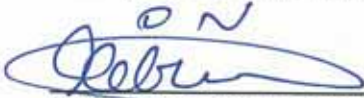


Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Planning Director

ON


Mitra Mehta-Cooper, AICP, Project Manager

Attachments

Attachment A: Temecula Valley Wine Country Project Content
Figure 1-Regional Location Map

cc: Leslie Mouriquand, County Archaeologist



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Carolyn Syms Luna
Director

May 9, 2012

Cultural Department
San Luis Rey Band of Mission Indians
1889 Sunset Drive
Vista, CA 92081

RE: Temecula Valley Wine Country Community Plan -General Plan Amendment No. 1077

Dear Cultural Department:

The County of Riverside requests your participation in the review of the proposed Temecula Valley Wine Country Community Plan, which includes a General Plan Amendment (GPA No. 1077). A full list of the proposed project components is provided as Attachment A: Temecula Valley Wine Country Project Content. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]). Thus, Planning Staff contacted the Native American Heritage Commission (NAHC) on December 22, 2009 for a list of tribes applicable to this project. The Commission provided two separate lists for consultation under SB-18. Per those lists, Planning Staff has contacted and consulted with the identified tribes over the past couple of years. Those original tribal contact lists did not include the San Luis Rey Band of Mission Indians.

The Draft Environmental Impact Report (DEIR) No. 524 was prepared in conjunction with the Community Plan and was circulated for public review from December 5, 2011 to February 2, 2012. The full draft of the proposed project components and (DEIR) No. 524 is available on the following website: www.socalwinecountryplan.org. In response to the Notice of Completion for the DEIR No. 524, the NAHC provided an expanded tribal contact list. Now, the San Luis Rey Band of Mission Indians is included. Thus, the County is now seeking participation from your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

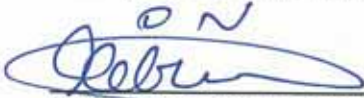
Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Therefore, staff would like to encourage you to please submit a letter seeking or declining participation as soon as possible to Mitra Mehta-Cooper, Project Manager (mmehta@rctlma.org or 951-955-8514). Please do not hesitate to call if you have any questions concerning the proposed project.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Planning Director

ON


Mitra Mehta-Cooper, AICP, Project Manager

Attachments

Attachment A: Temecula Valley Wine Country Project Content
Figure 1-Regional Location Map

cc: Leslie Mouriquand, County Archaeologist

Project Title: Temecula Valley Wine Country Community Plan

I. Project Description:

Introduction and Background

In 2008, the Riverside County Board of Supervisors (BOS) directed County staff to undertake the development of the Temecula Valley Wine Country Community Plan ("Project") in an effort to both preserve Temecula Valley's distinct rural character and enhance its economic contribution to the County over the long term.

The Temecula Valley Wine Country Community Plan includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729 ("Project"), which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area.

Project Objectives

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County.

The Project has been developed to achieve the following goals:

- Ensure that the Wine Country region develops in an orderly manner that maximizes the area's viticulture and related uses, and balances the need to protect existing rural lifestyles in the area.
- Ensure that the Riverside County General Plan and its supporting regulatory documents, such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint that will achieve the community's vision.
- Ensure adequate provisions for the establishment of wineries and equestrian operations, associated auxiliary uses, and other compatible uses, as deemed appropriate.
- To achieve these goals, the Project incorporates the following objectives:
- To preserve and enhance the Wine Country region's viticulture potential, rural life style and equestrian activities.
- To continue to allow for an appropriate level of commercial tourist activities that is incidental to viticulture activities.
- To coordinate where, and under what circumstances, future growth should be accommodated.
- To develop provisions to ensure that future growth is balanced and coordinated with the appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

II. Project Components:

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729, and Design Guidelines. Below is an outline of the various individual Project components:

a) An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan including, but not be limited to:

- Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
- Revisions to the SWAP Statistical Summary. Table 2;

- Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP Policy Areas Figure 4) and addition of the boundary of the Temecula Valley Wine Country Policy Area [refer to Exhibit 3.0-4];
- Revisions to the Circulation Network (SWAP Figure 7) [refer to Exhibit 3.0-7];
- Revisions to the Trails and Bikeway Systems map (SWAP Figure 8) [refer to Exhibit 3.0-8];
- Revisions to the General Plan Circulation Element Circulation Network (Figure C-1) [refer to Exhibit 3.0-7];
- Revisions to the General Plan Circulation Element Trails Network (Figure C-7) [refer to Exhibit 3.0-8]; and
- Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.

b) **An amendment to the Riverside County Zoning Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.

c) **Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines.**

III. Project URL:

<http://www.socalwinecountryplan.org/>

Contact Information:

Riverside County Planning Department
Attn: M. Mehta-Cooper, GPA No. 1077
P.O. Box 1409
MS 1070
Riverside, CA 92502-1409

Project Manager: Mitra Mehta-Cooper, AICP
Contact Phone Number: (951) 955 - 8514
Project Planner: Phayvanh Nanthavongdouangsy
Contact Phone Number: (951) 955 - 6573
Fax Number: (951) 955 - 0923

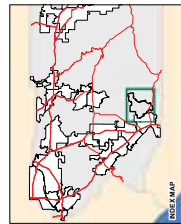
**WINE COUNTRY
POLICY AREA MAP**
WINE COUNTRY STUDY AREA

DRAFT

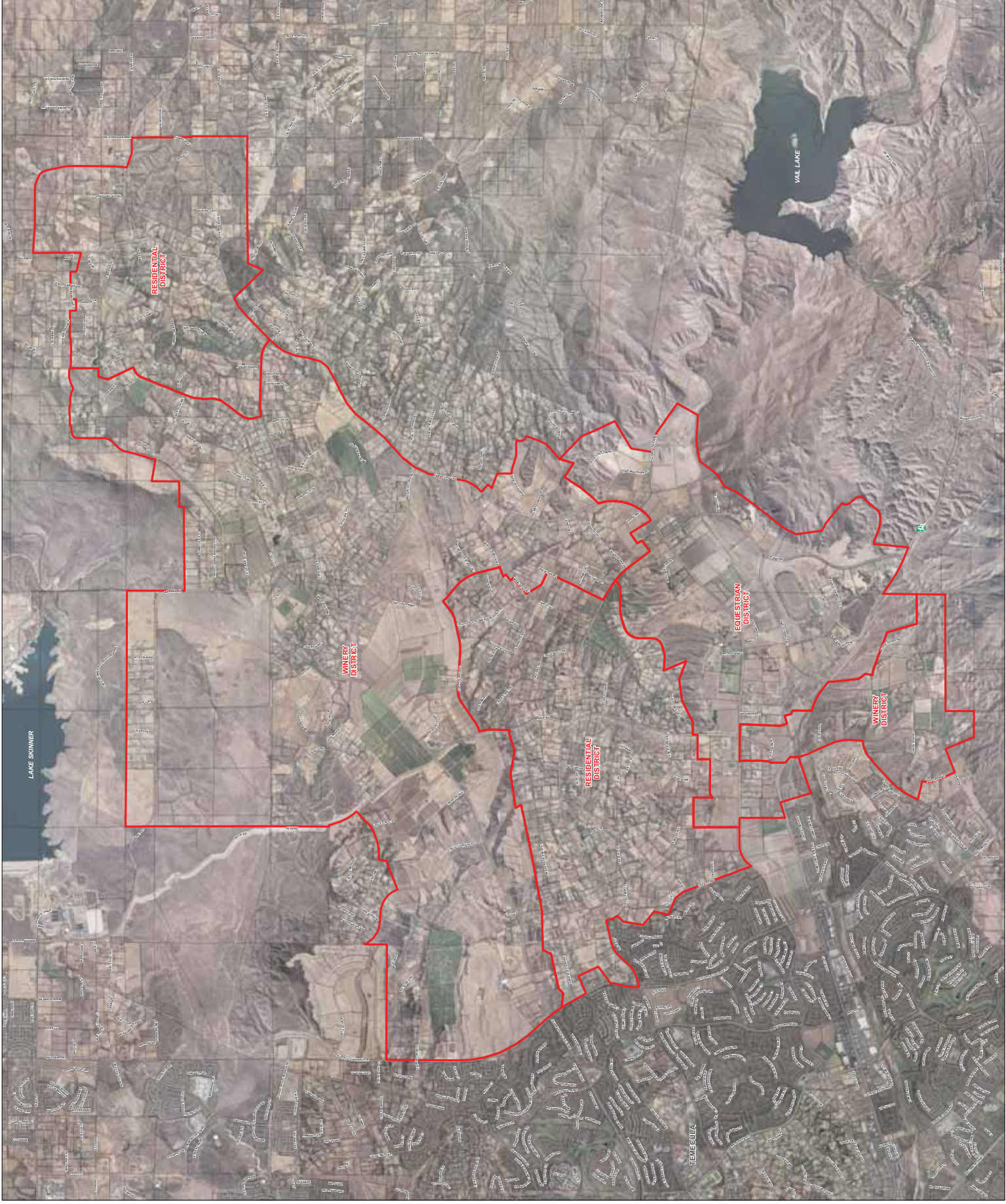
- POLICY AREAS
- CITIES
- PARCELS



MARCH 20, 2010
J. CLARK
COUNTY OF RIVERSIDE



THIS MAP IS A DRAFT AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE COUNTY OF RIVERSIDE. THE COUNTY OF RIVERSIDE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE COUNTY OF RIVERSIDE IS NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED ON THIS MAP. THE COUNTY OF RIVERSIDE IS NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED ON THIS MAP.



RINCON BAND OF LUISEÑO INDIANS

Culture Committee

Post Office Box 68 · Valley Center, California 92082 ·
(760) 297-2621 or (760) 297-2622 & Fax: (760) 749-8901



May 16, 2012

RECEIVED
MAY 22 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mitra Mehta-Cooper, Project Manager
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502-1409

Re: Temecula Valley Wine Country Community Plan-General Plan Amendment No. 1077

Dear Mitra Mehta-Cooper,

Thank you for inviting us to submit comments on the Temecula Valley Wine Country Community Plan-General Plan Amendment No. 1077. This letter is written on behalf of the Rincon Band of Luiseño Indians. Rincon is submitting these comments concerning your Project's potential impact on Luiseño cultural resources.

The Rincon Band has concerns for impacts to historic and cultural resources and findings of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is within the Aboriginal Territory of the Luiseno people, but is not within the Rincon Historic boundaries.

We refer you to Soboba Band of Luiseño Indians or Pechanga Band of Luiseño Indians who are closer to your project area, please contact the Native American Heritage commission and they will assist with a referral. If for some reason you are unable to locate an interested tribe please notify us and we will be happy to assist you in the matter. We also request you update your contact information for Rincon and request you include in any future letters and correspondence the Rincon Tribal Chairman and the Tribal Historic Preservation Office in the Cultural Resource Department, Post Office Box 68, Valley Center, Ca 92082 (760) 297 2621.

Thank you for this opportunity to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rose Duro', written in a cursive style.

Rose Duro
Rincon Culture Committee Chairman

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

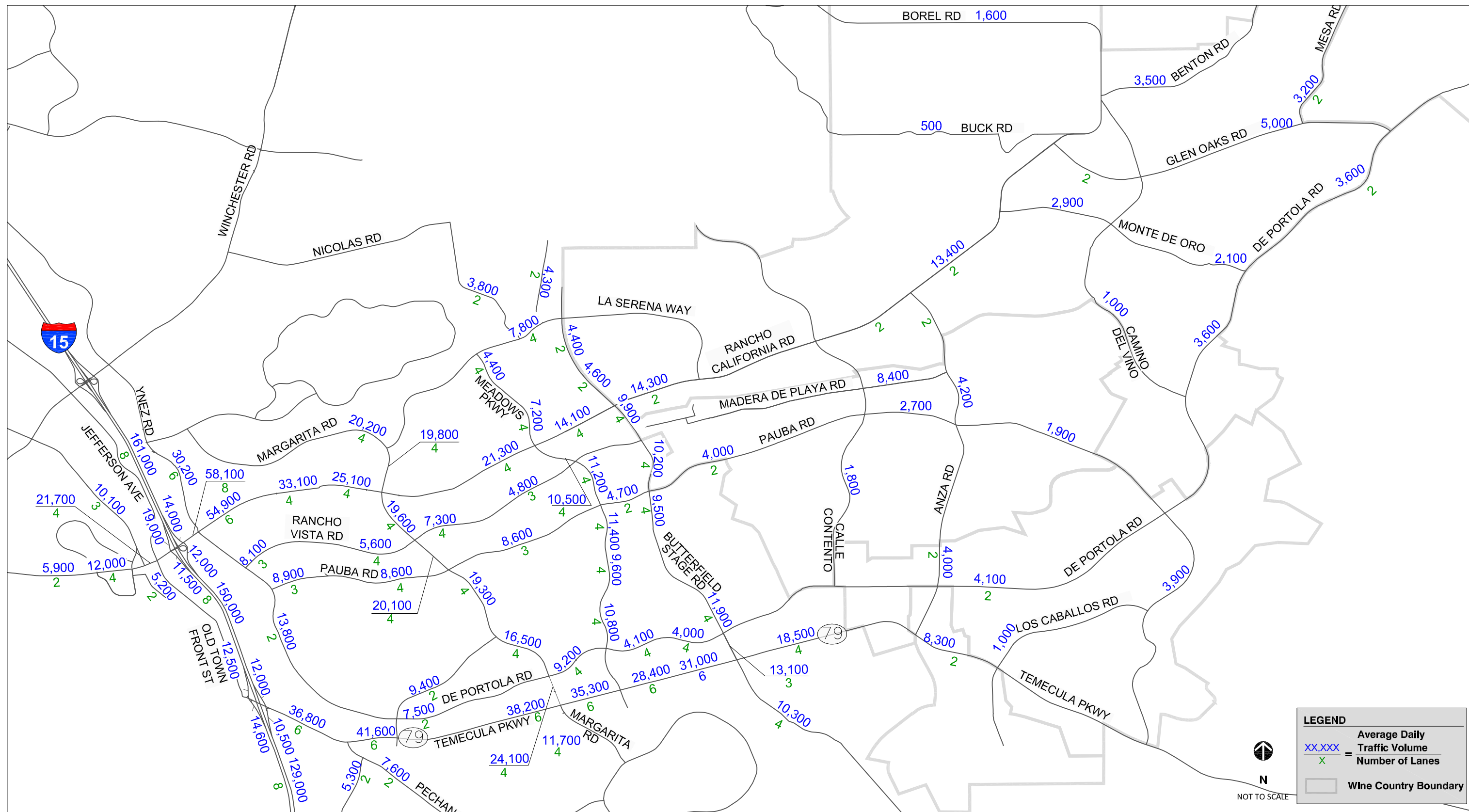
Charlie Kolb
Council Member

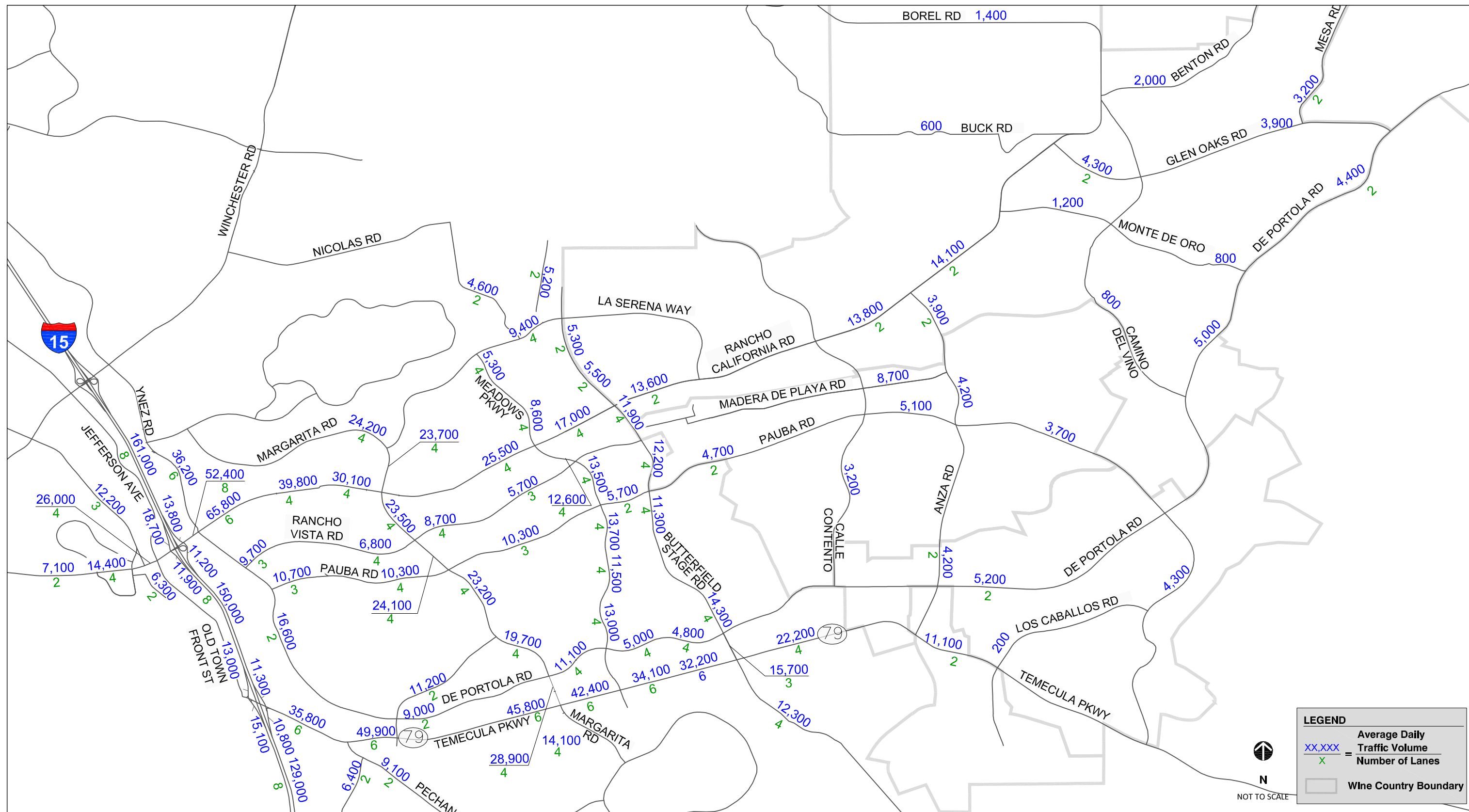
Steve Stallings
Council Member

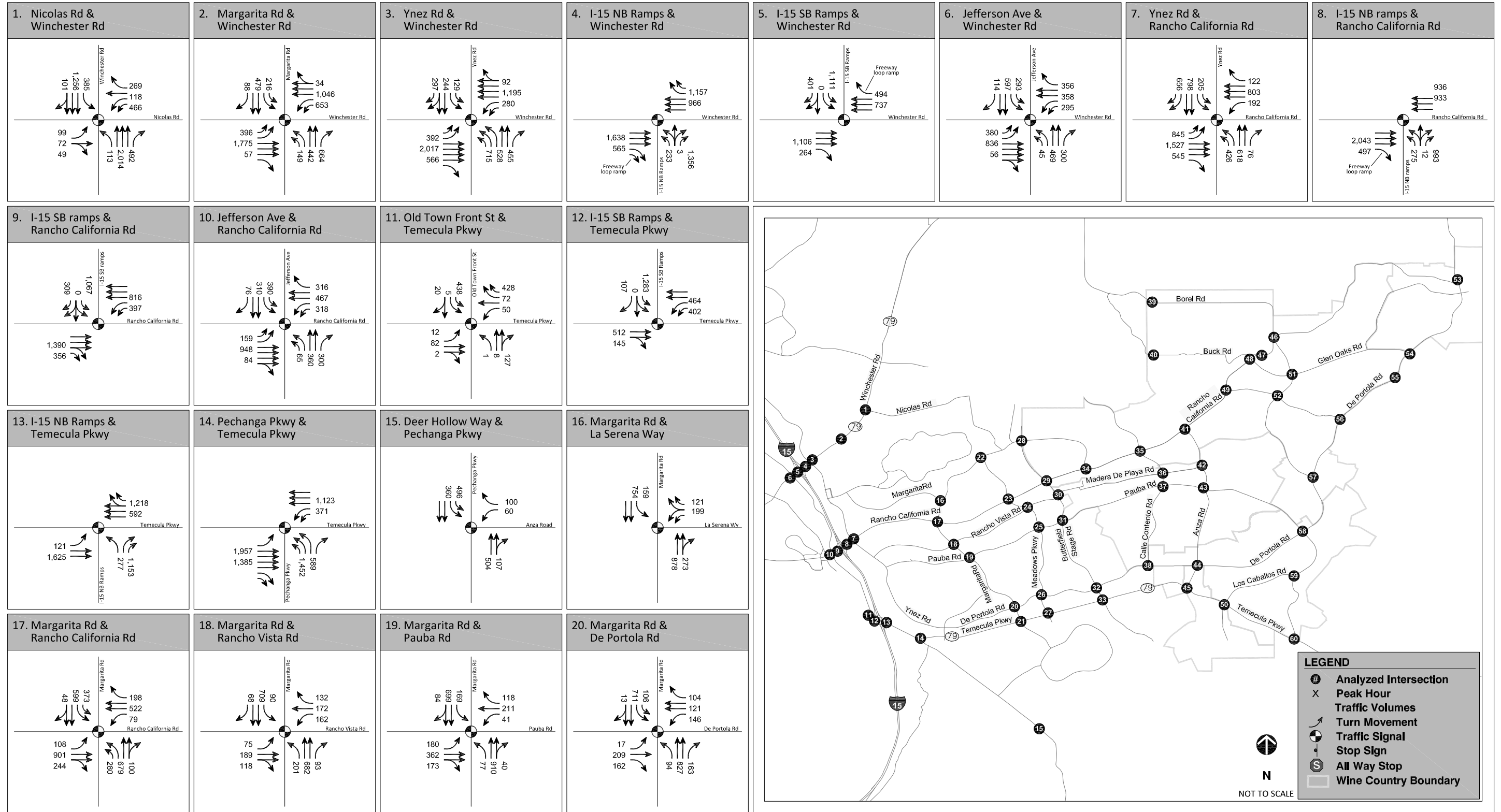
Laurie E. Gonzalez
Council Member

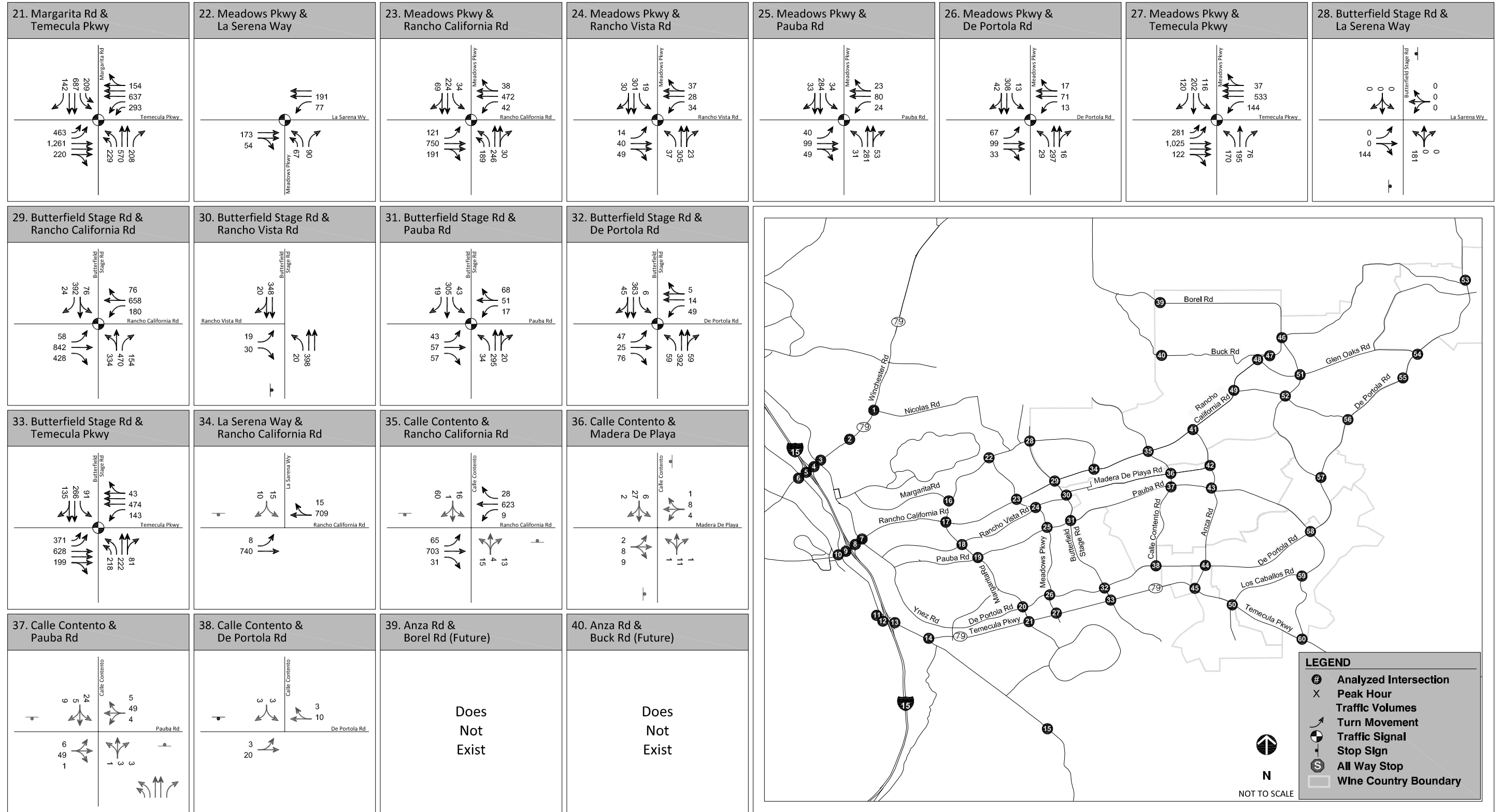
APPENDIX – C

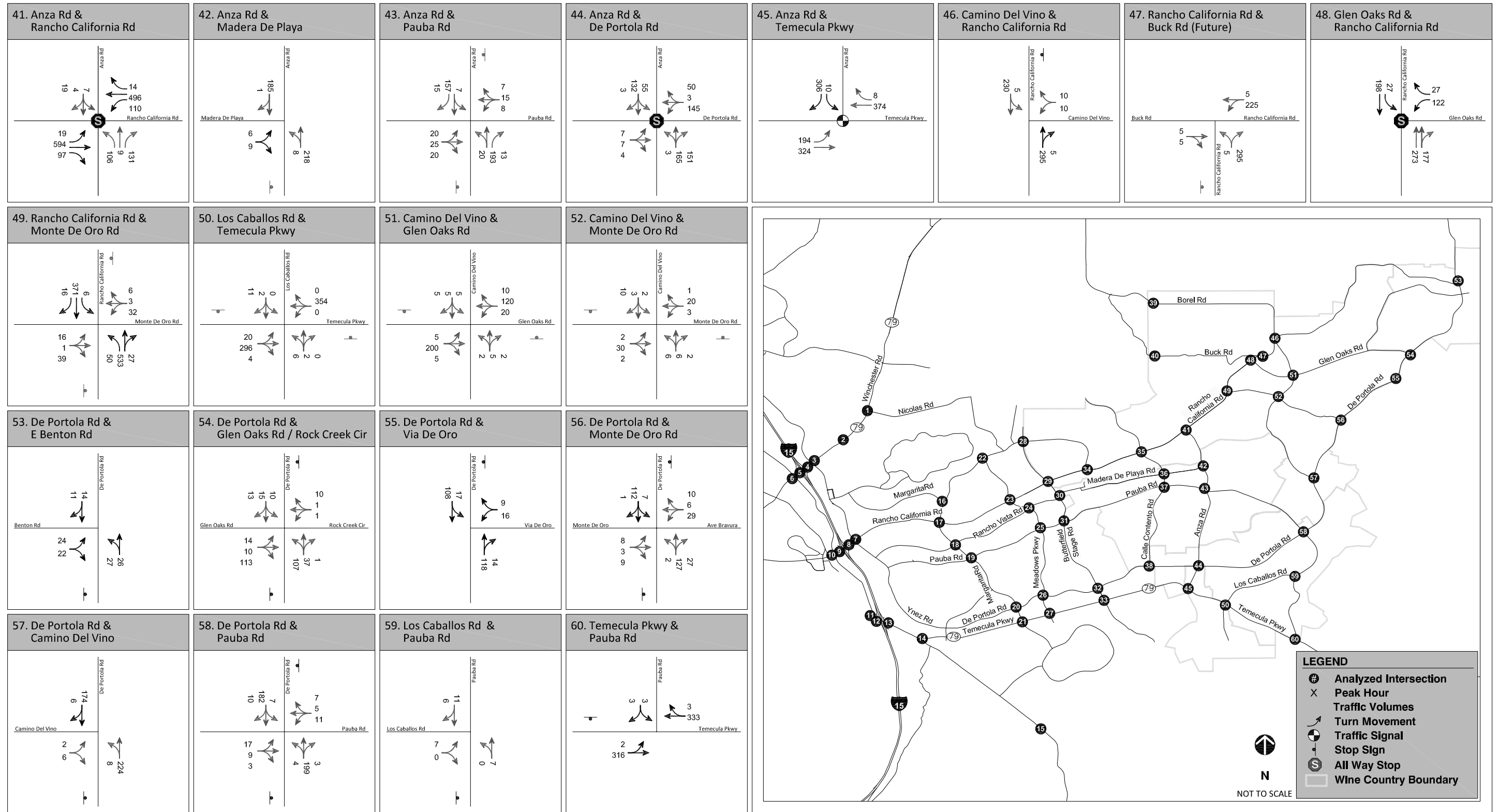
FEHR & PEERS REVISED FIGURES

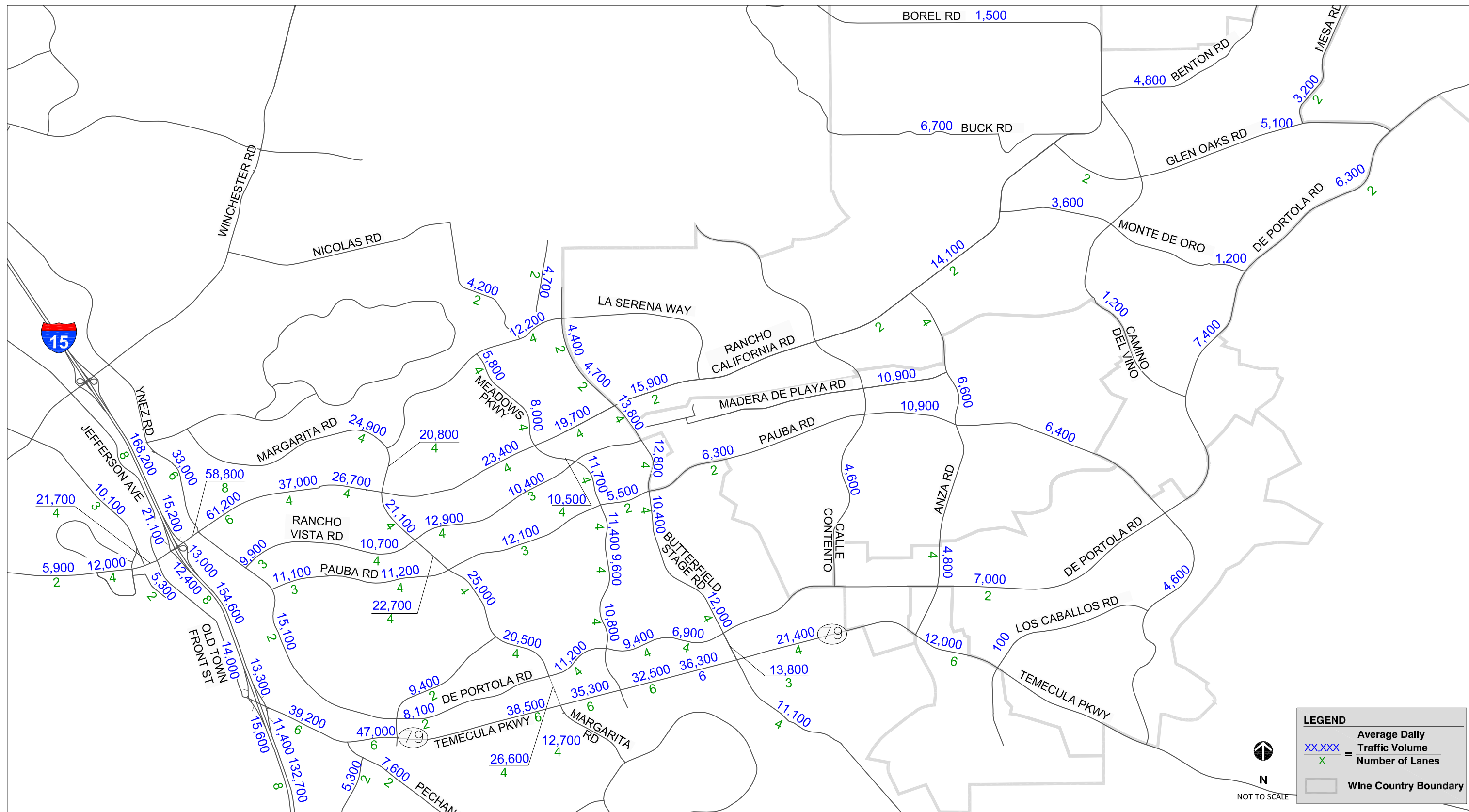




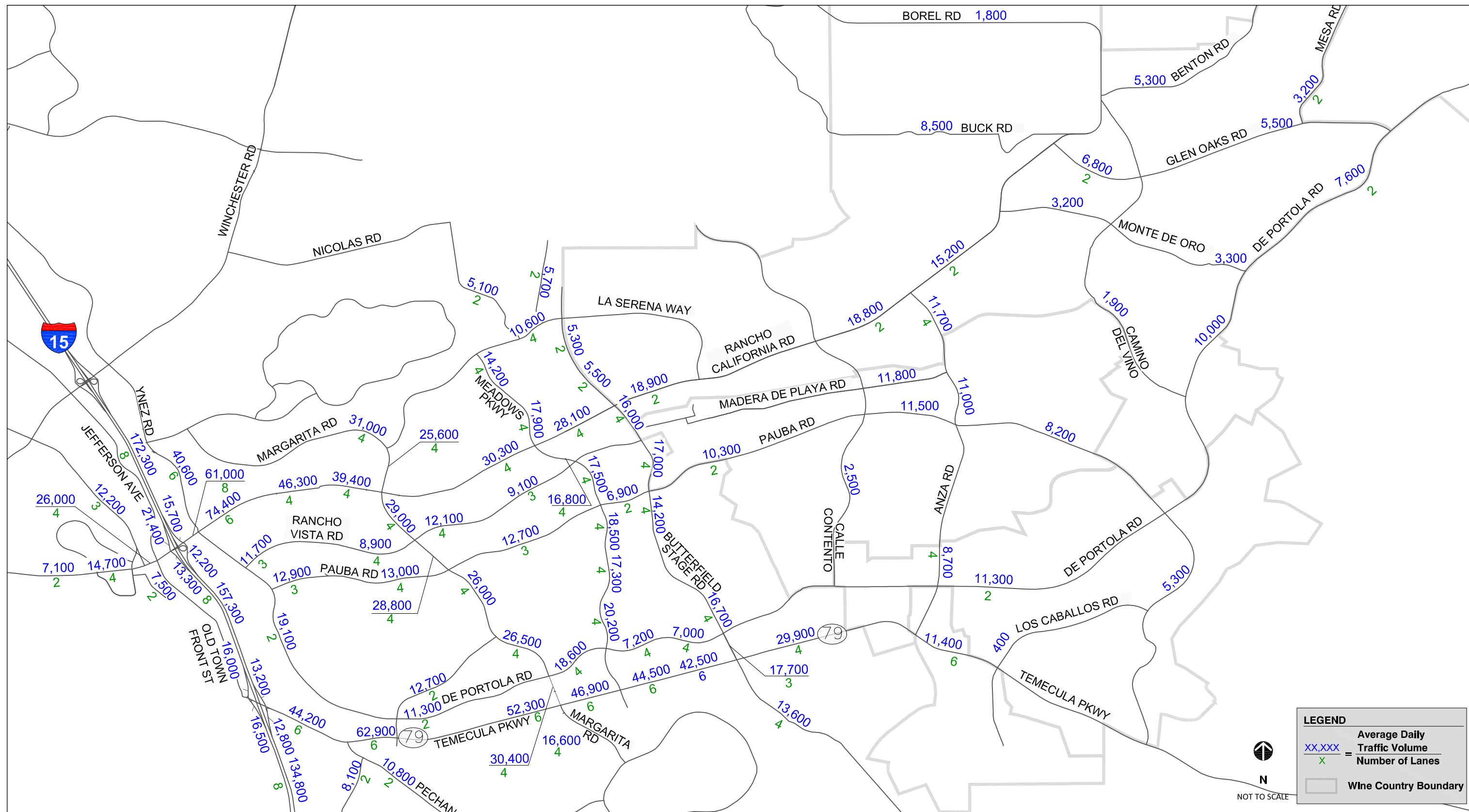




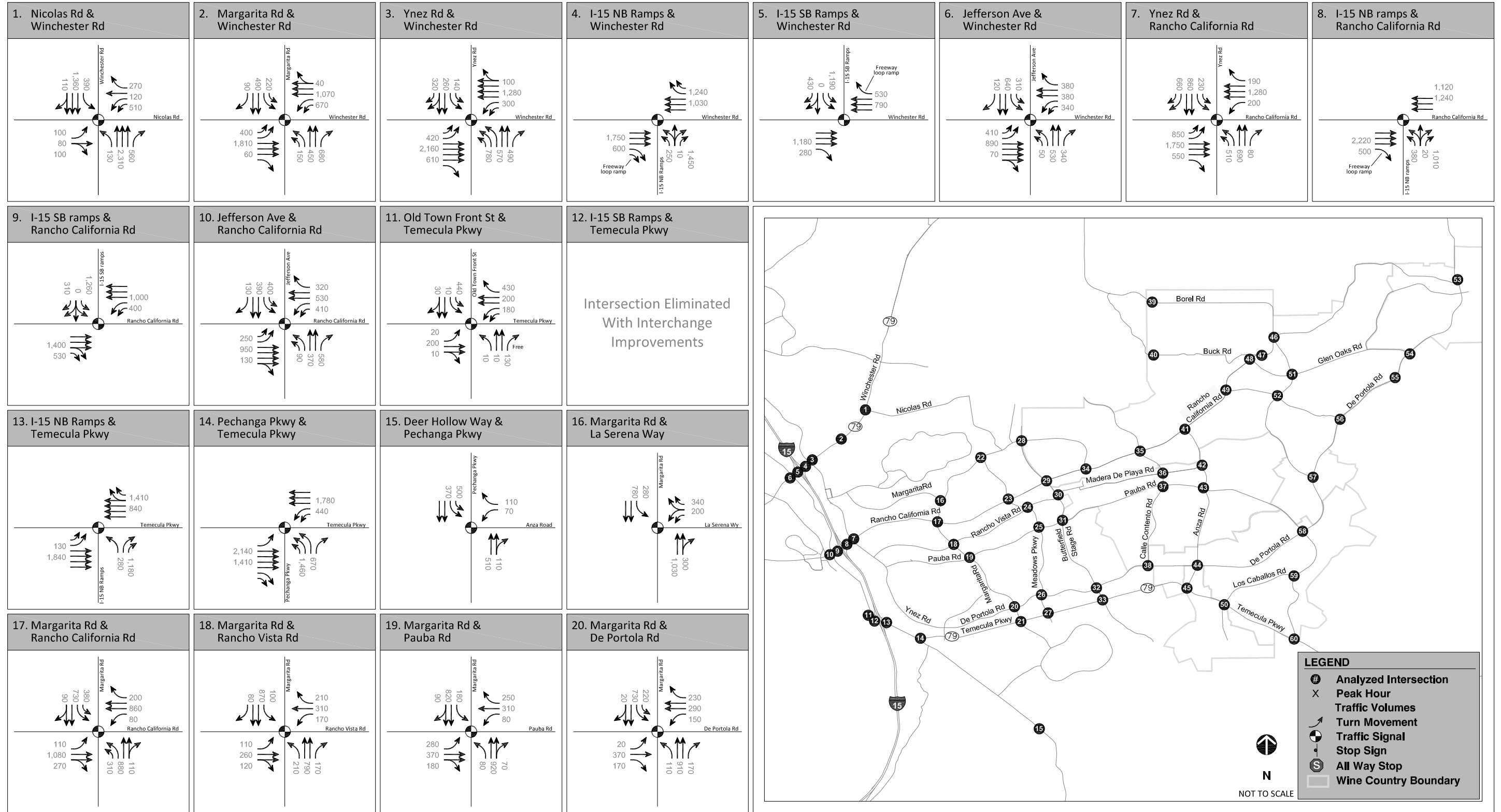


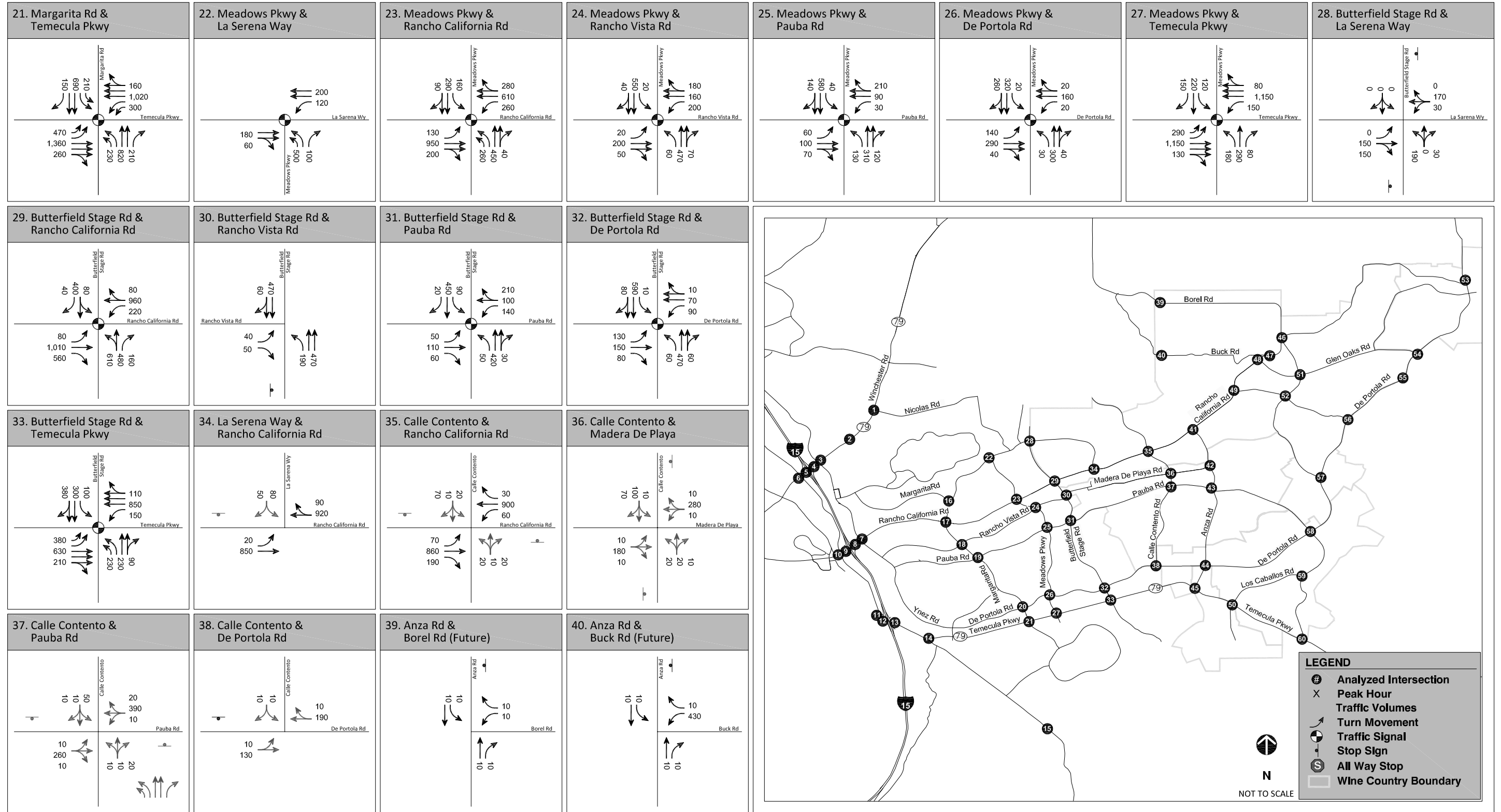


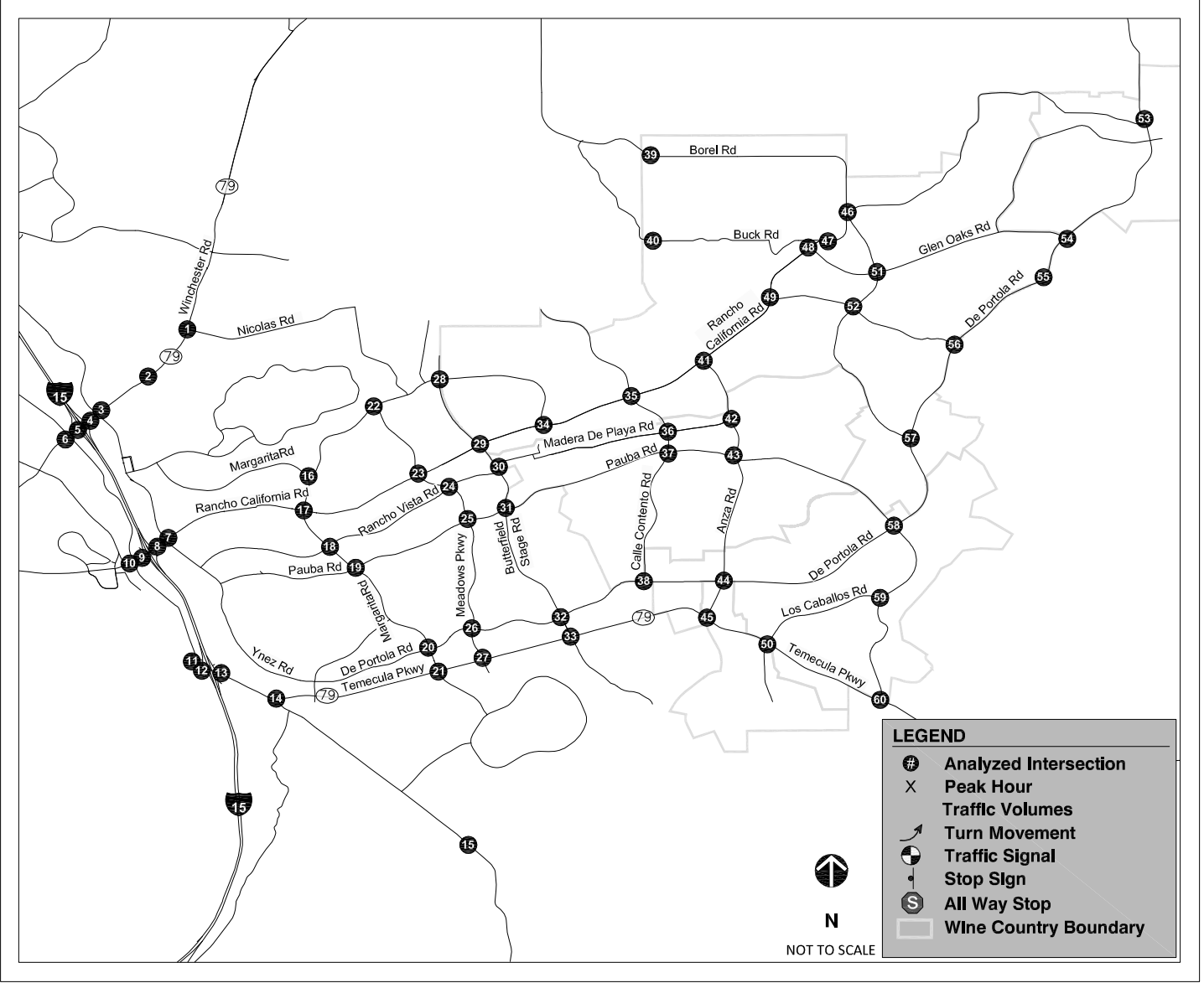
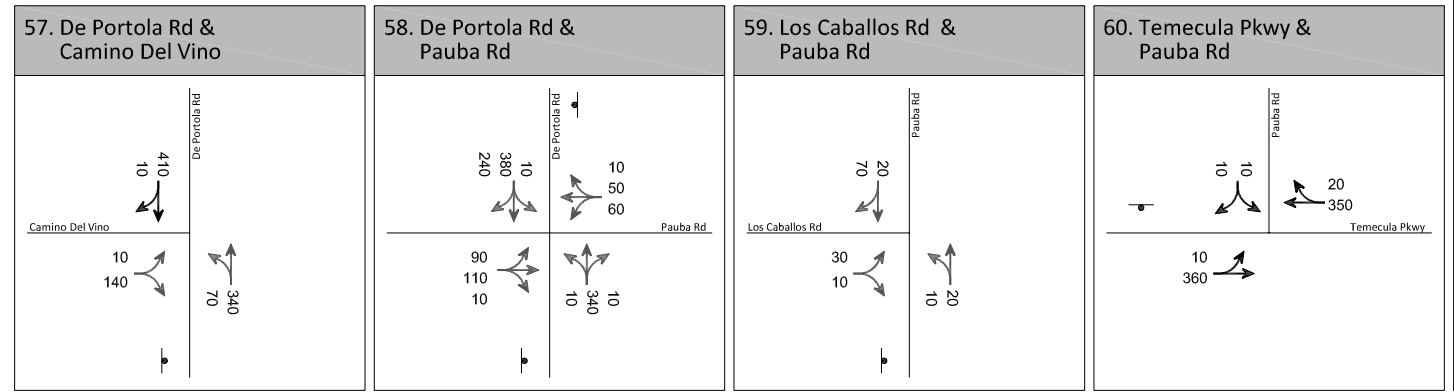
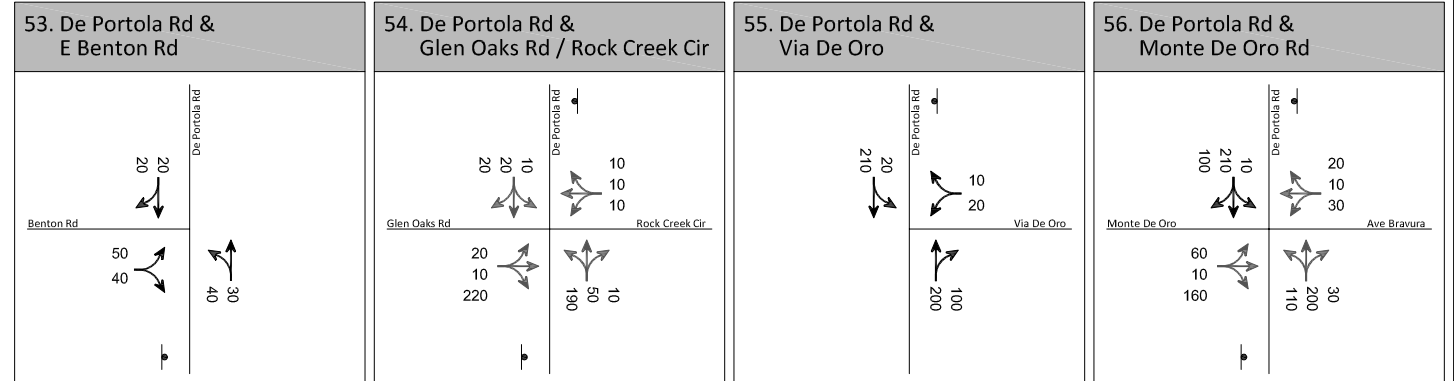
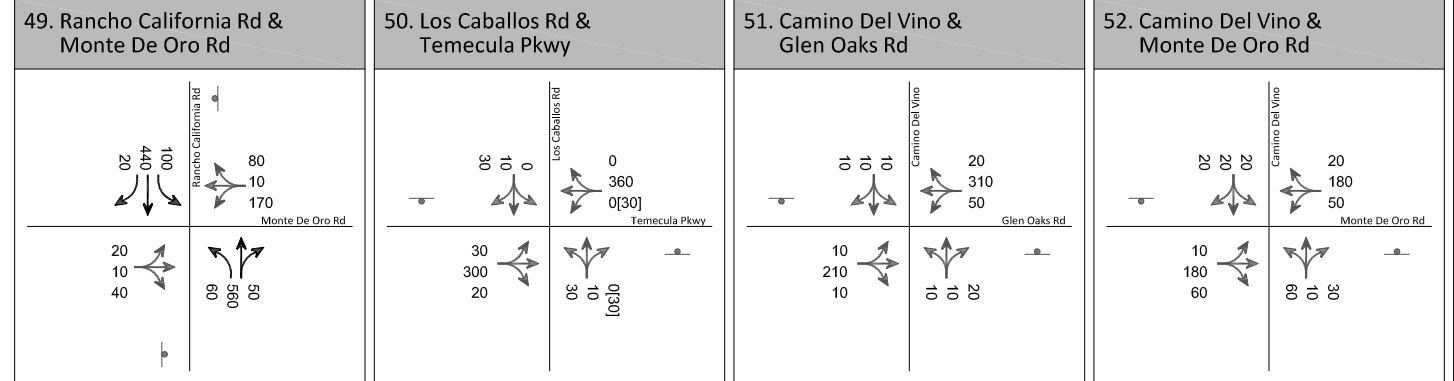
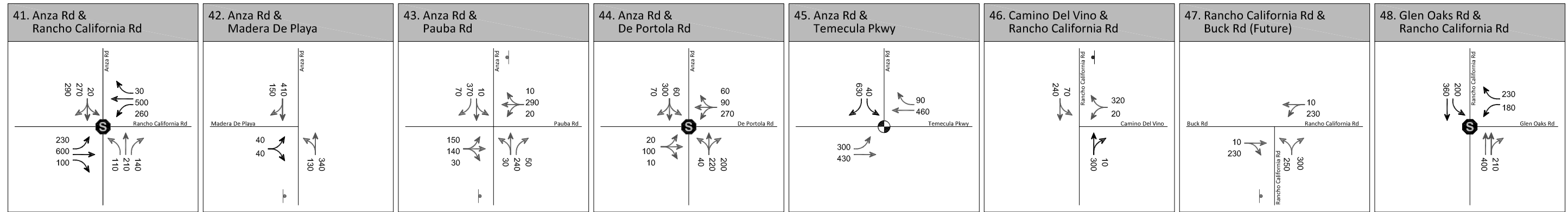
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AVERAGE DAILY TRAFFIC AND NUMBER OF LANES**

