

Winery District Consistency Zoning

Frequently Asked Questions (FAQs)

Question 1: What are the benefits of optioning into this change of zone?

Answer: There are several benefits for optioning into the change of zone:

1. A **NEW specially tailored zone** that will help implement the Community's vision to sustain agricultural uses and promote tourism to this region.
2. **Consistency** between the property's zoning and the County's General Plan Wine Country Policy Area
3. **Reducing cost and unnecessary steps** associated to entitlement of any future development.

For example: A Plot Plan for the development of a Winery in the WC-WE zone may only require approval from the Planning Commission. However, if a Change of Zone is part of the above request, the approval of the Plot Plan shall come from the Board of Supervisors, therefore, adding additional steps and costs for processing.

Question 2: If I participate, how much will it cost me?

Answer: If a property owner options into the County-initiated effort, there is **no charge** for processing the change of zone.

Question 3: How much will a Change of Zone cost me should I choose not to participate at this time?

Answer: A Change of Zone application requires a minimum initial deposit to the County of **\$3,648.54** for processing, which does not include private cost, such as engineering, etc.

*Note: The actual processing cost may range from **\$5,000.00 to \$9,000.00** depending on the project, and processing may take 9 to 12 months, possibly delaying a project.*

Question 4: What will my new zone be after the change of zone is adopted?

Answer: Any property within the Winery District must be changed to either the:

1. **Wine Country-Winery Existing (WC-WE)** zone: only properties specifically identified as existing wineries under 20 gross acres in [Figure 4A of Ordinance No. 348.4729](#); or the
2. **Wine Country-Winery (WC-W)** zone: all other properties not identified in [Figure 4A](#).

Question 5: If my zone is changed, will I be allowed to continue the current use of my property?

Answer:

1. The **existing uses may continue** if it was established with an approved permit.
Note: A "Certificate of Nonconforming Use" (Ord. 348, Sec. 18.8) may be obtained.
2. Uses that were not created through an approved permit will continue to be an unpermitted use that may or may not be allowed in the new zone.
Note: Please contact the Planning Department for further review of individual properties and uses.

Question 6: If my zone is NOT, will I be allowed to continue the current use of my property?

Answer:

1. The **existing use may continue** if established through an approved permit or permitted by right under the existing zone.
Note: Further expansion of the use is limited.
2. Uses that were not created through an approved permit or are not permitted by right will continue to be an unpermitted use that may or may not be allowed in the exiting zone.
Note: Please contact the Planning Department for further review of individual properties and uses.

Question 7: Can I keep my existing zoning forever?

Answer: The existing zoning may remain until any type of discretionary approval is requested.
Note: Zoning must be consistent with the County's General Plan for approval of discretionary projects.

Question 8: How long will this process take?

Answer: The change of zone may take several months. Tentative Board approval is scheduled for September 12, 2015.
Note: Dates subject to change. Please visit the [Winery Zoning webpage](#) or contact Advanced Planning Staff for updates: Phone (951) 955-1195 or email rflores@rivco.org

Question 9: What do I need to do to participate?

Answer: If you choose to option into the Winery District Consistency Zoning, submit a completely executed "[Letter of Intent to Participate](#)" form provided by the Planning Department by June 12, 2017.
Note: If you choose NOT to option in, no subsequent action is necessary.

Question 10: Where can I get face-to-face information from a County staff member?

Answer: You may contact Advanced Planning by phone at (951) 955-1195 or email at rflores@rivco.org to schedule an appointment with a Planner.

Note: You may also attend the community outreach meeting at the Temecula Public Library scheduled on April 27, 2017 at 5:30 PM. For more details visit the [Winery Zoning webpage](#).

Question 11: Where can I get online information from the Planning Department?

Answer: Please visit the webpage established for the [Winery District Consistency Zoning](#) project.

Note: If the previous link does not direct you to the appropriate webpage, please copy and paste the following web address directly into your browser:

<http://planning.rctlma.org/AdvancedPlanning/WineryDistrictZoning.aspx>