts to adjacent neighbors by providing a greater buffer area.
2. Amend the C/V Ordinance to include Special Occasion Facilities to comply with the following setback requirements: 100 feet front, side, and rear yard setbacks except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, where the front setback requirement will be 300 feet.

ENVIRONMENTAL CONCERNS:

No further Environmental Documentation is required pursuant to CEQA Guidelines Section 15162 Subsection B. Environmental Assessment No. 40322 for a Negative Declaration was adopted by the Board of Supervisors on May 16, 2006.

RECOMMENDATIONS:

TENTATIVE APPROVAL of **CHANGE OF ZONE No. 7666** to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for "Special Occasion Facilities" from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards, clarification of development standards applicable to special occasion facilities and minor grammatical corrections and in the text of the ordinance in accordance with Exhibit #2; and,

CONCLUSIONS:

1. The proposed project is not in conformance with all elements of the Riverside County General Plan. A proposal to change the policies within the C/V Rural Policy Area to conform with the proposed changes to the C/V Ordinance is forthcoming.
2. The proposed project is consistent with all applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with all applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the Citrus/Vineyard Rural Policy Area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS:

1. The proposed project preserves the rural lifestyle and wine-making atmosphere of the C/V Ordinance by further restricting Special Occasion Facilities to ten (10) or more acres.
2. The project area is located in the C/V Rural Policy Area.
3. The proposed project protects the unique identity of the C/V Rural Policy Area and further the County's vision of improved quality of life in the area.
4. The proposed project only affects properties that are designated with the C/V zoning classification and located within the C/V Rural Policy Area.
5. The proposed amendment will limit the incidental commercial uses of Special Occasion Facilities to ten (10) acres or more through out the area thus providing economic viability to the primary vineyard and winery operations.
6. No further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162 Subsection B. Environmental Assessment No. 40322 for a Negative Declaration was adopted at the Board of Supervisors on May 16, 2006.

INFORMATIONAL ITEMS:

1. As of this writing, three (3) letters, in support, and two (2) letters, in opposition have been received by the Planning Department.