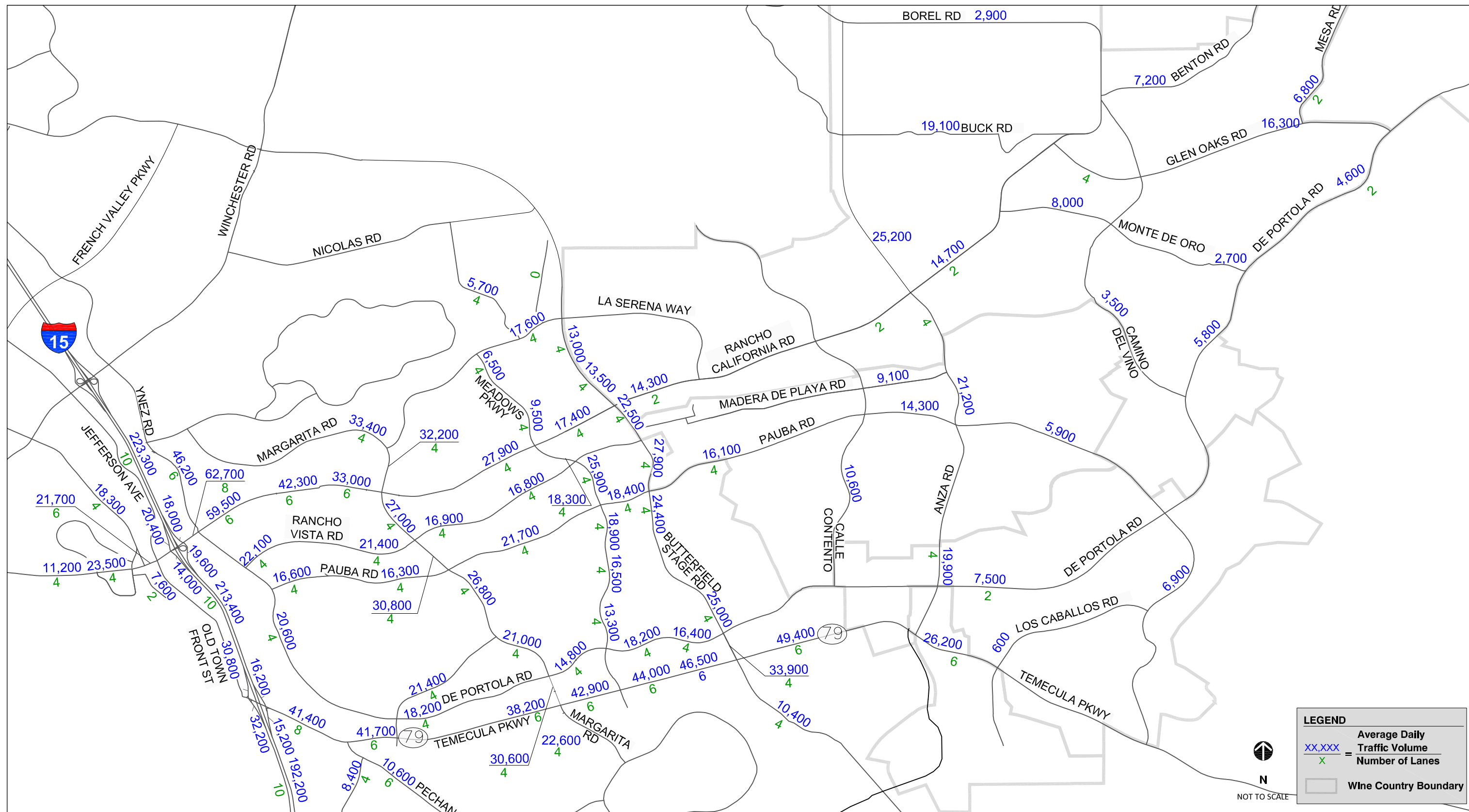


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AVERAGE DAILY TRAFFIC AND NUMBER OF LANES**

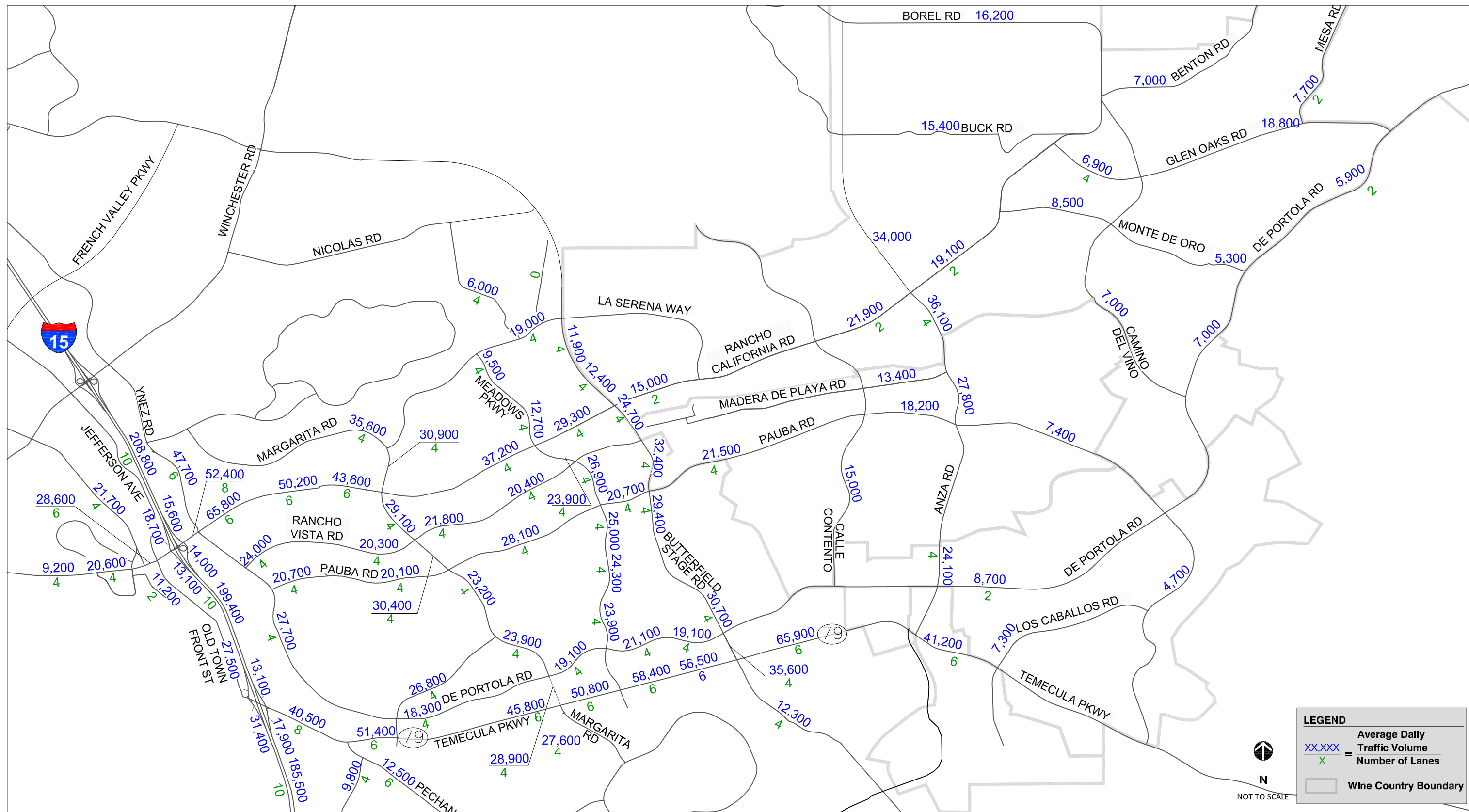




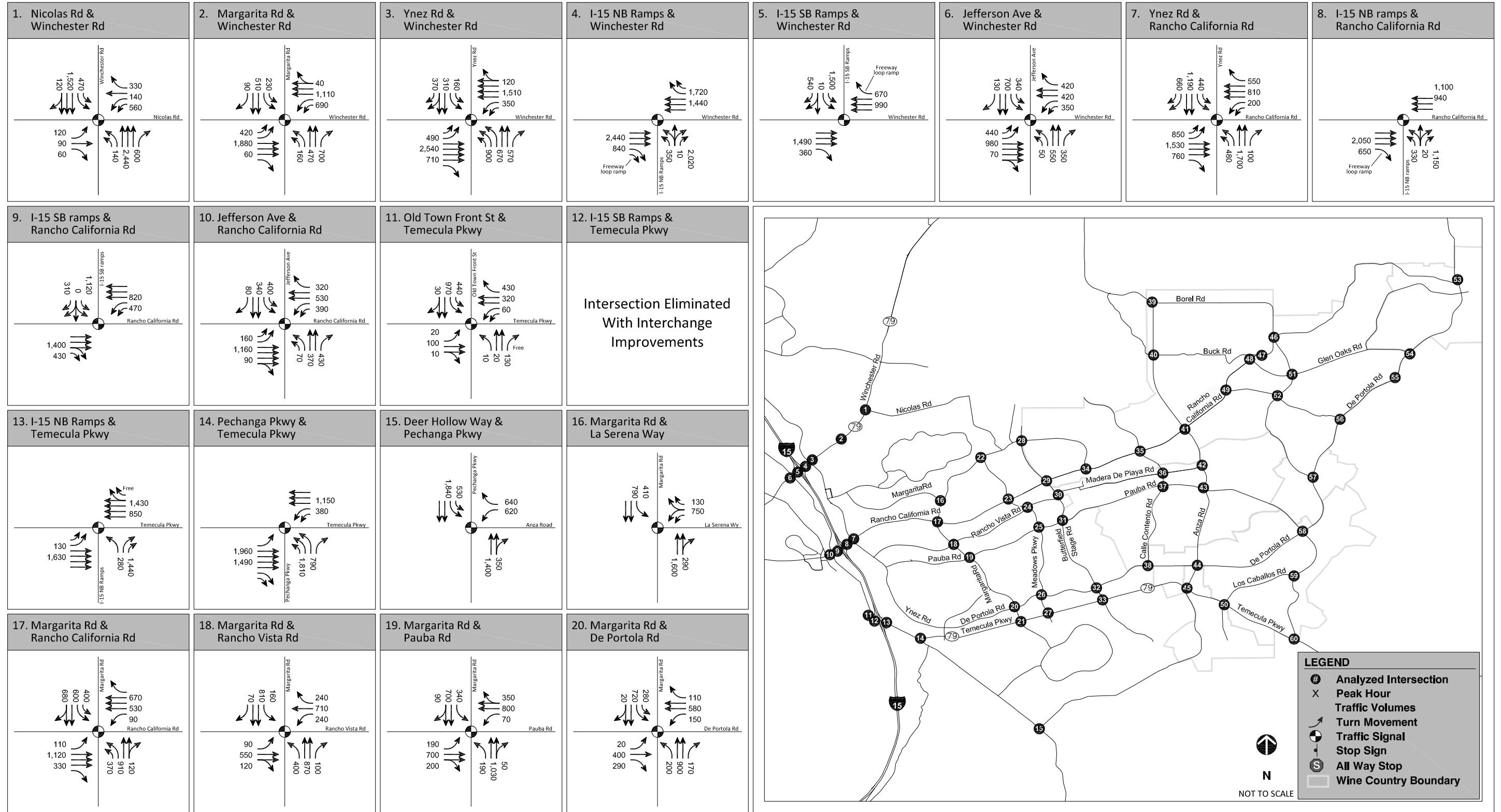




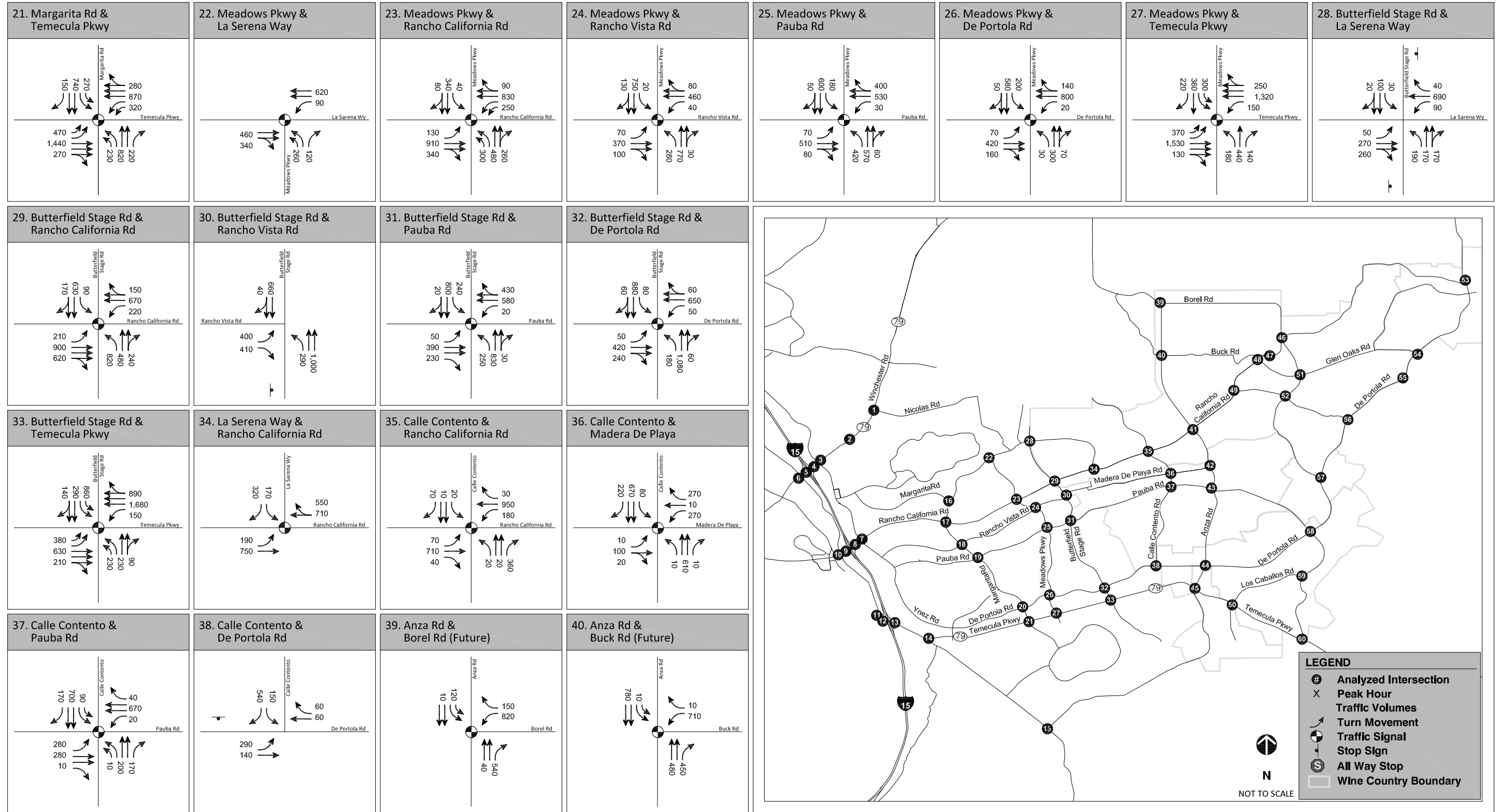
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AVERAGE DAILY TRAFFIC AND NUMBER OF LANES**



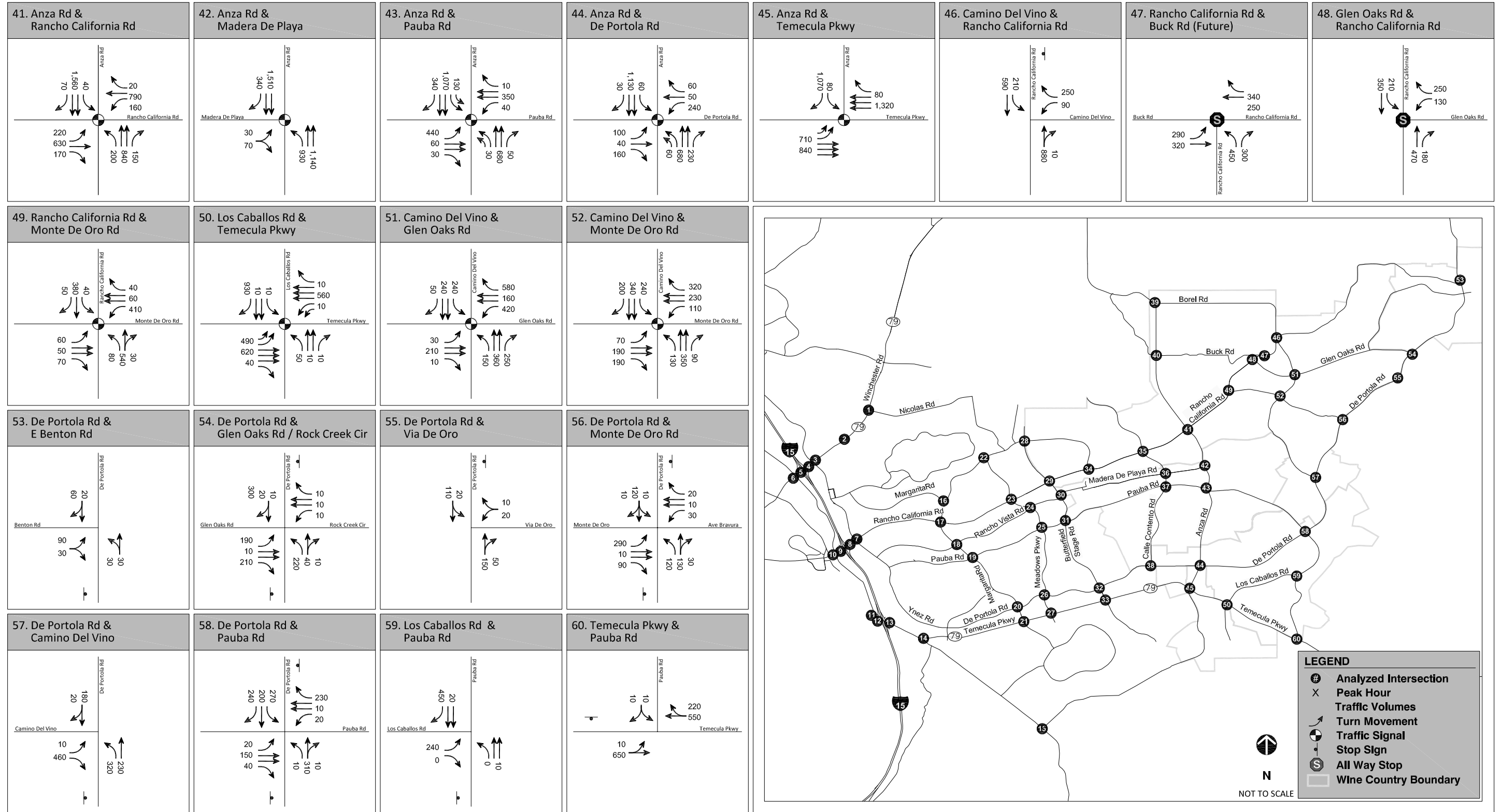
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AVERAGE DAILY TRAFFIC AND NUMBER OF LANES**



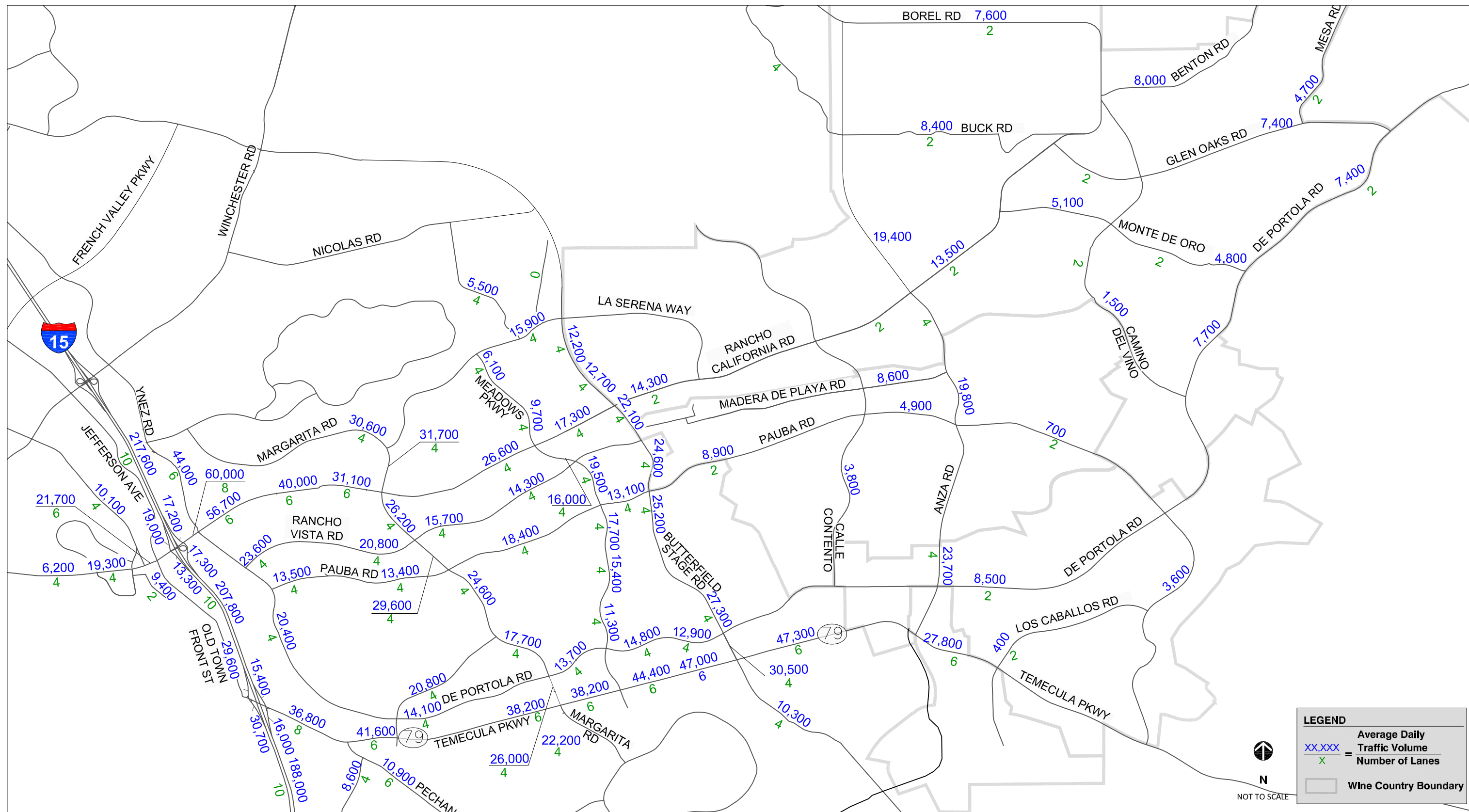
**FUTURE (CUMULATIVE) NO PROJECT CONDITIONS
WEEKEND INTERSECTION VOLUMES AND LANE CONFIGURATION**



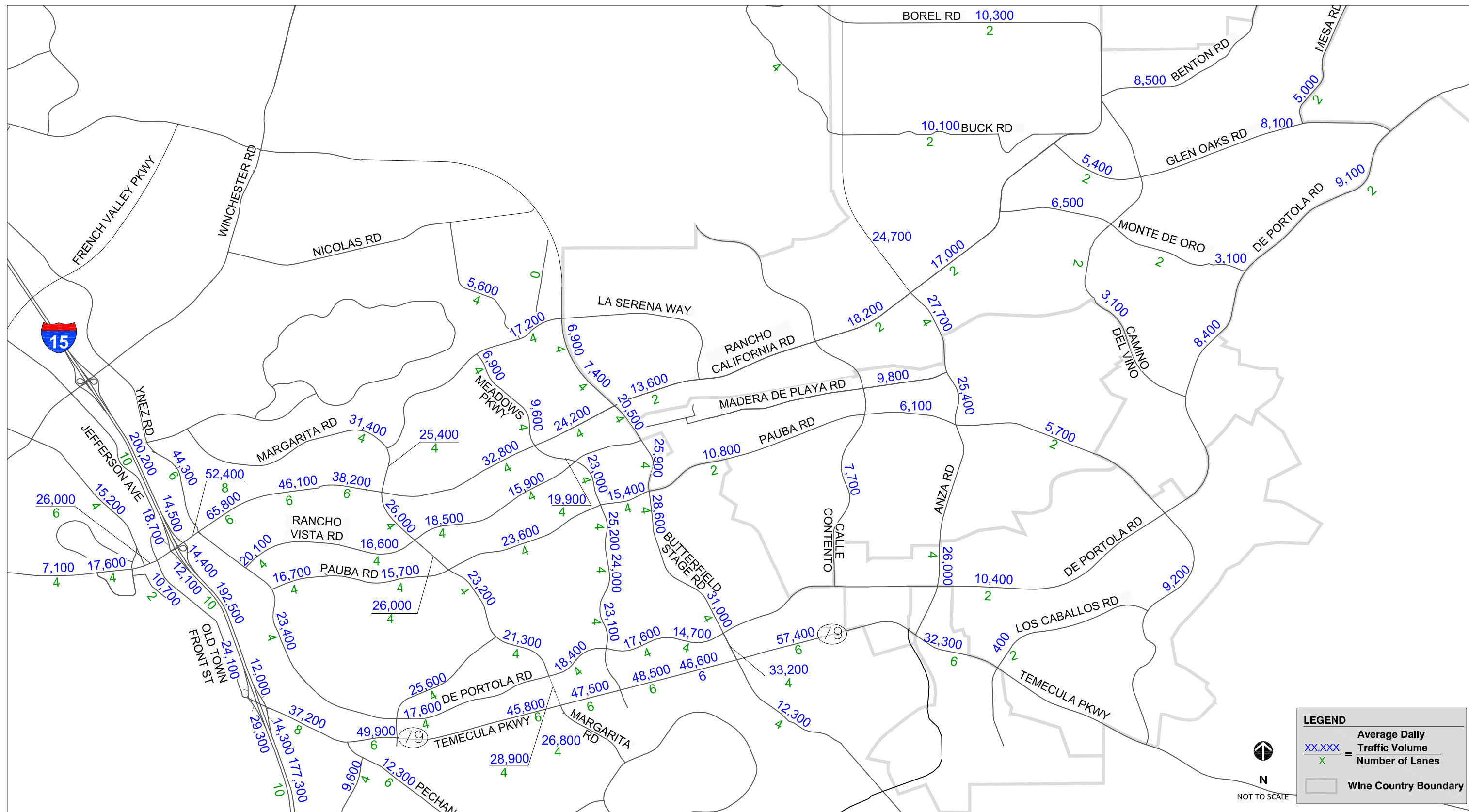
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WEEKEND INTERSECTION VOLUMES AND LANE CONFIGURATION**



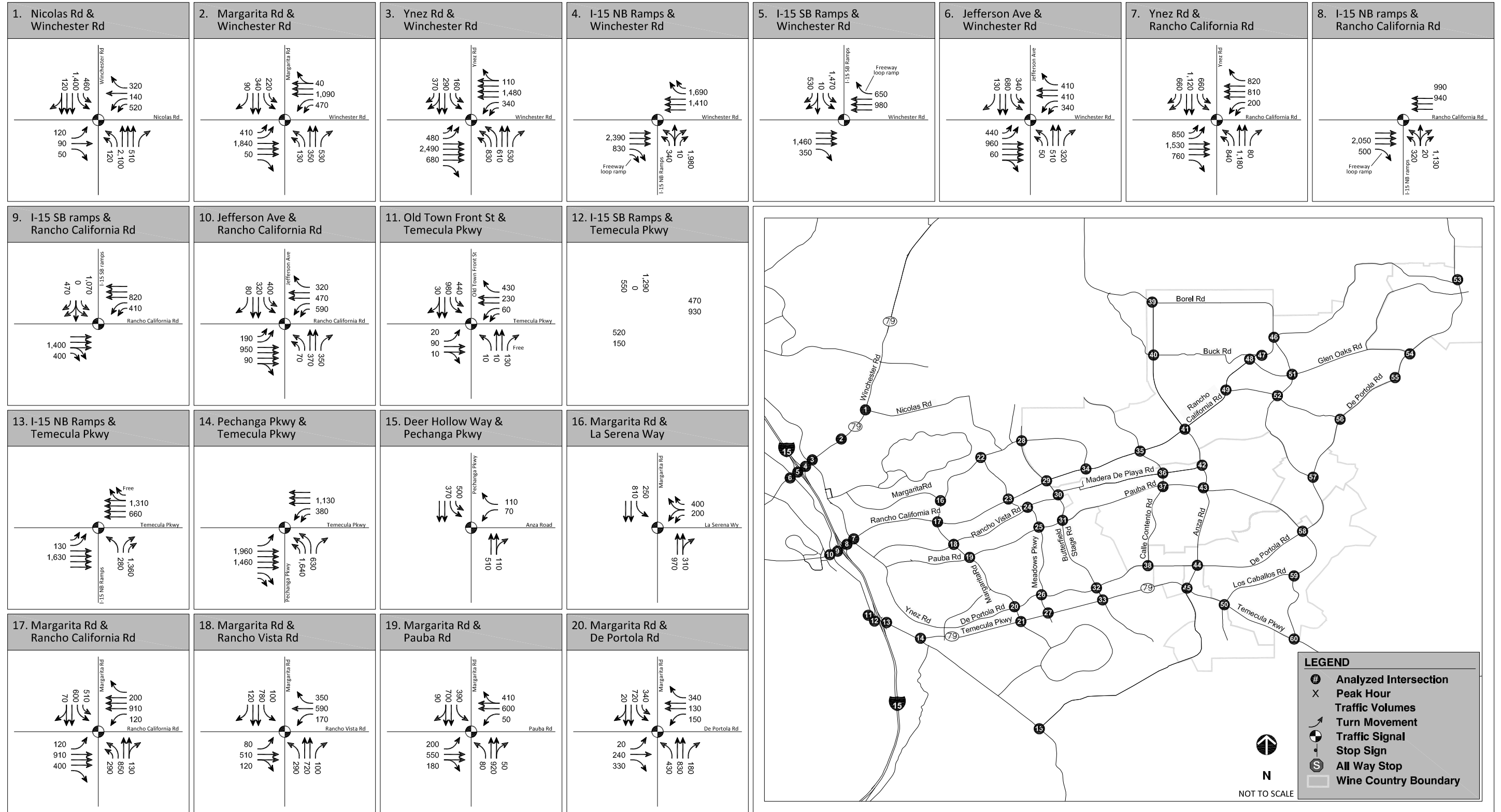
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WEEKEND INTERSECTION VOLUMES AND LANE CONFIGURATION**



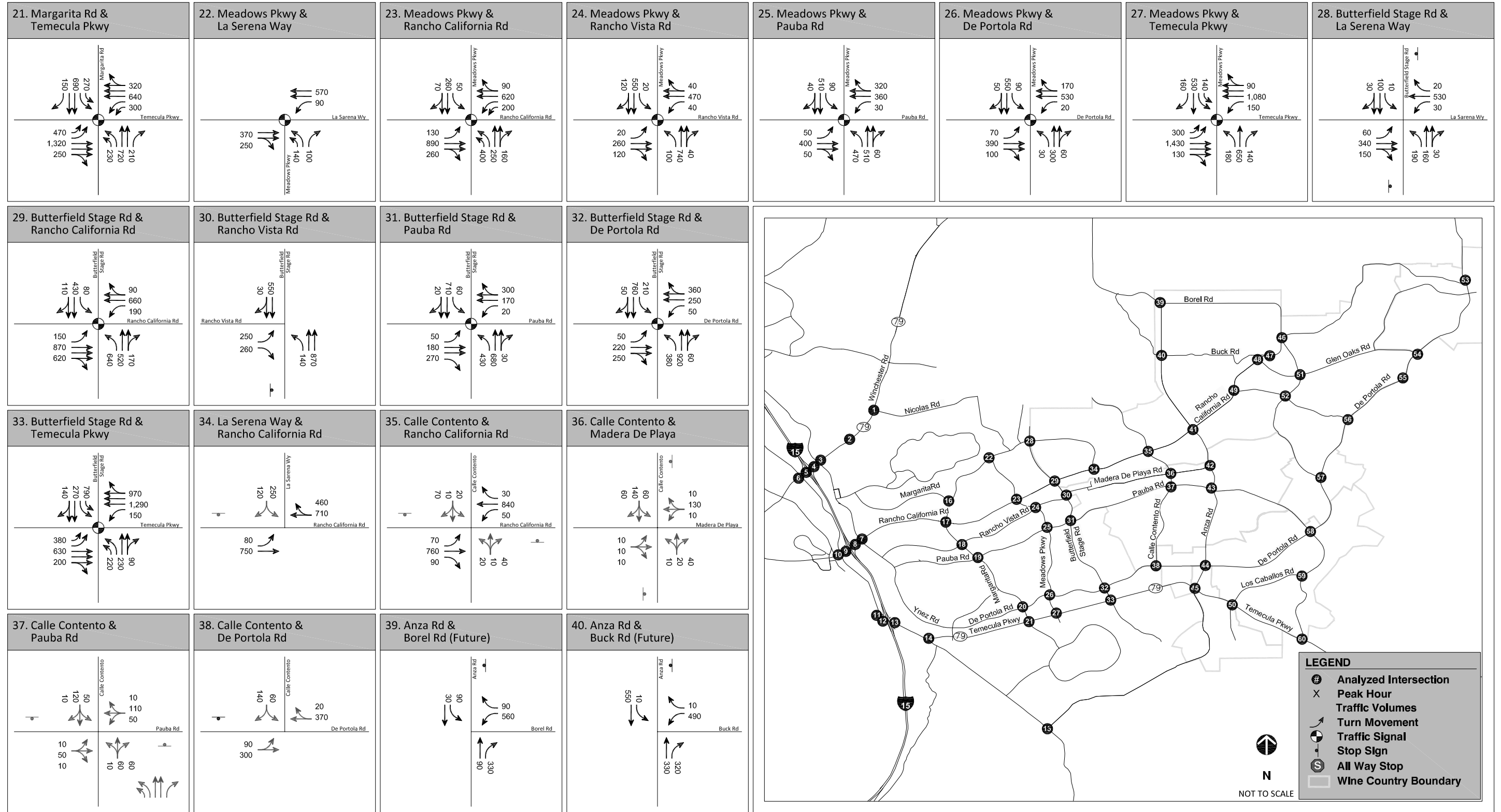
**FUTURE (CUMULATIVE) PLUS PROJECT CONDITIONS WEEKDAY ROADWAY SEGMENT
AVERAGE DAILY TRAFFIC AND NUMBER OF LANES**



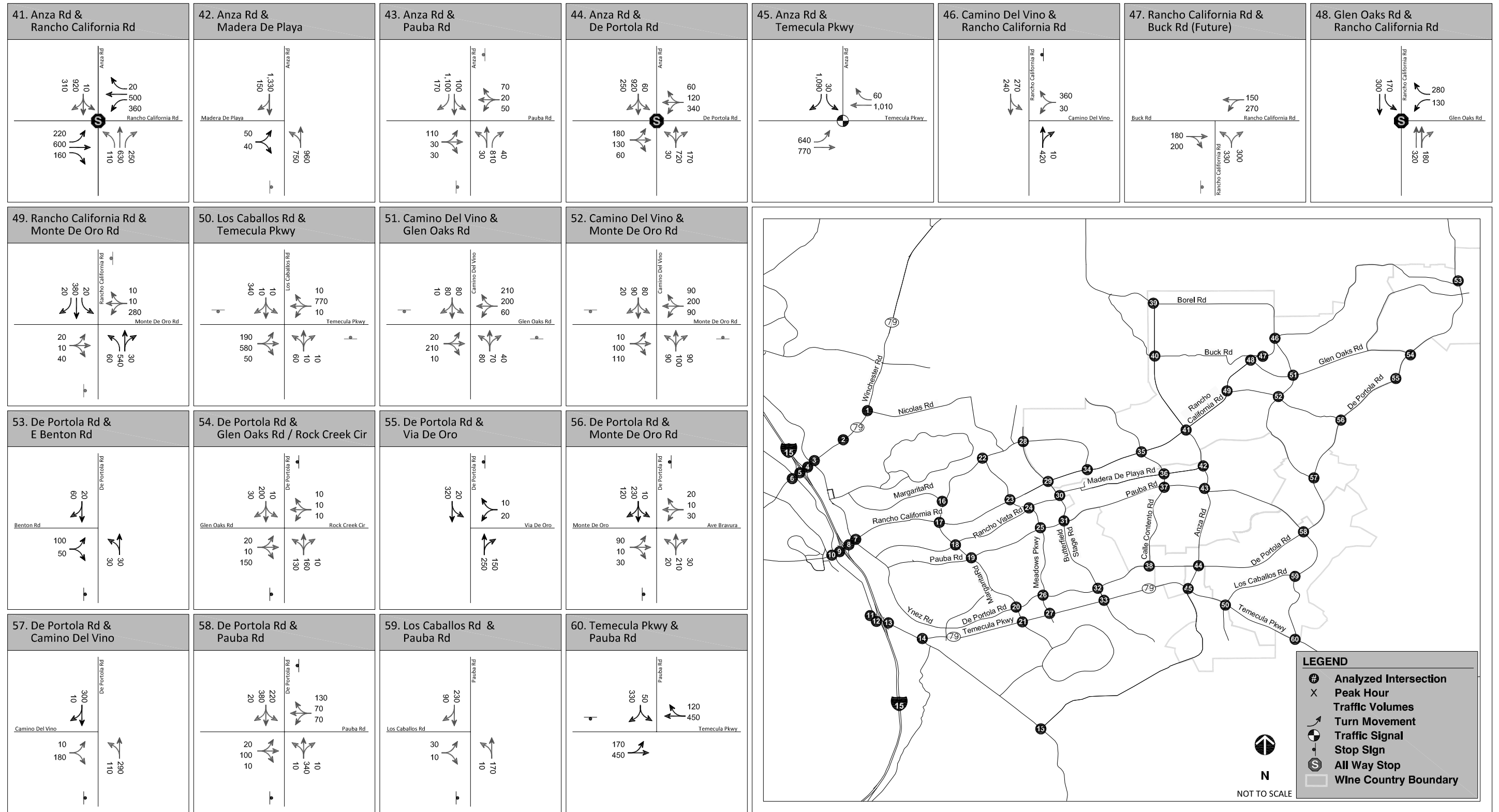
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AVERAGE DAILY TRAFFIC AND NUMBER OF LANES**



**FUTURE (CUMULATIVE) PLUS PROJECT CONDITIONS
WEEKEND INTERSECTION VOLUMES AND LANE CONFIGURATION**



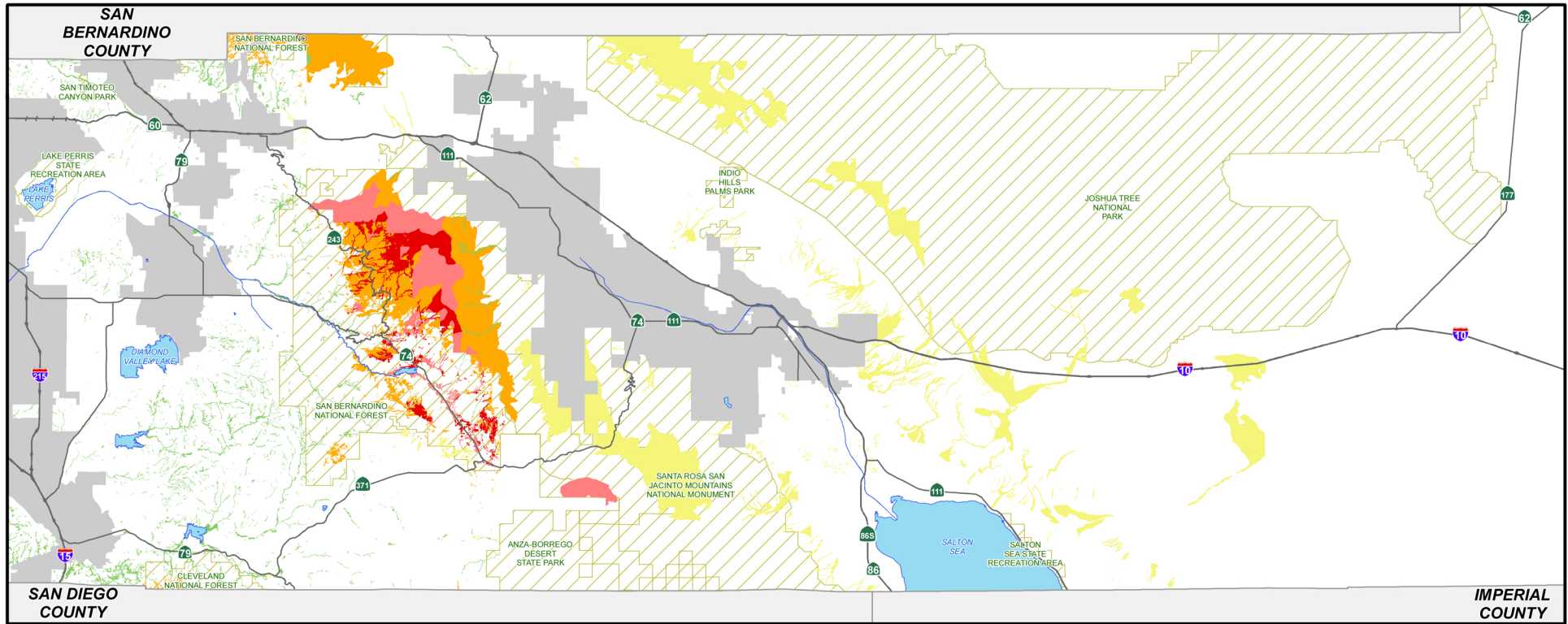
**FUTURE (CUMULATIVE) PLUS PROJECT CONDITIONS
WEEKEND INTERSECTION VOLUMES AND LANE CONFIGURATION**



**FUTURE (CUMULATIVE) PLUS PROJECT CONDITIONS
WEEKEND INTERSECTION VOLUMES AND LANE CONFIGURATION**

APPENDIX – D

OTHER REVISED OR ADDED FIGURES



C:\p\work\hrc\figs\fig4.2.3\ForestResources.mxd

- High Coniferous Forests
- Coniferous Forests
- Montane Forests
- Lowland Forests/Woodlands
- Desert Woodlands
- National Forests & Parks
- Cities



Source: Riverside County Planning, September 3, 2013

WINE COUNTRY COMMUNITY PLAN EIR Forestry Resources - Eastern Riverside County

Exhibit 4.2-3

Attachment E:

Letters received after December 19, 2012 Planning Commission Public Hearing

1. Nicholas Palumbo, Temecula Valley Winegrowers Association – February 26, 2013
2. Claudio Ponte, Ponte Family Estates
3. Bennett R. Drake, Drake Enterprises, Inc. – April 8, 2013
4. Matt and Patricia Lin, Callaway Winery – August 22, 2013
5. Dennis Frank, Chair, Southwest California Legislative Council – Feb 27, 2013
6. Nicholas Palumbo, Temecula Valley Winegrowers Association – August 14, 2013
7. Raymond W. Johnson Esq. Protect Wine Country – August 14, 2013

February 26, 2013



Supervisor Jeff Stone
Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92502-1527

Dear Supervisor Stone,

As you know, our membership recently voted on the issue of an onsite production requirement for those wineries in the Temecula Valley AVA. While there was some contention, ultimately our membership voted in favor of a mandate suggesting that 50% of all wine sold directly through the tasting room shall be produced onsite at the winery's physical location.

Of concern is the enforcement issue, which was the primary apprehension of all voters, regardless of whether they were for - or against - this requirement. While it was not specifically put to vote, we do believe that a large majority of our members agree that simply, a winery in wine country should physically make wine onsite.

We ask the county to support a 50% requirement. We also ask that you be cautious with the verbiage of the ordinance. We urge that it be treated no differently than any other ordinance requirement. Much like the number of horses allowed per acre, or the number of dwellings per parcel, we ask that enforcement be complaint driven and managed on a case by case basis; not by requiring individual wineries to provide production reports. As an organization, we are currently revising our own by-laws to address our expectations and create new guidelines for our winery members. We will share the outcome as it is our hope that the County will adopt our requirements as their own. Additionally, we offer our expertise in advising County on issues that may arise with non-conformance. However, we do not want to be involved in any direct action or decision regarding enforcement.

We believe that having a requirement such as this in place at the County level will help guide and inform existing and future wineries, that the agricultural act of growing grapes and making wine is - and should be - the primary purpose and function of such facilities in wine country.

We appreciate your continued support of Temecula Valley wine country and hope our organizational support of a 50% onsite production requirement be conditioned by the County.

Best Regards,

A handwritten signature in black ink, appearing to read "N. Palumbo".

Nicholas Palumbo
President, Temecula Valley Winegrowers Association

cc: Supervisor Marion Ashley
Supervisor John Benoit
Supervisor Kevin Jeffries

Supervisor John F. Tavaglione
Mr. George Johnson
Ms. Olivia Barnes



Supervisor Jeff Stone
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Frank Coyle
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Wine Country Plan

Dear Supervisor Stone:

As you know, I am the managing partner of the Ponte Family Winery and Ponte Vineyard Inn. For a number of years, I have worked with all of the parties concerning the Wine Country Plan. I am supportive of the Wine Country Plan and all of your efforts. However, I want to point out to you an area that, in my view, should not be included in the Wine Country. That area is the area south of Temecula Parkway. It really does not make economic sense for Wine Country nor does it enhance the Wine Country Plan. In fact, it may harm the Wine Country Plan by introducing an area that is contiguous to hundreds of homes and involve the vintners and others in an issue involving pesticides and agricultural uses.

In addition, I have reviewed the General Plan of the County and find that Anza Road is to be a four lane road in that area and certainly Wine Country could not support such a roadway project. Accordingly, I hope you will give serious consideration to removing this area from the Wine Country designation. Thank you again for all of your efforts and time that you spend with us.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Ponte", is written over a light blue horizontal line.

Claudio Ponte

cc: Sam Alhadef



Corporate
30343 Canwood Street, Suite 206
Agoura Hills, CA 91501
Tel (818) 706-8311
Fax (818) 706-8340

Winery
35053 Rancho California Road
Temecula, CA 92591
Tel (951) 694-8855
Fax (951) 694-8883

April 8, 2013

Frank Coyle
County Administration Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501

 **DRAKE**
ENTERPRISES, INC.

Diversified Agricultural Services

P.O. Box 890009

Temecula, CA 92589

Office (951) 676-8188

Fax (951) 699-8647

drakeent@wildblue.net

RECEIVED
APR 09 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING

Re: Anza Road Project/Wine Country

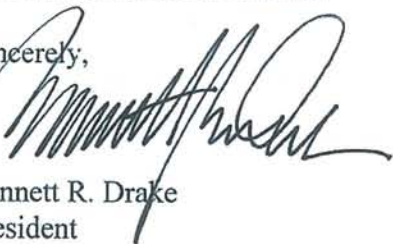
Dear Supervisor Stone,

As you know, I am very active in the agricultural industry in Riverside County. I have a particular interest in the wine country area in Temecula, having invested a number of years working with winegrape growers and addressing their needs in the Temecula Wine Country. I have also been very active in working on the Wine Country Plan.

A number of us have questioned and continue to question the inclusion of a wine country area south of Temecula Parkway. From a historical point of view, this does not make much sense. From an agricultural point of view I need only to remind you that there are several hundred homes in the area, which would be impacted by agricultural spraying. Lack of a sewer for wineries and the need for a bridge on Anza Road would cost too much for the growers and wineries to bear. I see no benefit in developing this area so removed from the original wine country, an area that has never really had any intense winegrape growing.

To others, and myself it does not make sense to include a wine country designation in this area and we would respectfully ask that you reconsider such a designation. Thank you in advance for your anticipated courtesy and cooperation. Please let me know when the next meetings will be held for the Wine Country Plan at the County Board of Supervisors. We have not had any information in a few months.

Sincerely,



Bennett R. Drake
President

BRD/kmh

From: Rush, Adam
Sent: Thursday, August 22, 2013 2:49 PM
To: Coyle, Frank; Nanthavongdouangsy, Phayvanh
Cc: Syms Luna, Carolyn; Kang, HP
Subject: FW: wine country trail
Attachments: Monte De Oro APN.pdf; Trails around my properties.pdf

FYI

Adam B. Rush
Riverside County Planning Department
Riverside CAC, 12th Floor
4080 Lemon Street
Riverside, Ca 92504
Phone: (951) 955-6646
Cell: (951) 833-0878
Fax: (951) 955-1811
www.rctlma.org/planning

From: Matt Lin [mattlin@callawaywinery.com]
Sent: Thursday, August 22, 2013 2:42 PM
To: Brewer, Marc
Cc: Patricia Lin; Rush, Adam
Subject: wine country trail

Marc,

I have concern about the current proposed trail for Temecula wine country. Per the proposed trail, one of the Regional/Open Space trail is going to cut thru those contiguous parcels that we own, therefore, interferes with my project design. Please remove it.

I have attached the screenshot of currently proposed trails found on <http://www.socalwinecountryplan.org><<http://www.socalwinecountryplan.org/>>

I also attached parcel maps (Monte De Oro APN) that include parcels we own (total of 4 parcels).

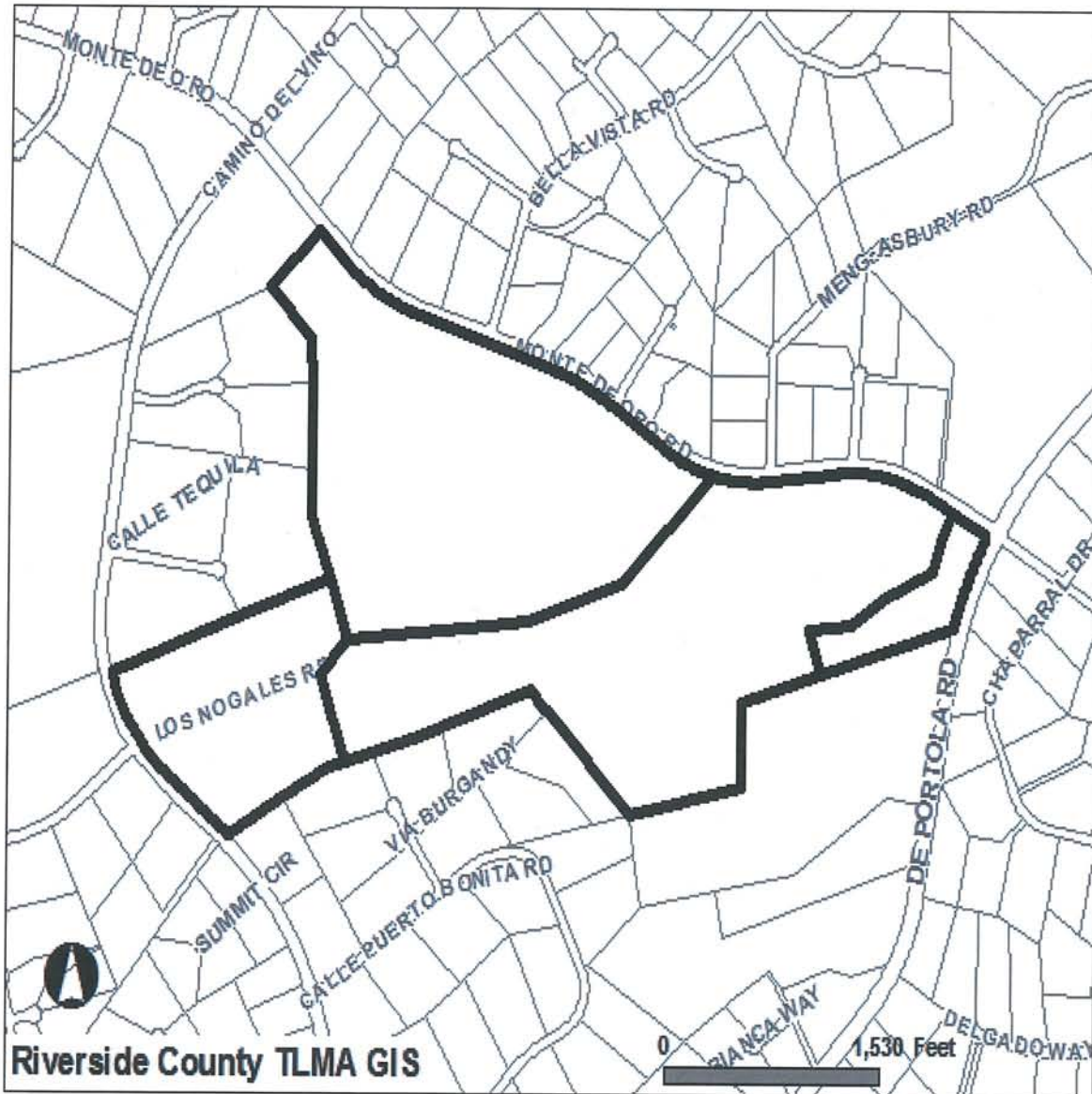
Please compare the map and remove the pink trail located within my contiguous parcels.

Should you have any question, please call me at 858-366-3303.

Thanks you.

Matt Lin

Monte De Oro



Selected parcel(s):

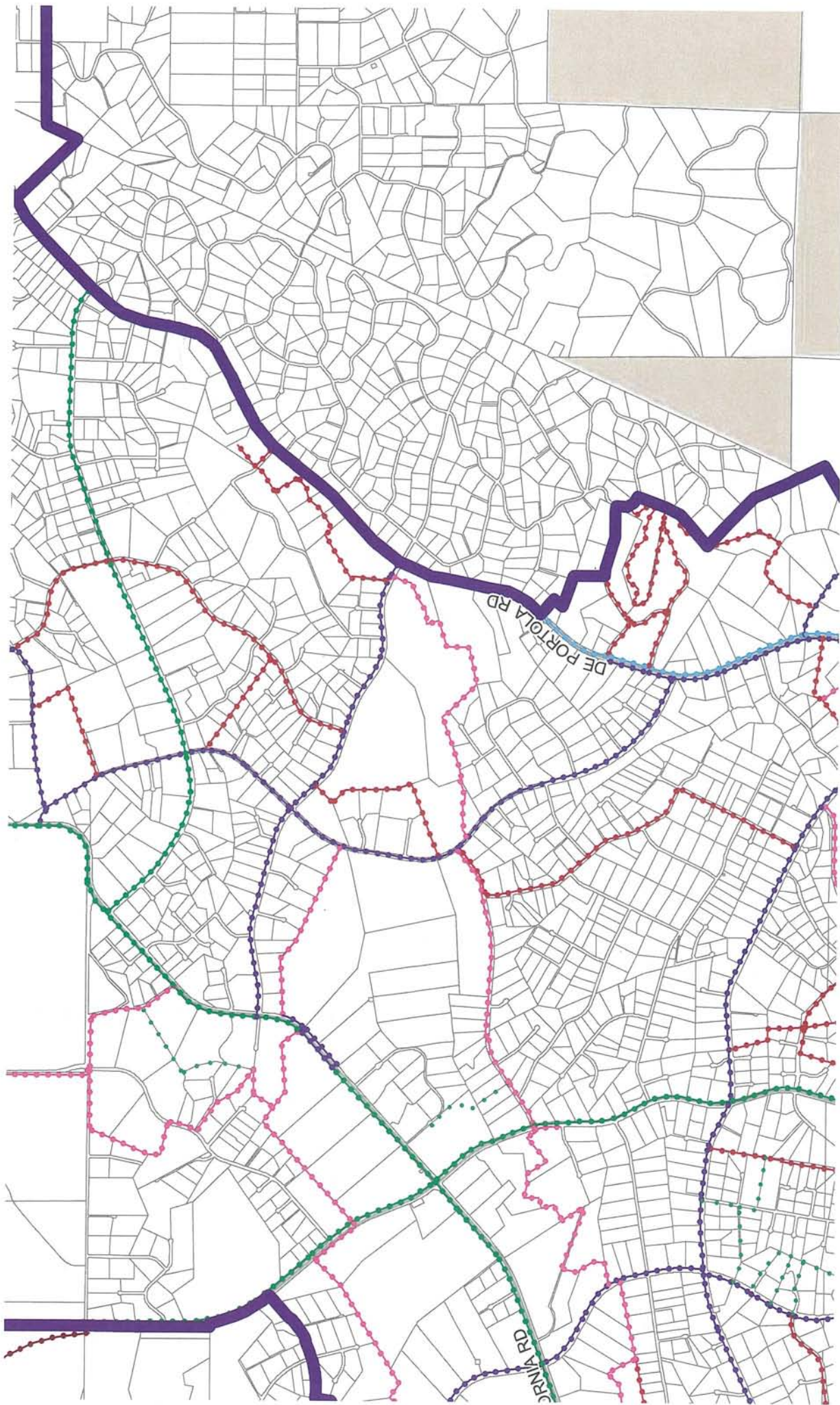
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IMPORTANT

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.

REPORT PRINTED ON...Tue Oct 20 09:58:28 2009

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SWCLC

Southwest California Legislative Council

A Coalition of
The Temecula Valley, Murrieta, Lake Elsinore Valley and Wildomar Chambers of Commerce

26790 Ynez Court | Temecula, CA 92591 | (866) 676-5090
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February 27, 2013

Supervisor Kevin Jeffries
County of Riverside, 1st District
4080 Lemon Street, 5th Floor
Riverside, CA 92502

RE: Wine Country CV Zone

Position: OPPOSE Incompatible Uses

The *Southwest California Legislative Council*, a coalition of the Temecula Valley, Murrieta, Wildomar and Lake Elsinore Valley Chambers of Commerce representing more than 2,200 businesses, has adopted a position OPPOSING the expansion of incompatible uses within the Temecula Valley Wine County. The mission of the SWCLC is to create, promote and preserve a competitive free-enterprise system that facilitates economic growth and development. We strive to work with our members to help their businesses grow, provide jobs for our local communities and to advocate on policies that will impact that mission.

The *Wine Country is a precious and limited resource for our region* - indeed our whole county. CV zoning was established to encourage agricultural cultivation, especially vineyards and citrus groves, that would preserve the rural lifestyle of our area. Adopting specific and very limited commercial use within the zone was intentional and necessary to the economic viability of the region, specifically for vineyard and citrus production. This zoning supports the wineries that have flourished throughout the area as well as the thousands of direct and indirect jobs they provide to the region, including its substantial contribution to our tourism economy.

The expansion of incompatible uses within the current CV zoned region is both a land use and jobs issue. Limiting or eliminating acreage dedicated to CV compliance weakens the regional economy and represents loss of a resource that, once gone, can never be regained.

The spirit and integrity of the original document remains significant and extremely important to the preservation and expansion of the Temecula Valley Wine County. It has served to protect and preserve the region since its inception in the late 1980's. One has only to look at the disparity between Ag preserve land in Napa County (91%) contrasted to Riverside County (.1%) to understand why no further efforts to impinge on this precious resource should be allowed. The dissolution of the Rancho Cucamonga Wine Country should provide an additional cautionary example on the impact of incompatible uses. What was once a thriving leader in the California wine industry is now nothing more than a freeway interchange with an airport and warehouses. We don't believe that's the vision any of us have for our Wine Country.

The *Southwest California Legislative Council* strongly encourages you to avoid further weakening of the CV Zone and act to preserve the integrity, character and economic engine that is the Temecula Valley Wine Country.

Respectfully,



Dennis Frank, Chair

drfrankusc@earthlink.net



Gene Wunderlich, Legislative Liaison

gad@swcaladvocacy.com

cc: Riverside County Planning Commission

August 14, 2013

Mr. Jeff Stone
Riverside County Supervisor, Third District
37600 Sky Canyon Drive, #505
Murrieta, CA 92583



RE: Calvary Chapel/School expansion project

Dear Supervisor Stone,

The Temecula Valley Winegrowers Association would like to take the opportunity to once again reiterate our concerns regarding incompatible uses with the CV Zone; most specifically the "donut hole" being considered for the Calvary expansion.

As we have stated numerous times in the past, this is strictly a land use issue. The CV Zone was established to encourage agricultural cultivation, vineyard and citrus groves - including wineries - that would preserve the rural lifestyle and wine making atmosphere of the region. It has served as protection and as preservation tool since its inception in the late 1980's. Adopting specific and very limited commercial uses was intentional; the objective being they were necessary to provide economic viability to the primary use, which is vineyard/winery and/or citrus in nature.

Carving out a section of this zone for the incompatible use of a project such as the Calvary expansion only allows for future development opportunities that are non-agricultural in nature. We have already learned of a potential expansion to the St Jeanne's campus to include a high school.

The integrity and spirit of the original documents remain significant and extremely important to the preservation of the Temecula Valley wine region. We, as an Association, are committed to working with the County to encourage appropriate land use and continue to encourage our members to follow the guidelines set forth in the policy area. We simply ask that you consider the position of the affected businesses and property owners and contemplate the significant impact such projects have for their future.

We thank you for your continued support of Temecula Valley wine country.

A handwritten signature in black ink, appearing to read "N. Palumbo", with a long horizontal line extending to the right.

Nicholas Palumbo
President, Temecula Valley Winegrowers Association

cc: Ms. Kinika Hesterly
Ms. Olivia Barnes
Mr. George Johnson
Mr. Verne Lauritzen

Supervisor Marion Ashley
Supervisor John Benoit
Supervisor Kevin Jeffries
Supervisor John Tavaglione

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August 14, 2013

Riverside County Board of Supervisors
Board of Supervisors
County of Riverside
4080 Lemon Street
1st Floor
Riverside, CA 92501
Fax: 951-955-1071

RE: Wine Country Plan

Gentlemen:

This firm represents Protect Wine Country, a California unincorporated association, composed of residents, grape growers, large and small wineries and other tourist oriented businesses in Temecula Wine Country and submits these comments on their behalf. Protect Wine Country is dedicated to retaining the rural atmosphere and agricultural nature of Wine Country.

It is our understanding that the Wine Country Plan that is making its way to the Board of Supervisors contains a “donut hole” designed to exclude Calvary Chapel from the requirements of the plan. **Any such proposed plan would be opposed administratively by Protect Wine Country and would be challenged in court by them.**

Wine Country is being developed as a rural wine country similar to those in France or Italy. Maintaining the rural charm is an essential element of the plan. Central to this desire is a desire to retain Rancho California Road as a country road, two or three lanes with traffic circles rather than stop lights. This essential element would be totally eliminated as a possibility if the “donut hole” is retained in the plan.

Any proposal to create a “donut hole” for Calvary Chapel would constitute illegal spot zoning. More importantly, such a proposal would render the Wine Country Plan legally inadequate. The EIR would fail to consider the impact of arguably the largest traffic generator on Rancho California Rd. This is particularly noteworthy since the County is currently processing a proposal by Calvary Chapel to greatly expand their meeting space as well as add a school.¹ Such an expansion would make it impossible to achieve one of the major goals of the Wine Country Plan, to retain Rancho California Road as a rural country road.

¹ Exhibit D

The existing church is a legal non-conforming use that was approved in 1999.² Protect Wine Country has no opposition to the use as a church, just for the traffic generated by the church. At the time of the original approval, the applicant stated that they would never seek to have a school at the site.³ The current application by them seeks to essentially double the size of the sanctuary⁴ as well as develop a school which could also be used for Sunday School. I have personally observed that the church, as presently developed, results in massive traffic jams on Rancho California Road, necessitating law enforcement officers to direct traffic.

The Traffic Study submitted by the Church for the expansion makes clear the types of changes that would be required for Rancho California Rd.⁵ These changes include installing two additional eastbound lanes and two additional westbound lanes from Butterfield Stage Rd. (total Road width 8 lanes)⁶ to Calle Contento Rd.⁷, adding one additional eastbound and one additional westbound lane to Rancho California Rd from Calle Contento to Bucharest Ln..⁸, adding one additional right turn lane to Rancho California Rd. at Bucharest Ln.⁹, adding stop lights at La Serena¹⁰, Calle Contento¹¹, Bucharest Ln.¹², and Anza Rd.¹³

I believe that there are several changes that should be made to the Wine Country Plan which I have attached to this letter. (See Exhibit A)

Thank you for your consideration.

Sincerely,

Johnson & Sedlack



By:

Raymond W. Johnson, Esq. AICP LEED GA
Attorney for Petitioner

² Exhibit C

³ Exhibit C

⁴ Exhibit D

⁵ Exhibit D

⁶ Exhibit D

⁷ Exhibit D

⁸ Exhibit D

⁹ Exhibit D

¹⁰ Exhibit D

¹¹ Exhibit D

¹² Exhibit D

¹³ Exhibit D

Disc 7

Attachment C:

Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

The Temecula Valley Wine Country Community Plan was presented and discussed during the following public hearings:

1. July 25, 2012
2. August 22, 2012
3. September 26, 2012
4. December 5, 2012
5. December 19, 2012

The Staff Reports and minutes for each of the public hearings are attached. A compact disc that contains the Staff Report, its attachments, comments letters and presentation is also enclosed for each of the public hearings.

Attachment C:

Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

July 25, 2012

Planning Commission Public Hearing

Agenda Item: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Mitra Mehta-Cooper
Planning Commission: July 25, 2012

WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077, Ordinance
Amendment No. 348.4729, and Program
Environmental Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

PROJECT LOCATION AND SETTINGS:

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake (Attachment A).

This area contains some of Riverside County's prime agriculture lands within the Temecula Valley. Previous efforts to guide development in the SWAP included the creation of two policy areas in the County's General Plan – the Citrus Vineyard Rural Policy Area and the Valle de los Caballos Policy Area – intended to promote agricultural and equestrian uses respectively. In response to the increased development activity that has occurred over the past decade, the Project was developed after a comprehensive review of the region's vision and policies that are outlined in the General Plan and the Zoning Ordinance.

Many of the existing uses within the Project area are composed of rural residential estate lots (greater than one acre in size), vineyards, wineries and ancillary uses, citrus groves, equestrian

establishments, residential uses with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time, a total of approximately 42 existing wineries are located within the Project area. Ancillary uses to these wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Adjacent land uses to the Project area include urbanizing areas within the City of Temecula as well as existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, Pechanga Casino, campgrounds, recreational vehicle parks, as well as related recreational amenities are also located in the immediate vicinity of the Project area.

PROJECT COMPONENTS:

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Ordinance Amendment No. 348.4729 to ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementation directions related to potential future development projects within the Project area. Below is an outline of the various individual components that are covered under the umbrella term of “Temecula Valley Wine Country Community Plan” (Attachment B):

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan including, but not be limited to:
 - a. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
 - b. Revisions to the SWAP Statistical Summary - Table 2;
 - c. Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area (SWAP Policy Areas Figure 4);
 - d. Revisions to the Circulation Network (SWAP Figure 7);
 - e. Revisions to the Trails and Bikeway Systems map (SWAP Figure 8);
 - f. Revisions to the General Plan Circulation Element Circulation Network (Figure C-1);
 - g. Revisions to the General Plan Circulation Element Trails Network (Figure C-7); and
 - h. Amendment to any other portions of the General Plan as necessary.
2. Ordinance Amendment No. 348.4729: An amendment to the Riverside County Zoning Ordinance No. 348 to add four new zoning classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
3. Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Emission Workbook.

EXISTING CONDITION	EXISTING GENERAL PLAN	PROPOSED PROJECT
CURRENT WINERIES 40-50	BUILD-OUT POTENTIAL 170	BUILD-OUT POTENTIAL 105
CURRENT VISITORS + EMPLOYEES 10,000	BUILD-OUT POTENTIAL 55,000	BUILD-OUT POTENTIAL 44,000
CURRENT HOMES 1000	BUILD-OUT DWELLING UNITS 3000	BUILD-OUT DWELLING UNITS 2000

It should be noted that while the proposed Project represents an increase in new development compared to existing conditions in Wine Country, it is considerably less dense than currently allowed in the County’s General Plan policies and zoning classifications.

PROJECT MILESTONES:

The following is a list of significant events that have contributed to the processing of the Project. This list is intended to illustrate events that the County staff has either initiated, or participated in, prior to starting these Public Hearings.

- March 2009 - The County Board of Supervisors approved funding to initiate the Project
- June-July 2009 - County staff mailed the Wine Country Vision 2020 Survey to all property owners within the Project boundary
- July 2009 - County staff introduced a land use concept that reflected Community’s Vision before a smaller ad-hoc advisory group comprised of six vintners
- September 2009 - Supervisor Stone’s office and County staff participated in a Valle de los Caballos Town Hall meeting hosted at Galway Downs by equestrian stakeholders
- October 2009 - Supervisor Stone and County staff participated in the Annual Winegrowers’ Association Meeting, which was expanded for general participation to discuss the Community Plan proposal
- December 2009 - The ad-hoc advisory group was expanded into the ad-hoc Advisory Committee to accommodate equestrian interest
- December 2009 - Planning staff initiated environmental work required for the Project per California Environmental Quality Act (CEQA) and issued a Notice of Preparation for Program Environmental Impact Report No. 524 (PEIR No. 524)
- January-December 2010 - The ad-hoc Advisory Committee held monthly meetings to discuss various issues associated with the Project proposal
- January 2010 - Planning staff held a Scoping Meeting for PEIR No. 524
- February 2010 - County staff conducted a tour of the area to finalize a Project boundary for the proposal
- April 2010 - County staff held a Planning Commission Workshop to solicit the Commission’s input
- July 2010 - The ad-hoc Advisory Committee was expanded further to include residential

stakeholders

- September 2010 - County staff conducted an entire day Open House at Wilson Creek Winery to solicit input from residents, equestrians and winery proponents.
- October 2010 - County staff held a Planning Commission Workshop to solicit the Commission's input
- December 2010 - The ad-hoc Advisory Committee met and decided to address specific issues through focused group meetings
- January-September 2011 - County staff conducted a series of focused group meetings as well as three (3) Advisory Committee meetings to address, and provide report on, specific issues associated with Project proposal
- January 2011 - County staff issued a Request for Proposal (RFP) to assist the County in preparation of PEIR No. 524
- January-May 2011 - County staff reviewed RFP bids and hired RBF Consulting for preparing PEIR No. 524
- March 2011 - County staff held a Planning Commission Workshop to solicit the Commission's input
- April 2011 - County staff presented the Project proposal at the Morgan Hills Home Owners' Association Meeting
- April 2011 - County staff held a Community Meeting at Temecula City Hall to discuss areas around Hwy 79 S.
- May 2011 - Supervisor Stone and County staff participated in a special community meeting, hosted at Mt. Palomar Winery, to discuss the Project proposal
- July 2011 - County staff held a Planning Commission Workshop to solicit the Commission's input
- August 2011 - County staff participated in a Town-hall forum to address the concerns of residential property owners
- September 2011 - The ad-hoc Advisory Committee held its last meeting
- September-October 2011 - County staff reviewed the screen-check PEIR
- December 2011 - County staff issued a Notice of Completion/Availability for the Draft PEIR No. 524 and started the 60-day Public Review and Comment Period
- February 2012 - County staff received 32 comment letters for the Draft PEIR No. 524
- March-June 2012 - County staff and EIR consultants prepared responses to comment letters and the Final Draft PEIR
- July 2012 - County staff sent out individual mailing notifications for Public Hearings to all property-owners within the Project boundary, advertized the first hearing in two prominent newspapers, and e-mailed notification to interested parties

COMMUNITY OUTREACH:

In addition to public outreach as required by law, County staff has conducted a significant amount of additional community outreach in conjunction with the Project as outlined in the following sections. As a result, County staff has been successful in resolving many of the issues associated with the Project and in obtaining the necessary input and consensus to make informed choices about the Project proposal.

Vision 2020 Survey:

At the onset of the Project, County staff conducted a survey of all area-residents to understand their vision for the Temecula Valley Wine Country region. The Vision 2020 Survey was mailed to all property owners within the Project boundary and it received a response rate of approximately 13%. Its results supported the County's desire to comprehensively review the region's policies and development standards to achieve the aforementioned objectives for the Project.

Website:

Subsequently, County staff developed a Project website to disseminate Project related information: <http://www.socalwinecountryplan.org/>. Since its inception, this site has been frequently used by County staff to provide copies of available documents and maps of the revised proposals, to update interested parties about upcoming meetings/ events, and to inform stakeholders about associated activities such as roundabouts, a sewer study, design guidelines, etc. To date, this web-site is being used by approximately 30,000 users annually.

Ad-Hoc Advisory Committee Meetings:

Understanding that the Project area is composed of diverse interest groups, Sup. Stone has organized an Ad-Hoc Advisory Committee to assure that the Project addresses the issues of concern for residents, equestrians and winery owners in the area. The Committee is composed of 19 members. For almost three years, the Committee has met regularly, with County staff providing briefings and updates, and convening sub-committee meetings to address issues of specific concern. The Committee meetings were open for public participation and were well-attended with each meeting averaging at 30-50 participants. The Committee members and participants have debated various issues related to the Project proposal and offered their recommendations for consideration by the Planning Commission and Board of Supervisors in the Advisory Committee Consensus Paper (Attachment C).

Focused-group Meetings and Town-hall Forums:

Periodically, County staff met with focused groups, organizations, and key stakeholders to discuss specific issues of their concern. A series of town-hall forums and focused group meetings were held to discuss and address various interest groups' concerns with the Project proposal. To achieve this, County staff facilitated approximately 8-12 focused group meetings or town-hall forums between 2009 and 2012, with each meeting specifically designed to target a specific issue or interest group (i.e. trails alignments, sub-regional land use proposals, code enforcement, etc).

Planning Commission Public Workshops:

In addition, County staff conducted a series of public workshops in front of the Planning Commission to inform them about progress on the Project, to allow them to hear the community's concerns, and to receive their feedback during the Project development phase. Starting in April 2010, County staff held four such workshops that lasted for more than 2 hours

each. Issues that were discussed during these workshops (and some of them are subsequently addressed in the Project proposal) involve but are not limited to the following:

1. To address off-highway vehicle operations through the Community Plan process;
2. To avoid or minimize creation of non-conforming uses or animal keeping rights through Community Plan changes;
3. To define equestrian uses clearly (e.g. race track to avoid car or motorcycle races);
4. To allow small-scale commercial equestrian operations by right;
5. To approve the Temecula Valley Wine Country Design Guidelines;
6. To provide better enforcement tools that ensure compliance with existing County ordinances;
7. To develop enforceable requirements for special events noise;
8. To develop a well-integrated trails network for various interest groups;
9. To protect animal keeping rights for property owners;
10. To ensure that existing wineries are able to operate and expand in the future per their current requirements;
11. To allow timeshares or golf-courses with resort applications in the future; and
12. To address groundwater quality issues.

INFRASTRUCTURE DISCUSSIONS:

Groundwater Quality and Sewer:

In the last decade, it was evident that the growth that is anticipated in the Wine Country region may have an impact on groundwater quality, as various existing wineries and their ancillary uses are currently using septic systems to treat wastewater onsite. Some of the treated wastewater from these septic systems is being discharged into the Temecula aquifer. To further the objectives of the Project, County staff started collaboration with the San Diego Regional Water Quality Control Board (SDRWQCB), Eastern Municipal Water District (EMWD), and Rancho California Water District (RCWD), to:

1. Ensure that groundwater quality is maintained at its desirable level as set forth by the SDRWQCB, and
2. Secure the necessary sewer infrastructure to keep up with the growth in Wine Country.

As a result of this partnership, RCWD prepared and published the *Temecula Valley Wine Country – Groundwater Quality Assessment Report* in February of 2012. This report concluded that groundwater quality in the upper aquifer has exceeded the San Diego Regional Water Quality Control Board's Basin Plan Objective (500 mg/TDS). This means that without sewer infrastructure, the Project and its associated growth cannot be realized. Furthermore, EMWD prepared and published the *Wine Country (Sewer) Infrastructure Study* in May of 2011. This study relied upon the growth assumptions of the Project and utilized EMWD's sewer system planning and design criteria for calculating wastewater generation rates. The study recommended sewer infrastructure improvements for the Project build-out scenario through three phases of growth, which covered the entire Project boundary.

The County and EMWD staffs also conducted multiple meetings with winery proponents to discuss various funding and financing options to pay for the necessary sewer improvements. Subsequently, fifteen of the medium to large winery proponents have signed *Letters of Intent* to financially participate in the sewer infrastructure improvements. In order to ensure adequate funding for the construction of sewer infrastructure in Wine Country, on April 24, 2012 (Agenda Item No. 3.2), the County Board of Supervisors have contributed \$2M from the Transient Occupancy Tax, which is generated in this region. In addition, the County Board of Supervisors have directed staff to condition projects, that are located within the initial phases of the Sewer Infrastructure Study, for sewer connection on April 24, 2012 (Agenda Item No. 3.3).

Motorized and Non-motorized Transportation:

The motorized transportation network in the Southwest Area Plan is anchored by Interstate 15 and Interstate 215. Access to the Project area is obtained via State Route 79 (South) or Rancho California Road from Interstate 15 through the City of Temecula and via De Portola Road and Sage Road from the City of Hemet.

The non-motorized transportation network in the Southwest Area Plan is implemented through an existing Trails Network of the General Plan. However, it does not connect existing wineries and other tourist destinations of the region, such as Lake Skinner and Vail Lake, through an integrated equestrian and multi-purpose trails system. The Project proposes a trails network that is more conducive to this region's destination places and users' needs.

To further the objectives of the Project, County staff has partnered with the City of Temecula to ensure *regional* connectivity of the motorized and non-motorized transportation network inside and outside of the Project boundary. As a result of multiple coordination meetings, the Project recommends innovative improvements, which would minimize/ reduce traffic impacts created by implementing projects allowed pursuant to the Project. To achieve the Project objectives and to ensure that transportation infrastructure is available in the region to allow implementation of the Project, the County has begun implementation of the following:

- Roundabouts – Five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient volume capacity and traffic calming on this critical road. These roundabouts are designed to allow vehicular, equestrian, bicycle and pedestrian traffic to all interact more efficiently and safely while maintaining rural wine country landscape. The first roundabout at Rancho California Road and Anza Road completed construction in June 2012. Other four roundabouts are located at La Serena Way, Calle Contento, Monte De Oro Road and Glenoaks Road;
- Number of Lanes – Several roadways have been *downsized* from the County's Circulation Element (such as Rancho California Road and De Portola Road) to maintain the rural character of the Project area; and
- Signalization/Signs – The construction of traffic signals/signs for pedestrians, bikers, and equestrians are proposed at strategic locations to promote non-motorized circulation within the Project area. The recent installation of equestrian crossings at Anza Road and

Los Nogales Road as well as Rancho California Road east of Anza Road are a few examples of the County's commitment to ensuring that transportation infrastructure is available in the region to allow implementation of the Project.

OUTSTANDING PROJECT PROPOSAL ISSUES:

During, and subsequent to, the aforementioned outreach efforts, County staff has discussed different land use scenarios for the Project area's various sub-regions and a series of land use policy issues with the stakeholders. Although County staff has been successful in resolving many of the issues associated with the Project proposal, staff wants to highlight the following outstanding issues that the Planning Commission may hear during the Public Hearing process. This list is not intended to be an all inclusive-list of the outstanding issues, rather they are the issues that County staff is made aware of.

The development scenario described in today's staff proposal, and analyzed in the associated Program Environmental Impact Report (PEIR No. 524), is a foreseeable "worst-case" scenario or most intense development potential scenario within the 18,990-acre Project area. This scenario may be changed as a result of the Public Hearing process. If these changes result in increasing the Project footprint and/or land use policy changes that would result in more intense development than the current proposal, it may require the County to re-circulate the draft PEIR No. 524.

Project Area's Sub-region:

During the previously described outreach efforts, and through the draft PEIR comment letters, the Project stakeholders have expressed their desire to:

1. Be added or removed from the Project boundary; or
2. Be considered for a different district of the Policy Area, than the current Project proposal.

County staff has catalogued those suggested boundary changes for consideration and deliberation by the Planning Commission (Attachment D).

Land Use Policy Issues:

Also during the outreach efforts, and through the draft PEIR comment letters, the Project stakeholders have raised policy issues, which County staff wants to bring to the Commission's attention:

1. To allow small-scale "Production Winery" by right on less than 10 acres – This policy suggestion would allow property-owners of smaller parcels to crush grapes and produce wine without going through a Plot Plan process.
2. To allow a tasting room with the production winery – This policy suggestion would allow a tasting room with the aforementioned production winery on less than 10 acres.

3. To allow for cooperative tasting rooms – This policy suggestion would allow for cooperative tasting rooms within the Project area.
4. To ensure winery operation prior to allowing operation of the incidental commercial uses – This policy suggestion would require that a winery is operational as the primary use prior to allowing any operations of the incidental commercial uses such as tasting rooms, retail wine sales, special occasion facilities, etc.
5. To ensure that wineries utilize 75% locally grown grapes – This policy suggestion would add language in the proposed zones that would ensure better enforcement of the 75% locally grown grapes provision.
6. To allow limited wine-club events with a winery on 10 acres or more – This policy suggestion would allow a limited number of wine-club member events with a winery (approved through a plot plan) on 10 acres or more.
7. To allow more than 5 guests/ acre for the Special Occasion Facility – This suggestion would eliminate a development standard for the special occasion facilities that would allow a maximum of 5 guests per acre.
8. To provide enforceable provisions for noise – This policy suggestion would provide additional development standards for special occasion facilities and wineries to regulate, and subsequently enforce those noise related regulations. This policy suggestion would also require an amendment to County Ordinance No. 847, Noise Ordinance.

County staff has carefully considered the aforementioned policy suggestions and will be able to provide their recommendations for consideration by the Planning Commission.

ENVIRONMENTAL ASSESSMENT PROCESS:

The County of Riverside is the Lead Agency for the Project. Section 21001.1 of the California Environmental Quality Act (CEQA) Guidelines finds that projects, to be carried out by public agencies, must be subject to the same level of review and consideration as that of private projects required to be approved by public entities. Therefore, the County of Riverside prepared an Initial Study (IS) in the fall of 2009 for the Project, which determined that the Project has the potential to have a significant effect on the environment. The County subsequently prepared a Notice of Preparation (NOP) for a Programmatic Environmental Impact Report (PEIR No.524) and the 30-day review period began on December 28, 2009 in accordance with CEQA Guidelines, Section 15082. The NOP review period closed on January 26, 2010.

Due to the nature of proposed General Plan Amendment and Zoning Ordinance Amendment, it was determined that the Project met the criteria under CEQA Guidelines Section 15206, *Projects of Statewide, Regional or Area-wide Significance*. To comply with this section, County staff conducted a public scoping meeting on January 19, 2010 at the Riverside County Planning Department (12th Floor Conference Room). The purpose of the meeting was to inform involved agencies and the public of the nature and extent of the Project, and provide an opportunity to

identify issues to be addressed in the EIR document. Issues raised during this meeting included the following:

- Water infrastructure issues including water supply and water use, region-wide water issues, groundwater recharge zones, groundwater quality (salinity), and interagency issues;
- Sewer infrastructure issues including treatment plant capacity needs, impacts on existing and currently planned facilities, estimates for total flows, and effects on outflows and recharge;
- Potential impacts to agricultural activities/ operations (i.e. farmers harvesting or spraying sulfur at night, related noise and air quality impacts, etc.);
- Relationship between land use planning and water usage;
- Development constraint issues associated with installation costs for new vineyards, development impact fees, and infrastructure funding;
- Existing or planned land use issues for specific areas as well as land use issues associated with policy area and zoning designations; and,
- Accessibility issues associated with trails (public and equestrian access), security concerns of farmers (i.e. theft) and other potential land use conflicts to be considered.

These issues were considered in the Initial Study and no new or previously unconsidered impacts were raised at the Scoping Meeting that affected the Project's environmental analysis.

Draft Program Environmental Impact Report No. 524:

Staff wants to highlight that the Environmental Impact Report prepared for the Project (PEIR No. 524) is a "Program EIR", evaluating the broad-scale environmental impacts of the Project. Program EIRs are typically prepared for an agency plan, program or series of actions that can be characterized as one large project, such as the Project. A "Community Plan" Program EIR, addressing the impacts of area-wide and local policy decision, can be thought of as a "first tier" document (CEQA Guidelines, Section 15152). It evaluates the large-scale impacts on the environment that can be expected to result from the revision of the General Plan, Zoning Ordinance, and Design Guidelines pursuant to the Project, but does not necessarily address the site-specific impacts of each individual implementing project that will follow through implementation phase of the Project. CEQA requires that each of those implementing projects be evaluated for their particular site-specific impacts through second-tier documents, such as subsequent EIRs, supplemental EIRs, focused EIRs, or Negative Declarations for individual implementing projects subject to the Project. They typically evaluate the impacts of a single activity undertaken to implement the overall Project.

Based upon the comments submitted during the NOP process and the public scoping meeting, the Draft PEIR No. 524 analyzed the direct, indirect, and cumulative impacts for the following resource areas:

- Aesthetics, Light and Glare (Section 4.1)
- Agricultural and Forestry Resources (Section 4.2)
- Air Quality (Section 4.3)
- Biological Resources (Section 4.4)

- Cultural Resources (Section 4.5)
- Geology, Soils, and Seismicity (Section 4.6)
- Greenhouse Gas Emissions (Section 4.7)
- Hazards and Hazardous Materials (Section 4.8)
- Hydrology and Water Quality (Section 4.9)
- Land Use and Relevant Planning (Section 4.10)
- Mineral Resources (Section 4.11)
- Noise (Section 4.12)
- Public Services, Recreation and Utilities (Section 4.13)
- Traffic and Transportation (Section 4.14)

Staff wants to advise the Commission that impacts related to greenhouse gas emissions were addressed under the air quality section of the NOP/IS. However, since the publication of the NOP/IS, a revised CEQA Guidelines Appendix G Initial Study Checklist was issued by the State Clearinghouse, which included new checklist questions regarding greenhouse gas emissions. These additional questions were incorporated into the Draft PEIR No. 524 in Section 4.7, Greenhouse Gas Emissions.

While the specific mitigation measures identified in the Draft PEIR will reduce the level of many significant impacts to a less than significant level, it identified the following areas where, after implementation of all feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated to less than significant. Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. It should be noted that the proposed “Project”, while representing a substantial increase in new development compared to existing conditions, the Project is considerably less dense than currently allowed in the County’s General Plan Policies and zoning classifications.

Significant Project Impacts:

1. Agricultural and Forestry Resources

While the Project policies and zoning classifications would increase the acreage of designated Agricultural land uses and may in turn increase the acreage of agricultural uses, it is possible that implementing project sites could be located on Prime Farmland (or another designation indicating agricultural suitability) and would allow development of up to 25 percent of the total Project area based on proposed Policy SWAP 1.2.

Additionally, active agricultural land would be allowed to convert 25 percent of its land to non-agricultural uses under the Project. Therefore, the Project could convert agriculturally suitable farmland, such as Prime Farmland, and active agricultural land to non-agricultural uses. This potential conversion would generate a significant, unavoidable impact on agricultural resources.

2. Air Quality

Unavoidable significant impacts have been identified for Project-level air quality impacts related to construction and operations activities pursuant to the Project and its implementing projects

(i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors.

3. Greenhouse Gas Emissions

Compliance with the proposed SWAP policies will ensure consistency with the numeric GHG-reduction goals of AB 32 and be consistent with promulgated plans, policies, and regulations governing the reduction of GHG emissions. Because the Project would meaningfully reduce Project GHG emissions and is consistent with the state and local goals, the Project is supportive of the State's goals regarding global climate change. However, Project impacts to global climate change at the Project-level are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions.

Implementation and compliance with the Project and its mitigation measures will ensure that impacts from GHG emissions are minimized at Project level. However, construction and operation of implementing projects would create an increase in GHG emissions that are above South Coast Air Quality Management District's (SCAQMD) draft mass emission thresholds and CARB's per capita threshold.

4. Noise

Given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced through compliance with the General Plan policies, development standards of the Zoning Ordinance and Mitigation Measures NOI-1 through NOI-6 of the Draft PEIR, and will be implemented by the County on a project-by-project basis.

In addition, due to the amount of traffic trips that would be generated in association with the proposed permitted land uses, mobile source noise impacts would be significant and unavoidable.

5. Public Services and Utilities – Fire Protection Services

Implementation of the Project would have a Project-level impact on the Fire Department's ability to provide an acceptable level of service. Impacts include an increased number of emergency and public service calls and a decreased level of service due to the increased presence of structures, traffic, and population (including transient tourists).

The availability of sufficient funding to equip and staff new facilities may not be available over the long term and the ability of the Department to negotiate for adequate funding for either construction or long-term staffing with individual implementing projects is uncertain. Accordingly, even with the implementation of the proposed mitigation, the Project could result in an indirect, but considerable contribution to a potentially significant impact.

Public Services and Utilities – Libraries

Based on the current Riverside County standard, there are insufficient library facilities available to provide the targeted level of service to the Project area and the balance of the service area of the two existing libraries in Temecula. Therefore, implementing projects within the Project area would make an indirect, but considerable contribution to that existing deficiency, resulting in a potentially significant impact on library facilities and services.

6. Traffic

The Project would generally improve operations compared to the adopted General Plan; however, long-term operational traffic resulting from operation of the Project would still contribute to a potentially significant and unavoidable impact related to degradation of levels of service in the Project area.

The Project would contribute a fair share contribution toward a future financing plan, as well as a fair share contribution to existing fee programs, which would allow certain segments and intersections to operate at acceptable levels of service. However, since some segments and/or intersections are controlled by the City of Temecula, the Pechanga Band of Luiseño Indians and/or Caltrans, the County cannot guarantee implementation of the identified improvements. In addition, remaining funding outside the Project boundary has not been guaranteed and there is limited right-of-way to facilitate freeway and ramp expansion. Therefore, the levels of service impacts are considered potentially significant and unavoidable.

7. Growth-inducing Impact

The Project will allow for various onsite and offsite infrastructure improvements that could remove impediments to growth and/or provide for additional capacity. The Project could also result in direct job growth through increased employment opportunities as a result of the proposed update of the existing Southwest Area Plan (SWAP) and other elements of the General Plan. Due to its size, its incremental implementation, its impact on infrastructure, and the potential direct and indirect economic growth associated with it, the Project would be viewed as growth-inducing pursuant to CEQA.

8. Cumulative Impacts – Air Quality

Unavoidable significant impacts have been identified for cumulative air quality impacts related to construction and operations activities pursuant the Project, in combination with existing conditions and development outside the Project boundary (i.e., stationary and mobile source emissions) as well as air quality impacts on existing and future sensitive receptors.

Cumulative Impacts – Greenhouse Gases

Implementation and compliance with the Project policies and its mitigation measures will ensure that cumulative impacts from GHG emissions are minimized. However, Project impacts to global climate change, at the cumulative level, are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions. In addition, construction and operation of implementing projects would create an increase in GHG emissions that are above SCAQMD's draft mass emission thresholds and CARB's per capita threshold.

Cumulative Impacts – Noise

Build-out of the Project, in combination with existing conditions and development outside the Project boundary, would result in potential cumulative noise level increases along major roadways. Project implementation would result in significant cumulative noise impacts that could not be mitigated with the implementation of the proposed policies and mitigation measures. Thus, the Project would substantially contribute to cumulative mobile source noise impacts. It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. Therefore, the Project may result in significant stationary source impacts, even with implementation of mitigation measures and applicable policies and ordinances.

Cumulative Impacts – Public Services and Utilities

The Project, in combination with existing conditions and development outside the Project boundary, may result in unavoidable significant cumulative impacts in the areas of fire protection services and library services.

Cumulative Impacts – Traffic

The Project, in combination with existing conditions and development outside the Project boundary, may result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system and level of service degradation to unacceptable levels. The Project may result in significant traffic-related impacts, even with implementation of mitigation measures and applicable policies and ordinances.

Project Alternatives:

Section 15126 of the State CEQA Guidelines require that the Project alternatives be designed to achieve the objectives and to minimize/reduce/alleviate identified environmental impacts. In addition, some alternatives were discussed and specifically requested for consideration during the Project development and PEIR preparation. This is a summary of the Project alternatives described in Section 6.0, Alternatives, which contains a detailed discussion of the following alternatives.

The Project alternatives considered in the Draft PEIR No. 524 are:

- No Project/Existing General Plan Policies and Zoning Classifications Alternative; and
- Reduced Density (25% Reduction) Alternative.

Alternatives rejected from further consideration in the Draft PEIR are:

- Pending General Plan Amendments Approval Alternative;
- Alternative Location Alternative;

- One Policy Area / One Zone Alternative; and
- No Build Scenario/Existing Condition Alternative

The following table summarizes “Comparison of Impacts Resulting from Project Alternatives” as Compared to the Project.

Environmental Issue	No Build Scenario/ Existing Condition Alternative	No Project/ Existing General Plan Policies and Zoning Classifications Alternative	Reduced Density (25%) Alternative
Aesthetics	Less	Same/Slightly Greater	Same/Slightly Less
Agriculture and Forestry Resources	Less	Greater	Same/Slightly Less
Air Quality	Less	Greater	Less
Biological Resources	Less	Same/Slightly Greater	Same
Cultural Resources	Less	Same/Slightly Greater	Same/Slightly Less
Geology/Soils	Less	Slightly Greater	Same
Greenhouse Gas Emissions	Less	Slightly Greater	Less
Hazardous Materials	Less	Greater	Same
Hydrology	Less	Greater	Same/Slightly Less
Land Use	Greater	Greater	Same/Slightly Less
Mineral Resources	Same	Same/Slightly Greater	Same/Slightly Less
Noise	Less	Greater	Same/Slightly Less
Public Services, Recreation & Utilities	Less	Greater	Same/Slightly Less
Transportation/Circulation	Less	Greater	Same/Slightly Less

Draft PEIR No. 524 Comments and Responses:

Upon completion of the Draft PEIR, the County of Riverside, as the lead agency, issued a

Notice of Availability for the Draft PEIR No. 524 for the Project. The Draft PEIR was made available for public review and comments for 60-days between December 5, 2011 and February 2, 2012. The County of Riverside received 32 comment letters during this period, followed by one comment letter since then. The full draft of the Project, Draft PEIR No. 524, and all 33 comment letters were made available on the Project website: www.socalwinecountryplan.org.

As mentioned above, the County has sought to achieve the highest level of public participation for the Project. Therefore, the County's responses to the comment letters were mailed to the comment-makers and posted on the aforementioned website approximately six (6) weeks in advance of the first scheduled public hearing on the Project. County staff and EIR consultants submit the Draft PEIR No. 524, 33 Comment Letters and the County's responses to those letters to the Commission for their review and consideration as Attachment E.

Final Program Environmental Impact Report No. 524:

Currently, County staff and EIR consultants are in the process of completing the Final Draft PEIR No. 524 per Section 15132 of the State CEQA Guidelines, which states the following:

1. The Draft EIR or a version of the draft.
2. Comments and recommendations received on the Draft EIR either verbatim or in summary.
3. A list of persons, organizations, and public agencies commenting on the Draft EIR.
4. The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
5. Any other information added by the Lead Agency.

RECOMMENDATION:

DISCUSS AND CONTINUE to August 8 or 22, 2012

INFORMATIONAL ITEMS:

1. For information re: this Project, please visit: <http://www.socalwinecountryplan.org/>
2. For information re: composition of, or representation on, the Ad Hoc Advisory Committee, please visit: <http://www.socalwinecountryplan.org/AboutUs/AdHocAdvisoryCommittee/tabid/77/Default.aspx>
3. For information re: any of the aforementioned outreach meetings, their agendas and pertinent documents, staff presentations, newspaper articles, etc. please visit: <http://www.socalwinecountryplan.org/Outreach/tabid/86/Default.aspx>
4. For information re: PEIR No. 524/any other CEQA process documents, please visit: <http://www.socalwinecountryplan.org/Planning/CEQA/tabid/70/Default.aspx>

5. For a letter dated June 14, 2012 from the City of Temecula, please refer to Attachment F.
6. For additional information re: infrastructure matters, EIR process, or any other Project specific questions, please contact:

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Temecula Valley Wine Country Community Plan (Project)

The September 24, 2013 Board of Supervisors Form 11A packet for the Project includes an enclosed compact disc for the July 25, 2012 Planning Commission Public Hearing that contains the following items: July 25, 2012 Staff Report, its attachments, comment letters and presentation. These items are available for download through the following link:

<http://socialwinecountryplan.org/Outreach/HearingsWorkshops/tabid/94/Default.aspx>



**PLANNING COMMISSION
TEMECULA CITY COUNCIL
MINUTE ORDER JULY 25, 2012**

I. AGENDA ITEM 3.1: GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524.

II. PROJECT DESCRIPTION:

The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake. The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Principal Planner: Mitra Mehta-Cooper

Assistant Chief Executive Officer: George Johnson

RBH Consultant: Kevin Thomas

The following spoke before the Commission:

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IV. CONTROVERSIAL ISSUES:

Yes

V. PLANNING COMMISSION ACTION:

CONTINUED to August 22, 2012 at the City of Temecula City Council Chambers.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Attachment C:

Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

August 22, 2012
Planning Commission Public Hearing

Agenda Item: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Mitra Mehta-Cooper
Planning Commission: August 22, 2012
Continued From: July 25, 2012

WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077, Ordinance
Amendment No. 348.4729, and Program
Environmental Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524.

ISSUES DISCUSSED IN FIRST HEARING:

This Project was discussed before the Planning Commission on July 25, 2012. After taking public testimony from more than 50 members of the public, the Commission discussed specific issues with the Project proposal and solicited additional information for consideration at the next public hearing (August 22, 2012). Staff has organized those issues into the following broad categories which will be explored in detail below:

1. Requirements to regulate noise;
2. Implementation of the proposed Trails Network;
3. Application of Ordinance No. 348.4729; and
4. Allowance of churches.

REQUIREMENTS TO REGULATE NOISE:

After hearing the public testimony, Commissioner Porras, Commissioner Roth and Commissioner Snell raised concerns regarding noise generating from wineries (and their incidental commercial uses) and its impact on existing and future residents of this region. The Commissioners shared their specific ideas to regulate noise, some of which are addressed in the current Project proposal.

During the Project development phase, similar concerns were raised regarding noise generating from existing wineries. Many of these existing wineries and their commercial activities operated without proper land use approvals. Therefore, the County engaged in a collaborative planning and pro-active code enforcement approach to address the existing noise issues of the region.

- The County staff created a database to identify all existing wineries and associated commercial activities by conducting a comprehensive web-search of all businesses in this region. This database identified that 46 wineries or other commercial uses were operating without the appropriate County approvals.
- The County Code Enforcement Department then provided advisory notices to these businesses in order bring them in compliance with the appropriate County ordinances. If those businesses had not applied for the appropriate County approval after 45-60 days, they were cited with Code Violations and fines that increased with every citation. The Department also created a specialized Wine Country Code Enforcement team to ensure that the Code Officers were well-versed with code challenges unique to Wine Country. Furthermore, the Department conducted weekend enforcement and provided a dedicated phone-number to the area residents to file their complaints.

The aforementioned experience was used by the County staff and Ad Hoc Advisory Committee as they engaged in developing a proposal for this Project. The following section outlines all the various areas of the proposed Project, which are designed to regulate noise in this region and to avoid land use conflicts in the future.

1) General Plan Amendment No. 1077:

The proposed General Plan Amendment No. 1077, through addition of the Temecula Valley Wine Country Policy Area, requires larger lot sizes for residential subdivisions and incidental commercial uses as well as promotes clustered development. These design features of the proposed Temecula Valley Wine Country Policy Area are anticipated to reduce noise related conflicts in this region.

- a) The proposed Policy Area policy SWAP 1.5 restricts residential density for subdivisions regardless of their underlying land use designations. This requirement would decrease the number of residential units that would be exposed to wineries and their commercial activities as well as would encourage residential subdivisions in the Wine Country-Residential District.

- *SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.*
- b) The proposed Policy Area also promotes clustered development in a greater geographic area (approximately 18,990 acres) than its preceding policy area – the Citrus Vineyard Policy Area (approximately 7,576 acres). Furthermore, the proposed policy SWAP 1.15 requires that at least 75% of the project area be set aside as vineyards or equestrian land compared to only 50% of the project area in the Citrus Vineyard Policy Area. These implementing clustered developments are anticipated to provide contiguous open space buffers between residential subdivisions and winery uses, which would reduce potential land use conflicts in the future.
- *SWAP 1.15 Encourage tentative approvals of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does 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 75% of the project area permanently set-aside as vineyards or equestrian land.*
- c) The current Citrus Vineyard Policy Area allows for lodging and special occasion facilities without a winery, which does not promote the area’s viticulture potential as envisioned in its intent. The proposed Policy Area reinforces the area’s viticulture potential and rural characteristics by requiring wineries and equestrian establishments as the primary use for all incidental commercial activities. Furthermore, the higher intensity commercial uses are proposed on larger lot sizes compared to the Citrus Vineyard and Valle de los Caballos Policy Areas, which would further reduce potential land use conflicts in the future.
- *SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.*
 - *SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries as defined in the implementing zones.*
 - *SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.*
 - *SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.*

2) Ordinance Amendment No. 348.4729:

To implement the Temecula Valley Wine Country Policy Area, Ordinance Amendment No. 348.4729 proposes to create four Winery County Zones by adding Section 14.90 through Section 14.96 in Ordinance No. 348. The following sections of the proposed Ordinance Amendment No. 348.4729 through permitted uses section and their development standards are anticipated to reduce noise related conflicts in this region:

a) Wine Country – Winery Zone:

- Section 14.92.b.5. allows special occasion facilities, bed and breakfast inns, country inns, hotels and restaurants with an established winery through a plot plan on 20 acres minimum.
- Section 14.92.c.2. allows resorts, amphitheaters, and golf courses with an established winery through a conditional use permit on 40 minimum acres.

b) Wine Country – Equestrian Zone:

- Section 14.94.b.5 allows a commercial equestrian establishment through a plot plan on 10 acres minimum.
- Section 14.94.b.6 allows petting zoos, polo-grounds, and horse show facilities with a commercial equestrian establishment through a plot plan on 10 acres minimum.
- Section 14.94.b.7 allows western style stores and restaurants with a commercial equestrian establishment through a plot plan on 20 acres minimum.
- Section 14.94.c.2 allows horse racing tracks or rodeo arenas and large scale hospitals with a commercial equestrian establishment through a conditional use permit on 50 acres minimum.
- Section 14.94.c.3 allows a horse racing track or rodeo arena and large scale hospital with a commercial equestrian establishment through a conditional use permit on 100 acres minimum.

c) Development Standards:

- Section 14.96.a.1 requires site layouts and building designs to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847.
- Section 14.96.e.4 requires minimum setbacks of hundred feet (100') and three hundred feet (300') when the facility 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 for special occasion facilities.
- Section 14.96.e.7 ensures loading, trash, and service areas for special occasion facilities are screened by structures or landscaping and are located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- Section 14.96.e.7 requires that all special occasion facilities conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis,

the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

- Section 14.97.f.5 limits two hotel rooms per gross acre for lodging facilities.
- Section 14.97.f.10 ensures that loading, trash, and service areas for lodging facilities are screened by structures or landscaping and is located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

3) Draft Program Environmental Impact Report (PEIR) No. 524 - Noise Mitigation Measures:

The Draft PEIR No. 524 provides Exhibit 4.12-2 (Attachment A), which identifies Existing and Anticipated Winery Sites with Special Occasion Facilities potential. However, it will be speculative to predict the nature, frequency, scale, and site-specific design feature of these future special occasion facilities. Instead, the PEIR provides the following carefully crafted Mitigation Measures to reduce noise impacts from implementing projects, including noise from construction activities, winery operations and special occasion facilities.

NOI-1 *All implementing projects shall comply with the following noise reduction measures during grading and building activities:*

- *If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.*
- *To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.*
- *Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.*
- *Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).*
- *Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.*
- *Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.*

NOI-2 *Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:*

- *A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and*

- *A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.*

NOI-3 *All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:*

- *The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.*
- *Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.*
- *The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.*
- *Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.*
- *Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.*

NOI-4 *All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.*

- *The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments.*
- *Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques.*
- *Prior to the issuance of any building permit for the special occasion facility, those noise mitigation measures shall have received the necessary permits from Building and Safety Department.*
- *Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented.*

NOI-5 *All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:*

- *All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval .*
- *Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.*

- *Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.*
- *Clean-up activities associated with special events shall terminate no later than midnight.*
- *Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.*
- *Padding/carpeting shall be installed under music speakers for early absorption of music.*

NOI-6 *All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:*

- *After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.*
- *If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.*
- *The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.*

NOI-7 *Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:*

- *Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).*
- *If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.*
- *Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures.*

IMPLEMENTATION OF THE PROPOSED TRAILS NETWORK:

A significant amount of public testimony was regarding the proposed Trails Network. Most of the testimony supported the current proposal and encouraged the Commission to consider implementation aspects associated with this proposal. The Commission asked staff to provide them with a clear understanding on the proposed Trails Network and its implementation information. The following table outlines various trail classifications and their respective implementation information as envisioned in the proposed GPA No. 1077. In addition, Attachment B provides a map of each proposed trail classification and their respective cross-sections as proposed in the Project.

Trails Classification	Characteristics	Responsible Agency
<p>Combination Trail (Regional/Class 1 Bike Path): Current Proposal – Approx. 79,000 Ln. Ft.</p>	<p>Combination Trails include both a Class I Bikeway and a Regional Trail, which split between two sides of the street.</p> <p><u>Class I Bike Path Characteristics:</u> These multi-use trails are paved surfaces for two-way non-motorized traffic.</p> <p><u>Class I Bike Path Users:</u> Primarily used by bicyclists, golf carts, personal assistance vehicles and pedestrians</p> <p><u>Class I Width:</u> 10' to 12' wide</p> <p><u>Regional Urban and Rural Trail Characteristics:</u> These soft surface trails are located either in tandem or on one side of a street, river, or other major linear feature.</p> <p><u>Regional Urban and Rural Trail Users:</u> Equestrians and pedestrians</p> <p><u>Regional Urban and Rural Trail Width:</u> 10' to 12' wide</p> <p><u>Combination Trail Easement:</u> 20' wide easements on each side of the street</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District (District) and approval from Transportation Department.</p> <p><u>Maintenance Entity:</u> Trails are built when contiguous trail segments are funded and maintenance funding is secured. Once built, these trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District or another agency based on a negotiated agreement.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>
<p>Regional Trail: Current Proposal – Approx. 175,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These long distance soft surface* trails are designed to provide linkages between communities, regional parks, and open space areas.</p> <p>(*Soft Surface means compacted and stabilized Decomposed Granite)</p> <p><u>Users:</u> Equestrians, pedestrians, joggers, and mountain bikers</p> <p><u>Width:</u> 10' to 12' wide</p> <p><u>Easement:</u> 20' wide</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District.</p> <p><u>Maintenance Entity:</u> Trails are built when contiguous trail segments are funded and maintenance funding is secured. Once built, the trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>

Trails Classification	Characteristics	Responsible Agency
<p>Regional/Open Space Trail: Current Proposal – Approx. 111,000 Ln. Ft.</p>	<p><u>Characteristics:</u> This is a sub-classification of Regional Trails. These trails are usually pre-existing paths within open-space areas; these dirt surface trails require minimal maintenance.</p> <p><u>Users:</u> Equestrians, pedestrians, joggers, and mountain bikers</p> <p><u>Width:</u> 2' to 4' wide</p> <p><u>Easement:</u> 10' wide</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District.</p> <p><u>Maintenance Entity:</u> These trails require minimal grading and maintenance. Once contiguous trail segments and maintenance funding are secured, these trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>
<p>Community Trail: Current Proposal – Approx. 138,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These soft surface trails link communities to each other and to the regional trails system.</p> <p><u>Users:</u> Equestrian, pedestrians, joggers and mountain bikers</p> <p><u>Width:</u> 8' wide</p> <p><u>Easement:</u> Usually within easements or portions of road right-of-ways; up to 14' wide</p>	<p><u>Acquisition and Maintenance Entity:</u> Community Trails may be acquired and maintained by a local Parks and Recreation Districts, other governmental entities, or non-profit agencies. Until a responsible agency is identified, the Riverside County Regional Park and Open Space District or Transportation Department (roadways only) may negotiate for and accept the Community Trail easements through the development review process. The District will not develop or maintain Community trail segments; it will only hold the easement.</p>
<p>Historic Trail: Current Proposal – Approx. 11,000 Ln. Ft.</p>	<p><u>Characteristics:</u> The general location of these historic routes is shown on the General Plan maps; however, they do not represent a planned regional, community or other type of trail. There may be a Regional or Community Trail on, or parallel to, a historic route. They provide opportunities to recognize these trails and their significance in history through interpretative centers, signage etc.</p>	<p><u>Acquisition and Maintenance Entity:</u> Historic routes are only graphically depicted on the General Plan; thus, acquisition and maintenance is not required.</p>
<p>Private Trails: Current Proposal – Approx. 15,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These trails are provided by private owners to encourage patrons.</p>	<p><u>Acquisition and Maintenance Entity:</u> The acquisition and maintenance are negotiated between private property owners and a non-profit or private recreational group.</p>

Trails Classification	Characteristics	Responsible Agency
Class III Bike Path: Current Proposal – Approx. 59,000 Ln. Ft.	<u>Characteristics:</u> Class III Bike Paths are not marked on the pavements, but are supported by signage. These routes share roads with motor vehicles or sidewalks with pedestrians; in either case bicycle usage is secondary. The Class III Bike Paths are typically used by the more experienced bicyclists.	<u>Acquisition and Maintenance Entity:</u> Based on road suitability, Class III Bike Paths are secured by the Riverside County Regional Park and Open Space District and Transportation Department through the development review process.

APPLICATION OF ORDINANCE AMENDMENT NO. 348.4729:

In the first public hearing, a few members of the public asked questions regarding which type of activities will fall under the proposed Project’s purview and will require a zone change application to ensure parcel specific zoning consistency. It was evident that further clarification on this subject was essential to ease stakeholders’ concerns now, and the Project’s implementation in the future. The following section offers staff’s interpretation of the proposal on this subject (Attachment C).

Ordinance No. 348.4729 is a text amendment to the County’s Land Use Ordinance (Ordinance No. 348) that adds four new zoning classifications. The four new zoning classifications (Wine Country Zones) are: Wine Country – Winery Zone, Wine Country – Winery Existing Zone, Wine Country – Equestrian Zone, and Wine Country – Residential Zone. The Wine Country Zones would allow the County to implement the goals and policies of the proposed Temecula Valley Wine Country Policy Area of the Riverside County General Plan. If the Board of Supervisors adopts Ordinance No. 348.4729, then all future requests for discretionary land use entitlements and land divisions within the Policy Area will require a change of zone to bring the property’s zoning classification within one of the Wine Country zones to be consistent with the General Plan and would update the County’s zoning map accordingly.

- If the future proposed use for the property within the Wine Country Policy Area is a use that is permitted by right under both Ordinance 348.4729 and the zoning classification for the property that was in place immediately before the adoption of Ordinance No. 348.4729, then a change of zone application would not be required.
- However, if the proposed future use is permitted by right under Ordinance No. 348.4729 but it was not permitted by right under the zoning classification in place immediately before the adoption of Ordinance No. 348.4729, then a change of zone application would be required.

ALLOWANCE OF CHURCHES:

Approximately 25 members of the public commented on the County not allowing churches in the Project proposal. After hearing public testimony, the Commission directed staff to provide them options that would allow places of religious worship in the Project proposal.

The following information is provided in response to that direction:

Existing Condition:

Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V zoning classification. However, churches, temples and other places of religious worship are permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit for the use depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the specific zoning classification.

Additionally, the Project's boundaries apply to approximately 18,990 acres, while the unincorporated area of Riverside County covers approximately 4,121,114 acres. As a result, the Project applies to less than 1% of the land within Riverside County, leaving ample opportunity to locate churches, temples and other places of worship elsewhere.

The Project:

The current Citrus Vineyard Rural Policy Area and C/V zone, as well as the proposed Wine Country Policy Area and its implementing Wine Country zones, are developed to preserve and enhance the viticulture potential of this region. Furthermore, these regulating documents allow for an appropriate level of commercial tourist activities that are necessary to support economic viability of the viticulture operations.

- On December 28, 2009, the County issued a Notice of Preparation for the Wine Country Community Plan Program Environmental Impact Report No. 524 (PEIR No. 524). On January 19, 2010, the County held a Scoping Meeting to discuss the scope and content of the environmental information for the PEIR No. 524. At this point in time, churches, temples, and other places of religious worship were not allowed in this region. Furthermore, no application was filed for a church that indicated otherwise, or no comments were received at the Scoping Meeting that suggested otherwise.
- In March of 2011, Calvary Church submitted a Plot Plan application to expand its existing church that is operating as a legal non-conforming use Public Use Permit No. 798 (PUP No. 798). PUP No. 798 was approved in 1999.
- In September of 2011, the Planning Department developed a screen-check version of the PEIR No. 524, which established the cut-off date for the proposed projects to be included in the cumulative analysis. Since Calvary Church expansion application was filed prior to this date, it was included in the PEIR's cumulative analysis for the Project. However, Calvary Church's proposed use that is the subject of the application is not a component of the Project. Calvary Church's application for expansion is being processed separately and it is not before the Commission at this time for consideration.

- On December 05, 2011, the County issued a Notice of Availability of the Draft PEIR No. 524 for 60-days public review and comment period.

Issues of Consideration:

It should be stated that although a private school is a component of the Calvary Church expansion proposal, public testimony at the first public hearing remained focused on the church only. The Commission did not engage in any discussion regarding allowance of private schools in the current Project proposal. However, staff wants to mention that private schools, like churches, are not currently listed as a permitted use in the C/V zone, proposed Wine Country zones, or Section 18.29 of Ordinance 348 through a Public Use Permit.

Alcohol Licensing Requirements:

Wineries in the Temecula Valley Wine Country generally receive # 02 winegrower license, which is a non-retail license from the California Department of Alcoholic Beverage Control (ABC). The California Business and Professional Code Section 23358 (d) provides the following for Alcohol License # 02:

The department (ABC) may, if it shall determine for good cause that the granting of any such privilege would be contrary to public welfare or morals, deny the right to exercise any on-sale privilege authorized by this section in either a bona fide eating place the main entrance to which is within 200 feet of a school or church, or on the licensed winery premises, or both.

If a winery wishes to sell distilled spirits, the ABC would require a #47 license to sell such spirits. This license is considered a retail license. As a result, the license would be subject to the restrictions set-forth in the California Business and Professional Code Section 23789, which provides the following:

- a) The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within the immediate vicinity of churches and hospitals,*
- b) The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department.*

Riverside County Agricultural Commissioner's Requirements:

The Temecula Valley Wine Country is located within the San Jacinto District of the Riverside County Agricultural Commissioner's jurisdiction. The Agricultural Commissioner has specific standard requirements for pesticide use conditions within this district. Per those requirements, no foliar applications of pesticides are allowed within ¼ mile and no aircraft applications of pesticides are allowed within ½ mile of a school in session. Although aircraft applications of pesticides are only occasionally used in the Temecula Valley Wine Country, foliar applications are absolutely critical in sustaining vineyards and other agricultural operations in this region.

Options for Consideration:

After considering various aspects associated with this issue, staff proposes the following three options to the Commission for their consideration. The Commission may elect one of the three options, or consider creating a new one by combining the various components set-forth in the three staff proposals.

OPTION 1 – Allow Churches in the Project:

In their concluding remarks for the first hearing, the Planning Commission directed staff to analyze and develop an option that includes places of religious worship in the Project proposal. Option 1 takes that direction literally and proposes the following changes in the Project proposal.

1. GPA No. 1077: In the proposed Temecula Valley Wine Country Policy Area, a general discussion regarding places of religious worship will be added. In addition, the proposed SWAP 1.11 (under Wine Country – Winery District) and SWAP 1.13 (under Wine Country – Equestrian District) will be revised to add churches, temples, and places of religious worship as permitted uses in these districts.
2. Ordinance Amendment No. 348.4729: The proposed Article XIVd will need to be revised at multiple locations as follows:
 - a. Section 14.90 (Intent) – A general discussion regarding places of religious will be added.
 - b. Section 14.91 (Definitions) – A definition for churches, temples, and places of religious worship will be added.
 - c. Section 14.92b (Wine Country – Winery Zone Conditionally Permitted Uses with a Plot Plan) – Churches, temples, and places of religious worship on a minimum gross parcel size of twenty (20) acres will be added as the sixth permitted use.
 - d. Section 14.94c (Wine Country – Equestrian Zone Conditionally Permitted Uses with a Conditional Use Permit) – Churches, temples, and places of religious worship on a minimum gross parcel size of hundred (100) acres will be added as the fourth permitted use.
 - e. Section 14.96e (Development Standards for Special Occasion Facilities) – In the introductory paragraph, a discussion for churches, temples, and places of religious worship will be added.

The development scenario described in the proposed Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple churches, temples, and places of religious worship in this region. Should the Commission recommends this option, additional analyses will be necessary which may result in a recirculation of the Draft PEIR, including but not be limited to, land use, transportation and circulation, air quality, agricultural resources, and noise.

OPTION 2 – Remain with the existing Project Proposal:

In Option 2, the Commission recommends processing the current proposal for the Project and Calvary Church continues to process the land use applications it submitted to the Planning Department. No changes will be made to the proposed Project. The Calvary Church application will be processed separately in the future, and it is not before the Commission at this time for consideration.

OPTION 3 – Exclusion of Calvary Parcels from the Project Boundary:

In Option 3, the Commission recommends to exclude both the Calvary Church parcels from the proposed Temecula Valley Wine Country Policy Area. The Project proposal will be changed as follows:

1. GPA No. 1077: The proposed Southwest Area Plan Policy Area Figure 4 and 4a will be revised to remove the two Calvary Church parcels (Assessor's Parcel Numbers: 943-250-021 and 943-250-018).

Upon adoption of the Project, the two Calvary Church parcels will be excluded from the Project's boundary and will maintain their existing land use designation and zoning classification. A text change amendment to Ordinance No. 348 will still be needed to allow churches, temples, and other places of religions worship as permitted uses in the C/V zoning classification. Since the parcels are being removed from the Project, such amendment would only apply to those two parcels and it should be able to tier off the environmental analyses contained in PEIR No. 524.

RECOMMENDATION:

DISCUSS AND CONTINUE to August 29 or September 26, 2012

INFORMATIONAL ITEMS:

1. Staff has received approximately 20 letters, which vary in their content, and a standard letter, with approximately 2500 signatories, generally in support of churches and school. Please refer to the attached compact disk.
2. For additional information re: any Project specific questions, please contact:

Ms. Mitra Mehta-Cooper, AICP
Principal Planner (Project Manager)
P.O. Box 1409,
4080 Lemon Street, 12th Floor
Riverside CA 92502-1409
Email: mmehta@rctlma.org
Phone: (951) 955-8514

3. For additional information re: any parcel specific questions within the Project boundary, please contact:

Ms. Phayvanh Nanthavongdouangsy
Urban Regional Planner III
P.O. Box 1409,
4080 Lemon Street, 12th Floor
Riverside CA 92502-1409
Email: pnanthav@rctlma.org
Phone: (951) 955-6573

Temecula Valley Wine Country Community Plan (Project)

The September 24, 2013 Board of Supervisors Form 11A packet for the Project includes an enclosed compact disc for the August 22, 2012 Planning Commission Public Hearing that contains the following items: August 22, 2012 Staff Report, its attachments, comment letters and presentation. These items are available for download through the following link:

<http://socialwinecountryplan.org/Outreach/HearingsWorkshops/tabid/94/Default.aspx>



**PLANNING COMMISSION
TEMECULA CITY HALL
MINUTE ORDER AUGUST 22, 2012**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524. The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake.

II. PROJECT DESCRIPTION:

The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Mitra Mehta-Cooper at (951) 955-8514 or email mmehat@rctlma.org

The following spoke for Wine Growers:

- Ray Falkner, Falkner Winery
- Ben R. Drake, PO Box 890009, Temecula 92590 (951) 775-5500
benrdrake@gmail.com
- Claudio Ponte, 35053 Rancho California Rd., Temecula
- Rosemary Wilson, 35960 Rancho California Rd., Temecula 92591 (951) 699-9463
info@wilsoncreekwinery.com
- Phil Baily
- Loretta Falkner, Falkner Winery (951) 676-8231 x102
- Ken Zignorski, Monte De Oro, 35820 Rancho California Rd., Temecula CA 92591 (951) 491-6551
- Dan Stephenson, 41391 Kalmia St., Murrieta CA 92562 (951) 696-0600
- Robert Renzoni, Temecula CA 92592 (951) 526-6002



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- Rosemary I. Wilson, 35960 Rancho Calif. Rd., Temecula CA 92591 (951) 326-5558
gerry@wilsoncreekwinery.com
- Michael Newcomb
- Michael Calabro, Calabro Winery, 43110 Knights Bridge Way, Temecula
- Jeff Commenchero, Temecula 92560 (951) 696-0600
jeffcommenchero@rancomgroup.com
- Nicholas Palumbo, 40150 Barksdale Cir., Temecula 92592 (951) 676-7900
nickpalumbowines.com
- Jim Hart, 41300 Avamida Biona, Temecula 92593 (951) 676-6300
jhart@miracosta.edu
- Laurie Staude, 31 St Michael Place, Dana Point 92629 (949)496-3628
- Peggy Evans, Temecula 92591 (951) 699-3626 peggy@temeculawines.org
- Mike Rennie, 33013 De Portola Rd, Temecula 92590 (951) 255-4100
- Michelle McCue
- Tricket Heald (760) 468-3096 theald@falknerwinery.com
- Cathy Lyle, 39700 Spanish Oaks Dr., Temecula 92592 (951) 219-6252
cathylyle@gmail.com
- Dennis Ferguson
- Shelly Botwin (760) 315-5660 sjaybot@gmail.com
- Karen Smits
- Sarah Stone, 39630 Kapalua Way, Temecula 92592
- Andrew K. Rauch, 12526 High Bluff Drive, Ste. 300, San Diego 92130 (858) 792-3408 andrewkrauch@gmail.com
- Eileen Runde, 33718 Madera de Playa, Temecula 92592 (951) 312-8770
runde4@verizon.net

The following donated their time for wineries:

- Brett Campbell, Falkner Winery (951) 676-8231
- Cori Cocoa, 41132 Promchard
- Drew Wigner, 41391 Kalmia St., Murrieta CA 92562 (951) 696-0660
- Nicole Helm, 37210 Glenoaks, Temecula CA 92592
- Stephen W. Ryder, Temecula 92592 (951) 303-1431 swryder@ameritech.net
- Steve Hagata
- Krista Chaich
- Jaime Punnton
- Steve Chapin, 36084 Summitville St., Temecula 92592 (760) 473-7704
steve@chapinfamilyvinyard
- Billy Bower



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- John Goldsmith, 33475 La Serena Way, Temecula 92591 (951) 200-1125 John@europavillage.com
- Carrie Penny (951) 491-6085
- Curtis Wade Kennedy
- Kelly Wyrick
- Atrej Mak
- Carsen Kelliher
- Alexander Taylor
- Duayne Webster

The following spoke for churches:

- Malissa Hathaway McKeith
- Robert Tyler (951) 600-2733
- Marie Galceran, 43700 Sage Rd., Aguanga 92536 (951) 767-1652
coyotejack7@aol.com
- Taige Ronan, 34180 Rancho Calif. Rd, Temecula 92591
- Susan Eyer-Anderson, 39201 San Ignacio Rd., Hemet 92544 (951) 767-2230
drsvs@directv.net
- Chloe Gault, 2815 Cypress St., Hemet 92545 (951) 766-1409
live2ridehorsez98@gmail.com
- Alexandra Gault, 2815 Cypress St., Hemet 92545 (951) 766-1409
simplicityphoto96@gmail.com
- Shawn Bachor (951) 326-4794
- Rick Mann, 42370 Calle Capistrano, Temecula 92590 (951) 676-5303
rmann@verizon.net
- Ed Andrade (951) 303-5400 eddieandrada@hotmail.com
- Nicole Martin, 221 N. Figueroa St., Ste. 1200, Los Angeles 90012 (213) 599-7768
nmartin@ibbslaw.com
- Patrice Lynes, 30700 San Pasqual Rd., Temecula 92501 (951) 699-9379
- John Kelliher, 29909 Corte Castille, Temecula 92591 (951) 538-2091
- Delores Bowers, 31718 Loma Linda Rd., Temecula 92592 (951) 695-0784
- Gene Bowers, 31718 Loma Linda Rd., Temecula 92592 (951) 695-0784
- Clark Van Wick, 34180 Rancho California Rd., Temecula 92591

The attended for churches but wished not speak:

- Austin R. Solis, 32655 Favara Dr., Temecula 92590 (951) 302-3149
- Mary Russell, 43939 Via Alhawa Dr., Temecula 92592 (951) 302-2274
- Cynthia Wright, 45910 Clubhouse Dr., Temecula 92592 (951) 694-8195



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- Diane Bell, 42000 Delmonte St., Temecula 92591 (951) 545-4309
bells216@roadrunner.com
- Mr. Bryant
- Ida L. Causley
- Richard Causey, 37498 Ardia Dr., Hemet 92544
- Samatha Potter (714) 501-7344
- Marty Nicholson Temecula 92592 (951) 219-5230 martynic99@aol.com
- Paolo Mesia, Murrieta 92563 (816) 878-7369 ravens10@hotmail.com
- Ana McIntire, 29184 Via Princessa, Murrieta 92563 (661) 618-0986
- Carl Kaempffe
- Maria Fowler, 27645 Commerce Center, Temecula 92590
marie@thespecialeventconnation.com
- Rich Fowler, 27645 Commerce Center, Temecula 92590
- Patricia Eikermann
- Pat Doria, 28955 Pujol St., Temecula 92590 (951) 695-9506 doriapat@aol.com
- Stephen Champagne, 31915 Rancho California Rd., 200-419, Temecula 92591 (951) 551-6299 stev.champagne10@gmail.com

The following donated their time for churches:

- Joann Burns, 28353 Corte Ocaso, Temecula 92592 (951) 506-0599
- Corinna Hobart, 42250 Martinez Dr., Sage 92544
- Diana Hobart, 42250 Martinez Dr., Sage 92544 (951) 907-9876
- Michael Naggar, 46450 Durango Dr., Temecula 92591 (951) 551-7730
- Maya Grasse
- George McAfee (951) 696-9562
- Karen McAfee, 39394 Oak Cliff, Temecula 92591 (951) 696-9562
- Cindy Greaver, 32869 Hupa Dr., Temecula 92592 (951) 303-0731
- Gilliam Greaver, Temecula 92592 (951) 346-1960
- Matt Howard, 45962 Corte Carmello, Temecula 92592 (951) 660-2533
howards22@msn.com
- Margaret Langworthy, Wildomar 92595 (951) 678-0854
- Samantha Andrade (951) 303-5400
- Robert Freman, 34795 The Farm Rd., Wildomar 92595 (951) 244-6096
- Carol Brown, 27147 Majello Ct., Temecula 92591 carolbrown@verizon.net
- Barbara Kopels, 39493 Cardiff Ave., Murrieta 92563 (702) 219-8748
- Caprice Bachor, 29208 Dandelion Way, Murrieta 92563 (951) 522-4531
caprice_87@msn.com
- Rose Izzo, 29120 Calle Cisne, Murrieta 92563 (951) 677-1169
- Karin Gault, 2815 Cypress St., Hemet 92545 (951) 766-1409
- Barb Price, Temecula 92591 (951) 764-7404 jbcprice@netzero.com
- Tami Botello, 37245 Delgado Way, Temecula 92592



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- Larry Enterline, Temecula 92592 (951) 837-7011 larry@cc65.net
- Wendy Tobin, 25269 Corte Mandarina, Murrieta 92563 (949) 230-9073
- Sylvia Milliman, Murrieta 92562 (951) 461-4484
- Judy Groll, 40446 Calle Lampara, Murrieta 92562 (951) 698-0045
- Susan Eyer-Anderson (951) 767-2230
- Seth Carter, 41070 Via del Toronjo, Temecula 92592 (951) 303-0075
- Wendell Clark
- Unknown, 31034 Camino Del Este, Temecula 92591 Victronis73@gmail.com
- Blaine Roberts, 41382 Via Con Dios, Temecula 92592 (951) 693-0414
- Helen Bogaty, 31310 Paris Ct., Winchester 92596 (951) 775-0119
inhislove.helen@gmail.com
- Lee Cooper, 33747 Spring Brook Cir, Temecula 92592 (951) 240-7521
cooperlena@verizon.net
- Teresa Dodson, 44750 Longfellow Ave, Temecula 92592 (951) 491-0161
ctdodson@verizon.net
- Kim Bourgeois, 32914 Charmes Ct., Temecula 92592 (951) 303-9326
mark.kim7@verizon.net
- Judy King, 39650 Camino Del Vino, Temecula 92592 (951) 699-4303
- Robert King, 39650 Camino Del Vino, Temecula 92592 (951) 699-4303
- Gail C. Carey, 31379 Inverness Ct., Temecula 92501 (951) 676-3419
tynietoys@verzion.net
- Ray Carey, 31379 Inverness Ct., Temecula 92501 (951) 676-3419
tynietoys@verzion.net
- Pam Barret, 29102 Providence Road, Temecula 92591 (951) 587-5425
dpbarret@gmail.com
- Frank Cacucciolo
- Judy Venn, PO Box 2421, Temecula 92590 (951) 506-9435
- Edward Venn, 26672 Camino Seco, Temecula 92590 (951) 506-9435
- Lawanda Baldwin, PO Box 2421, Temecula 92593 (951) 699-3919
- Pat Imbriate
- Sally Van Wick
- Juan Galvan Jr
- Mare Alberts
- Johnny Collins, 39645 Breezy Meadow, Murrieta 92563 (951) 240-5436
- Jane Sweeten, 3210 Vista Del Monte, Temecula 92591
- Ginger Bosonetta, 28955 Pujol St., Temecula 92590 (951) 541-4681
- Ernest Berkheimer
- Debra Odell, 35757 Murren Rd., Wildomar 92595



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- David Odell
- Marilyn Stottlemeyer, 30312 Mondavi Circle, Murrieta 92563 (951) 294-0050
- Zulay Mann, 42370 Calle Capistrano, Temecula 92590 (951) 676-5303
rzmann@verizon.net
- James Pritchett, 35785 Rosedown Ln., Wildomar 92595
- Chris Krstevski, 43409 Corte Durazo, Temecula 92592 (951) 234-1713
chriskplnu@gmail.com
- Billy Rankin, Murrieta 92563

Called for churches, but no response:

- Jeremiah Workman, Wildomar 92550 (951) 285-9964
jeremiahworkman@rocketmail.com
- William Kennedy, 2392 University, Riverside 92507 (951) 784-8920
2.kennels@lseyrtdehogight.com
- Robert C. Newman II, PhD, 29455 Live Oka Canyon, Redlands 92373 (909) 798-3644
info@newman4governor.org
- Susan Olson
- Sara Ellis, 40208 Odessa Dr., Temecula 92591 (951) 676-7052
sara.ellis1@verizon.net
- Susan Kist, 43502 Calla Carabana, Temecula 92592 (949) 370-6104
- Crystal Magon, Temecula (951) 500-0028
- Gary Eikermann, Fallbrook 92028 (760) 451-1808
- Paul Christman 28264 Corte Ocaso, Temecula 92592 (951) 533-1979
xcchristman@gmail.com
- Edgar Edwards, 31085 Avenida Del Reposo, Temecula 92591 (951) 693-3374

The following spoke on other items:

- Tina Barnes, 39615 Berenda Rd., Temecula 92591 (951) 676-2009
crowspassfarm@verizon.net (Ag)
- Oz Bratene (Trails)
- Terilee Hammett, Temecula 92592 (residential)
- Fred Bartz, 33850 Sattui St., Temecula 92592 (951) 302-3401 fjbartz@verixon.net (residential)
- George Johnson for Lynn Mattocks (equestrian)
- Pat Ommert for RCHA (equestrian)
- Dennis McGregor, PO Box 894108, Temecula 92589 (951) 551-4207
macsgarden2004@yahoo.com (sewers)

The following donated their time for other items:

- Olivia Papa, 36628 Monte De Oro Rd., Temecula 92592 (951) 676-3995
- Anthony Papa, 36628 Monte De Oro Rd., Temecula 92592 (951) 676-3995



**PLANNING COMMISSION
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- Erin Kinney
- Elisa Niederecker, PO Box 890337
- Ellen Christensen, 39533 Calle Anita, Temecula 92592 (951) 506-0283
danishelen@earthlink.net

IV. CONTROVERSIAL ISSUES:

Yes.

V. PLANNING COMMISSION ACTION:

CONTINUED TO SEPTEMBER 26, 2012 TO COME BACK WITH SCOPE OF SERVICES TO RECIRCULATE THE EIR TO INCLUDE CHURCHES IN WINE COUNTRY COMMUNITY PLAN

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Attachment C:

Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

September 26, 2012
Planning Commission Public Hearing

Agenda Item: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Planning Commission:
September 26, 2012
Continued From: July 25, 2012,
and August 22, 2012

WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077,
Ordinance Amendment No. 348.4729,
and Program Environmental
Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524 (PEIR No. 524).

PUBLIC TESTIMONY AND ISSUES DISCUSSED DURING FIRST TWO PUBLIC HEARINGS:

The Project was discussed before the Planning Commission on July 25, 2012 and August 22, 2012. At the two public hearings, the Commission received an extensive amount of public testimony and letters regarding the Project on a variety of topics. This includes the following:

- Requirements to regulate noise;
- Implementation of the proposed trails network;
- Application of Ordinance No. 348.4729;
- Allowance of churches and other places of religious worship;

- Allowance of private schools;
- Preservation of vineyards and other agricultural uses;
- Tourism associated with winery and equestrian uses;
- Recognition of other agricultural operations;
- Requests for modification of the proposed Wine Country Community Plan boundaries;
- Proposed development standards;
- Water quality and supply assessment; and
- Farm worker housing.

The majority of the public testimony focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. It is staff's understanding that the Commission did not feel comfortable moving forward with a recommendation on the Project due to the amount of public testimony to include churches and private schools. Thus, it was the position of the Commission to revise the Project description to include churches which would therefore require a re-circulation of the PEIR No. 524.

Thus, at the conclusion of the August 22, 2012 hearing, the Planning Commission directed staff to develop options that would include churches, and other places of religious worship in the Project description and report back to the Planning Commission. The Commission also directed staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to re-circulate PEIR No. 524. Additionally, the Commission closed the public hearing to further public testimony. The public hearing remained open for all other matters.

Meetings regarding Project options and scope of services were conducted on September 4, 2012 and September 11, 2012. Based on the two meetings, two options were being developed. The first option would include a full re-circulation of the PEIR with the inclusion of churches only in the Project description. The second option would include a full re-circulation of the PEIR with the inclusion of churches and private schools in the Project description.

At this time, staff is still in the process of evaluating the two options, scopes of services, fee schedules and time frames. Thus, staff is recommending a 60 day continuance with no discussion to further evaluate options.

RECOMMENDATION:

CONTINUE FOR 60 DAYS with no discussion to further evaluate options.

Temecula Valley Wine Country Community Plan (Project)

The September 24, 2013 Board of Supervisors Form 11A packet for the Project includes an enclosed compact disc for the September 26, 2012 Planning Commission Public Hearing that contains the following items: September 26, 2012 Staff Report, its attachments, comment letters and presentation. These items are available for download through the following link:

<http://socialwinecountryplan.org/Outreach/HearingsWorkshops/tabid/94/Default.aspx>



**PLANNING COMMISSION
SEPTEMBER 26, 2012**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524. The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake.

II. PROJECT DESCRIPTION:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.

Continued from July 25, 2012 and August 22, 2012.

(Public Hearing Closed to Further Public Testimony)

III. MEETING SUMMARY

The following staff presented the subject proposal:
Project Planner: Frank Coyle, Planning Deputy Director

IV. CONTROVERSIAL ISSUES:

Yes.

V. PLANNING COMMISSION ACTION:

By a vote of 4-0:

CONTINUED FOR 60 DAYS to December 5, 2012, with no discussion to further evaluate options.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Attachment C:

Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

December 5, 2012
Planning Commission Public Hearing

Agenda Item: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Planning Commission: December 5, 2012
Continued From: July 25, 2012, August 22, 2012, and September 26, 2012

WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077, Ordinance
Amendment No. 348.4729, and Program
Environmental Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT BACKGROUND:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524 (PEIR No. 524).

PUBLIC HEARINGS:

The Project was discussed before the Planning Commission on July 25, 2012, August 22, 2012, and September 26, 2012. At the first two public hearings, the Commission received an extensive amount of public testimony and letters regarding the Project on a variety of topics.

The majority of the public testimony focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. It was staff's understanding that the Commission did not feel comfortable moving forward with a recommendation to the Board of Supervisors on the Project due to the amount of public testimony to include churches and

private schools. Thus, it was the position of the Commission to revise the Project description to include churches which would therefore require the circulation of the revised PEIR No. 524.

At the conclusion of the August 22, 2012 hearing, the Planning Commission directed staff to develop options that would include churches, temples and other places of religious worship in the Project description and report back to the Planning Commission. The Commission also directed staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to revise the PEIR No. 524. Additionally, the Commission closed the public hearing to further public testimony. The public hearing remained open for all other matters.

AD HOC SUBCOMMITTEE MEETINGS:

The Ad Hoc Subcommittee meetings were conducted on September 4, 2012 and September 11, 2012 to discuss potential options. At the Planning Commission hearing held on September 26, 2012, Staff requested additional time to evaluate the options discussed during the subcommittee meetings. Thus, the Planning Commission continued the Project to December 5, 2012 to allow additional time to evaluate project options, scopes of services, fee schedules and time frames. Since the September 26, 2012 Planning Commission hearing, staff has evaluated three potential options.

PRELIMINARY PROJECT ASSUMPTIONS:

The following preliminary assumptions are anticipated if the Commission chooses to revise the Project and associated PEIR No. 524:

Preliminary Assumptions for Churches, temples and other places of religious worship (Churches):

- The use of Churches is *similar* in characteristics as a special occasion facility within the Project area; therefore, the minimum development standards that apply to a “Winery with Special Occasion Facility” would apply to Churches. This includes, but not limited to, minimum of 20 acres, 75% planting of vines, noise study and setbacks requirements.

The Project assumes “Winery with Special Occasion Facilities” to only occur in the Winery District areas designated within the Project boundary. Thus, churches would only be assumed to potentially occur in the Wine Country-Winery District. Special Occasion Facilities are not permitted as a primary or a secondary use in the Wine Country-Residential District and are permitted only secondary to a commercial equestrian establishment with a minimum of 100 acres in the Wine Country-Equestrian District.

Preliminary Assumptions for Private Schools:

- Private schools are defined by the California Department of Education as “a school that is owned or operated by a private person, firm, association, organization, or corporation, rather than by a public agency”. The site locations for private schools are not subject to State Education Code; but the structural integrity of the building is subject to the Private Schools Building Safety Act of 1986 (Education Code Section 17320-17336);
- To ensure private schools are aesthetically similar in characteristics with the surrounding uses, the following development standards that applies to a winery with a special occasion facility would apply to private schools: 20 acres minimum lot size, 75% planting of vines and set-back requirements;
- To protect the safety and welfare of the private school's student body and staff additional analysis on hazardous material, air quality and agriculture pesticides use will be necessary;
- The public services analysis for the current Project finds that the surrounding schools have the capacity to serve the Wine Country area. Thus, the revised technical studies will assume no more than two private schools to potentially occur within the Project Boundary.

Preliminary General Assumptions:

- The revised PEIR No. 524 would analyze two sites that would include combined Churches and private schools, two sites that would only include Churches and two sites that would only include private schools for a total of six sites within the Wine Country-Winery Zone.
- The findings of the revised PEIR No. 524 may lead to additional policies, development standards and mitigation measures to address the potential environmental impacts from Churches and private schools.

Additionally, the following general scope of work for the revised PEIR No. 524 is anticipated:

GENERAL SCOPE OF WORK TO REVISE THE PEIR No. 524:

Task 1: Secure funding and revise contract agreements with the following consulting firms:

- RBF Consulting;
- PCR Services Corporation;
- Fehrs & Peers; and
- Best Best & Krieger LLP

Task 1.1: Project initiation and research: Formalize land use assumptions for Churches and private schools;

Task 2: Revise technical studies based on updated land use assumptions, as well as, to address other issues presented during the first two public hearings. This includes, but is not limited to, revisions to the traffic, noise, air quality, noise, and water quality studies.

Task 3: Based on the revised technical studies and public testimony, revise various sections of the Draft PEIR No. 524 which may include, but is not limited to, agricultural and forestry resources, air quality, greenhouse gases, land use, noise, traffic and circulation, mitigation measures and the project description;

Task 4: Public review period for Draft PEIR No. 524. This task would include coordination to circulate the revised PEIR No. 524 for public comments.

Task 5: Prepare Response to Comments. This task would include response preparation and coordination with the environmental consultant, sub consultants, the County and legal support to adequately address comments received on the revised PEIR No. 524.

Task 6: Project management, coordination and team meetings (10).

Task 6.1: Public Hearings: Planning Commission (3) and Board of Supervisor (2). This task would include attendance of the consultant team, the County, and legal support at two Planning Commission and Board of Supervisors hearings.

Task 7: Prepare Final PEIR No. 524. This task includes the preparation and review of the Final PEIR No. 524.

Task 8: Public review period for Final PEIR No. 524. This task would include coordination to distribute the final document to those who submitted comments on the draft document (Task 4).

CONTRACT STATUS:

The total allocated amount for the period of FY 2008-2013 is \$1,498,073 for the preparation of the Community Plan and the PEIR No. 524.

EIR Consultant

The total allocated amount for the preparation of the PEIR No. 524 is \$296,346 for the EIR Consultant. At this time, there is only \$1,880 remaining in the allocated budget for the completion of the document.

County Staff, County Counsel, and Sub Consultants

The total allocated amount for the preparation of the PEIR No. 524 and the Community Plan is \$1,201,727. Up to the September 26, 2012 Planning Commission hearing, \$1,144,605 has been spent on the Project, including the PEIR No. 524. At this time, there is only \$57,122 remaining in the budget to complete the Project.

OPTIONS:

Option No. 1 - Full PEIR Revision, Churches and Private Schools (Two Combined Churches/Private Schools, Two Separate Churches and Two Separate Private Schools):

This option would involve revisions to General Plan Amendment No. 1077 and Ordinance Amendment No. 348.4729 to add Churches and private schools, as conditionally permitted uses in the Project. Private schools are included in this option due to numerous public requests to include this type of use in the Project. Since the development scenario described in the Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple Churches or private schools in this region, additional analyses and circulation of the revised PEIR No. 524 will be necessary.

This option includes updating the following existing studies within the PEIR No. 524 prepared by the EIR consultant and sub consultants: traffic, air quality, greenhouse gases, noise and water quality. This all inclusive approach will disclose potential environmental impacts of adding Churches and private schools as allowable uses in the Project; and, thereby, provide necessary information to the recommending body and subsequently the Board of Supervisors when they are considering whether to include such uses in the Project; and if allowed under what conditions.

Estimated Cost and Schedule

The total cost to complete the revision of PEIR No. 524 for this option is \$575,000. This would include \$222,000 for the County (Planning, Transportation, and GIS/RCIT), \$155,000 for legal services (County Counsel and Best Best & Krieger), and \$198,000 for the EIR Consultant (RBF Consulting) and sub consultants (PCR Services Corporation and Fehrs and Peers).

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$65,000
Task 3: Revise Draft PEIR No. 524:	\$150,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$90,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$65,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$30,000</u>

Estimated Total: \$575,000

Funding sources for Task 1 of this option has not been identified at this time. Once identified and secured, contract amendments with the EIR consultants will be presented to the Board for consideration and action. The revised Project and associated PEIR No. 524 is anticipated to be completed in approximately 9 months after funding is secured and the contract amendments are approved by the Board. Timing includes three months to complete the technical studies and the

revised Draft PEIR No. 524; two months for the public review period; two months to prepare and complete the response to comments; and finally, two months for the public hearings.

In the meantime, land use applications within the Project boundary will continue to be processed under the County's existing General Plan and Zoning Ordinance.

Option No. 2- Consider the Project After Final Decision on the Proposed Calvary Church Proposed Project.

At this time, Calvary Church has submitted an application to amend the current C/V zoning classification to add Churches and private schools as conditionally permitted uses. The application is currently being processed by the County and, at this time, is not before the Planning Commission for consideration. The Calvary Church's proposed project will undergo its own environmental analysis and public hearings before the appropriate decision-makers.

In this option, Calvary Church's proposed project would be processed by the County and the Project would be continued off calendar until Calvary Church's proposed project is considered and acted upon by the Board of Supervisors. The estimated time to process Calvary Church's proposed project and associated environmental documents is approximately six months.

Estimated Cost and Schedule

Since the environmental documents for Calvary Church's proposed project would be studying Churches and private schools in the current C/V zoning classification, the County may be able to use some of the documents for its revised PEIR No. 524. This may help reduce the overall cost to revise PEIR No. 524. However, circulation of the revised PEIR No. 524 would still be required. Therefore, the scope of services would be similar to Option No. 1. The schedule to complete this option would be approximately six months after Calvary Church's proposed project is acted upon by the Board of Supervisors. The County will identify and secure funding while Calvary Church's proposed project is being processed; one month to revise PEIR No. 524; two months for the re-circulation period; two months for the completion of the response to comments; and two months for the public hearings. The cost to complete this option is approximately \$450,000. This includes approximately \$175,000 for the EIR Consultant; \$180,000 for the County; and \$95,000 for legal support.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$15,000
Task 3: Revise Draft PEIR No. 524:	\$100,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$80,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$55,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>
Estimated Total:	\$450,000

Option No. 3 – Proceed with Original Project Proposal

Based on the costs associated with Options Nos. 1 and 2 and the potential challenges with securing funding for the revised PEIR No. 524, this option would consist of the original Project proposal as presented at the July 25, 2012 and August 22, 2012 Planning Commission hearings which does not include the inclusion of Churches and private schools within the Project description.

Under this option, the Planning Commission may consider removing the property owned by Calvary Church from the Project's boundaries. If removed, Calvary Church's property would maintain its existing land use designation and zoning classification. A text amendment to Ordinance No. 348 would still be needed to allow Churches and private schools as conditionally permitted uses in the C/V zoning classification.

Estimated Cost and Schedule

The cost to complete this option is approximately \$90,000. This includes approximately \$50,000 for the EIR Consultant and \$40,000 for the County. As previously mentioned, the EIR Consultant has exhausted the original budget and augment of \$296,346. In addition, the County only has \$57,122 remaining in the County's budget. Thus, a budget augment would need to be prepared by the EIR Consultant as well as the County. This augment is based on the additional research and analysis needed to address issues raised at the previous public hearings and the additional Planning Commission hearings which were all outside of the original contract. The estimated time of completion is 3 months.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	NA
Task 2: Revise and Review Technical Studies:	NA
Task 3: Revise Draft PEIR No. 524:	NA
Task 4: Public Review Period and Coordination:	NA
Task 5: Prepare Response to Comments:	NA
Task 6: Team Meetings (5) and Public Hearings (3):	\$50,000
Task 7: Prepare Final PEIR No. 524:	\$15,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>
Estimated Total:	\$90,000

RECOMMENDATION:

1. THAT THE PLANNING COMMISSION EVALUATE AND SELECT AN OPTION; AND
2. DIRECT PLANNING STAFF TO PROCEED FORWARD WITH THE SELECTED OPTION AND CONTINUE OFF CALENDAR.

Temecula Valley Wine Country Community Plan (Project)

The September 24, 2013 Board of Supervisors Form 11A packet for the Project includes an enclosed compact disc for the December 5, 2012 Planning Commission Public Hearing that contains the following items: December 5, 2012 Staff Report, its attachments, comment letters and presentation. These items are available for download through the following link:

<http://socialwinecountryplan.org/Outreach/HearingsWorkshops/tabid/94/Default.aspx>



PLANNING COMMISSION MINUTE ORDER DECEMBER 5, 2012

I. AGENDA ITEM 3.2: GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524. The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake. (Legislative)

II. PROJECT DESCRIPTION:

The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.
3. Program Environmental Impact Report No. 524 (PEIR No. 524).

Public Hearing was closed to Further Public Testimony

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Deputy Director: Frank Coyle at (951) 955-6907 or email fcoble@rctlma.org and

Assistant Chief Executive Officer: George Johnson at (951) 955-1110 or email gajohnson@rceo.org

Public Hearing Closed to Further Public Testimony.

IV. CONTROVERSIAL ISSUES:

Yes, options to proceed with PEIR No. 524, residential lot size, requirement of 50% of wine sold on-site, churches and schools.

V. PLANNING COMMISSION ACTION:

Motion by Chairman Petty, 2nd by Commissioner Zuppardo and a vote of 4-1 (Commissioner Roth voted nay) to:

Instructed Planning Staff to **PROCEED USING OPTION 3;** and

Motion by Chairman Snell, 2nd by Commissioner Petty and a vote of 5-0 to:

CONTINUE all other outstanding issues to the December 19, 2012 hearing in Riverside.

DVD: The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Attachment C:

Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

December 19, 2012
Planning Commission Public Hearing

Agenda Item: 3.5
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Planning Commission: December 19, 2012
Continued From: July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012

WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077, Ordinance
Amendment No. 348.4729, and Program
Environmental Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524 (PEIR No. 524).

PUBLIC HEARINGS:

The Project was discussed before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012.

The majority of the public testimony received for the first two hearings focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. Thus, the Planning Commission directed staff to develop options that would include churches, temples and other places of religious worship in the Project description. The Commission also directed

staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to revise the PEIR No. 524.

The Ad Hoc Subcommittee meetings were conducted on September 4, 2012 and September 11, 2012 to discuss potential options. Staff requested and was granted additional time to evaluate project options during the September 25, 2012 Planning Commission hearing.

The following three options were presented before the Planning Commission at the December 5, 2012 public hearing:

Option No. 1 – Revise PEIR to analyze the inclusion of Churches and Private Schools

Option No. 2 – Consider the Project after final decision on the proposed Calvary Church Proposed Project

Option No.3 – Proceed with Original Project Proposal and exclude the Calvary Church properties from the Project boundary

After discussing each option, the Planning Commission recommended Option No. 3 by a vote of 4-1 (Roth dissented). The Commission continued the item to its December 19, 2012 regular meeting to discuss outstanding issues.

OUTSTANDING PROJECT PROPOSAL ISSUES:

During the community outreach efforts, County staff discussed a series of land use policy issues and different land use scenarios for the Project area's various sub-regions with the stakeholders. Although County staff has been successful in resolving many of the issues associated with the Project proposal, staff has highlighted the following outstanding issues that were raised during the first two public hearings:

1. Land Use Policies
2. Boundary Modifications
3. Public Testimony
4. Commissioner Roth's Comments
5. Program Environmental Impact Report No. 524 Errata Summary
6. Other Items

1. LAND USE POLICIES

The following policy issues have been raised by Project stakeholders during the outreach efforts, and through the draft PEIR comment letters, which County staff wants to bring to the Commission for consideration and recommendation:

- A. To allow small-scale "Production Winery" through a plot plan procedure on less than 10 acres:

- This policy suggestion would allow property-owners of smaller parcels to crush grapes and produce wine. A production winery would only be used to crush grapes, produce wine and for distribution purposes with no incidental commercial uses.
- This use is similar to the processing and packing of fruits that is currently permitted in all agricultural zones.
- Specific guidance is needed to ensure development of production wineries are scaled appropriately;

Staff recommends deleting the current proposed Winery definition and including definitions for production winery and commercial winery, as follows:

- Under Section 14.91 (Definitions):

PRODUCTION WINERY. An agricultural facility solely designed and used to crush, ferment and process grapes into wine. The facility may also bottle and distribute such wine. The facility does not operate any appurtenant or incidental uses.

COMMERCIAL WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine. Such facility may operate appurtenant and incidental commercial uses such as wine sampling rooms, retail wine sales, gift sale, delicatessens, restaurants, lodging facilities and special occasion facilities.

~~*WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine.*~~

Staff also recommends adding Production Winery and Commercial Winery as permitted uses with a plot plan along with development standards, as follows:

- Under Section 14.92 and 14.93 (Wine Country – Winery and Winery Existing Zoning Classifications), uses permitted with Plot Plan add the following:

Production Winery only in conjunction with an established on-site vineyard and a parcel size of less than ten (10) gross acres.

- Under Section 14.96 (Development Standards) add Production Winery Development Standards Section as the following:

Production Winery Standards. In addition to the General Standards, the following standards shall apply to all production wineries in the WC zones:

- (1) The minimum lot size shall be five (5) gross acres.*
- (2) The production winery shall be less than 1,500 square feet in size.*
- (3) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.*

B. To allow a wine sampling room with a production winery:

- This policy suggestion would allow a wine sampling room with the aforementioned production winery on less than 10 acres.
- Production wineries would be permitted on a minimum of 5 acres; The facility may not be able to accommodate commercial and/or promotional events associated with a wine sampling room;

Staff recommends not allowing a wine sampling room with production winery to keep impacts associated with land use, noise and traffic to a minimum since a production winery is permitted on a minimum of 5 acres.

C. To allow for cooperative wine sampling rooms:

- This policy suggestion would allow for cooperative wine sampling rooms within the Project area. A cooperative wine sampling room would offer the sampling of different wines produced by various wineries.
- Cooperative wine sampling rooms are more compatible with urban settings and would not further the objectives of the Wine Country Community Plan to protect and enhance the Community's rural lifestyle.

Staff recommends not including cooperative wine sampling rooms in the Project.

D. To ensure winery operation prior to allowing operation of the incidental commercial uses:

- This policy suggestion would require that a winery is operational prior to allowing any operations of the incidental commercial uses such as wine sampling rooms, retail wine sales, special occasion facilities, etc. This request was made to ensure the winery is the primary focus over any incidental commercial uses;

Staff recommends including provisions to ensure the winery facility is constructed or operational prior to the operation of any incidental commercial uses, as follows:

- Under Section 14.96 – Commercial Winery Development Standards add the following:

The commercial winery facility shall be constructed prior to issuance of the building permit for any incidental commercial uses.

or

The commercial winery facility shall be operational prior to issuance of certificate of occupancy for any incidental commercial uses.

or

- Include the requirement as condition of approval for implementing projects with incidental commercial uses.

Staff recommends including this provision as a standard condition of approval since the policy as proposed is not a typical development standard.

E. To ensure onsite wine production:

- This policy suggestion would create a production quota to ensure wine production as the primary use and to eliminate potential "bottle-shop" establishments.
- A provision for production quota would be difficult for the Planning and Code Enforcement Department to enforce and manage. Additionally, the County through its Planning Department regulates land uses. How much wine a winery produces is a business practice.
- Additionally, a production quota may place undue burden for wineries that are facing economic hardship.
- Suggested approach was to double the production capacity size. In 2004, as part of the Citrus Vineyard Policy Area amendment process it was determined that 7.5 acres vineyard can be derived from 3,500 gallons. Thus, a winery on 20 acres should at least have the capacity to produce 7,000 gallons; and a winery on 40 acres should have the capacity to produce 14,000 gallons.
- A request to include a provision to ensure 50% of wine sold onsite is produced onsite to prevent bottle-shop establishments was suggested during the public hearing process. The term bottle-shop is used to describe establishments that order processed wine bottles and sold as though it was produced onsite.
- The State requires per the California Business and Professional Code Section 23358 (c) a winegrower to “actually produce on his or her licensed premises by conversion of grapes, berries, or other fruit, into wine, not less than 50 percent of all wines sold to consumers on his or her licensed premise or premises and any licensed branch premise or premises”.
- Staff has contacted the State’s Alcohol Beverage Control to discuss enforcement of the 50% requirement. The enforcement of this provision is complaint driven and is investigated by the Trade Enforcement Unit. The Trade Enforcement Unit will work with the winery to determine if 50% of all wine sold was produced on premise. The first few offenses may result in a fine or suspension of the 02 Winegrowers license; repeated offenses will result in its revocation.

Staff recommends adding language to the Winery development standards to increase the production capacity for wineries with a lodging facility, as follows;

- Under Section 14.96d – add the following Winery Development Standards:

A Commercial Winery in conjunction with a lodging facility on less than forty (40) acres shall be a minimum of fifteen hundred (1,500) square feet and shall have the capacity to produce at least 7,000 gallons of wine annually.

A Commercial Winery in conjunction with a lodging facility on forty (40) acres or more shall be a minimum of fifteen hundred (1,500) square feet and shall have the capacity to produce at least fourteen thousand (14,000) gallons of wine annually.

Staff recommends adding language to the Winery development standards to ensure 50% of the wine sold are produced on the premise as required by the California Business and Professional Code;

A Commercial Winery shall have valid applicable permits from the California Department of Alcoholic Beverage Control. A Winery with a wine sampling room shall produce at least fifty percent of the wine sold as required by the 02 Winegrowers License and California Business and Professional Code Section 23358 (c).

F. To ensure that wineries utilize 75% locally grown grapes:

- This policy suggestion would add language in the proposed zones that would ensure better enforcement of the 75% locally grown grapes provision. This provision is intended to promote and strengthen credibility of the Temecula Valley Viticultural Area brand and region.
- Provisions for the 75% locally grown grapes were included in the Citrus Vineyard Policy Area and the C/V zoning classification; however, a mechanism to enforce this provision was not developed.
- A suggested approach is to require a winery to submit their *Grape Crush and Purchase Inquiry Report* to the County's Agricultural Commissioner for review.
 - Every processor who crushes grapes in California is required by California Food and Agricultural Code Section 55601.5 to submit a *Grape Crush and Purchase Inquiry Report* to the Secretary of the Department of Food and Agriculture on a yearly basis.
 - Due to the sensitive nature of the *Grape Crush and Purchase Inquiry Report* and the purpose 75% locally grown grapes provision, the County's Agricultural Commissioner would only use this report to verify the grape's origin and tons of grapes crushed; this report will not be made available to the public.

Staff recommends as a standard condition of approval for each winery facility to submit the *Grape Crush and Purchase Inquiry Report* to the Agricultural Commissioner on a yearly basis.

G. To limit the exemption from the use of 75% locally grown grapes to three years:

- This policy suggestion would eliminate the 2-year time extension provision to encourage the use of locally grown grapes. Currently, a new winery may request a three year exemptions from the use of 75% locally grown grapes. This provision allows adequate time for wineries to establish their vineyards or purchase other locally grown grapes to produce wines.
- The proposed community plan also allows exemption from this provision in the event of an Agricultural Emergency.

Staff recommends eliminating the extra time exemption from the proposed zoning ordinance, as follows;

- Under Section 14.96 – Winery Development Standards delete the following:

An exemption from this requirement may be requested for the first three years from the building permit's effective date. ~~After the issuance of the certificate of occupancy, such exemption may only be extended twice for a one year duration, for a total exemption period not to exceed five years.~~

H. To allow limited wine-club events with a commercial winery on 10 acres or larger:

- This policy suggestion would allow a limited number of wine-club member events with a commercial winery (approved through a plot plan) on 10 acres or larger. This is a common business practice for wineries to promote their wines to wine-club members.
- Under the current proposed policies and development standards, special occasion facilities incidental to wineries are permitted on a minimum of 20 acres or larger; which limits small wineries from holding wine-club events.
- It is staff's position that the allowance of wine-club events for commercial wineries should be determined on a case by case basis. The determination will be based on the project conditions and location to other residential areas.

Staff recommends adding provisions under for the Commercial Wineries with a minimum of 10 acres.

- Under Section 14.92 and 14.93 (Wine Country – Winery and Winery Existing Zoning Classifications), uses permitted with Plot Plan add the following underlined language:

Commercial Winery, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres. Up to four (4) wine-club events per year, not to exceed 100 members, may be considered with a commercial winery. Actual number of events will be determined on a case by case basis.

I. To allow more than 5 guests/acre for the special occasion facility:

- This suggestion would eliminate a development standard for the special occasion facilities that would allow a maximum of 5 guests per acre. The determination of maximum guest per acre will then be made on a case by case basis.
- The proposed standard of 5 guest/acre would place undue burden on wineries with special occasion facilities that are not surrounded by residential unit or that can accommodate more provided the impacts are mitigated. All special occasion facilities with an outdoor venue will still need to submit an acoustical noise study.

It is staff's position that the maximum number of guests/acre for special occasions should be determined on a case-by-case basis. Staff recommends deleting the maximum number of guest/acre from the Special Occasion Facilities Development Standards as follows:

- Under Section 14.96 – Special Occasion Facilities Development Standards delete the following:

~~A maximum of five (5) guests per gross acre shall be permitted for a special occasion facility.~~

J. To decrease the maximum building height of all commercial uses to 40':

- This policy suggestion would decrease the maximum building height to 40' to decrease visual impact of a large commercial establishment. The maximum height for a winery and resort is 50', for all other commercial uses it is 30' (40' if terraced).

Staff recommends the maximum height for wineries and resorts be 40' and consider 50' for architectural elements only to minimize visual impact. Staff recommends the following development standards for winery and lodging facility (resort):

- Under Section 14.96 – make the following changes in Winery Development Standards:

No building or structure shall exceed ~~be~~ forty feet (40'), ~~fifty feet (50')~~ in height. except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') when measured from the lowest finished floor level. The maximum number of building stories is two.

- Under Section 14.96 – make the following changes in Lodging Facility Development Standards:

No building or structure for a Resort shall exceed forty feet (40'), except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') when measured from the lowest finished floor level. The maximum number of building stories is two. ~~Resorts shall be a maximum of three stories high and shall not exceed fifty feet (50') in height.~~

K. To require 300' setback for all commercial uses along major roads:

- This policy suggestion would require a 300' setback for wineries, special occasion facilities, restaurants, and lodging facilities. This request was made to establish a consistent development standard for all commercial uses.
- The minimum setback proposed for wineries, restaurants and lodging facilities along a major road is 100'. The minimum setback requirement for a special occasion facility is 300'.
- The proposed setback provides flexibility for wineries to achieve the 75% planting requirement as well as to address potential issues associated with the proposed incidental commercial uses. Given that this is a minimum standard, additional setbacks may be required to address impacts to neighboring residential units.

Staff does not recommend changes to the proposed minimum setbacks for commercial uses.

L. To reduce the minimum setback for residential development along major roads:

- This policy suggestion would reduce the minimum setback requirements for residential development from 300' to 100' along all major roads.
- The minimum setback requirement of 300' along all major roads was carried over from the C/V zoning requirement. The intent is to minimize impacts associated with traffic to new residential developments. Concern has been expressed that the setback requirement may make it difficult to develop certain parcels.

Therefore, staff recommends adding the following exception to the Residential Development Standards:

- Under Section 14.96 – add the following provision for the minimum setback requirement for residential development:

The minimum three hundred feet (300') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such event, the minimum fifty feet (50') setback requirement shall apply to the lot.

M. To increase the minimum lot size for residential units from 10 acres to 20 acres within the Winery District:

- This policy suggestion would increase the minimum lot size for residential units from 10 acres to 20 acres to further reduce land use conflicts between residential and commercial uses.

Staff also recommends the following changes to the Residential Development Standards:

- Under Section 14.96 – make the following changes in Residential Development Standards:

~~One (1) dwelling unit shall be allowed for every ten (10) gross acres in the WC-W, WC-WE and WC-E Zones.~~

The minimum lot size shall be ten (10) gross acres in the in the WC-E Zone.

The minimum lot size shall be twenty (20) gross acres in the in the WC-W and WC-WE Zones.

N. To prohibit outdoor amplified music or outdoor events:

- This policy suggestion would eliminate all outdoor events associated with a special occasion facility.
- Through the proposed community plan, all special occasion facilities must conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

Staff recommends determining the appropriateness of an outdoor facility on a case by case basis.

O. To increase the numbers of animals allowed in the Winery District and allow for hobby farm type of establishments:

- The existing equestrian and agricultural uses associated with “hobby farms” may continue operations if they are in compliance with the parcels’ existing zoning classification.
- For the Wine-Country Winery and Winery Existing zones, Wine Country Advisory Committee was supportive of the proposal to reduce allowable number of animals for future uses to 2 animals per acre.
- Land uses conflicts may arise in the future if additional commercial equestrian uses are allowed in the Winery District.

Staff recommends keeping the allowable number of animals per acre to 2 animals/acre in the Wine Country-Winery Zone. The existing agricultural programs, including animal breeding and 4-H farm projects may continue under the proposed Wine Country-Winery Zone.

2. BOUNDARY MODIFICATION REQUESTS

Staff has received requests from project stakeholders during the course of the community outreach and Planning Commission hearings that have expressed their desire to:

- A. Be added to or removed from the Project boundary; or
- B. Be considered for a different district of the Policy Area, than the current Project proposal.

Staff presented these requests to the Planning Commission during the July 25, 2012 public hearing. Since then, staff received additional boundary modification requests. For this staff report, the new requests have been added and the requests are reorganized based on two categories described above. Thus, the group letters are not the same as those presented during the July 25, 2012 public hearing. Please refer to Attachment A: Boundary Modification Requests to see where each Group is located.

The Project was developed to create an area within the Temecula Valley region with the purpose of preserving and enhancing viticulture potential within that area. The four objectives of the Project are the following: 1) to preserve and enhance viticulture potential, rural lifestyle and equestrian activities; 2) to continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations; 3) to coordinate growth in a manner that avoids future land use conflicts; and 4) to ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth. The Project creates four unique zoning classifications to achieve the Project's purpose and objectives.

After receiving public testimony, both written and verbal, approximately 112 parcels are recommended for removal from the Project's boundaries (Groups A-E). The resulting boundary is shown in Attachment B: County Preferred Boundary Modification. Removal of these parcels will not hinder the Project's purpose of preserving and enhancing viticulture potential within the unique Temecula Valley region. Additionally, removing the parcels will assist in achieving the Project's objectives, including to avoid land use conflicts.

The parcels being removed are located primarily along the outer boundary of the Project and total approximately 900 acres. Approximately 18,000 acres will remain within the Project's boundaries. These 18,000 acres creates a large area within the unique Temecula Valley region that will preserve and enhance viticulture in that region.

Approval of the Project itself will not change the zoning classifications on the individual parcels within the Project's boundaries. As a result, the parcels within the boundaries and outside the boundaries will maintain their existing zoning classifications. The zoning classifications for parcels within the Project's boundaries will change when the property owner applies for a discretionary land use permit. The removed parcels will maintain their existing zoning classifications, which allow additional land uses than in the four new zoning classifications.

A summary of each group's justification and staff's recommendations are provided in the tables below.

A. Be added to or removed from the Project boundary:

Staff recommends approving the following request for exclusion from the Project boundary:

Group	Request Justification	Staff Recommendation
Group A (located along the De Portola Road; near De Portola and Mesa Road intersection; 644.78 acres)	Parcels identified in the original request are associated with General Plan Amendment No. 1000 to amend the Rural Foundation Component to Agriculture Foundation Component; in addition to the original letter the adjacent property land-owner also requests exclusion from the project boundary.	Due to steep topography and MSCHP potential, staff recommends removal of this group from the Project boundary and adjusting the eastern boundary to De Portola Road.
Group B (located along north of Hwy 79; near Hwy 79 and Anza Road intersection; 265.38 acres)	This area is currently designated for community development and urban uses; thus, the land-owners request exclusion from the project boundary.	Due to existing and designated urban/suburban type of uses within Group B, staff recommends removal from the Project boundary.
Group C (located east of Rancho California Road and Calle Contendo intersection; 30.19 acres)	On December 05, 2012, Planning Commission recommended Option No. 3 by a vote of 4-1 (Roth dissented) to allow the Wine Country Community Plan to proceed forward and exclude the Church properties from the Project boundary.	Staff recommends removal of Group C from the Project boundary.
Group D (located on the northeast corner of the Rancho California Rd. and Butterfield Stage Road; 1.38 acres)	The land-owner requests exclusion from the Project boundary in order to establish an information center for Wine Country.	This parcel is ideally situated for a Tourist Information Center or Park and Ride Facility at the entrance of the Temecula Valley Wine Country. The proposed zones do not allow for such uses. Therefore, staff recommends exclusion of the parcel from the Project boundary.
Group E (located north of Vista Del Monte and Mize Way; 40 acres)	Land-owners would like to subdivide their property into 2.5 acre lots and has no desire to establish a winery or utilize the proposed zones in the future; also Vista Del Monte is a dirt road and is dangerous with water runoff and septic issue.	Currently, this group land use designation is Rural Community-Estate Density Residential, which would allow these land-owners to subdivide their properties into 2.5 acre parcels per their desire. Due to their location at the edge of the proposed Policy Area, staff recommends supporting exclusion from the proposed Project boundary.

Staff recommends denying the following requests for exclusion from the Project boundary:

Group	Reason for request	Staff recommendation
Group F (located along Madera de Playa; 654.26 acres)	The majority of the parcels within this group are less than 5 acres; the small lot sizes will prevent winery/resort establishments thus the land-owners request exemption from the Project boundary.	Wine Country-Residential Zone will restrict incompatible commercial uses allowed under the R-R and R-A zones that may conflict with existing residential uses; therefore, staff recommends keeping this area within the Project boundary.
Group G (located south of Hwy-79; 486 acres)	Some of the land-owners have requested removal from the Project boundary; while others have requested different Wine Country Districts.	This area serves as the southern entrance to Wine Country. Staff recommends a combination of three districts to reflect landowners' preference in light of the Community Plan objectives (Please refer to Attachment C: Staff Recommended Wine Country Boundary Area South of Hwy-79). This option is supported by the neighboring Morgan Hills Community.
Group H (located along Camino Arroyo Seco; 107.44 acres)	<p>The land-owner would like to retain the properties' existing land use designation and zoning classification. The land-owner is concerned that the Community Plan adoption will result in down-zoning of his property along Arroyo Seco Road.</p> <p>The land-owner also proposes a land use overlay option for the Planning Commission consideration. The "Estate Density Residential-Winery Overlay" would allow for future subdivision that reflects the current land use and zoning classifications, as well as to allow the option to elect uses prescribed by the Wine Country-Winery Zone.</p>	This group of approximately 107 acres and has the potential to support future wineries and incidental commercial uses and is surrounded by existing wineries. Per this request, should the County allow smaller lot residential subdivisions for this group, it may result in creating future land use conflicts in and around this group. This group is not located along the edge of Project boundary. Therefore this request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from Project boundary.

Group	Reason for request	Staff recommendation
Group I (located northeast of Anza Rd. and Avenida Pacifico; 7.12 acres;	The land-owner would like to retain the ability to subdivide the property under the existing land use designation of Rural Community-Estate Density Residential.	The properties are not located along the edge of the Project boundary. Future subdivisions of lots smaller than 5 acre are discouraged through the Community Plan. Thus, this request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from the proposed Project boundary.
Group J (located north of Grande Road and Rio Road; 10.76 acres)	The land-owner would like to split his parcel in the future to build a single family home on one lot and provide a tractor service on the other. He believes the plan unnecessarily restricts existing enterprises located in the residential areas; uses such as churches, schools, orphanages, tack and feed shops, and community markets. He also requests excluding areas where "Habitat Preservation" already exists from the Wine Country Community Plan.	The parcel's existing land use designation is Rural Mountainous, which allows for one dwelling unit per 10 acres. Furthermore, the current general plan policy also prevents commercial establishments within the Rural and Rural Community foundation components. This request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from the Project boundary.

Staff recommends denying the following requests for inclusion into the Project boundary:

Group	Reason for request	Staff recommendation
Group K (located along Vino Way, east of Vino Way and Vista del Monte Road intersection; 4.87 acres)	The land-owner would like to establish a bed and breakfast on this property in the future.	Currently, the property is not within the Citrus Vineyard Policy Area or zoned C/V zone. The request would also extend the project footprint greater than what was considered for the PEIR No. 524. Therefore, this request does not meet any objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Policy Area or Winery District thereof.

Group	Reason for request	Staff recommendation
Group L (located west of Crabtree Lane and Green Meadow Road intersection; 24.86 acres)	The land-owner would like to establish a winery with incidental commercial uses in the future; His property is approximately 4.8 acres; He has indicated that his neighbors would support this endeavor and are willing to combine the parcels to gain the necessary 20 acre minimum.	Currently, the property is not within the Citrus Vineyard Policy Area or C/V zone. The request would also extend the project foot-print greater than what was considered for the PEIR No. 524. Therefore, this request does not meet any project objectives and staff recommends denying this request for inclusion in the Project boundary.

B. Be considered for a different district of the Policy Area, than the current Project proposal:

Staff recommends approving the following request for a different Wine Country district within the Project boundary:

Group	Reason for request	Staff recommendation
Group M (located northeast corner of Pauba Road and De Portola Road; 23.38 acres)	The owner of Atwood Estate Vineyard will potentially move their winery operation to this location in the future and requests inclusion in the Winery District. The property is located adjacent to an existing winery (Keyways Winery).	This property and the property directly west are within the Citrus Vineyard Policy Area and C/V zone, therefore, staff recommends inclusion in the proposed Winery District.

Staff recommends denying the following request for a different Wine Country district within the Project boundary:

Group	Reason for request	Staff recommendation
Group N (located north of Hwy 79, northwest of Hwy 79 and Anza Road intersection; 25.4 acres)	The land-owner has two contiguous parcels split between two districts (Winery and Equestrian Districts), which will pose a challenge for the owner if he wants to develop it as a winery. His request is for inclusion in the Winery District.	These properties are adjacent to Group F, which staff is recommending removal from the Project Boundary. This group is contiguous to the Equestrian District; Therefore, Staff recommends Equestrian District which would allow a winery on 10 acres.

Group	Reason for request	Staff recommendation
Group O (located east of Benton Road and Calle Jojoba intersection; 198.4 acres)	This area is predominately residential; there are also many small horse ranches. The land-owner proposes inclusion into the Equestrian District for his this group. The land-owner believes that a nearby rock quarry would deter future commercial activity relating to winery/hospitality uses. He is also concerned the value of his property will diminish, as he has made numerous equestrian improvements to his property. The allowable number of horses under Winery District would discourage his vision of building a non-profit horse ranch for special needs children. Additional wineries would increase traffic and noise. He also suggests only allowing indoor entertainment.	The existing equestrian uses may continue operating under their existing zoning classifications, if they are legally established. The project will not change their zoning classifications; therefore, staff recommends keeping parcels within the Winery District. Also, all special occasion facilities with an outdoor venue is required to submit an acoustical noise study to determine if it's appropriate for the implementing project.
Group P (located along Calle Los Lomas; east of Calle Los Lomas and Oak Mountain Road intersection; 10.1 acres)	The land-owner requests Winery District to establish a winery and a restaurant in the future.	The property is within the existing Valle de Los Caballos Policy Area and is approximately 10 acres. The size of his parcel meets the minimum acres needed to establish a Winery in the Equestrian District. Also, the property does not meet the minimum requirement to establish a restaurant in conjunction with a winery; therefore, staff recommends denying this request for inclusion in the Winery District.
Group Q (located along Paseo Del Traza; northwest of Paseo Del Traza and De Portola Road intersection; 143.95 acres)	Previous land-owner requested inclusion into the Winery District. The new land-owners are in support of the project and did not extend the request for inclusion into the Winery District.	Staff has meet with the representatives of this property and they are in support of the Community Plan; Staff recommends keeping this group in the Equestrian District;

Group	Reason for request	Staff recommendation
Group R (located along Bella Vista Road, near Bella Vista and Calle Anita intersection; 65.49 acres)	Would like to see a "Bella Vista Equestrian Zone" to ensure 5 animals/acre, private boarding, animal rescue, pony clubs, 4H/FFA, small-scale breeding program.	The existing equestrian uses may continue operations if they are in compliance with the parcels' existing zoning classification and were established legally. The Project does not change their zoning classifications. Therefore, this request does not meet an objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Equestrian District.

3. PUBLIC TESTIMONY:

During the course of the public hearing process, Planning Commission has received comments concerning the proposed Project. The concerns regarding Land Use Policies and Boundary Modification Request are addressed above. Letters to the Planning Commission concerning tails implementation, noise mitigation measures and churches/private schools were previously presented and discussed during the August 22, 2012, September 25, 2012 and December 5, 2012 public hearings.

The following comments require additional clarification:

- a. Mr. Saba Saba requests inclusion in the Wine Country-Winery Existing Zone to establish a winery and restaurant in the future.
 - Currently Mr. Saba does not have an approved plot plan application for a winery with restaurant under the current C/V zone. Therefore, his property does not meet the intent of the Wine Country-Winery Existing Zone.
- b. Laurie Staude requests a clarification of the 75% planting requirement;
 - The 75% planting requirement is only required when clustering subdivision is elected, it is not applied when a property owner subdivide their property.
- c. David Bradley requests clarification of “existing non-conforming uses” and future of small wineries.
 - Non-conforming uses may continue if they have been established legally under their current land use designation and zoning classification. The small wineries that have been legally established under the C/V zone may continue their operation and expand under the WC-WE Zone.
- d. Chuck Tobin requests clarification of “commercial equestrian establishment”

- A commercial equestrian establishment is defined currently defined as "An equestrian establishment where a minimum of twenty (20) enclosed stalls are used to board horses in return for compensation."
 - Currently, there are many commercial equestrian operations or establishments of various sizes in the Valle de los Caballos region.
 - The intent of this provision is to ensure that an equestrian facility with more intense incidental commercial uses on 10 acres or larger, shall have a commercial horse stable as the primary use. The more intense incidental commercial uses includes petting zoos, polo-grounds, horse shows facilities, restaurants, western stores, racing tracts, large animal hospitals, and special occasion facilities. These type of uses would require a plot plan or conditional use permit. The number of stalls was based on the number of permitted animals of 5 animals/acre and 75% equestrian land requirement proposed through the Wine County-Equestrian Zone. An equestrian establishment that does not include the more intensive commercial uses is permitted by right.
- e. Shawn Beckman request clarification on Madera De Playa referred a "secondary road".
- Staff informed Mr. Beckman that within the project boundary Madera de Playa is referenced as a two-lane collector road in the proposed General Plan Amendment and PEIR No. 524.
- f. The Citizens United for Resources and the Environment, Inc. ("CURE") raised the following concerns regarding the proposed Community Plan and PEI No. 524: impact to water supply, impact to water quality based on increased nitrate concentrations, and impact of increased labor force. CURE requests that the County evaluate these impacts in more detail prior to making a final environmental determination or proceeding with the Project Plan.
- Staff and RBF Consulting prepared a memo in response to CURE's concerns for the Planning Commission's consideration (please refer to Attachment D).

4. COMMISSIONER ROTH'S RESPONSE MEMO:

During the August 22, 2012 public hearing, Commissioner Roth submitted to staff his comments and concerns regarding the proposed project and the PEIR No. 524. Staff and RBF Consulting prepared a memo in response to Commissioner Roth's comments for Planning Commission's consideration (please refer to Attachment E).

5. PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524 ERRATA:

The Draft PEIR No. 524 incorporate changes to provide clarification, amplification and/or "insignificant modifications" as needed as a result of public comments on the Draft PEIR, or due to additional information received during the public review period. These clarifications and corrections do not warrant Draft PEIR recirculation pursuant to CEQA Guidelines §15088.5. As set forth further below and elaborated upon in the respective Response to Comments, none of the Errata below reflect a new significant environmental impact, a "substantial increase" in the severity of an environmental impact for which mitigation is not proposed, or a new feasible

alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. The Draft PEIR No. 524 Preliminary Errata is attached (Attachment F). Final changes to the DPEIR No. 524 Errata will be made prior to Board hearings to reflect Planning Commission's recommendations.

6. OTHER:

Removing the parcels owned by Calvary Church Bible Fellowship from the boundaries of the Project will not change the zoning classification on the individual parcels. The zoning classification for the parcels will remain C/V zoning. Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V zoning classification. However, churches, temples and other places of religious worship are permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the specific zoning classification.

Additionally, the proposed Project's boundaries apply to approximately 18,990 acres, while the unincorporated area of Riverside County covers approximately 4,121,114 acres. As a result, the Project applies to less than 1% of the land within Riverside County, leaving ample opportunity to locate churches, temples and other places of worship ("religious assemblies") elsewhere in Riverside County.

The proposed Project was developed to preserve and enhance viticulture potential within the Temecula Valley region. This region is a unique area within Riverside County and has the right climate and environment for growing wine producing grapes. The allowed incidental commercial and secondary uses are directly related to and support the viability of the viticulture and equestrian operations. These secondary uses are in conjunction with the primary use on the property, which is the winery or equestrian use. Religious assemblies would be considered the primary use on the property, not a secondary use. Nonreligious assemblies such as fraternal hall lodges and recreational facilities would also be considered the primary use on the property, and not a secondary use directly related to and supportive of the viticulture operations. As with religious assemblies, these nonreligious assemblies are also not permitted uses in the proposed Project as they do not exist to support wineries, vineyards or equestrian facilities on the same parcel.

Wine Country Sign Ordinance:

Proper sign control to address visual clutter from existing on-site advertisement signs is necessary to preserve the Wine County's rural characteristics. The request was made by the wineries for the County to craft a signage program to address this issue. An amendment to Ordinance No. 348 Article XIX: Advertising Regulations was not included in the project description; thus, a signage program will be developed after the Project consideration process.

Trails Network:

During the August 22, 2012 Planning Commission Hearing, Commissioner Petty request staff to work with him in addressing redundancies in the proposed trails network. Staff has met with Commissioner Petty and the subsequent trails network is attached for Planning Commission consideration (Attachment G).

Wine Country-Wine Existing Zone

Project adoption may restrict some of the existing wineries to expand their business operations as prescribed in the C/V Zone, specifically those that are on less than 20 acres. County staff has proposed the Wine Country – Winery Existing zone to allow expansion of these existing legal wineries according to current C/V Zone requirements.

The proposed General Plan policy SWAP 1.10 indicates that there are 28 existing wineries meets the intent of WC-WE zone. At the time of its creation, the list included wineries that were in the development review process seeking approval. Some of which received final approval and some have not. Tesoro Winery no longer has an application and County is currently processing Peltzer Winery plot plan application. Additionally, the Europa Village Wineries have also received approval. The eligible winery list, General Plan Policy SWAP 1.10, and SWAP Figure 4a will be updated to only include the following wineries:

1. Alex’s Red Barn Winery	11. Frangipani Estate Winery	21. Palumbo Family Vineyard & Winery
2. Baily Vineyard & Winery	12. Gary Gray	22. Robert Renzoni Vineyard
3. Miramonte Winery	13. Hart Winery	23. Lorenzi Estate Wines
4. Chapin Family Vineyards	14. Keyways Vineyard & Winery	24. Vindemia Vineyard & Estates Winery
5. Churon Winery	15. Leonesse Cellars	25. Wiens Family Cellars
6. Cougar Vineyard & Winery	16. Longshadow Ranch Vineyard & Winery	26. Il Poggio (Europa Village)
7. Danza Del Sol Winery	17. Masia De Yabar Winery	27. Cest Le Vie (Europa Village)
8. Destiny Vineyards	18. Monte De Oro Winery	28. Bolero (Europa Village)
9. Doffo Vineyard & Winery	19. Oak Meadows Winery	29. Fazelli Vineyards
10. Foot Path/Foot Print Winery	20. Oak Mountain Winery	

RECOMMENDATIONS:

1. Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:
 - a. Approve the boundary modification requests in Groups A and B
 - b. Approve the boundary modification requests in Groups C-E and Group M;
 - c. Deny the boundary modification requests for exclusion from the Project boundary in Group G and approve staff alternative for the area south of Hwy 79 as shown on attachment C;
 - d. Deny the boundary modification request for Group N and approve staff alternative of Wine Country-Equestrian District as shown on attachment B;
 - e. Deny the boundary modification requests in Groups F, H-L and Groups O-R
 - f. Tentatively Certify Program Environmental Impact Report No. 524;
 - g. Tentatively Approve General Plan Amendment No. 1077 as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors; and
 - h. Adopt Ordinance Amendment No. 348.4729 as modified by the Planning Commission.

2. Staff recommends that the Planning Commission adopt the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077 to the Riverside County Board of Supervisors.

INFORMATIONAL ITEMS:

1. Letters received since the September 25, 2012 hearing are included in the attached compact disc.

2. Attachment A-G are also included in the attached compact disc.

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1077**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Temecula and Riverside,
9 California on July 25, 2012, August 22, 2012, September 26, 2012 December 5, 2012 and December 19,
10 2012, to consider the above-referenced matter; and,

11 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
12 Riverside County CEQA implementing procedures have been met and the environmental document
13 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
14 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
15 in accordance with the above-referenced Act and Procedures; and,

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

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on December 19, 2012, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **CERTIFICATION** of the environmental document, Environmental Impact Report No. 524 (State
24 Clearinghouse No. 2009121076); and
25

26 **ADOPTION** of General Plan Amendment No. 1077
27
28

Temecula Valley Wine Country Community Plan (Project)

The September 24, 2013 Board of Supervisors Form 11A packet for the Project includes an enclosed compact disc for the December 19, 2012 Planning Commission Public Hearing that contains the following items: December 19, 2012 Staff Report, its attachments, comment letters and presentation. These items are available for download through the following link:

<http://socalwinecountryplan.org/Outreach/HearingsWorkshops/tabid/94/Default.aspx>



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2012**

I. AGENDA ITEM 3.5: GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524

The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake. (Legislative)

II. PROJECT DESCRIPTION:

The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.
3. Program Environmental Impact Report No. 524 (PEIR No. 524)

Continued from July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012.
(Public Hearing Closed to Further Public Testimony)

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Deputy Director, Frank Coyle at (951) 955-6097 or email fcoble@rctlma.org.

IV. CONTROVERSIAL ISSUES:

Yes.

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Snell, 2nd by Commissioner Sanchez

Vote of 3-1, (Commissioner Roth – Ney) (Commissioner Petty participating)

The Planning Commission will recommend to the Board of Supervisors

APPROVE GROUP A and B, and,

Motion by Commissioner Snell, 2nd by Commissioner Petty

A vote of 5-0



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2012**

Planning Commission will make the following recommendations to the Board of Supervisors to:

APPROVE the modification requests in Groups C through E, and Group M;

DENY the boundary modification requests for exclusion in Groups F, I, and J;

DENY the boundary modification requests for inclusion for Groups K and L;

APPROVE staff's alternatives for areas south of Hwy 79 on Exhibit C for Group G;

DENY the boundary modifications request for Groups N through R;

APPROVE Group H request for the creation of a residential overlay to allow for development flexibility;

TENTATIVELY Certify EIR 524 (PEIR No. 524);

TENTATIVELY APPROVE General Plan Amendment No. 1077 as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors;

ADOPT Ordinance Amendment No. 348.4729 as modified by the Planning Commission; and,

ADOPT the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077

CD: The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

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August 14, 2013

Riverside County Board of Supervisors
Board of Supervisors
County of Riverside
4080 Lemon Street
1st Floor
Riverside, CA 92501
Fax: 951-955-1071

RE: Wine Country Plan

Gentlemen:

This firm represents Protect Wine Country, a California unincorporated association, composed of residents, grape growers, large and small wineries and other tourist oriented businesses in Temecula Wine Country and submits these comments on their behalf. Protect Wine Country is dedicated to retaining the rural atmosphere and agricultural nature of Wine Country.

It is our understanding that the Wine Country Plan that is making its way to the Board of Supervisors contains a “donut hole” designed to exclude Calvary Chapel from the requirements of the plan. **Any such proposed plan would be opposed administratively by Protect Wine Country and would be challenged in court by them.**

Wine Country is being developed as a rural wine country similar to those in France or Italy. Maintaining the rural charm is an essential element of the plan. Central to this desire is a desire to retain Rancho California Road as a country road, two or three lanes with traffic circles rather than stop lights. This essential element would be totally eliminated as a possibility if the “donut hole” is retained in the plan.

Any proposal to create a “donut hole” for Calvary Chapel would constitute illegal spot zoning. More importantly, such a proposal would render the Wine Country Plan legally inadequate. The EIR would fail to consider the impact of arguably the largest traffic generator on Rancho California Rd. This is particularly noteworthy since the County is currently processing a proposal by Calvary Chapel to greatly expand their meeting space as well as add a school.¹ Such an expansion would make it impossible to achieve one of the major goals of the Wine Country Plan, to retain Rancho California Road as a rural country road.

¹ Exhibit D

The existing church is a legal non-conforming use that was approved in 1999.² Protect Wine Country has no opposition to the use as a church, just for the traffic generated by the church. At the time of the original approval, the applicant stated that they would never seek to have a school at the site.³ The current application by them seeks to essentially double the size of the sanctuary⁴ as well as develop a school which could also be used for Sunday School. I have personally observed that the church, as presently developed, results in massive traffic jams on Rancho California Road, necessitating law enforcement officers to direct traffic.

The Traffic Study submitted by the Church for the expansion makes clear the types of changes that would be required for Rancho California Rd.⁵ These changes include installing two additional eastbound lanes and two additional westbound lanes from Butterfield Stage Rd. (total Road width 8 lanes)⁶ to Calle Contento Rd.⁷, adding one additional eastbound and one additional westbound lane to Rancho California Rd from Calle Contento to Bucharest Ln.⁸, adding one additional right turn lane to Rancho California Rd. at Bucharest Ln.⁹, adding stop lights at La Serena¹⁰, Calle Contento¹¹, Bucharest Ln.¹², and Anza Rd.¹³

I believe that there are several changes that should be made to the Wine Country Plan which I have attached to this letter. (See Exhibit A)

Thank you for your consideration.

Sincerely,

Johnson & Sedlack



By:
Raymond W. Johnson, Esq. AICP LEED GA
Attorney for Petitioner

² Exhibit C

³ Exhibit C

⁴ Exhibit D

⁵ Exhibit D

⁶ Exhibit D

⁷ Exhibit D

⁸ Exhibit D

⁹ Exhibit D

¹⁰ Exhibit D

¹¹ Exhibit D

¹² Exhibit D

¹³ Exhibit D

Exhibit A
Recommended Modifications

SECTION 14.90. INTENT. The Wine Country Zones are intended to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose is to encourage agricultural cultivation, vineyards, wineries, and equestrian uses, preserve the wine-making atmosphere, estate living, and equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, such as winery operations and equestrian establishments shall be authorized only when they are secondary, and directly related, to the agricultural or equestrian operations as defined in this article. The intent of allowing the incidental commercial uses is to provide economic viability to the primary vineyards or equestrian operations. In order to ensure long-term viability of the wine industry in this policy area, additional uses supporting tourism industry are necessary.

The Wine Country – Winery (WC-W) zoning classification is intended to promote future tourism related activities in certain geographic areas of this policy area. The Wine Country – Winery Existing (WC-WE) zoning classification is intended to recognize, and allow for expansion of, existing wineries that are an integral part of the Temecula Valley Wine Country economy. Incidental ~~commercial~~ uses, such as restaurants, delicatessens, hotels, resorts, and special occasion facilities, shall be authorized only when they are secondary, and directly related to, on-site winery and vineyard operations as defined in the following sections. All uses which could impair issuance of liquor licenses under California law or agricultural cultivation shall be prohibited.

SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W) ZONE. The following regulations shall apply to all WC-W Zone:

a.

(9) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land use. . . .

Sections 14.92 b. 5 (uses permitted with a Plot Plan with a minimum lot area of 20 acres) appears to be identical to 14.92 c. 2 (uses permitted with a minimum lot area of 40 acres) One or the other probably should be deleted since it makes no sense to require a CUP under 14.92 c. 2 when the same uses are permitted with a PP on lots as small as 20 acres under b. 5.

SECTION 14.93. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING (WC-WE) ZONE. The following regulations shall apply to all the twenty-eight (28) existing wineries within WC-WE Zone:

a. ALLOWED USES:

(9) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land use. . . .

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

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

a. ~~Special occasion facility; or~~ (Section 5 c requires both vineyard and winery)

a.b. County inns, and day spas and cooking schools only in conjunction with a country inn.

Either Section 5 or 6 should be deleted since the same identical uses are permitted with the only difference being that Section 5 requires a minimum parcel size of 10 acres and Section 6 requires a minimum of 15 acres.

SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E) ZONE. The following regulations shall apply to all WC-E Zone:

a. **ALLOWED USES:**

(10) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land use. . . .

SECTION 14.95. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R) ZONE. The following regulations shall apply to all WC-R Zone:

a. **ALLOWED USES:**

(9) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land use. . . .

b.

(4) The following appurtenant and incidental commercial uses, only with a winery, an established on-site vineyard, and a minimum gross parcel size of ten (10) acres:

a. Wine sampling room; and

b. Retail wine sales and/or gift sale

c. Clustered subdivision is permitted, only with an established on-site vineyard or equestrian land use, provided that a parcel map or tract map has first been approved pursuant to the development standards of this section.

14.96. DEVELOPMENT STANDARDS.

c. Clustered Development Standards

The following standards for clustering shall apply to residential developments that propose to cluster their density in the WC Zones:

- (1) Unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. shall be identified and utilized in site planning.
- (2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the WC-R zone and ten (10) gross acres in the WC-W and WC-WE zones.
- (3) The minimum lot size shall be one (1) gross acre.
- (4) At least seventy five percentage (75%) of net project area shall be set-aside for planting vineyards or equestrian lands through either a production lot and/or deed-restricted easements (depending upon the scale of the project) prior to tentative approval of the subdivision map.
- (5) The set-aside areas established by the production lot or deed-restricted easements shall be planted in vineyards or used as equestrian lands prior to issuance of building permit for dwelling units. The planting of vineyards shall be phased in conjunction with issuance of building permits.
- (6) A clustered development consisting of forty (40) gross acres or more, shall provide at least one (1) production lot, in conjunction with deed-restricted easements if need be.
- (7) One winery or one commercial equestrian establishment may be allowed on a production lot provided that the total acreage of the production lot is 25 gross acres or more. ~~A production lot that provides 25 gross acres or more shall be allowed only a winery facility or a commercial equestrian establishment.~~ Incidental commercial uses, such as eating, living or lodging establishments, or special event facilities shall not be allowed in conjunction with ~~the~~ a winery, commercial equestrian establishment or production lot.
- (8) The set-aside areas (production lot and/or deed-restricted easements) shall be maintained for production of grapes in perpetuity by a property owner, home owners association, the County, or a County authorized entity, as defined in the Conditions of Approval.
- (9) A clear indication of anticipated uses for every lot (e.g. residential lot, winery lot, production lot, residential or winery lot in conjunction with deed-restricted easement etc.) of a clustered development shall be outlined in the development proposal, and shall be recorded in the Conditions of Approval.
- (10) On-site improvements for clustered lots, such as roads, signage, parking, street furniture, exterior lighting, etc. shall be compatible with the rural atmosphere established by the "Temecula Valley Wine Country Policy Area" policies of the Riverside County General Plan and shall be in compliance with other County requirements.
- (11) On-site improvements for production lots and/or deed-restricted easements shall be discouraged / minimized.
- (12) Clustering shall not be allowed on areas with an existing natural slope of 15% or more.
- (13) There shall be no manufactured slope created that exceeds a height of ten feet.

d. Winery Standards. The following standards shall apply to all wineries in the WC Zones:

(1) The minimum lot size shall be ten (10) gross acres for wineries.

(2) A ~~total~~ minimum of seventy-five percent (75%) of the net lot area shall be planted in vineyards – fifty percent (50%) prior to issuance of a building permit and twenty five percent (25%) prior to issuance of building occupancy. Ten percent (10%) of this planting requirement may be satisfied by planting olive trees. The planting of grapevines in parking lots shall not be counted towards the planting requirement.; ~~however, planting in the road right of way may be.~~

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Exhibit B
Wine Country Plan

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Temecula Valley Wine Country Community Plan

Project Proposal Contents:

- a) General Plan Amendment No. 1077 (GPA No. 1077): An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan
 1. Delete SWAP policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas and add Temecula Valley Wine Country Policy Area
 2. Revise SWAP Statistical Summary Table 2
 3. Revise SWAP Policy Area Figures
 - Current SWAP Policy Areas Figure 4
 - Proposed SWAP Policy Area Revised Figure 4
 - Proposed SWAP Temecula Valley Wine Country Policy Area Districts Figure 4A
 4. Revise Circulation Network
 - Current Circulation Network
 - Proposed Project Circulation Network
 - Current SWAP Circulation Network Figure 7
 - Proposed SWAP Circulation Network Figure 7
 - Current Circulation Element Circulation Network Figure C-1
 - Proposed Circulation Element Circulation Network Figure C-1
 5. Revise Trails and Bikeway Systems
 - Current Project Trails and Bikeway Systems
 - Proposed Project Trails and Bikeway Systems
 - Current SWAP Trails and Bikeway Systems Figure 8
 - Proposed SWAP Trails and Bikeway Systems Figure 8
 - Current Circulation Element Trails Network Figure C-7
 - Proposed Circulation Element Trails Network Figure C-7
 6. Revise General Plan Circulation Element Non-motorized Transportation Section
- b) Ordinance Amendment No. 348.4729: An amendment to the Riverside County Zoning Ordinance No. 348 to add four new Zoning Classifications that implement the Wine Country Policy Area: Wine Country – Winery (WC-W); Wine Country – Winery Existing (WC-WE); Wine Country – Residential (WC-R); and Wine Country – Equestrian (WC-E).
- c) Implementing Documents:
 - Revision of the existing Citrus Vineyard Policy Area Design Guidelines and adding the Temecula Valley Wine Country Design Guidelines
 - Addition of Greenhouse Gas Reduction Workbook and Implementation Measures

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Policy Areas

A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries for the Policy Areas in the Southwest planning area are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

~~Eleven~~ **Twelve** policy areas are designated within the Southwest Area Plan. They are important locales that have special significance to the residents of this part of the County. Many of these policies derive from citizen involvement over a period of decades in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Southwest planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The boundaries of these policy areas shown on the Policy Area Map are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, ~~then~~, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.



A view of one of the Temecula Vineyards

Temecula Valley Wine Country Policy Area

The Temecula Valley Wine Country Policy Area is located easterly of the City of Temecula and westerly of Vail Lake. This region encompasses one of the most important agricultural lands in the County. The many wineries and equestrian uses here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities.



Three districts have been established for this policy area – Winery, Equestrian and Residential – to ensure long-term viability of the wine industry while protecting the community’s equestrian rural lifestyle. The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies within each district provide for complimentary uses distinct to the delineated areas. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for the implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of this unique area. The following policies are applicable to the Temecula Valley Wine Country Policy Area:

SWAP 1.1 *Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.*

SWAP 1.2 *Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.*



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Proposed Southwest Area Plan – GPA No. 1077 – November 2011 DRAFT

- SWAP 1.3 Permit wineries that maintain on site vineyards 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.*
- SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.*
- SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.*
- SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.*
- SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.*
- SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.*

Wine Country – Winery District

The Wine Country – Winery District generally encompasses the area formally recognized as the Citrus/Vineyard Policy Area and includes additional areas to the east and south. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy.

- SWAP 1.9 Encourage new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone.*
- SWAP 1.10 Allow the (28) existing wineries shown on Figure 4a to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.*
- SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries as defined in the implementing zones.*



Equestrian Establishment. An equestrian facility where horses are kept, sheltered, trained, nursed, or boarded in return for compensation. An equestrian establishment may include enclosed stalls, horse-shelters, horse-arena, paddocks, pens, as well as associated appurtenant structures or buildings, including but not limited to, barns, tack sheds, washing stations, hot walkers or other horse exercise equipment storage areas, horse training schools, small-scale animal hospitals, feed storage facilities, covered forage/hay storage areas, equestrian trail riding areas, horse trailer parking areas, and other similar type of facilities.

Wine Country – Equestrian District

The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.

SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.

SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

Wine Country – Residential District

The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. The purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities.

SWAP 1.14 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.

SWAP 1.15 Encourage tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does 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 75% of the project area permanently set-aside as vineyards or equestrian land.

Citrus/Vineyard

The Citrus/Vineyard Policy Area, which applies to lands located easterly of the City of Temecula northerly and southerly of Rancho California Road, has been established as a distinct area to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. This policy area encompasses one of the most important agricultural lands in the County. The many wineries here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. Not only that, the Citrus/Vineyard area also is an important part of the character of the Southwest planning area and has become ingrained in the “culture” of the surrounding communities. The Citrus/Vineyard policies also protect against the location of uses that are incompatible with agricultural uses and which could lead to conflicts with adjacent uses. The following policies are reflected in the provisions of the Citrus/Vineyard (C/V) Zone, which was established to preserve the distinctive character of this area.



Policies:-



~~SWAP 1.1 – Maintain a rural and agricultural character in the Citrus/ Vineyard area through continued implementation of the C/V zone and judicious use of the C-C/V zone. These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a “rural” or “wine country” theme and by discouraging curbs, gutters, sidewalks, and street lights.~~

~~SWAP 1.2 – Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.~~

~~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~~

~~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.~~

~~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.~~

~~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.~~

Valle de los Caballos

~~This policy area is located easterly of the City of Temecula, and is very generally bounded by Monte Verde Drive and Highway 79 South on the south, Pauba Road and the Vail Lake area on the east, Linda Rosea Road on the north, and Anza Road on the west. This is an area characterized by gently rolling hills and equestrian, rural residential, and agricultural activities. Most of the land in the area is in parcels of 10 acres or larger, which fosters a very low intensity, rural lifestyle. In order to preserve opportunities to enjoy the type of rural~~

County of Riverside General Plan

Proposed Southwest Area Plan – GPA No. 1077 – November 2011 DRAFT



~~lifestyle offered in this area, it is appropriate to retain the area in 10-acre minimum parcel sizes.~~

~~Policies:~~

~~SWAP 2.1—Require a 10-acre minimum lot size for residential development within the Valle de los Caballos Policy Area, regardless of the underlying land use designation.~~

**Renumber the SWAP policies accordingly.*



County of Riverside General Plan

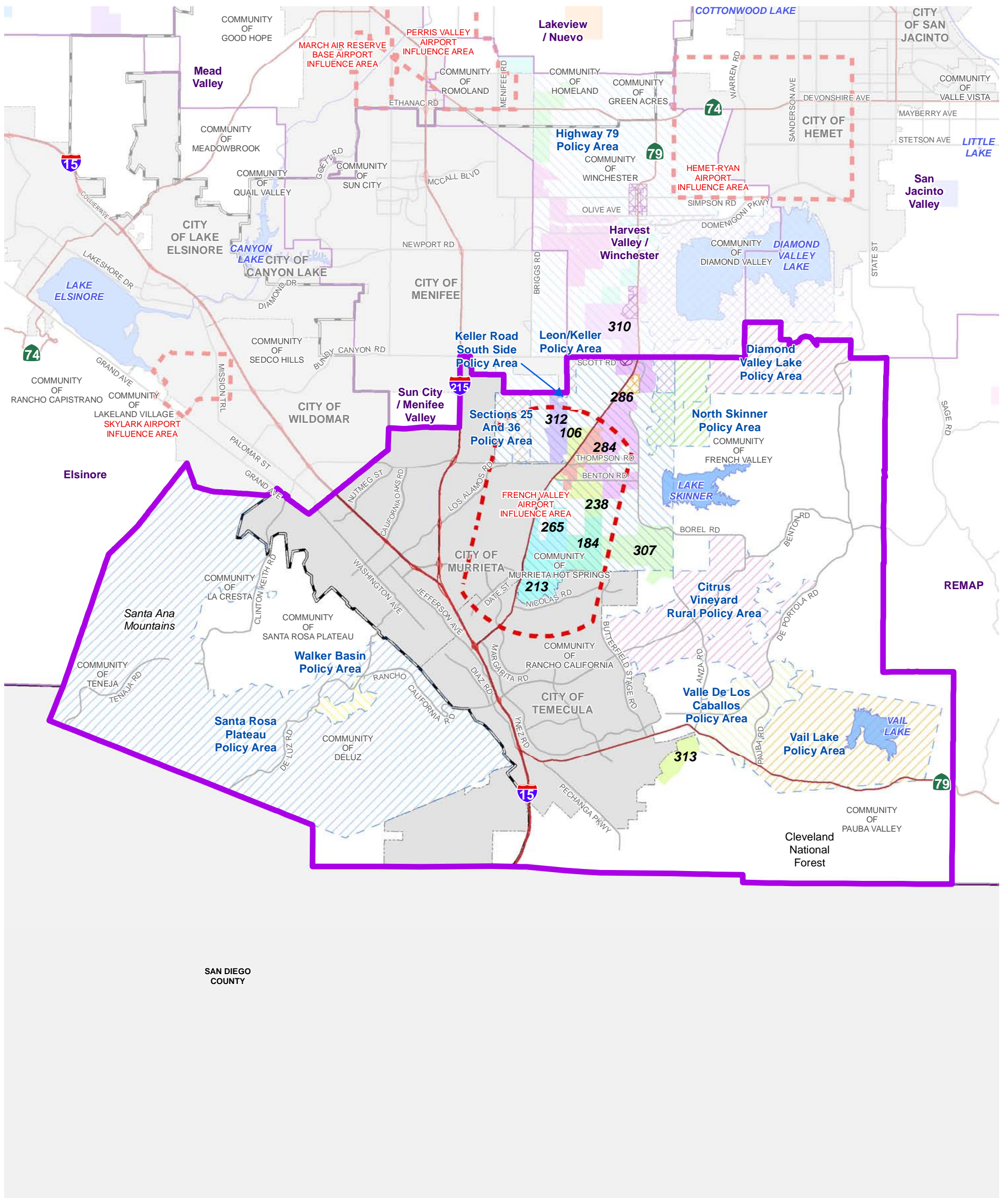
Proposed Southwest Area Plan – GPA No. 1077 – *September 2011 DRAFT*

Table 2: Statistical Summary of the Southwest Area Plan

LAND USE	STATISTICAL CALCULATIONS ¹			
	AREA Acreage	Dwelling Units	Population	Employment
SUPPLEMENTAL LAND USE PLANNING AREAS				
<p>The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.</p>				
OVERLAYS & POLICY AREAS				
OVERLAYS				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay	171	317	954	400
POLICY AREAS				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
Citrus Vineyard	7,576	---	---	---
Valle De Los Caballos	2,913	---	---	---
Temecula Valley Wine Country	18,990	---	---	---
Santa Rosa Plateau	36,312	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,237	---	---	---
French Valley Airport Influence Area	14,596	---	---	---
Keller Road South Side	20	---	---	---
Total Area Within Policy Areas	95,181 103,682			
TOTAL AREA WITHIN SUPPLEMENTALS	95,352 103,853			

NOTES:

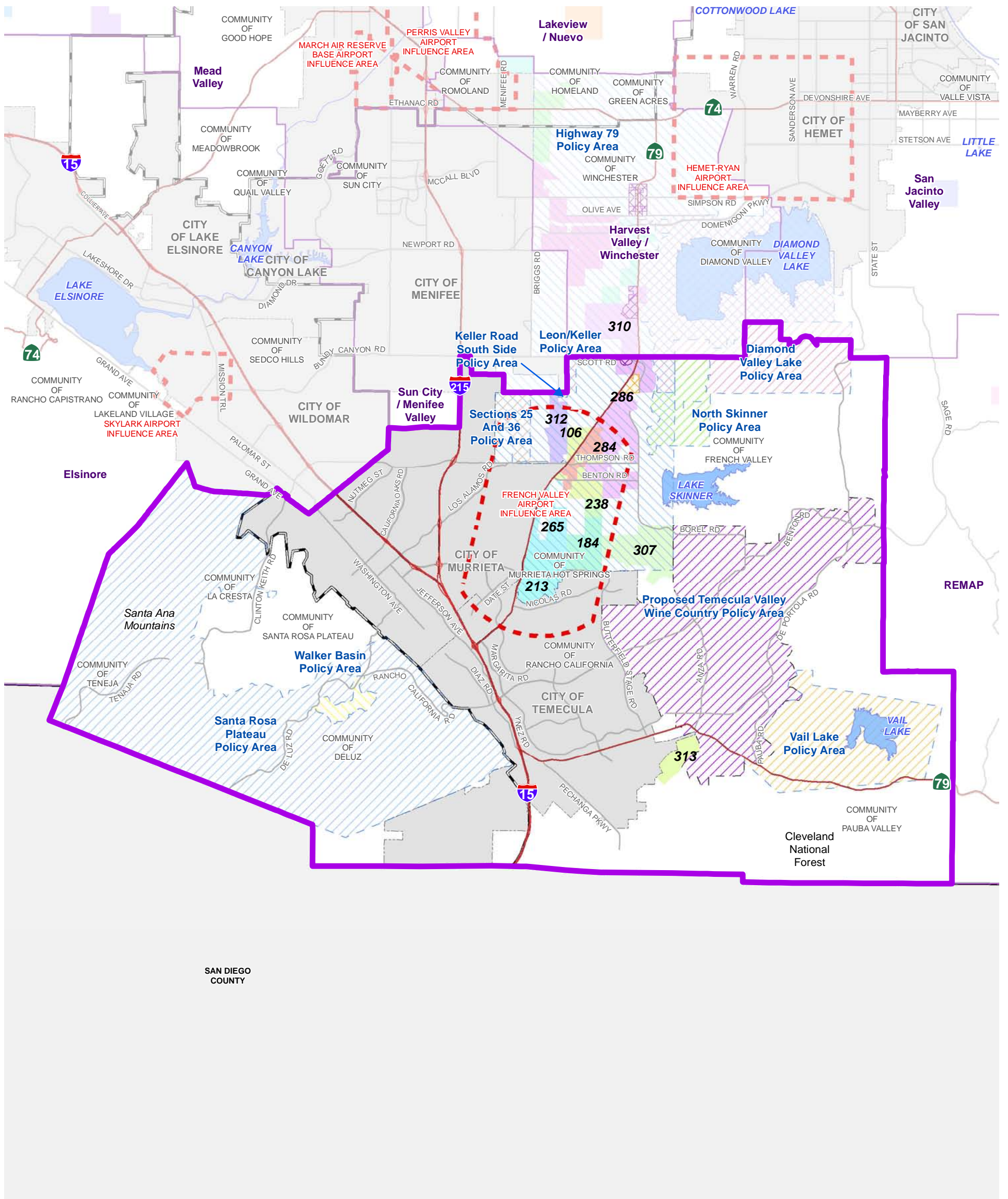
- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- c. It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- d. The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.



Data Source: Riverside County



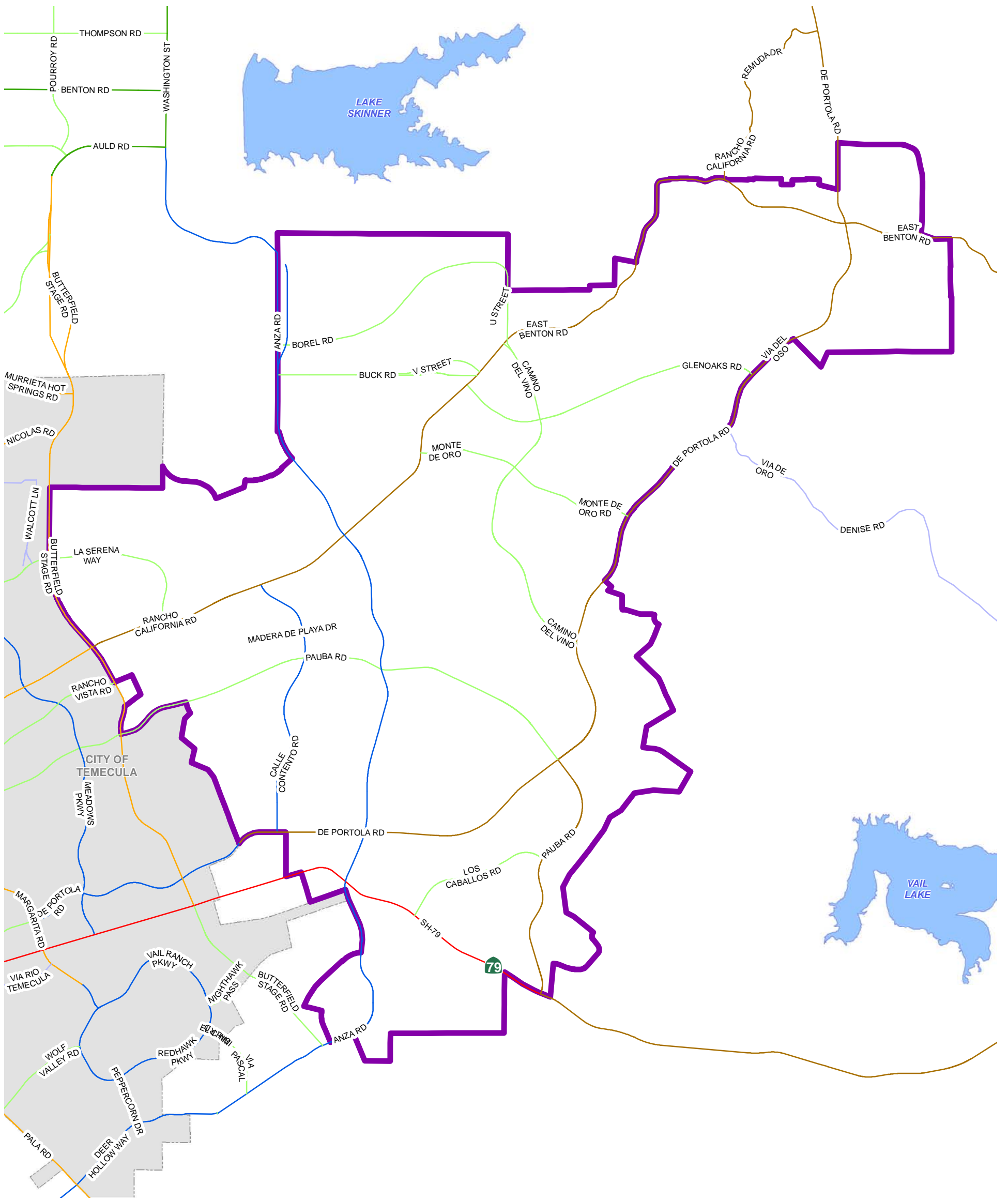
Figure 4














Data Source: Riverside County




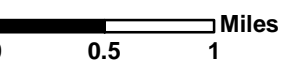
Figure 4



Data Source: Riverside County Transportation

-  Freeway
-  Expressway (220' ROW)
-  Urban Arterial (152' ROW)
-  Arterial (128' ROW)
-  Major (118' ROW)
-  Mountain Arterial (110' ROW)
-  Secondary (100' ROW)
-  Collector (74' ROW)
-  Wine Country Community Plan Project Boundary
-  City Boundary
-  Waterbodies

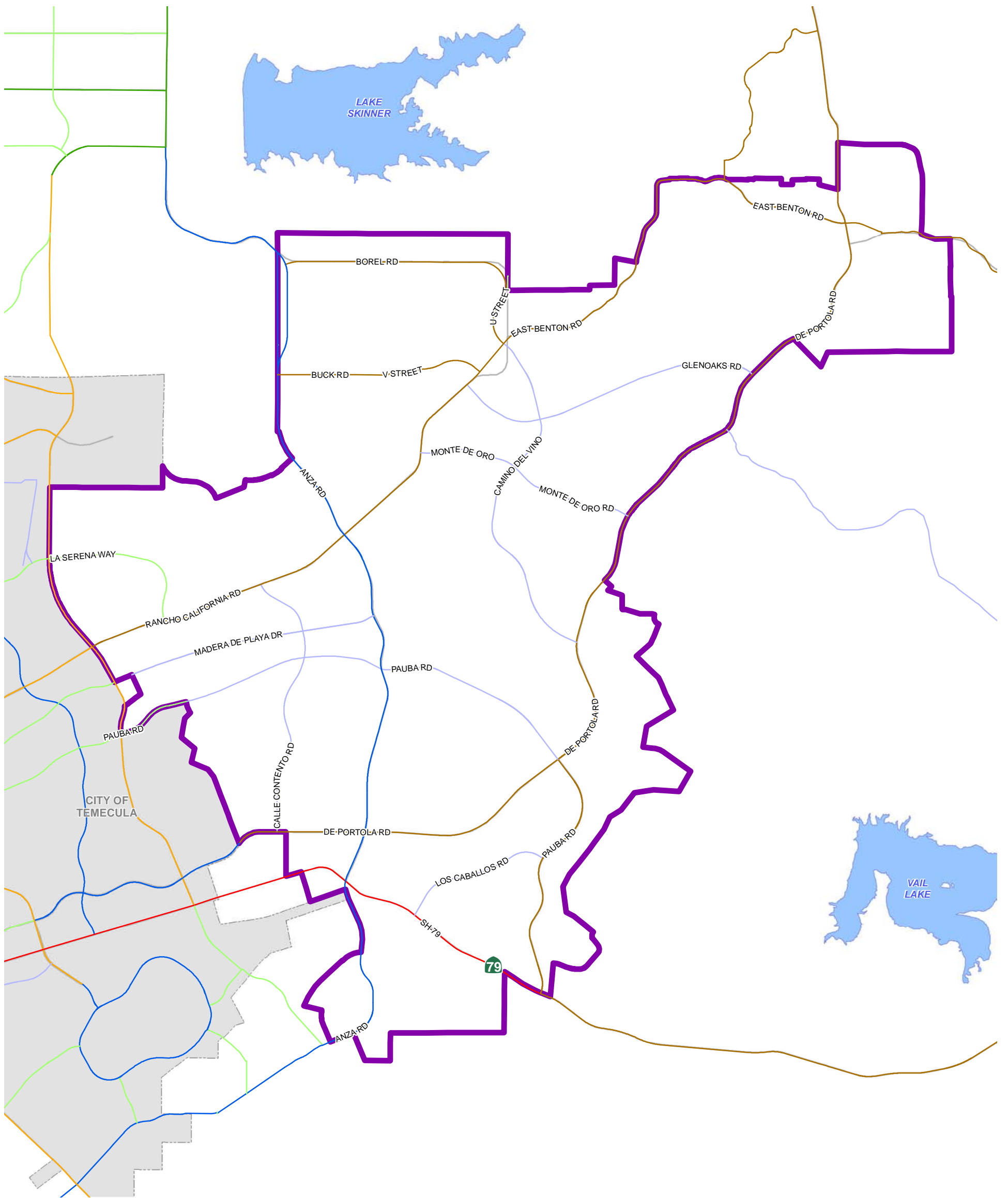
 September 12, 2011

 Miles

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TEMECULA VALLEY WINE COUNTRY CURRENT CIRCULATION



Data Source: Riverside County Transportation

- | | | |
|------------------------------|--|--|
| Freeway | Rail | Wine Country Community Plan Project Boundary |
| Expressway (220' ROW) | Moreno Valley to San Bernardino Corridor | City Boundary |
| Urban Arterial (152' ROW) | Cajalco Romona Corridor | Waterbodies |
| Arterial (128' ROW) | SR-79 Re-alignment Alternatives | |
| Major (118' ROW) | Existing Interchange | |
| Mountain Arterial (110' ROW) | Proposed Interchange | |
| Secondary (100' ROW) | | |
| Collector (74' ROW) | | |

DRAFT

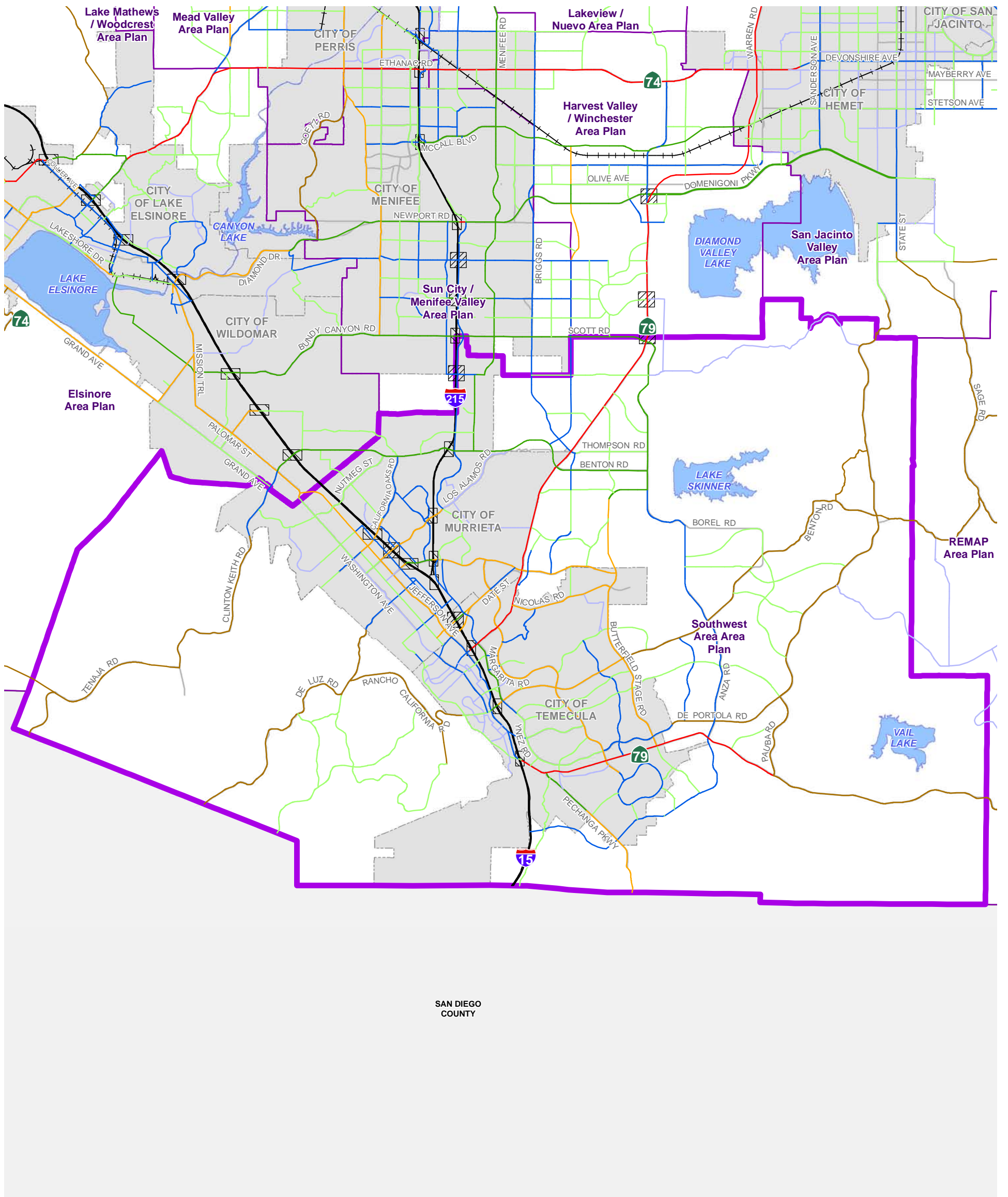
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**TEMECULA VALLEY
 WINE COUNTRY
 PROPOSED CIRCULATION**

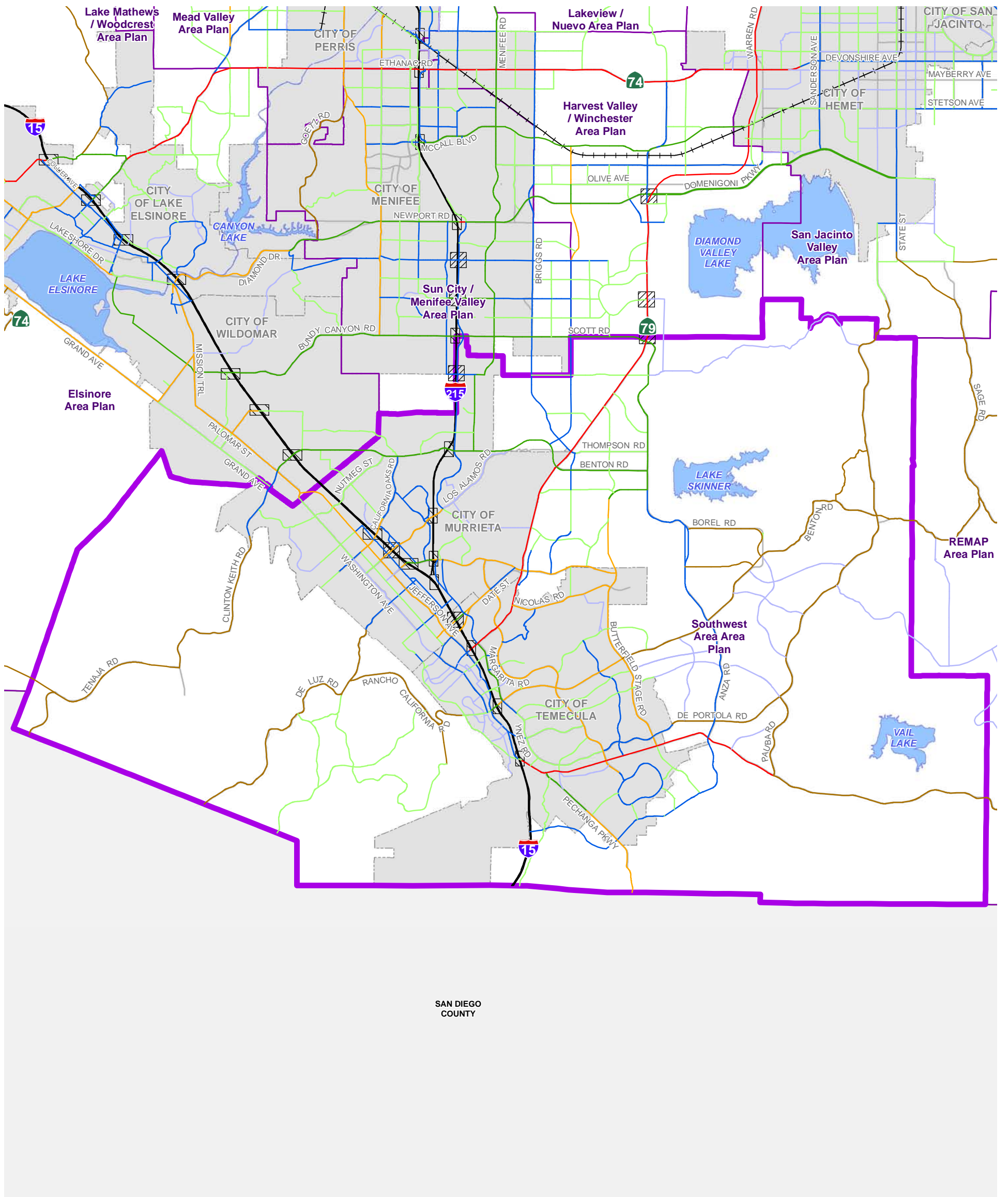
Path: \\agency\images\Projects\Planning\FOR\REP\S\StaffReport\Fig 7b - SWAP - Proposed Circulation.mxd

















Data Source: Riverside County Transportation

- | | | |
|------------------------------|----------------------|--------------------|
| Freeway | Rail | Area Plan Boundary |
| Expressway (220' ROW) | Existing Interchange | City Boundary |
| Urban Arterial (152' ROW) | Proposed Interchange | Waterbodies |
| Arterial (128' ROW) | | |
| Major (118' ROW) | | |
| Mountain Arterial (110' ROW) | | |
| Secondary (100' ROW) | | |
| Collector (74' ROW) | | |

Figure 7




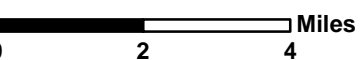
Data Source: Riverside County Transportation

-  Freeway
-  Expressway (220' ROW)
-  Urban Arterial (152' ROW)
-  Arterial (128' ROW)
-  Major (118' ROW)
-  Mountain Arterial (110' ROW)
-  Secondary (100' ROW)
-  Collector (74' ROW)
-  Rail
-  Existing Interchange
-  Proposed Interchange
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

DRAFT

Figure 7

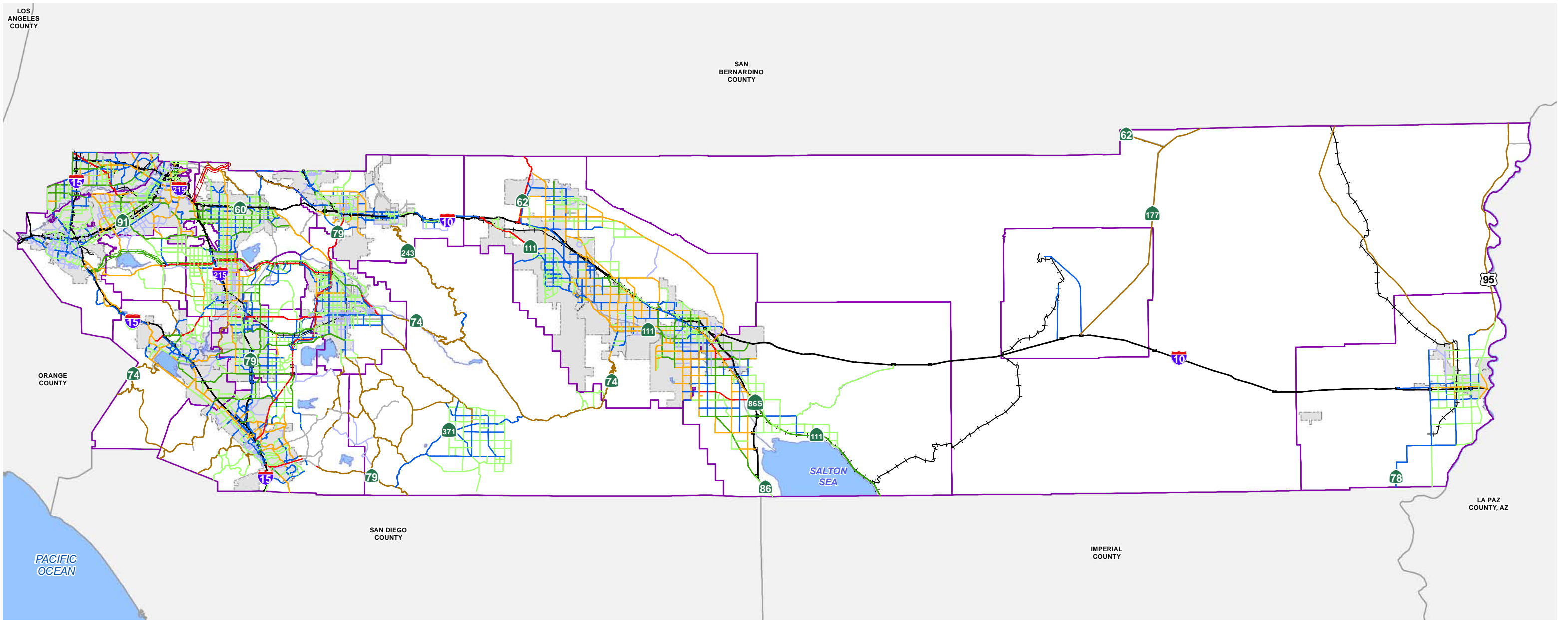
 September 12, 2011

 Miles
0 2 4

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**SOUTHWEST AREA PLAN
PROPOSED CIRCULATION**



Data Source: Riverside County Transportation


















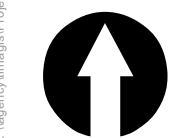
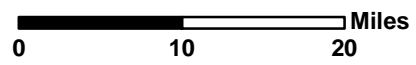
-  Freeway
-  Expressway (220' ROW)
-  Urban Arterial (152' ROW)
-  Arterial (128' ROW)
-  Major (118' ROW)
-  Mountain Arterial (110' ROW)
-  Secondary (100' ROW)
-  Collector (74' ROW)
-  Railroad
-  Moreno Valley to San Bernardino Corridor
-  Cajalco Romona Corridor
-  SR-79 Re-alignment Alternatives
-  Existing Interchange
-  Proposed Interchange
-  Area Plan Boundary
-  Waterbodies
-  City Boundary

Figure C-1



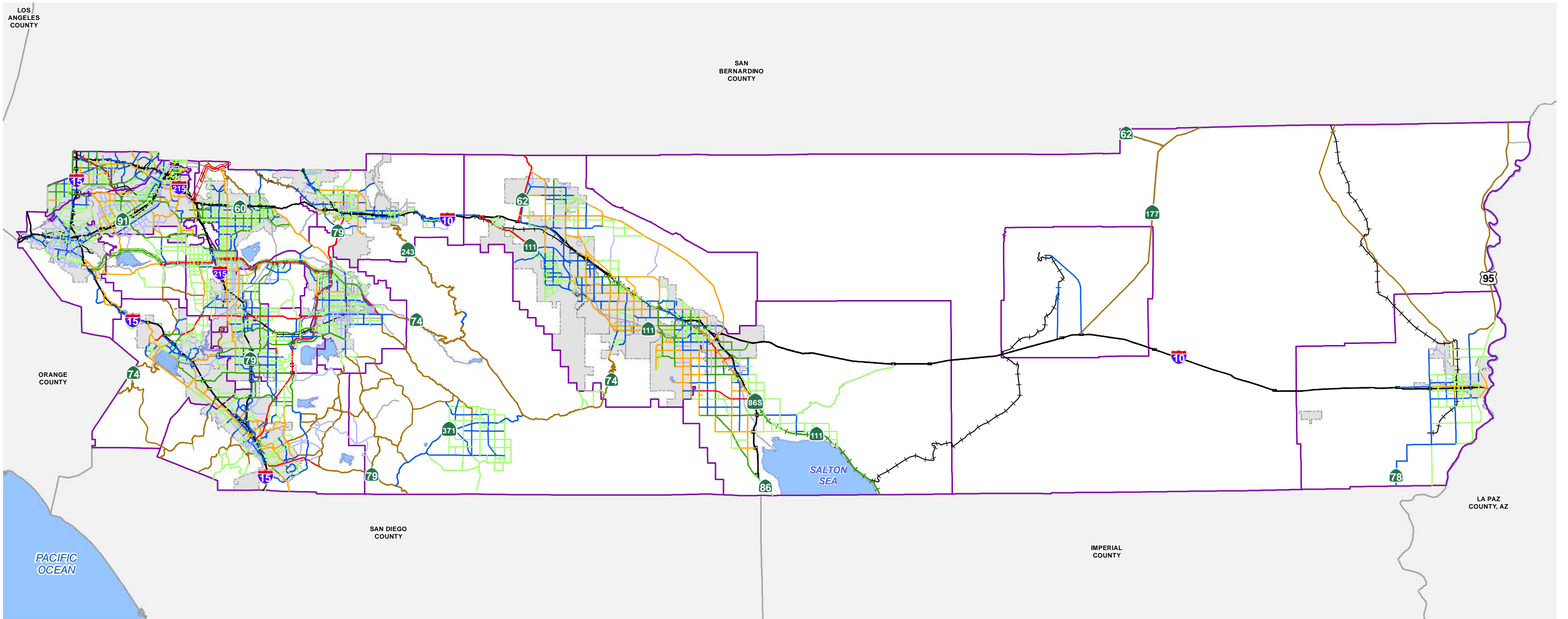
September 14, 2011



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CIRCULATION ELEMENT

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Data Source: Riverside County Transportation


















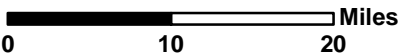

-  Freeway
-  Expressway (220' ROW)
-  Urban Arterial (152' ROW)
-  Arterial (128' ROW)
-  Major (118' ROW)
-  Mountain Arterial (110' ROW)
-  Secondary (100' ROW)
-  Collector (74' ROW)
-  Rail
-  Moreno Valley to San Bernardino Corridor
-  Cajalco Romona Corridor
-  SR-79 Re-alignment Alternatives
-  Existing Interchange
-  Proposed Interchange
-  Area Plan Boundary
-  Waterbodies
-  City Boundary

Figure C-1

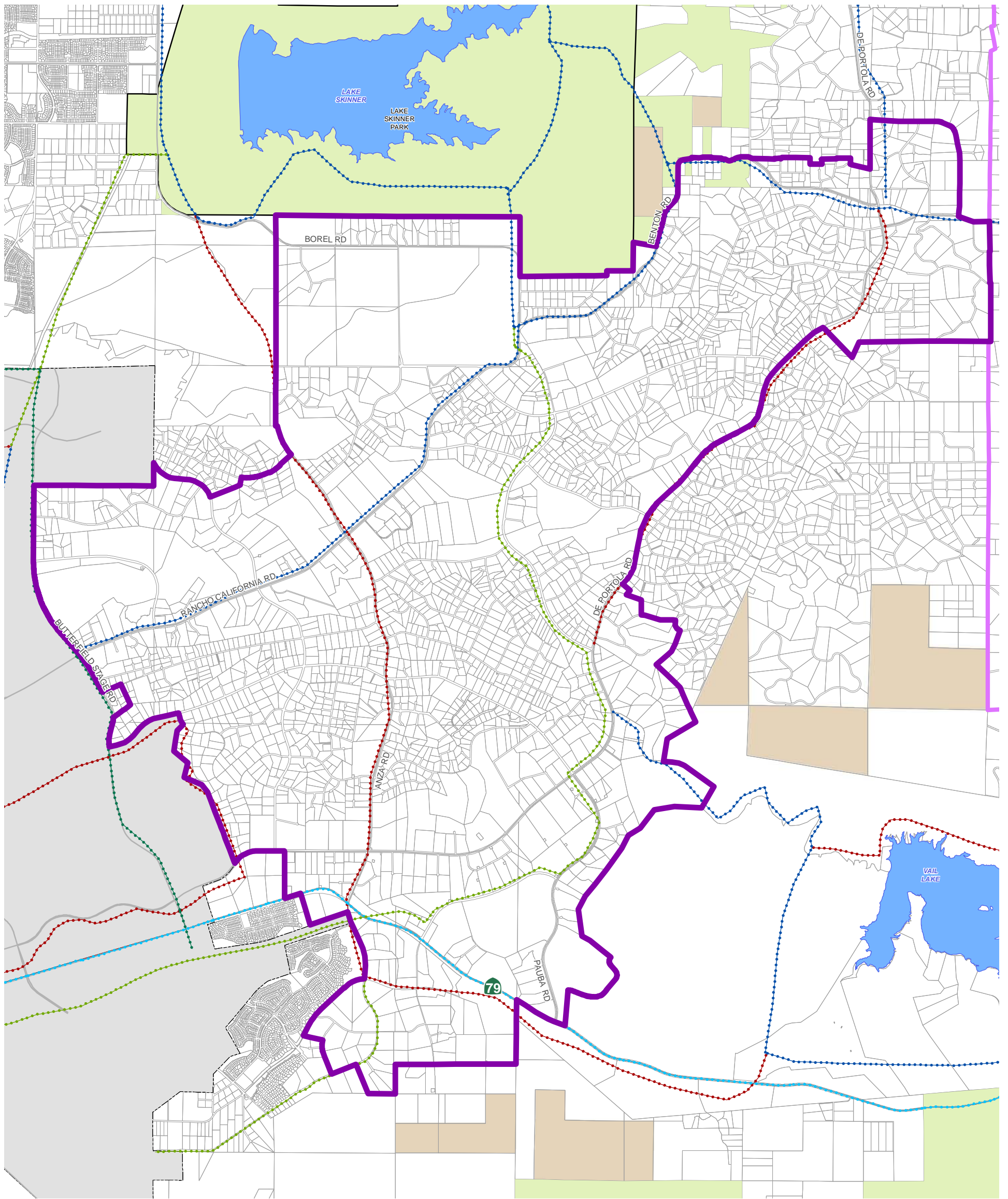
September 14, 2011


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CIRCULATION ELEMENT - PROPOSED

Path: \\agency\img\gis\Projects\Planning\ForRBF\Staff\Report\Fig C-1 Proposed CirculationElement.mxd



Data Source: Riverside County Parks

- Regional Trail
- Community Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Class 2 Bike Path
- Open Space Trail
- Design Guidelines Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- RCHA Trail
- Private Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

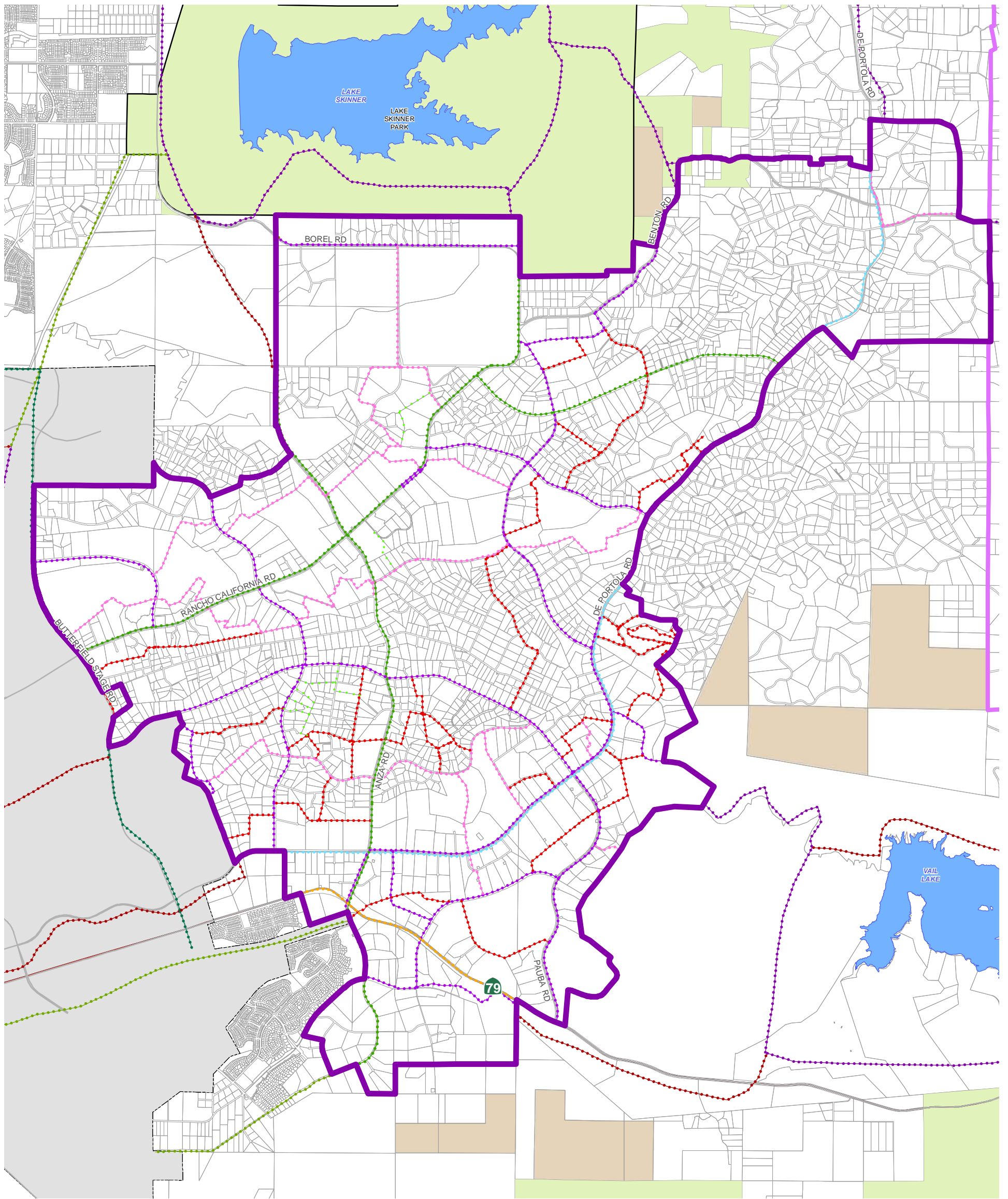
September 14, 2011

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TEMECULA VALLEY WINE COUNTRY CURRENT TRAILS AND BIKEWAY SYSTEM



Data Source: Riverside County Parks

- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional / Open Space Trail
- Class 2 Bike Path
- Class 3 Bike Path
- Private Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

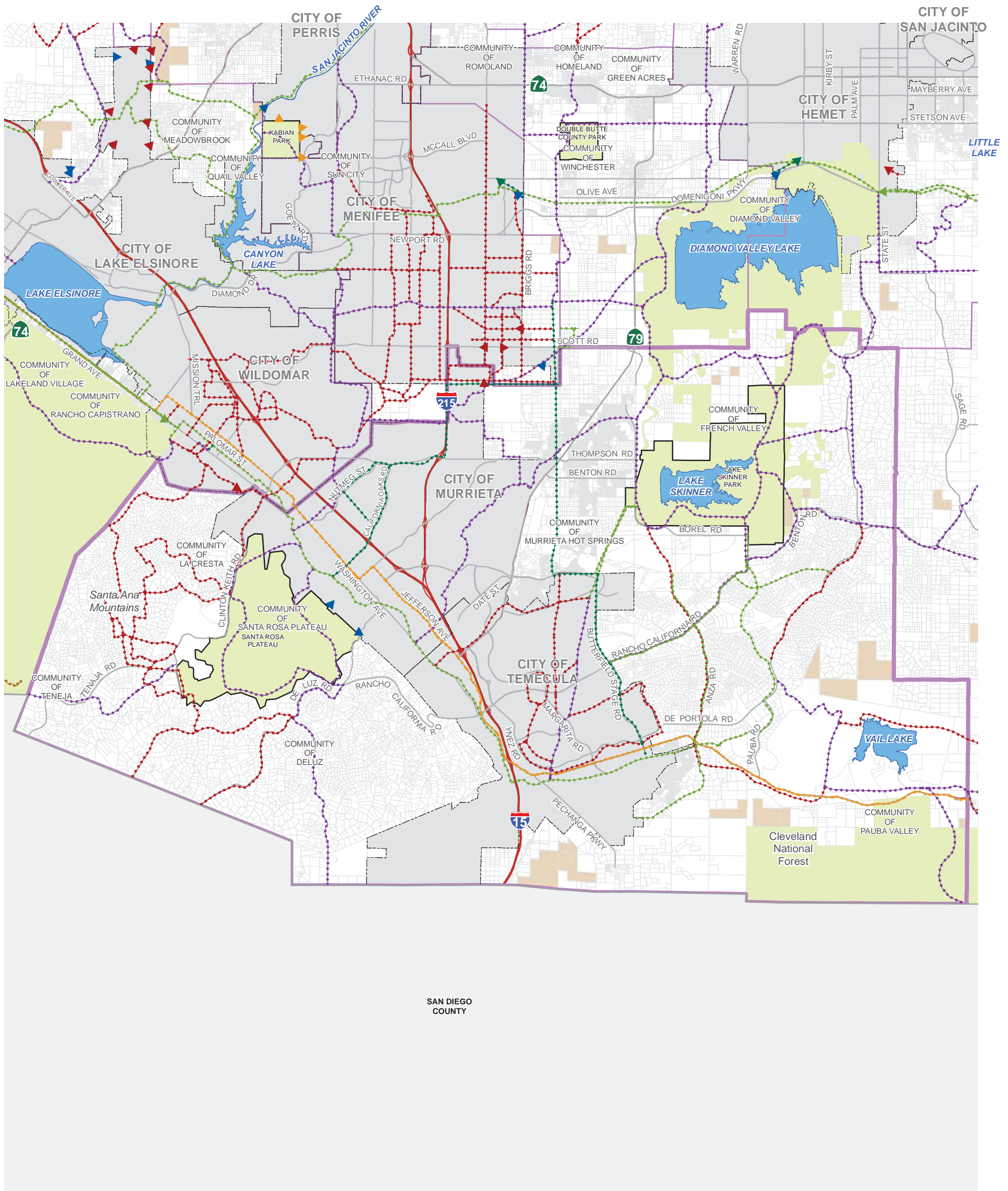
September 14, 2011

Miles

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TEMECULA VALLEY WINE COUNTRY PROPOSED TRAILS AND BIKEWAY SYSTEM



Data Source: Riverside County Parks

- Regional Trail
- Community Trail
- Combination Trail (Regional Trail / Class 1 Bike Path)
- Class 1 Bike Path
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 8

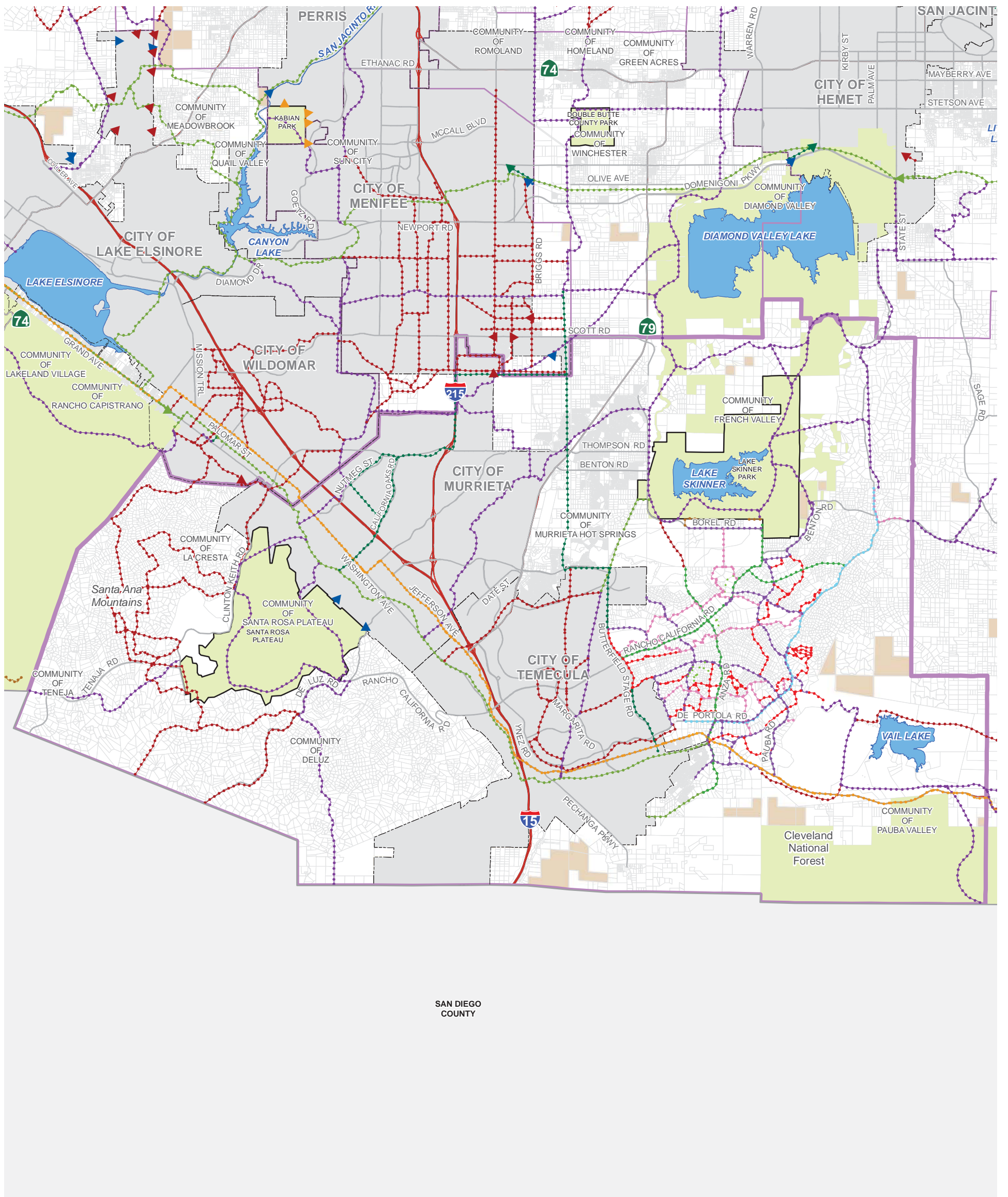
September 14, 2011

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SOUTHWEST AREA PLAN TRAILS AND BIKEWAY SYSTEM



Data Source: Riverside County Parks

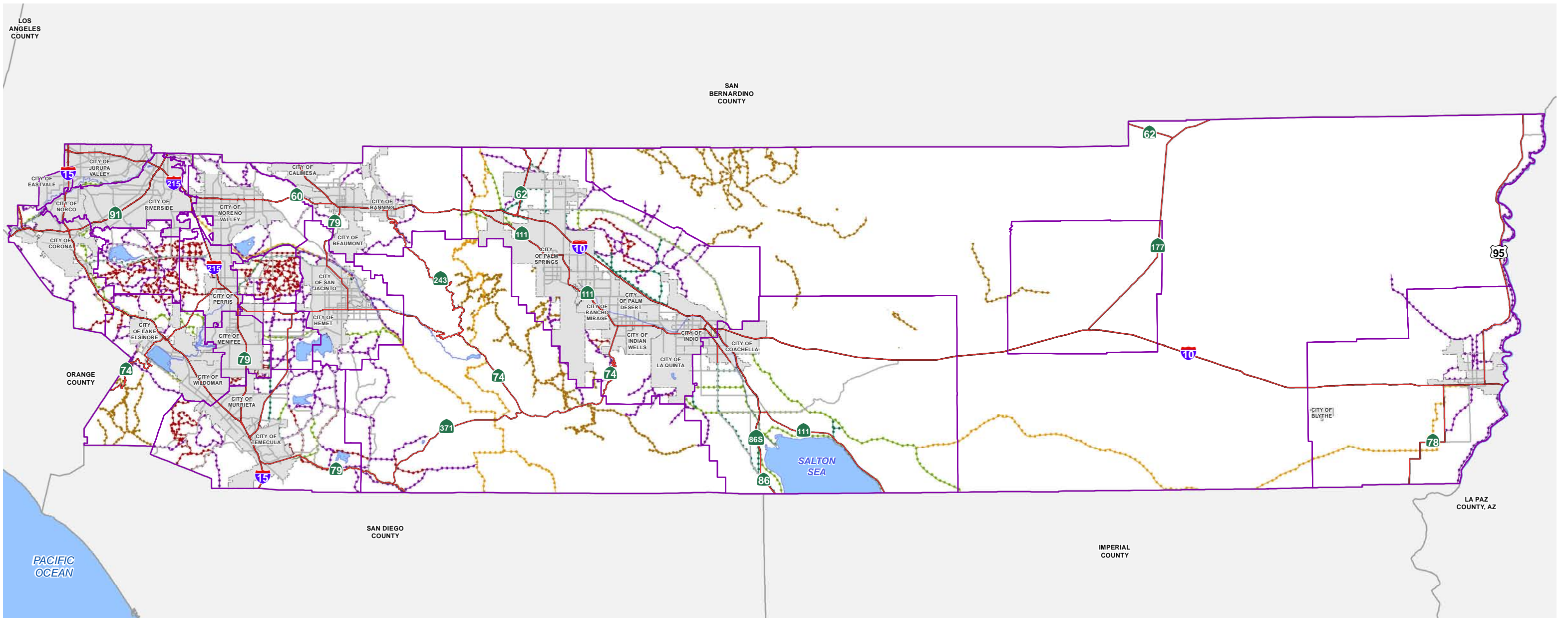
- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional / Open Space Trail
- Class 2 Bike Path
- Class 3 Bike Path
- Private Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 8



Source: Riverside County











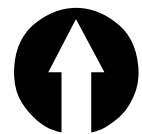
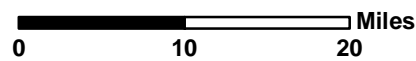
-  Regional Trail
-  Community Trail
-  Combination Trail (Regional Trail / Class 1 Bike Path)
-  Class 1 Bike Path
-  Historic Trail
-  Non-County Public and Quasi-Public Lands Trails
-  Area Plan Boundary
-  City Boundary
-  Waterbodies
-  Highways

Figure C-7



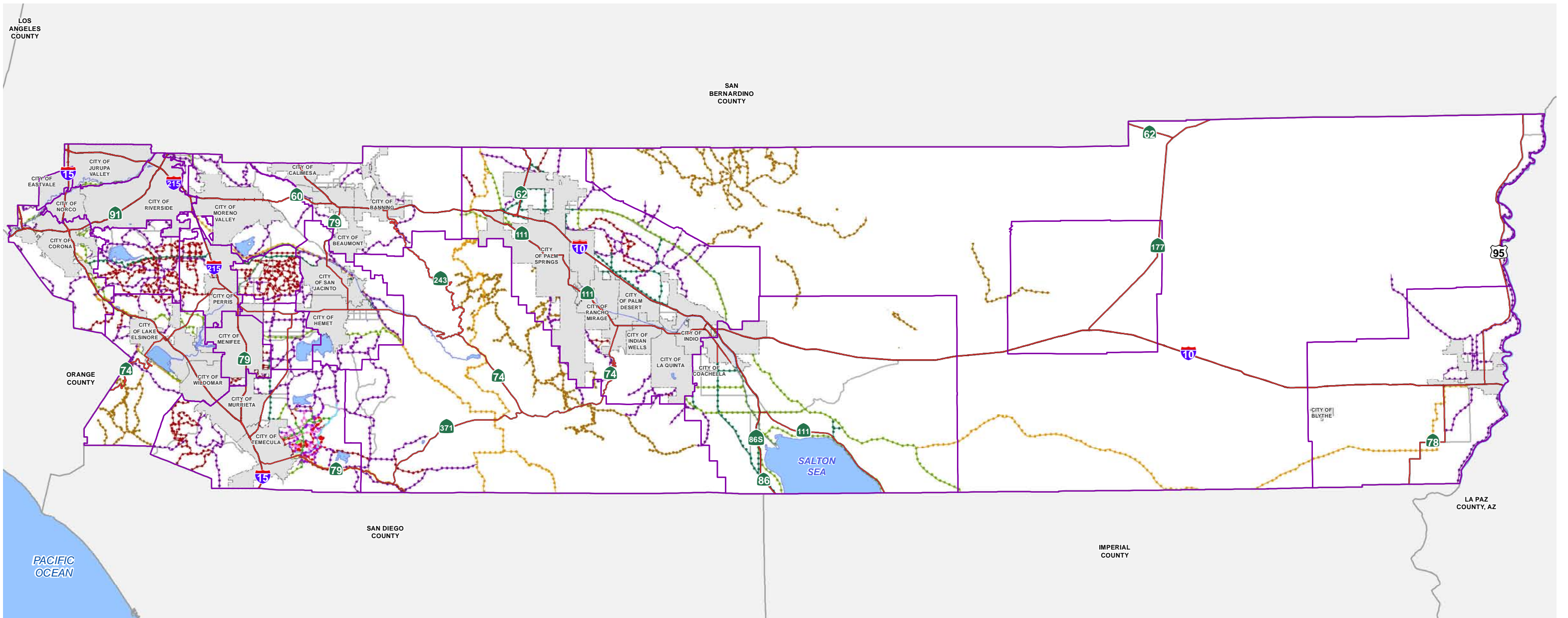
September 14, 2011



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RIVERSIDE COUNTY TRAILS AND BIKEWAY SYSTEM

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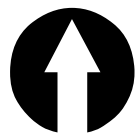


Source: Riverside County

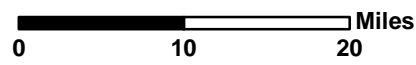
Path:\Agency\Images\Projects\Planning\GIS\Staff\Report\Figure C-7 Proposed Bikeway and Trails.mxd

- | | | | | | |
|--|---|--|--|--|---------------------------|
| | Combination Trail (Regional / Class 1 Bike Path) | | Non-County Public and Quasi-Public Lands Trails | | Area Plan Boundary |
| | Class 1 Bike Path | | Regional / Open Space Trail | | Highways |
| | Regional Trail | | Class 2 Bike Path | | Waterbodies |
| | Community Trail | | Class 3 Bike Path | | City Boundary |
| | Historic Trail | | Private Trails | | |

Figure C-7



September 14, 2011



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RIVERSIDE COUNTY PROPOSED TRAILS AND BIKEWAY SYSTEM



NON-MOTORIZED TRANSPORTATION

A well-planned and built trail system can provide for an improved quality of life for Riverside County residents by providing a recreational amenity and by providing a viable alternative to the automobile. Ideally, this system would connect community centers, residential neighborhoods, recreational amenities, employment centers, *schools*, shopping areas, ~~and activity areas~~ *public spaces, and public transit*. Providing a safe user environment can encourage utilization of trails within commercial, office, and residential areas. Use of trails within recreation and natural open-space areas can be encouraged through proper signage and publicity.

Policies:

- C 15.1 Implement *a two-tiered system of trails*, and later expand *it into* an effective non-motorized transportation system.
- C 15.2 Seek financing to implement an effective non-motorized transportation system. This funding can include such *potential sources things* as state and federal grants, *County transportation funds, "in-lieu" fees, special assessments, redevelopment agency funds, parking meter revenues, other public and non-profit organization funds, developer contributions, and other sources*. (AI 36)
- C 15.3 Develop a trail system which connects County parks and recreation areas while providing links to open space areas, equestrian communities, local municipalities, and regional recreational facilities (including other regional trail systems), *and ensure that the system contains a variety of trail loops of varying classifications and degrees of difficulty and length*.
- C 15.4 ~~Periodically R~~review and update the *Trails and Bikeways Plan (Figure C-7) Regional Trail Map* in accordance with the review procedures and schedule of the General Plan, in order to *ensure assure its* compatibility with the other ~~elements~~ *components* of the County General Plan, and with the similar plans of *agencies such as* Western Riverside County Council of Governments, Coachella Valley Association of Governments, Riverside County Transportation Commission, *Regional Conservation Authority, Riverside County Habitat Conservation Authority* and all jurisdictions within and abutting Riverside County.
- C 15.5 Compliance with the Americans with Disabilities Act (ADA) standards will be assured so as to make ~~the~~ *trails system* user-friendly, ~~as much as reasonably~~ *where feasible*.
- ~~C 4.8~~ 15.6 ~~Provide, Encourage,~~ where feasible, the construction of overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways.



A parkway is located in, along, or adjacent to a stream's floodplain. Ordinarily it extends the length of the stream but may be broken into segments. Road and trailside parks are part of a parkway.

Regional Trails are designed to connect parks and provide linkage opportunities between open space areas and regional recreation areas.

Community Trails create linkages similar to region trails, but are local serving.



Multipurpose Recreational Trails

The trails proposed for Riverside County are designed to serve several different groups. They are intended for the use of equestrians, hikers, joggers, non-motorized bikers, as well as the casual walker. Depending on where ~~a the~~ trail is located *and how it is designed and constructed* will affect the type of use the trail gets, but ~~most all~~ trails are open to *a variety all* of these uses.

Riverside County currently has one developed trail that ~~is the~~ *Riverside County Regional Park and Open Space* maintains, the Santa Ana River Trail. The Santa Ana River Trail is part of a planned regional trail extending across multiple jurisdictions from the Pacific Ocean in Orange County to the San Bernardino Mountains in San Bernardino County. Some communities have trails which are built and are maintained by another entity such as a homeowners' association, a community service area, or a local park and recreation district. These trails lack connectivity to other parts of the County trail system, resulting in a fragmented system. Providing connectivity between County trails and between County trails and State and Federal trails, historic trails, and trails in other jurisdictions, will be instrumental in creating a usable trail system.

The Riverside County Regional Park and Open Space District has prepared and adopted a Trails Development Standards Policy Manual, which is anticipated to be the District in all trails planning, construction, and maintenance activities.

Riverside County has ~~four~~ *several* types of recreational trails *and in addition, several sub-classifications, and other categories of trails, as described below:*

Regional Trails - These are the ~~main~~ *primary long distance* trails within the County, *and are usually designed to provide linkages between communities, regional parks, and open space areas. They are* generally maintained and operated by the Riverside County *Regional Parks and Open Space District. ~~They are designed to eventually provide linkages between areas which could be quite distant from each other.~~* They are also designed to connect with *trails in* State and Federal *parks, forests, and recreational areas* ~~trails~~, as well as trails within *cities and* other jurisdictions. *Regional trails are designed to serve users needing soft trail surfaces, including equestrians, pedestrians, joggers, and mountain bikers. Regional trails will have a easement of 14 to 20 feet wide and a trail width of 10 feet.*

There are two types of Regional Trails. "Regional Urban and Rural Trails" are the first type, and they primarily connect communities, parks, and open space areas. They are built with 10' to 12' wide unpaved soft surfaces, and are generally sited within 20' wide (width may be permitted to vary) easements. Regional Urban and Rural Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, by the Transportation Department through Lighting and Landscape Maintenance Districts, or by other entities subject to approval by the County.

"Regional Open Space Trails" are intended for both open space areas associated with private developments and for publicly and quasi-publicly managed open space areas, where it is necessary to minimize both the impacts of human usage on the landscape and the level of trail maintenance required. These are generally existing trails, but some new trails may be built. These trails have 2' to 4' wide unpaved surfaces, within easements that are typically 10'



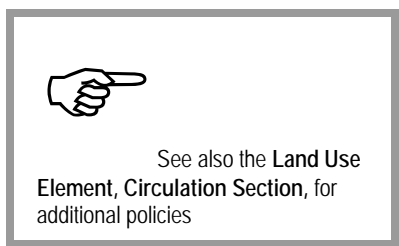
wide. Regional Open Space Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, or by public or quasi-public entities that either already own the open space areas that contain or would contain the trails, or have agreed with the County to accept open space areas and trails within them for maintenance.

(See Figure C-7 8 for *Regional Trails* cross sections and details)

Community Trails - These trails are designed to link areas of a community to the regional trail system and to link areas of a community with each other. Such trails are typically maintained and operated by a local parks and recreation district *or other governmental entities empowered and funded to maintain trails. Community Trails are designed for trail users preferring a soft trail surface, including equestrians, pedestrians, joggers, and mountain bikers.* Community Trails will *be sited within have an easements or portions of road right-of-ways (ROWs) of 10 to up to 14 feet wide. and a trail width of 8 feet.* See Figure C-8 for *Community Trails* cross sections and details.

~~In addition to multipurpose recreational trails, the Riverside County Transportation Department also plans and/or implements a countywide system of bikeways. A system map may be found in Figure C-7. Policies in this section focus on the refinement of the current countywide trails plan and seek to expand implementation of the trail system.~~

Historic Trails - These *trails* are designated historic routes that recognize the rich history of Riverside *County*. The Historic Trails designated ~~on the~~ on the Bikeways and Trails Plan, Figure C-7, include: The Juan Bautista de Anza National Historic Trail, the Southern Immigrant Trail, the Pacific Crest *National Scenic Trail, the California Riding and Hiking Trail, and the Bradshaw Route Trail*. The Historic Trails routes designations are graphical representations of the general location of these historic routes and do not necessarily represent a planned Regional, ~~or~~ Community, *or other type of existing or planned Trail.* ~~In some cases, these trails have more detailed planning documents which describe interpretive routes for autos and/or non-motorized modes of Transportation.~~ There ~~generally~~ are Regional or Community Trail designations that *could more or less* either follow or parallel these routes, ~~thus~~ providing opportunities to recognize the historic significance of these routes and affording the prospect of developing interpretive centers and signage.



~~**Non-County Public Lands Trails National Forest and BLM Trails** - Trails within the San Bernardino and Cleveland National Forests, Joshua Tree National Park, Santa Rosa and San Jacinto Mountains National Monument, public lands managed by the Bureau of Land Management, lands owned by the County of Riverside, the Western Riverside County Regional Conservation Authority, the Riverside County Habitat Conservation Agency, and other national, state, and local public or private lands such as those owned by the Nature Conservancy, Riverside Land Conservancy, and The Wildlands Conservancy, that are open to public usage, National Forest and BLM Trails are also depicted on the Bikeways and Trails Plan, Figure C-7. Such trails are managed and maintained by the responsible - Federal, *state, or other* agencies. While the County has no jurisdiction over such trails, they are shown on the County plan to indicate connectivity. ~~much as the trails within cities are shown.~~~~

Other Types of Trail Classifications: In order to accommodate local community needs, some variances in purpose or design standards for certain local trails may be appropriate. Trail plans shown in Design Guidelines documents adopted



County of Riverside General Plan

DRAFT Circulation Element- November 21, 2011

by the County are types of localized trail classifications that may be appropriate at the community-specific level.

Design Guidelines have been developed for several of the County's communities, and more may be adopted in the future. The Mecca, Thermal, Vista Santa Rosa, Bermuda Dunes, Desert Edge, Lakeview/Nuevo, and Temescal Valley Design Guidelines each contain some trail development standards that are different from countywide trail standards, and that are unique to those communities. These customized Design Guideline trail standards were prepared with extensive local citizen input, and in close cooperation between the County and special districts that would be involved in the construction and/or maintenance of such trails.

Other, major trail corridors may have different types of designations along their routes through Riverside County. For example, the Santa Ana River National Recreation Trail contains components designated as Class I Bikeway, Regional Trail, and Combination Trail in its course along the Santa Ana River, for the most part along both sides of the river, connecting Riverside County to Orange and San Bernardino Counties.

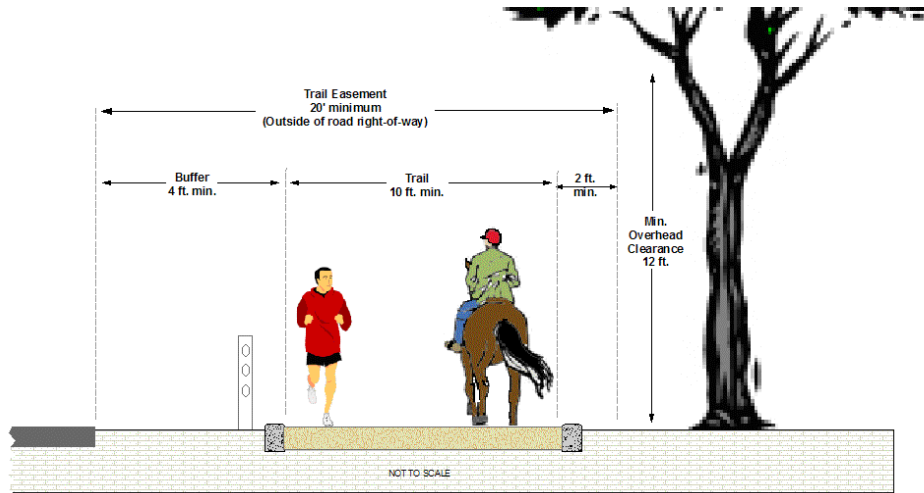
Policies:

- C 16.1 Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7. *(AI 33)*
- C 16.2 Develop a multi-purpose ~~recreational~~ trail network with support facilities which provide a linkage with regional facilities, *and require trailheads and staging areas that are equipped with adequate parking, bicycle parking, restrooms, informative signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities.* (AI 35)

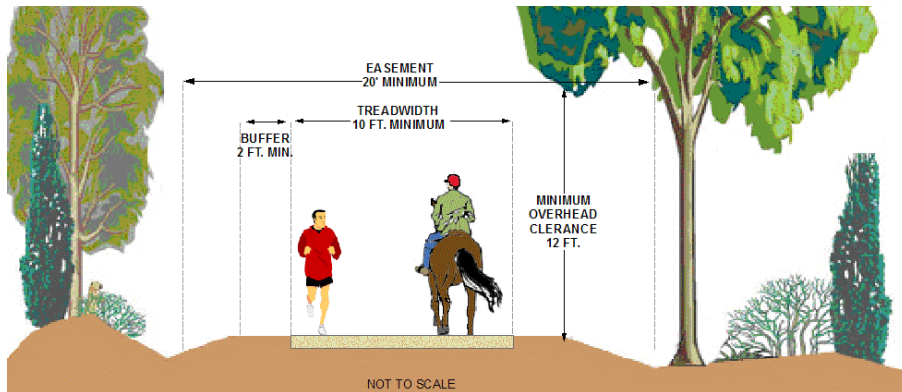


Figure C- 1 Bikeways and Trails Plan
(See Separate Maps)

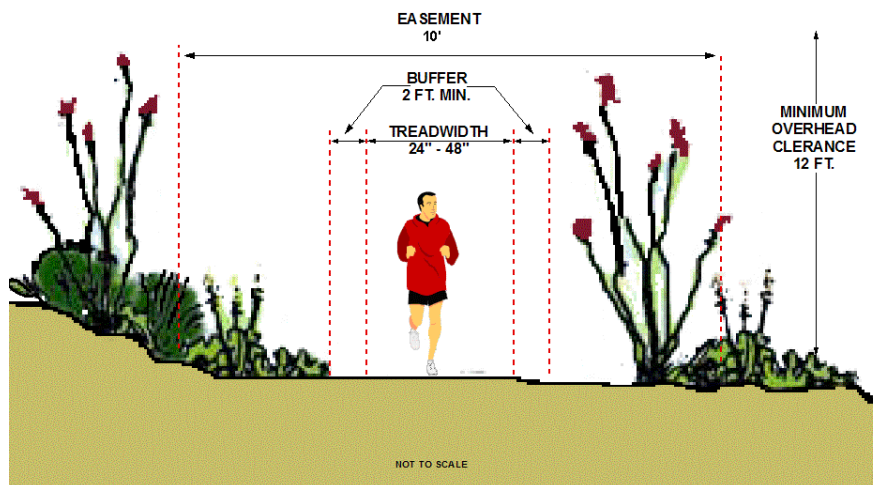
Figure C- 2 Trails Types Classification Details



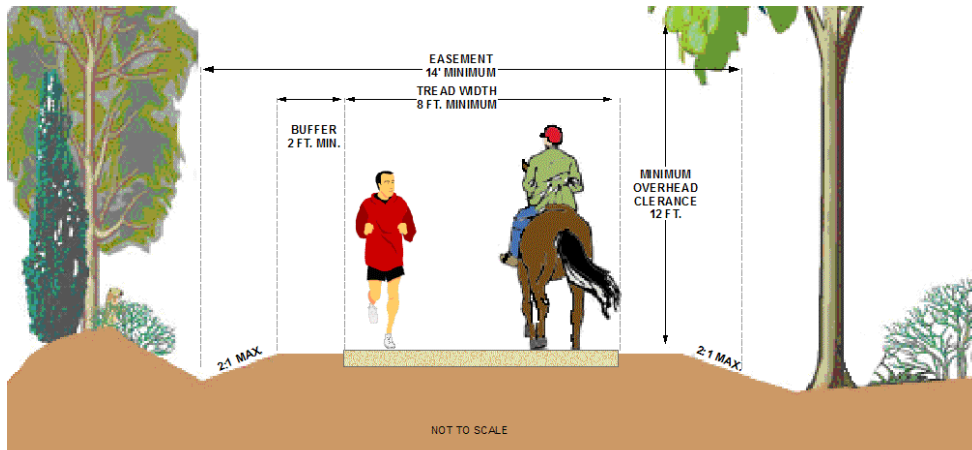
REGIONAL TRAIL - IN URBAN AREAS



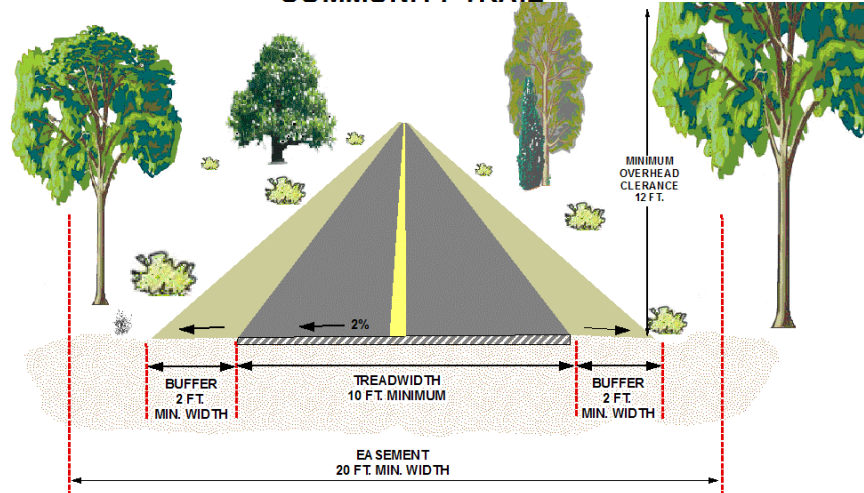
REGIONAL TRAIL - IN RURAL AREAS



REGIONAL TRAIL - IN OPEN-SPACE AREAS

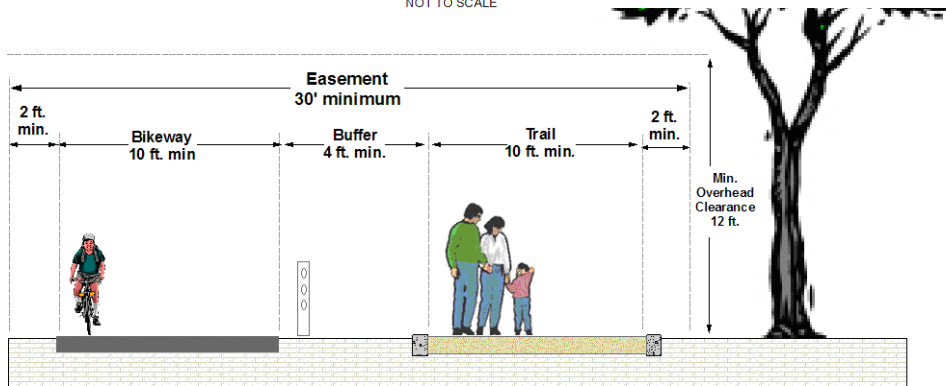


COMMUNITY TRAIL



CLASS I BIKEWAY

NOT TO SCALE



CLASS I BIKEWAY/REGIONAL TRAIL - IN URBAN AREAS



- C 16.3 Require that trail alignments either provide access to or link scenic corridors, schools, parks, *bus stops, transit terminals, park and ride commuter lots, and other natural areas and other areas of concentrated public activity, where feasible.*
- ~~a.~~ Require that all development proposals located along a planned trail or trails provide access to, *dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads.*
- a. *Require that all specific plans and other large-scale development proposals include trail networks as part of their circulation systems, and that the trails connect with other existing and planned trails, recreation areas, schools, and parks near the development proposals.*
- ~~i) b.~~ Ensure that ~~existing and~~ new gated communities, *and where feasible, existing gated communities, do not preclude trails accessible to the general public from traversing through their boundaries.*
- c. *Provide buffers between streets and trails, and between adjacent residences and trails.*
- d. *Make use of already available or already disturbed land where possible for trail alignments.*
- ~~b) e.~~ Require that existing and proposed trails within Riverside County connect with those in other neighboring *city, county, state, and federal jurisdictional areas.*
- C 16.4 Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. *(AI 33)*
- a. Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.
- C 16.5 Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas. These potential corridors include, *but are not limited to,* the rights-of-way for:
- a. water mains;
- b. water storage project aqueducts;
- c. irrigation canals;
- d. flood control;
- e. sewer lines; ~~and~~
- f. fiber optic cable lines,
- g. *gas lines,*
- h. *electrical lines, and*
- i. *fire roads, railroads, and bridges.*
- C 16.6 Adhere to the following trail-development guidelines when siting a trail:
- a. ~~Permit urban trails to be located in or along transportation rights-of-way in fee, utility corridors, and irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more services at less cost in one corridor. Require, where feasible, trails in urban areas to be located either outside~~



of road rights-of-way or within road rights-of-way with additional dedicated right-of-way in fee required, and/or co-locate such trails in utility corridors, and adjacent to irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more trail services at less cost in (combined function corridors).

- b. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible.
 - i) Where a separate right-of-way is not feasible, maintain recreation trails within the County *or Flood Control* right-of-way, *where feasible*.
- c. *Develop and implement Use* trail design standards which will minimize maintenance due to erosion or vandalism.
- d. *Maximize visibility and physical access to trails from streets and other public lands.*
- e. *Provide a trail surface material that is firm and unyielding to minimize erosion and injuries.*
- ~~e~~ f. When a trail is to be ~~reserved~~*obtained* through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties.
- e g. Consider the use of abandoned rail lines as multipurpose "rail-trails" *corridors through the "Rails-to-Trails" program. for multi-purpose trails.*
- ~~f~~ h. Place all recreation trails ~~a~~ safe distances from the edges of active aggregate mining operations and separate them by physical barriers, *such as fences, berms, and/or other effective separation measures.* ~~i~~ Avoid placing a trail where it will cross an active *mined materials* haul route.
- ~~g~~ i. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public roads with high amounts of traffic. *Design and build trail crossings at intersections with proper signs, signals, pavement markings, crossing islands, and curb extensions to ensure safe crossings by users. Install trail crossing signs at the intersections of trail crossings with public roads to ensure safe crossings by users.*
- ~~h~~ j. *Design and construct trails that properly account for Take into consideration* such issues as sensitive habitat areas, *cultural*, flooding potentials, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and recreation. ~~when designing and constructing trails.~~
- ~~i~~ k. Coordinate with other agencies and/or organizations (such as the U.S. Fish and Wildlife Service, *National Park Service, Bureau of Land Management*, and the *state* Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic, *cultural*, and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled.
- ~~j~~ l. Work with landowners to address concerns about privacy, liability, security, and trail maintenance. (AI 3, 35, 36, 38, 39, 40, 41, 42).
- m. *Regional Urban, Regional Rural, and Regional Open Space trails should be designed so as to be compatible with the community contexts in which the trails are being sited.*



- n. Driveway crossings by trails should be designed and surfaced in a manner compatible with multipurpose trails usage. Except for local, neighborhood-serving trails that are not intended as primary community linkages, select routes for trails that minimize driveway crossings.*
- o. Benches, fencing, water fountains, trees and shading, landscape buffers, rest stops, restrooms, and other trail-related amenities shall be provided where appropriate.*
- p. All trails along roadways shall be appropriately signed to identify safety hazards, and shall incorporate equestrian crossing signals, mileage markers, and other safety features, as appropriate.*
- q. Information about the County's trail system shall be provided at the Riverside County Park and Open Space District and online in order to make the public aware of the County's trail system.*
- r. Trails designed to accommodate equestrians shall not be sited along sound walls, project boundary walls, and other walls that effectively obstruct visibility beyond the edge of a trail.*
- s. All trail surfacing shall be appropriate to an array of users of the trail. Soft-surfaced trails shall have smooth, firm, slip-resistant surfacing so as to minimize foot and ankle injuries.*
- t. Use already available or disturbed land for trails wherever possible for new or extended trails.*
- u. Use pervious pavement or bio-swailes along paved trails to assist in maintaining water quality.*
- v. Offer consultation to local Native American tribes for any proposed trails under the mandates of "SB18" Traditional Tribal Places Law.*

C 16.7 *Require the installation (where appropriate and pursuant to County standards) of the appropriate styles of fencing along trail alignments that separate trails from road right-of-ways (ROWs), or where trails are located within road ROWs, that provide adequate separation from road traffic, in order to adequately provide for public safety. Examples of such fence types include simulated wood post and rail fencing constructed of PVC material, wood round post and rail, and wood-textured concrete post and rail fencing. ~~a simulated split rail fence with 2 to 3 rails constructed of white PVC material separating road rights of way from adjacent trail easements.~~ (AI 3)*

Bikeways

Riverside County's bikeway system is included as part of the County's circulation system *Trails and Bikeways Plan mapping*. Planned bicycle routes are shown on the Bikeways and Trails Plan, Figure C-7. The County uses three types of bike path classifications:

Class I - Provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross-flow minimized. *The right-of-way for Class I Bikeways may be substantial, separated from roadways by landscaped strips or other barriers. In some cases, where appropriate, Class I Bikeways may be designed and signed to also permit golf carts.*

Class II - ~~Provides a striped lane for one-way bike travel on a street or highway. Class II Bikeways, or bike lanes, are intended for preferential use by bicycles,~~



and are provided for within the paved areas of roadways. Bike lane pavement striping and other markings, and bikeway signs are intended to promote an orderly flow of traffic by establishing demarcations between lanes designated for bicycles and lanes designated for motor vehicles. Bike lanes are one-way facilities that follow the flow of motor vehicle movement.

Class III Bikeways: *Class III Bikeways, or bike routes, are intended to provide continuity within the bikeways system, usually by connecting discontinuous segments of Class I and Class II Bikeways. Bike routes are shared facilities, either with motor vehicles on roads or with pedestrians on sidewalks, and bicycle usage of the facilities is considered secondary. Bike routes are not marked on pavement but are supported by signs.*

Class I Bike Path/Regional Trail (Combination Trail) ~~This functions as a regional connector to link all of the major bodies of water in Western Riverside County and to provide the opportunity for long distance users to take advantage of this system for long one-way or loop-type trips. This system may also take advantage of existing or planned Class I Bike Paths, Regional Trails, and/or Community Trails for several combinations of easements, connections, or links. Bicycles are also allowed on regional and community trails, which allow all types of non-motorized use. However, Class I bike paths, and Class II bike lanes, and Class III signed bike routes are designed for bicycle use only. As with non-motorized trails, a connected system of bikeways is needed to encourage this alternative transportation method among County residents.~~

Combination Class I Bikeway/Regional Trails

Combination Class I Bikeway/Regional Trails (Combination Trails) *function as regional connectors linking together the urban and rural communities and major water bodies and parks in the County and provide opportunities for long-distance users to take advantage of this system for long one-way or loop-type trips. This system also links together existing and planned Class I Bikeways, Regional Trails, and other types of trails to enhance County residents' access to the trail system.*

Combination Class I Bikeway/Regional Trails (also called Combination Trails) include both a Class I Bikeway, with a 20' wide paved surface, marked for two-way traffic, for use primarily by bicyclists and pedestrians, and a Regional Urban and Rural Trail, with a 10' – 12' wide soft surface, for use primarily by equestrians and pedestrians, located either in tandem on one side of a street, river, or other major linear feature, or in "split" fashion, with one function (Class I Bikeway) of the Combination Trail located on one side of the street or other linear geographical feature, and the other type (Regional Urban or Rural Trail) located on the other side of the street or linear feature.

Combination Trails generally require 30' wide easements where both components of the trails are situated in tandem on one side of a street or linear feature. Where the trail components are split along a street or other linear feature, the easements required will generally be the same as for Class I Bikeways (generally 20' wide) and Regional Urban and Rural Trails (generally 20' wide) when built separately. Unless maintained by a County Service Area (CSA) or a special parks district, Combination Trails are usually maintained by the Riverside County Regional Park and Open Space District, or by the Transportation Department through a Landscape and Lighting Maintenance District.



See Figure C-8 for Combination Trails cross-sections and details.

Policies:

- C 17.1 Develop Class I Bike Paths, Class II Bike Lanes and Class I Bike Paths/Regional Trails (Combo Trails) as shown in the Trails Plan (Figure C-7), to the design standards as outlined in the California Department of Transportation Highway Design Manual, *adopted County Design Guidelines (for communities that have them), the Riverside County Regional Park and Open Space Trails Standards Manual*, and other County Guidelines. (AI 34, 41)
- C 17.2 Require bicycle access between proposed developments and other parts of the County trail system through dedication of easements and construction of bicycle access ways.
- C 17.3 Ensure that the bikeway system incorporates the following:
- Interconnection *throughout and between* ~~of~~ cities and unincorporated communities;
 - Provision of lanes to specific destinations such as state or county parks;
 - Provision for *recreational bicycle riding and* bicycle touring; and
 - Encouragement of bicycle commuting. *Encouragement of golf cart commuting within a community.*
 - Connect bikeways to all urban transit centers and systems (bus stops and Metrolink stations).*
 - Provide bicycle parking at transit stops and park-and-ride lots.*
- C 17.4 Ensure that alternative modes of motorized transportation, such as buses, trains, *taxi cabs*, etc., plan and provide for transportation of recreational and commuting bicyclists and bicycles on public transportation systems. *Coordinate with all transit operators to ensure that bicycle facilities are provided along and/or near all transit routes, whenever feasible. New land developments shall be required to provide bicycle facilities due to existing or future planned transit routes.*

Acquisition, Maintenance, and Funding of Multipurpose Trails *and Bikeways*

The implementation of a usable trail network in Riverside County will require a combination of several strategies including land acquisition, trail maintenance, and funding for trails. The following policies identify actions which will enable the County to facilitate the creation and upkeep of these valuable facilities.

Policies:

- C 18.1 ACQUISITION (AI 33)
- Promote public/private partnerships for trail acquisition.
 - Seek ways to build a trail system affordably, and seek partners in doing so within a reasonable time frame, possibly in stages, to serve all trail communities, and upgrade the system of linkages/destinations.*



- ~~b~~-c. Determine which public and/or private agencies have *existing* easements ~~or existing~~, unused rights-of-way, which potentially could be incorporated as trail linkages throughout Riverside County. Such agencies may include the Riverside County Flood Control *and Water Conservation* District, *regional and local parks districts and transportation agencies*, various utility companies/districts, and Railroad companies, leverage – use roads, dirt roads, as trails routes, to foster partnerships, get the trails built and managed, etc.
- ~~e~~-d. Evaluate the potential use of private-landowner tax credits for acquiring necessary trail easements and/or rights-of-way. A system such as this would allow a landowner to dedicate an easement for trail purposes in exchange for having that portion of the property assessed as open-space instead of a higher land-use category.
- e. Seek to connect existing cul-de-sacs to each other, and to trail networks. In rare occasions, this may entail purchasing homes at the ends of streets, constructing the connections, and reselling the homes.*
- f. Wherever possible and to the extent consistent with overall trail system objectives, use trail designs and locations that minimize construction and maintenance costs.*

C 18.2 **MANAGEMENT AND MAINTENANCE**

- a. Implement maintenance options such as the use of volunteers, associations, or private landowner maintenance agreements, and/or adopt-a-trail programs sponsored by various groups,
- b. Implement methods to discourage unauthorized use of trails by motorized vehicles, which may cause trail deterioration, create an unsafe environment, and/or disrupt the enjoyment of the trails by legitimate trail users. These methods may include the installation of gates and motorcycle barriers, posting signs prohibiting unauthorized activities, or implementing educational programs to encourage the proper use of trails.
- c. Research the potential for, and consider establishing a countywide trail management entity that will facilitate the acquisition of adequate funds for trail maintenance.
- d. Research the potential for, and consider establishing a separate agency within the County to manage and maintain the County's trails system. .
- e. Use trail designs that remove or limit injury/safety liability concerns.*
- f. Use trail designs that minimize trail maintenance costs.*



C 18.3 FUNDING

- a. Solicit all possible sources of funding to plan, acquire, and construct recreational trails. Sources can include, but not be limited to, development mitigation fees, private foundation grants, and/or funds/*assessments* from local, regional, State, and Federal government entities. *(AI 36, 37)*
- b. Persuade local communities to finance their own community trail systems through the use of special tax *assessment* districts. If applicable, these districts should also provide adequate regulation for the keeping of horses.

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1
2 Equestrian activities are quite complimentary to the rural character of this policy area. The
3 Wine Country – Equestrian (WC-E) zoning classification is intended to support equestrian activities in
4 certain geographic areas of this policy area. Incidental equestrian uses, such as polo-grounds, western
5 stores, restaurants, rodeo arena, and petting zoo, shall be authorized only when they are secondary, and
6 directly related to commercial equestrian establishment as defined in the following sections.

7 In addition, there is a need to ensure compatibility and balance of residential and
8 commercial activities in this policy area. The Wine Country – Residential (WC-R) zoning classification is
9 intended to allow clustering of residential density in certain geographic areas of this policy area.
10 Clustering of residential density shall be allowed only in conjunction with permanent preservation of
11 vineyards or equestrian lands as defined in the following sections.

12 SECTION 14.91. DEFINITIONS. As used in this article, the following terms shall
13 have the following meanings:

- 14 a. BED AND BREAKFAST INN. Usually a dwelling unit, but sometimes a small
15 facility, with 10 or fewer hotel rooms, which provides lodging and breakfast for
16 temporary overnight occupants, in return for compensation. This facility may have
17 a kitchenette (small counter with microwave, cabinets and mini refrigerator), but no
18 provision for cooking (on stove or grill) in a room.
- 19 b. CLUSTERED DEVELOPMENT. A development, in which the allowed number
20 of dwelling units (density yield) are placed in closer proximity than usual, with the
21 purpose of permanently preserving vineyards or equestrian lands, pursuant to the
22 development standards of Section 14.96.c.
- 23 c. COTTAGE INDUSTRY. A home-based occupation or service carried on by a
24 resident within their dwelling in return for compensation. Such activity is
25 conducted in a manner not to give an outward appearance, or manifest any
26 characteristics of a business in the ordinary meaning of the term. Cottage industry
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1 may include, but not be limited to, knitting, sewing, quilting, pottery, accounting,
2 book-binding, cooking, etc.

3 d. COTTAGE INN. A dwelling unit with 5 or fewer bedrooms, which provides
4 lodging and breakfast for temporary overnight occupants in return for
5 compensation and which is solely owned and operated by the property owner. A
6 Cottage Inn may have a small preparation kitchen utilized for non monetary
7 consumption of food for the inn-guests.

8 e. COUNTRY INN. A mid-size facility, usually an extension of the main dwelling
9 unit, with 11 to 20 hotel rooms, which provides lodging and breakfast for
10 temporary overnight occupants, in return for compensation. This facility may have
11 a kitchenette (small counter with microwave, cabinets and mini refrigerator), but no
12 provision for cooking (on stove or grill) in a room.

13 f. EQUESTRIAN. Pertaining to horses and horse riders.

14 g. EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses are kept,
15 sheltered, trained, nursed, or boarded in return for compensation. An equestrian
16 establishment may include enclosed stalls, horse-shelters, horse-arena, paddocks,
17 pens, as well as associated appurtenant structures or buildings, including but not
18 limited to, barns, tack sheds, washing stations, hot walkers or other horse exercise
19 equipment storage areas, horse training schools, small-scale animal hospitals, feed
20 storage facilities, covered forage/hay storage areas, equestrian trail riding areas,
21 horse trailer parking areas, and other similar type of facilities.

22 h. EQUESTRIAN LAND. A fenced-in open area in which the grazing of horses or
23 other livestock may occur. Equestrian lands are actively managed to control weeds
24 as well as suitability for use by livestock. Equestrian land may include horse
25 holding areas, open corrals, exercise areas, riding area, or horse racing rings as long
26 as no buildings or structures are present on it.

- 1 i. GRAPES. A smooth-skinned fruit that grows in clusters on vines, the juice of
2 which is fermented to make grape wine.
- 3 j. GRAPEVINES. Vines used to grow grapes.
- 4 k. HORSE SHOW FACILITY. A small or medium size equestrian facility, which
5 provides a venue for judged exhibition, training event, competition of horses or
6 equestrian sport activities. The maximum number of guests may not exceed 5
7 guests per acre per event.
- 8 l. HOTEL. A bed and breakfast inn, country inn or large scale lodging facility with
9 more than 20 rooms/suites, which provides lodging and breakfast for temporary
10 overnight occupants, in return for compensation. A hotel may have a kitchenette
11 (small counter with microwave, cabinets and mini refrigerator), but no provision
12 for cooking (on stove or grill) in a room or suite.
- 13 m. HOTEL ROOM. A lodging room with bathroom access, which accommodates
14 one or two persons and contains basic furniture, such as one or two beds,
15 nightstands, a dresser, a desk, a chair, a wardrobe or built-in closet, and a
16 television.
- 17 n. HOTEL SUITES. A hotel-room, which accommodates a maximum of four
18 persons, and which generally, contains one bedroom and other rooms/spaces for
19 living, kitchenette, closet, luxury bathroom etc. with one external access.
- 20 o. PRODUCTION LOT. An independent lot of twenty (20) acres gross or more that
21 is set-aside for planting vineyards through a deed-restriction, fee-title purchase, or
22 other conservation mechanism.
- 23 p. RESORT. A full-service hotel, with hotel rooms, suites, or free standing villas,
24 which provides lodging and meals for visitors, in return for compensation. Such
25 self-contained large-scale lodging facility may provide additional commercial and
26 recreational uses such as spas, amphitheaters, conference rooms, golf-courses,
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1 banquet-halls etc. operated primarily by one entity for the convenience of the
2 guests thereof.

3 q. SPECIAL OCCASION FACILITY. An indoor or outdoor facility, which may
4 include a gazebo, pavilion, amphitheater, structure, building or auditorium, which
5 is used on special occasions such as wedding, party, concert, conference, charity
6 event, fundraiser etc. for a specific period of time in return for compensation. An
7 outdoor special occasion facility may involve a gazebo, pavilion, or amphitheater
8 for wedding ceremonies, concerts, or other celebrations. An indoor special occasion
9 facility may involve a structure, building or auditorium for wedding receptions,
10 conferences, or other celebrations.

11 r. TEMECULA VALLEY WINEGROWERS ASSOCIATION EVENT. Fundraising
12 efforts, normally 6 to 8 events per year, of member wineries of the Temecula
13 Valley Winegrowers Association, including the region-wide barrel tastings, where
14 the member wineries provides food and wine sampling for ticket holders, but
15 excluding crushing events.

16 s. VINEYARD. A farm where grapevines are planted, grown, raised or cultivated for
17 the purpose of producing grape wine.

18 t. WINERY. An agricultural facility designed and used to crush, ferment, and process
19 grapes into wine.

20 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)
21 ZONE. The following regulations shall apply to all WC-W Zone:

22 a. ALLOWED USES:

23 (1) One-family dwelling.

24 (2) Cottage Inn.

25 (3) Cottage Industry.

26 (4) Temecula Valley Winegrowers Association Event.

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1 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,
2 and herb gardening; orchards; apiaries; the drying, processing and
3 packing (other than canning) of fruits, nuts, vegetables and other
4 horticultural products where such drying, processing or packing is
5 primarily in conjunction with an agricultural operation or an
6 incidental commercial use as defined by Riverside County General
7 Plan policies and the provisions of this zone, and provided that the
8 permanent buildings and structures used in conjunction with such
9 drying, processing, and packing operations are not nearer than fifty
10 feet (50') from the boundaries of the premises, except when the site
11 is located next to Rancho California Road, Monte De Oro Road,
12 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
13 Road, Borel Road, Butterfield Stage Road, Calle Contento Road,
14 Camino Del Vino Road, and Hwy 79 S. the minimum setback
15 requirement shall be one hundred feet (100').

16 (6) The grazing of sheep where such grazing operation is conducted on
17 fields for the purpose of clearing stubble or unharvested crops,
18 without limit as to the number of animals per acre, for a period of
19 not more than 30 days in any six-month period for each lot.

20 (7) The non-commercial keeping, raising or boarding of horses, cattle,
21 sheep and goats on lots 20,000 square feet or larger and 100 feet in
22 width, provided they are kept not less than 50 feet from any
23 dwelling units other than a dwelling unit located on the same lot.
24 The number of such animals is not to exceed two (2) animals per
25 gross acre of all the land available; provided however, the
26 systematic rotation of animals with more than two (2) animals per
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1 gross acre is permitted so long as the total number of permitted
2 animals is not exceeded.

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

4 (9) The outside storage of materials such as irrigation equipment and
5 farming machinery is allowed as an accessory use with no limit
6 provided the materials are used in conjunction with a farm or
7 equestrian land. Otherwise, the outside storage of materials is
8 allowed as an accessory use on lots from one-half acre to one acre
9 provided the amount is limited to one hundred (100) square feet with
10 a maximum height of six feet (6') and is allowed as an accessory use
11 on lots one acre or larger provided the amount is limited to two
12 hundred (200) square feet with a maximum height of six feet (6').

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

16 (1) In addition to the principal dwelling, an additional one-family
17 dwelling may be permitted , including mobile homes on permanent
18 foundations, excluding the principal dwelling, shall be allowed for
19 each ten (10) acres of a farm. Any such additional dwellings shall be
20 located on a lot being farmed and may be occupied by the owner,
21 operator or employee of the farming operation as a one-family
22 residence provided:

23 a. The dwelling is not rented or offered for lease.

24 b. The dwelling units are located not less than fifty feet (50')
25 from any property line, except when the site is located next
26 to Rancho California Road, Monte De Oro Road, Anza
27 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
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1 Road, Borel Road, Butterfield Stage Road, Calle Contento
2 Road, Camino Del Vino Road, and Hwy 79 S. the minimum
3 setback requirement shall be one hundred feet (100’).

- 4 c. The dwelling units are screened from view at the front
5 property line by shrubs or trees.
- 6 d. The arrangement of the dwelling, sanitary facilities and
7 utilities conforms with all requirements of law including the
8 County Public Health Department and the County Building
9 and Safety Department.
- 10 e. The total number of such additional dwellings for any farm
11 shall not exceed four.

12 (2) A temporary stand for the display and sale of agricultural products
13 of any authorized use that are produced on contiguous lots owned or
14 leased by the owner or occupant of the premises. The duration of
15 sales from the temporary stand shall not exceed a period of three
16 continuous months or a total of six months during any calendar year.
17 The stand shall not exceed 300 square feet, shall not include any
18 permanent building or structure, shall be erected no earlier than
19 completion of any period of sales. Off-street parking shall be
20 provided as required in Section XXX of this ordinance, except that
21 no paving shall be required.

22 (3) Winery, only with an established on-site vineyard and a minimum
23 gross parcel size of ten (10) acres.

24 (4) The following appurtenant and incidental commercial uses, only
25 with a winery , an established on-site vineyard, and a minimum
26 gross parcel size of ten (10) acres:

- 27 a. Wine sampling room; and

1 b. Retail wine sales and/or gift sale.

2 (5) The following appurtenant and incidental commercial uses, only in
3 conjunction with a winery, an established on-site vineyard, and a
4 minimum gross parcel size of twenty (20) acre:

5 a. Wine sampling room;

6 b. Retail wine sales and/or gift sale;

7 c. Special occasion facility;

8 d. Hotel;

9 e. Day spas or professional culinary academy in conjunction
10 with hotels; and

11 f. Delicatessens and/or restaurants; however, drive-thru
12 restaurants are not permitted.

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

16 (1) Farm labor camps and

17 (2) The following appurtenant and incidental commercial uses, only in
18 conjunction with a winery, an established on-site vineyard, and a
19 minimum gross parcel size of forty (40) acres:

20 a. Wine sampling room;

21 b. Retail wine sales and/or gift sale;

22 c. Special occasion facility;

23 d. Resort;

24 e. Day spas or professional culinary academy in conjunction
25 with resorts; and

26 f. Delicatessens and/or restaurants; however, drive-thru
27 restaurants are not permitted.
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1 d. Clustered subdivision is permitted, only with an established on-site
2 vineyard, provided that a parcel map or tract map has first been approved pursuant
3 to the development standards of this section.

4 SECTION 14.93. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING
5 (WC-WE) ZONE. The following regulations shall apply to all the twenty-eight (28)
6 existing wineries within WC-WE Zone:

7 a. ALLOWED USES:

- 8 (1) One-family dwelling.
9 (2) Cottage Inn.
10 (3) Cottage Industry.
11 (4) Temecula Valley Winegrowers Association Event.
12 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,
13 and herb gardening; orchards; apiaries; the drying, processing and
14 packing (other than canning) of fruits, nuts, vegetables and other
15 horticultural products where such drying, processing or packing is
16 primarily in conjunction with an agricultural operation or an
17 incidental commercial use as defined by Riverside County General
18 Plan policies and the provisions of this zone, and provided that the
19 permanent buildings and structures used in conjunction with such
20 drying, processing, and packing operations are not nearer than fifty
21 feet (50') from the boundaries of the premises, except when the site
22 is located next to Rancho California Road, Monte De Oro Road,
23 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
24 Road, Borel Road, Butterfield Stage Road, Calle Contento Road,
25 Camino Del Vino Road, and Hwy 79 S. the minimum setback
26 requirement shall be one hundred feet (100').
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1 (6) The grazing of sheep where such grazing operation is conducted on
2 fields for the purpose of clearing stubble or unharvested crops,
3 without limit as to the number of animals per acre, for a period of
4 not more than 30 days in any six-month period for each lot.

5 (7) The non-commercial keeping, raising or boarding of horses, cattle,
6 sheep, and goats on lots 20,000 square feet or larger and 100 feet in
7 width, provided they are kept not less than 50 feet from any
8 dwelling units other than a dwelling unit located on the same lot.
9 The number of such animals is not to exceed two (2) animals per
10 gross acre of all the land available; provided however, the
11 systematic rotation of animals with more than two (2) animals per
12 gross acre is permitted so long as the total number of permitted
13 animals is not exceeded.

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

15 (9) The outside storage of materials such as irrigation equipment and
16 farming machinery is allowed as an accessory use with no limit
17 provided the materials are used in conjunction with a farm or
18 equestrian land. Otherwise, the outside storage of material is
19 allowed as an accessory use on lots from one-half acre to one acre
20 provided the amount is limited to one hundred (100) square feet with
21 a maximum height of six feet (6') and is allowed as an accessory use
22 on lots one acre or larger provided and the amount is limited to two
23 hundred (200) square feet with a maximum height of six feet (6').

24 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The
25 following uses are permitted provided a plot plan has first been approved pursuant
26 to Section 18.30 of this ordinance.
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1 (1) In additional to the principal dwelling, an additional one-family
2 dwelling may be permitted including mobile homes on permanent
3 foundations, excluding the principal dwelling, shall be allowed for
4 each ten (10) acres of farm. Any such additional dwellings shall be
5 located on a lot being farmed and may be occupied by the owner,
6 operator or employee of the farming operation as a one-family
7 residence provided:

- 8 a. The dwelling is not rented or offered for lease.
- 9 b. The dwelling units are located not less than fifty feet (50')
10 from any property line, except when the site is located next
11 to Rancho California Road, Monte De Oro Road, Anza
12 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
13 Road, Borel Road, Butterfield Stage Road, Calle Contento
14 Road, Camino Del Vino Road, and Hwy 79 S. the minimum
15 setback requirement shall be one hundred feet (100').
- 16 c. The dwelling units are screened from view at the front
17 property line by shrubs or trees.
- 18 d. The arrangement of the dwelling, sanitary facilities and
19 utilities conforms with all requirements of law including
20 requirements of the County Public Health Department and
21 the County Building and Safety Department.
- 22 e. The total number of such additional dwellings for any farm
23 shall not exceed four.

24 (2) A temporary stand for the display and sale of agricultural products
25 of any authorized use that are produced on the lot where such stand
26 is located or are produced on contiguous lots owned or leased by the
27 owner or occupant of the premises. The duration of sales from the
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1 temporary stand shall not exceed a period of three continuous
2 months or a total of six months during any calendar year. The stand
3 shall not exceed 300 square feet, shall not include any permanent
4 building or structure, shall be erected no earlier than completion of
5 any period of sales. Off-street parking shall be provided as required
6 in Section XXX of this ordinance, except that no paving shall be
7 required.

8 (3) The following appurtenant and limited incidental commercial uses,
9 only with an established on-site vineyard and a minimum gross
10 parcel size of five (5) acres:

11 a. Bed and breakfast inns, and day spas and cooking schools
12 only in conjunction with a bed and breakfast inn.

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

16 a. Special occasion facility; or

17 b. County inns, and day spas and cooking schools only in
18 conjunction with a country inn.

19 (5) The following appurtenant and incidental commercial uses, only in
20 conjunction with a winery, an established on-site vineyard, and a
21 minimum gross parcel size of ten (10) acre:

22 a. Wine sampling room;

23 b. Retail wine sales and/or gift sale;

24 c. Special occasion facility; and

25 d. Bed and breakfast inns or Delicatessens/restaurants;
26 however, drive-thru restaurants are not permitted.

1 (6) The following appurtenant and incidental commercial uses, only in
2 conjunction with a winery, an established on-site vineyard, and a
3 minimum gross parcel size of fifteen (15) acre:

- 4 a. Wine sampling room;
- 5 b. Retail wine sales and/or gift sale;
- 6 c. Special occasion facility; and
- 7 d. Country-inn or Delicatessens/restaurants; however, drive-
8 thru restaurants are not permitted.

9 c. Farm Labor Camps are permitted provided a conditional use permit has first
10 been approved pursuant to Section 18.28 of this ordinance.

11 d. Clustered development is permitted, only with an established on-site
12 vineyard, provided that a parcel map or tract map has first been approved pursuant
13 to the development standards of this section.

14 SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)
15 ZONE. The following regulations shall apply to all WC-E Zone:

16 a. ALLOWED USES:

- 17 (1) One-family dwelling.
- 18 (2) Cottage Inn.
- 19 (3) Cottage Industry.
- 20 (4) Equestrian Establishment.
- 21 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,
22 and 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
25 primarily in conjunction with an agricultural operation or an
26 incidental commercial use as defined by Riverside County General
27 Plan policies and the provisions of this zone, and provided that the
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1 permanent buildings and structures used in conjunction with such
2 drying, processing, and packing operations or commercial equestrian
3 establishments are not nearer than fifty feet (50') from the
4 boundaries of the premises, except when the site is located next to
5 Rancho California Road, Monte De Oro Road, Anza Road, Glen
6 Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road,
7 Butterfield Stage Road, Calle Contento Road, Camino Del Vino
8 Road, and Hwy 79 S. the minimum setback requirement shall be one
9 hundred feet (100').

10 (6) The grazing of sheep where such grazing operation is conducted on
11 fields for the purpose of clearing stubble or unharvested crops,
12 without limit as to the number of animals per acre, for a period of
13 not more than 30 days in any six-month period for each lot.

14 (7) The noncommercial keeping, raising or boarding of horses, cattle,
15 sheep, goats on lots 20,000 square feet or larger and 100 feet in
16 width, provided they are not less than 50 feet from any dwelling unit
17 other than a dwelling unit located on the same lot. Two such
18 animals may be kept on each 20,000 square feet up to one acre and
19 two such animals for each additional acre. The number of such
20 animals is not to exceed five (5) animals per gross acre of all the
21 land available; provided however, the systematic rotation of animals
22 with more than five (5) animals per gross acre is permitted so long
23 as the total number of permitted animals is not exceeded.

24 (8) Farms or facilities for the selective or experimental breeding and
25 raising of horses, cattle, sheep, and goats subject to the limitations
26 set forth in subsection XXX of this section.

27 (9) Future Farmers of America or 4-H projects.
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1 (10) The 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 or
4 equestrian land. Otherwise, the outside storage of materials is
5 allowed as an accessory use on lots from one-half acre to one acre
6 provided the amount is limited to one hundred (100) square feet with
7 a maximum height of six feet (6') and is also allowed as an
8 accessory use on lots one acre or larger provided the amount is
9 limited to two hundred (200) square feet with a maximum height of
10 six feet (6') for parcels on one-half (1/2) acre or more.

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

14 (1) In addition to the principal dwelling, an additional one-family
15 dwelling, including mobile homes on permanent foundations,
16 excluding the principal dwelling, shall be allowed may be permitted
17 for each ten(10) acres of a farm. Any such additional dwellings shall
18 be located on a lot being farmed and may be occupied by the owner,
19 operator or employee of the farming operation as a one-family
20 residence provided:

21 a. The dwelling is not rented or offered for lease.

22 b. The dwelling units are located not less than fifty feet (50')
23 from any property line, except when the site is located next
24 to Rancho California Road, Monte De Oro Road, Anza
25 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
26 Road, Borel Road, Butterfield Stage Road, Calle Contento

1 Road, Camino Del Vino Road, and Hwy 79 S. the minimum
2 setback requirement shall be one hundred feet (100’).

3 c. The dwelling units are screened from view at the front
4 property line by shrubs or trees.

5 d. The arrangement of the dwelling, sanitary facilities and
6 utilities conforms with all requirements of law including
7 requirements of the County Public Health Department and
8 the County Building and Safety Department.

9 e. The total number of such additional dwellings for any farm
10 shall not exceed four.

11 (2) A temporary stand for the display and sale of agricultural products
12 of any authorized use that are produced on contiguous lots owned or
13 leased by the owner or occupant of the premises. The duration of
14 sales from the temporary stand shall not exceed a period of three
15 continuous months or a total of six months during any calendar year.
16 The stand shall not exceed 300 square feet, shall not include any
17 permanent building or structure, shall be erected no earlier than
18 completion of any period of sales. Off-street parking shall be
19 provided as required in section XXX of this ordinance, except that
20 no paving shall be required.

21 (3) Winery, only with an established on-site vineyard and a minimum
22 gross parcel size of ten (10) acres.

23 (4) The following appurtenant and incidental commercial uses, only
24 with a winery , an established on-site vineyard, and a minimum
25 gross parcel size of ten (10) acres:

26 a. Wine sampling room; and

27 b. Retail wine sales and/or gift sale
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1 (5) Commercial Equestrian Establishment, only with an established
2 onsite equestrian land and a minimum gross parcel size of ten (10)
3 acres.

4 (6) The following appurtenant and incidental equestrian uses only in
5 conjunction with a commercial equestrian establishment, an
6 established on-site equestrian land, and a minimum gross parcel size
7 of ten (10) acres:

- 8 a. Polo-grounds or horse show facility; and
- 9 b. Petting Zoo.

10 (7) The following appurtenant and incidental equestrian uses only in
11 conjunction with a commercial equestrian establishment, an
12 established on-site equestrian land, and a minimum gross parcel size
13 of twenty (20) acres:

- 14 a. Western store, including but not limited to, saddle and
15 harness shop, tack shop, feed and grain store, custom-crafted
16 equestrian goods shop, horse rental facility etc; and
- 17 b. Delicatessens and/or restaurants; however, drive-thru
18 restaurants are not permitted.

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

22 (1) Farm labor camps.

23 (2) The following appurtenant and incidental equestrian uses only in
24 conjunction with a commercial equestrian establishment, an
25 established on-site equestrian land, and a minimum gross parcel size
26 of fifty (50) acres:

- 27 a. Horse racing track or rodeo arena; and

- 1 (5) The grazing of sheep where such grazing operation is conducted on
2 fields for the purpose of clearing stubble or unharvested crops,
3 without limit as to the number of animals per acre, for a period of
4 not more than 30 days in any six-month period for each lot.
- 5 (6) The noncommercial keeping, raising or boarding of horses, cattle,
6 sheep, and goats on lots 20,000 square feet or larger and 100 feet in
7 width, provided they are kept not less than 50 feet from any
8 dwelling unit other than a dwelling unit located on the same lot. The
9 number or such animals is not to exceed five (5) animals per gross
10 acre of all the land available; provided however, the systematic
11 rotation of animals with more than five (5) animals per gross acre is
12 permitted so long as the total number of permitted animals is not
13 exceeded.
- 14 (7) Farms or establishments for the selective or experimental breeding
15 and raising of horses, cattle, sheep, and goats subject to the
16 limitations set forth in subsection XXX of this section.
- 17 (8) Future Farmers of America or 4-H projects.
- 18 (9) The outside storage of materials such as irrigation equipment and
19 farming machinery is allowed as an accessory use with no limit
20 provided the materials are used in conjunction with a farm or
21 equestrian land. Otherwise, the outside storage of materials is
22 allowed as an accessory use on lots from one-half acre to one acre
23 provided the amount is limited to one hundred (100) square feet with
24 a maximum height of six feet (6') and is allowed as an accessory use
25 on lots one acre or larger provided the amount is limited to two
26 hundred (200) square feet with a maximum height of six feet (6').
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1 b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The
2 following uses are permitted provided a plot plan has first been approved pursuant
3 to Section 18.30 of this ordinance.

4 (1) In addition to the principal dwelling, an additional one-family
5 dwelling, including mobile homes on permanent foundations,
6 excluding the principal dwelling, shall be allowed may be permitted
7 for each ten(10) acres of a farm. Any such additional dwellings shall
8 be located on a lot being farmed and occupied by the owner,
9 operator or employee of the farming operation as a one-family
10 residence provided:

- 11 a. The dwelling is not rented or offered for lease.
- 12 b. The dwelling units are located not less than fifty feet (50')
13 from any property line, except when the site is located next
14 to Rancho California Road, Monte De Oro Road, Anza
15 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
16 Road, Borel Road, Butterfield Stage Road, Calle Contento
17 Road, Camino Del Vino Road, and Hwy 79 S. the minimum
18 setback requirement shall be one hundred feet (100').
- 19 c. The dwelling units are screened from view at the front
20 property line by shrubs or trees.
- 21 d. The arrangement of the dwellings, sanitary facilities and
22 utilities conforms with all of the requirements of law
23 including requirements of the County Public Health
24 Department and County Building and Safety Department.
- 25 e. The total number of such additional dwellings for any farm
26 shall not exceed four.

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

12 (3) Winery, only with an established on-site vineyard and a minimum
13 gross parcel size of ten (10) acres.

14 (4) The following appurtenant and incidental commercial uses, only
15 with a winery, an established on-site vineyard, and a minimum gross
16 parcel size of ten (10) acres:

- 17 a. Wine sampling room; and
- 18 b. Retail wine sales and/or gift sale
- 19 c. Clustered subdivision is permitted, only with an established
20 on-site vineyard or equestrian land, provided that a parcel
21 map or tract map has first been approved pursuant to the
22 development standards of this section.

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24 14.96. DEVELOPMENT STANDARDS.

25 a. General Standards. The following standards shall apply to all development
26 in the WC zones:

27 (1) Lots shall have a minimum average width of two hundred feet (200').
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- 1 (2) Lots shall be provided with adequate water service by either a district water
2 system or by individual wells.
- 3 (3) Site layouts and building designs shall be prepared in order to minimize
4 impacts on surrounding properties and to comply with Ordinance 847
5 (Noise Ordinance).
- 6 (4) Adequate soil percolation for septic use shall be required.
- 7 (5) The circulation system within the area shall be able to accommodate the
8 projected increase in traffic from the proposed use.
- 9 (6) Roads crossing drainage channels shall be constructed so as to provide for
10 proper drainage, and drainage channels shall be constructed so as to avoid
11 undermining or eroding the roadbed. For parcel and tract maps, minimum
12 road improvements shall be as follows: roads shall have a minimum width
13 of twenty-four feet (24') with four (4)-foot shoulders, graded with road base
14 material applied; and "Arizona Crossings" shall be allowed for unpaved
15 roads subject to review and approval by the Riverside County
16 Transportation and Fire Departments and compliance with applicable
17 requirements of Ordinance Nos. 460 and 461.
- 18 (7) Curbs, and gutters and streetlights shall be discouraged.
- 19 (8) Development shall be coordinated with existing and planned recreational
20 trails and bike paths, as outlined in the General Plan as well as design
21 guidelines.
- 22 (9) All new utilities shall be installed underground except electrical lines rated
23 at 33kV or greater.
- 24 (10) All exterior lighting shall comply with applicable requirements of
25 Ordinance No. 655.
- 26 (11) All exterior lighting, including spotlights, floodlights, electric reflectors and
27 other means of illumination for signs, structures, landscaping, parking,
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1 loading, unloading and similar areas, shall be focused, directed, and
2 arranged to prevent glare and direct illumination of streets or adjoining
3 property. All non-essential lighting shall be operated by a timer and shall
4 be turned off at the close of business.

5 (12) On-site advertising signs shall be compatible with the rural atmosphere
6 established by the Temecula Valley Wine Country Policy Area policies of
7 the Riverside County General Plan and be in compliance with County
8 requirements concerning signage.

9 b. Residential Standards. The following standards shall apply to all residential
10 developments in the WC Zones. The following standards shall not apply to
11 residential tract and parcel maps tentatively approved prior to the effective date of
12 Ordinance No. 348.4729 nor shall they apply to final maps recorded prior to the
13 effective date of Ordinance No. 348.4729:

14 (1) For the WC-W, WC-WE and WC-E Zones, the density shall be one (1)
15 dwelling unit for every ten (10) gross acres in the WC-W, WC-WE, and
16 WC-E Zones.

17 (2) For the WC-R Zone, the density shall be one (1) dwelling unit for every five
18 (5) acres.

19 (3) The minimum setback requirements shall be fifty feet (50'); except when
20 the site is located next to Rancho California Road, Monte De Oro Road,
21 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
22 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del
23 Vino Road, and Highway 79 South where the minimum setback
24 requirement shall be three hundred feet (300').

25 (4) The maximum height for a dwelling unit on a single level building pad shall
26 be thirty feet (30'). For a terraced building pad, the maximum height of
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1 tallest elevation shall not exceed forty feet (40') when measured from the
2 lowest finished floor level.

3 (5) The arrangement of the dwelling units, sanitary facilities and utilities
4 conform to all of the requirements of the County Public Health Department,
5 County Building and Safety Department and State Law.

6 (6) All residential developments shall record a "Right-to-Farm" covenant,
7 pursuant to Ordinance No. 625 to protect the vineyard uses and equestrian
8 operations from residential encroachment and conflicting land uses.

9 c. Clustered Development Standards

10 The following standards for clustering shall apply to residential developments that propose
11 to cluster their density in the WC Zones:

12 (1) Unique site characteristics, such as natural topography, soil quality,
13 drainage patterns, scenic vistas etc. shall be identified and utilized in site
14 planning.

15 (2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the
16 WC-R zone and ten (10) gross acres in the WC-W and WC-WE zones.

17 (3) The minimum lot size shall be one (1) gross acre.

18 (4) At least seventy five percentage (75%) of net project area shall be set-aside
19 for planting vineyards or equestrian lands through either a production lot
20 and/or deed-restricted easements (depending upon the scale of the project)
21 prior to tentative approval of the subdivision map.

22 (5) The set-aside areas established by the production lot or deed-restricted
23 easements shall be planted in vineyards or used as equestrian lands prior to
24 issuance of building permit for dwelling units. The planting of vineyards
25 shall be phased in conjunction with issuance of building permits.
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1 (6) A clustered development consisting of forty (40) gross acres or more, shall
2 provide at least one (1) production lot, in conjunction with deed-restricted
3 easements if need be.

4 (7) A production lot that provides 25 gross acres or more shall be allowed only
5 a winery facility or a commercial equestrian establishment. Incidental
6 commercial uses, such as eating, living or lodging establishments, shall not
7 be allowed in conjunction with the winery, commercial equestrian
8 establishment or production lot.

9 (8) The set-aside areas (production lot and/or deed-restricted easements) shall
10 be maintained for production of grapes in perpetuity by a property owner,
11 home owners association, the County, or a County authorized entity, as
12 defined in the Conditions of Approval.

13 (9) A clear indication of anticipated uses for every lot (e.g. residential lot,
14 winery lot, production lot, residential or winery lot in conjunction with
15 deed-restricted easement etc.) of a clustered development shall be outlined
16 in the development proposal, and shall be recorded in the Conditions of
17 Approval.

18 (10) On-site improvements for clustered lots, such as roads, signage, parking,
19 street furniture, exterior lighting, etc. shall be compatible with the rural
20 atmosphere established by the “Temecula Valley Wine Country Policy
21 Area” policies of the Riverside County General Plan and shall be in
22 compliance with other County requirements.

23 (11) On-site improvements for production lots and/or deed-restricted easements
24 shall be discouraged / minimized.

25 d. Winery Standards. The following standards shall apply to all wineries in the WC zones:

26 (1) The minimum lot size shall be ten (10) gross acres for wineries.
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- 1 (2) A total of seventy-five percent (75%) of the net lot area shall be planted in
2 vineyards – fifty percent (50%) prior to issuance of a building permit and
3 twenty five percent (25%) prior to issuance of building occupancy. Ten
4 percent (10%) of this planting requirement may be satisfied by planting
5 olive trees. The planting of grapevines in parking lots shall not be counted
6 towards the planting requirement; however, planting in the road right-of-
7 way may be.
- 8 (3) At least 75% of the grapes utilized in wine production and retail wine sales
9 shall be grown or raised on site or within the County except in the following
10 situations:
- 11 a. An exemption from this requirement may be requested for the first
12 three years, and two one year extension of time, after the issuance of
13 building permit.
- 14 b. An exemption from this requirement may be requested by the
15 Temecula Valley Winegrowers’ Association and approved by the
16 Board of Supervisors during an Agricultural Emergency for the
17 Temecula Valley Wine Country Area. Such request shall be for a
18 specific amount of time and apply to all wineries within the
19 Temecula Valley Wine Country Area.
- 20 c. Exemptions requests shall be submitted to the Planning Director on
21 forms provided by the Planning Department.
- 22 (4) A winery facility shall have the capacity to produce at least 3,500 gallons of
23 wine annually.
- 24 (5) A winery facility shall be at least fifteen hundred (1,500) square feet in size.
- 25 (7) Buildings and structures shall be designed in a “rural”, “equestrian” or
26 “wine country” theme.
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1 (8) The minimum setback requirements shall be fifty feet (50’); except when
2 the site is located next to Rancho California Road, Monte De Oro Road,
3 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
4 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del
5 Vino Road, and Highway 79 South where the the minimum setback
6 requirement shall be one hundred feet (100’).

7 (9) No building or structure shall exceed fifty feet (50’) in height.

8 (10) Automobile parking spaces shall be provided as required by Section 18.12
9 of this ordinance and shall be consistent with the rural standards of the
10 Temecula Valley Wine Country Policy Area of the Riverside County
11 General Plan.

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

15 (12) Outside storage areas shall be screened from view by structures or
16 landscaping.

17 (13) All roof mounted mechanical equipment shall be screened from the ground
18 elevation view to a minimum sight distance of thirteen hundred twenty feet
19 (1,320’).

20 e. Special Occasion Facility Standards

21 The following standards shall apply to all special occasion facilities in the WC zones:

22 (1) The minimum lot size for special occasion facilities shall be twenty (20)
23 gross acres in the WC-W zone and ten (10) gross acres in the WC-WE zone
24 in conjunction with a winery. That requirement shall be hundred (100) acres
25 in the WC-E zone in conjunction with a commercial equestrian
26 establishment.

- 1 (2) A maximum of five (5) guests shall be permitted per gross acre for a special
2 occasion facility as defined in prior section.
- 3 (3) The minimum setback requirements shall be one hundred feet (100');
4 except when the site is located next to Rancho California Road, Monte De
5 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road,
6 Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road,
7 Camino Del Vino Road, and Highway 79 South where the minimum
8 setback shall be three hundred feet (300').
- 9 (4) The maximum height for special occasion facilities shall be thirty feet (30')
10 on a single level building pad and forty feet (40') on a terraced building
11 pad, when the tallest elevation is measured from the lowest finished floor
12 level.
- 13 (5) Buildings and structures shall be designed in a "rural", "equestrian" or
14 "wine country" theme.
- 15 (6) Loading, trash, and service areas shall be screened by structures or
16 landscaping and shall also be located and designed in such a manner as to
17 minimize noise and odor issues to adjacent properties.
- 18 (7) Automobile parking spaces shall be provided as required by Section 18.12
19 of this ordinance and shall be consistent with the rural standards of
20 Temecula Valley Wine Country Policy Area of the Riverside County
21 General Plan.
- 22 (8) All special occasion facilities shall conduct a noise study, or an acoustical
23 analysis if an outdoor facility is proposed. In addition, a proponent of the
24 special occasion facility may be required to enter into a "good neighbor
25 agreement" with the surrounding neighbors.
- 26 (9) Outside storage areas and the material therein shall be screened with
27 structures or landscaping.
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1 (10) All roof mounted mechanical equipment shall be screened from the ground
2 elevation view to minimum sight distance of thirteen hundred twenty feet
3 (1,320’).
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6 f. Lodging Facility Standards

7 The following standards shall apply to all lodging facilities (Bed and Breakfast Inns,
8 Country-inns, Hotels and Resorts) in the WC zones:

9 (1) In the WC-W zone, the minimum lot size for a lodging facility shall be
10 twenty (20) gross acres.

11 (2) In the WC-WE zone, the minimum lot size for a lodging facility in
12 conjunction with a vineyard shall be five (5) gross acres.

13 (3) In the WC-WE zone, the minimum lot size for a lodging facility
14 conjunction with a winery shall be ten (10) gross acres

15 (4) The minimum lot size for resorts in conjunction with a winery shall be forty
16 (40) gross acres.

17 (5) A maximum of two (2) bedrooms per gross acre shall be permitted for a
18 lodging facility.

19 (6) Golf-courses may only be considered with a resort as identified in prior
20 section.

21 (7) Day spas and professional culinary academies shall only be allowed in
22 conjunction with a lodging facility as identified in prior section.

23 (8) Buildings and structures shall be designed in a “rural”, “equestrian” or
24 “wine country” theme.

25 (9) The minimum setback requirements shall be fifty feet (50’); except when
26 the site is located next to Rancho California Road, Monte De Oro Road,
27 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
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1 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del
2 Vino Road, and Highway 79 South where the minimum setback
3 requirement shall be one hundred feet (100').

4 (10) The maximum height for country-inns and hotels shall be thirty feet (30')
5 on a single level building pad and forty feet (40') on a terraced building
6 pad, when the tallest elevation is measured from the lowest finished floor
7 level.

8 (11) Resort buildings shall be a maximum of three-stories high and shall not
9 exceed fifty feet (50') in height.

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

13 (13) Automobile parking spaces shall be provided as required by Section 18.12
14 of this ordinance and shall be consistent with the rural standards of the
15 Temecula Valley Wine Country Policy Area of the Riverside County
16 General Plan.

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

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

22 g. Commercial Equestrian Establishment Standards:

23 The following standards shall apply to all commercial equestrian establishments in the
24 WC-E zone:

25 (1) The minimum lot size for a commercial equestrian establishment shall be
26 ten (10) gross acres.

- 1 (2) A minimum of twenty (20) enclosed stalls shall be required in a commercial
2 equestrian establishment.
- 3 (3) At least seventy-five percent (75%) of the net lot area shall be set-aside for
4 permanent equestrian lands prior to issuance of a building permit.
- 5 (4) The minimum setback requirements shall be fifty feet (50’); except when
6 the site is located next to Rancho California Road, Monte De Oro Road,
7 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
8 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del
9 Vino Road, and Highway 79 South where the minimum setback
10 requirement shall be one hundred feet (100’).
- 11 (5) The maximum height of a building or structure shall be thirty feet (30’) on a
12 single level building pad and forty feet (40’) on a terraced building pad
13 when the tallest elevation is measured from the lowest finished floor level.
- 14 (6) Buildings and structures shall be designed in a “rural”, “equestrian” or
15 “wine country” theme. The establishment shall be designed in a manner that
16 provides a sanitary and healthful environment for the horses.
- 17 (7) Enclosed commercial stalls shall provide a minimum of 12’x12’ space per
18 horse.
- 19 (8) Outdoor corrals may be partially covered; however, they shall provide a
20 minimum of 12’x12’ space per horse.
- 21 (9) Automobile parking spaces shall be provided as required by Section 18.12
22 of this ordinance and shall be consistent with the rural standards of the
23 “Temecula Valley Wine Country Policy Area” of the Riverside County
24 General Plan.
- 25 (10) Corrals, exercise rings and arenas, and any other disturbed soil area shall be
26 regularly watered or otherwise treated to prevent the emanation of dust.
27
28

1 (11) Manure disposal shall be managed to discourage breeding grounds for flies
2 and pests. Periodic disking of manure into fields to improve the footing of
3 the soil and to eliminate flies and pests may be permitted. If on-site
4 composting can be achieved, the compost area shall be sited away from any
5 waterways and residential units. Temporary waste storage and compost area
6 shall be located at least fifty feet (50') from waterways and hundred feet
7 (100') from existing residential dwelling(s) or adjacent lot.

8 SECTION 14.97. DESIGN GUIDELINES

9 In deciding whether to approve an application for a conditional use permit, a plot
10 plan, or other land-use permits, the County shall consider the extent to which the application complies
11 with the provisions of this article and the Wine Country Design Guidelines (the Guidelines). Applicants
12 are strongly advised to consider the County approved Guidelines in formulating the above-referenced
13 applications.”

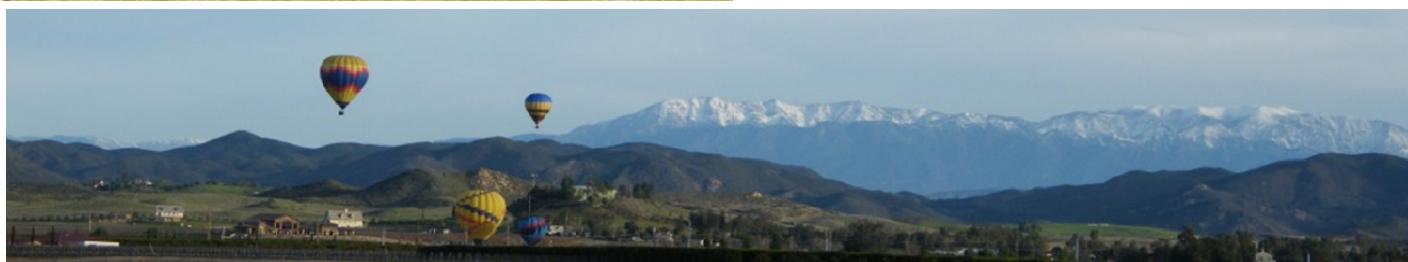
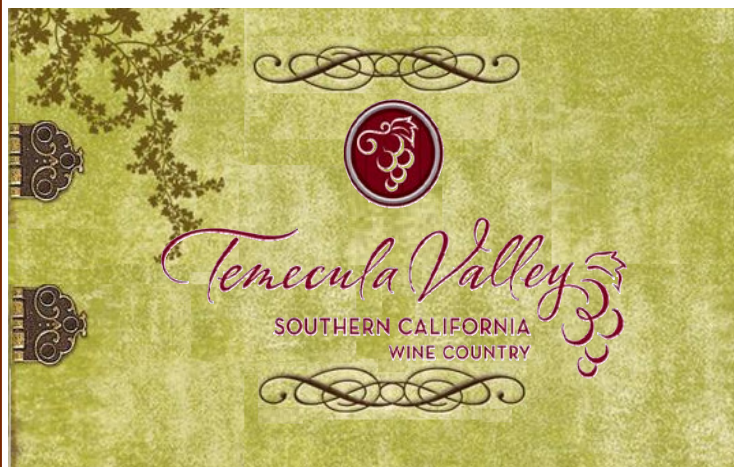
14 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days
15 after its adoption.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES



RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON ST. 12TH FLOOR
RIVERSIDE, CA 92502

~[HTTP://WWW.RCTLMA.ORG/PLANNING](http://www.rctlma.org/planning) ~ ~ [HTTP://WWW.SOCALWINECOUNTRYPLAN.ORG](http://www.socalwinecountryplan.org) ~

INTRODUCTION

The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and actions are synchronized, our communities prosper; where they are in conflict, so are the communities.

(Riverside County Integrated Plan, 2002)

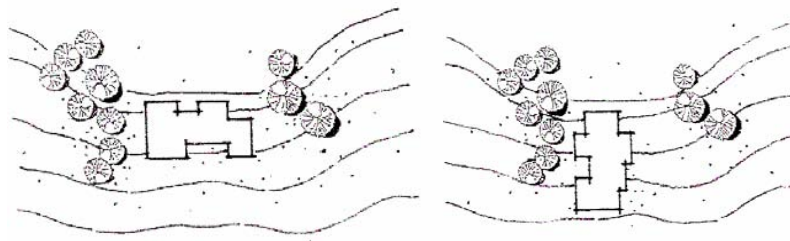
The Temecula Valley Wine Country Policy Area is a unique community of Riverside County that offers boutique wine country embedded within rural and equestrian character of the southwestern Riverside County. Approximately fifty wineries and other smaller wine operations, produce award-winning premium quality wines, made possible by a unique microclimate and well-drained decomposed granite soils of this region. In addition, this area offers rural lifestyle, horseback riding trails, stables and other equestrian amenities within the Valle de los Caballos community. It is with much pride in their ranches and horses that some of the equestrian facilities hold national and international competition events. The Temecula Valley Wine Country Policy Area Design Guidelines (hereinafter “Guidelines”) are intended to encourage a rural type of developments surrounded by large vineyards and equestrian facilities that enhance the winemaking, equestrian and rural residential atmosphere of the policy area.

These guidelines are provided to guide those property owners and project proponents that are submitting development applications to the County Planning Department. These guidelines are generalized statements, alternatives or illustrations of what is expected and encouraged for developments within the policy area. Upon approval, these guidelines will be applicable to all development proposals for a dwelling unit, subdivision, winery, equestrian facility, and/or incidental commercial facility unless otherwise specified in the following sections. Depending upon the site characteristics and nature of the proposal, the Planning Director will determine the degree of compliance to these guidelines.

A. SITE DESIGN AND PLANNING.

The intent of this section is to ensure that unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. are considered; that the created building pads, roads or driveways are blended into the natural terrain; and that any physical or visual impact is mitigated through site design and planning.

1. All buildings, building pads, roads, driveways, and hardscape should be located in existing disturbed areas and the least environmentally sensitive location, to minimize their impacts on natural terrain of the project site.

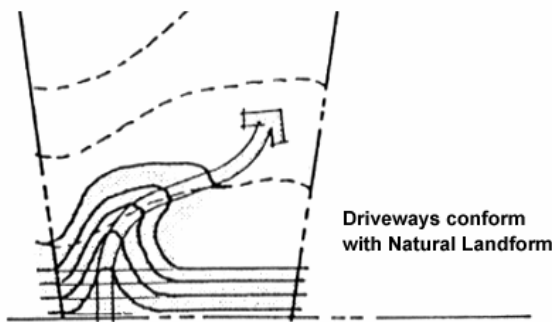


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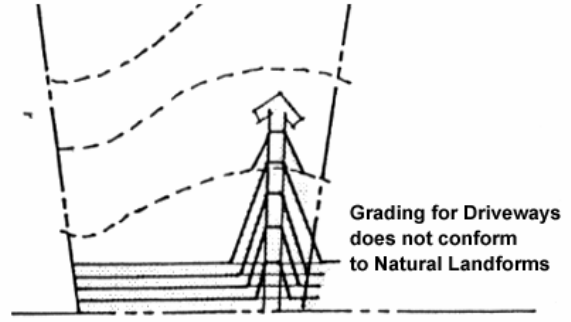
Don't do this



- 2. All buildings, building pads, roads, driveways, and hardscape should, to the fullest extent practicable, follow and utilize the natural contours of the land to minimize disturbance.

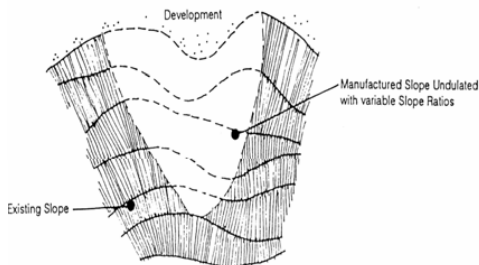


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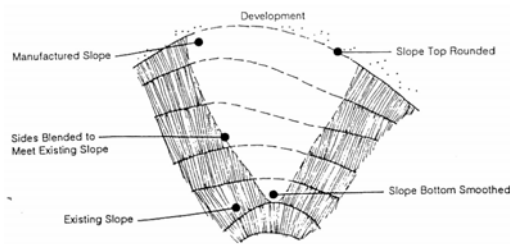


Don't do this

- 3. Any increase in runoff resulting from a site development should be directed away from any neighboring properties, into a newly improved street or public right-of-way that is designated to carry surface drainage run-off.
- 4. Mass grading should be avoided; however, if grading is necessary, contoured slopes or rounded slopes should be manufactured.

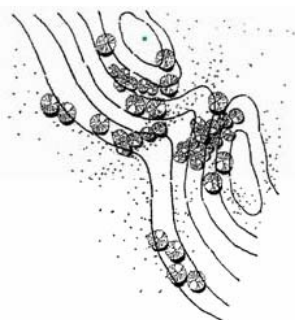


Contoured Slope

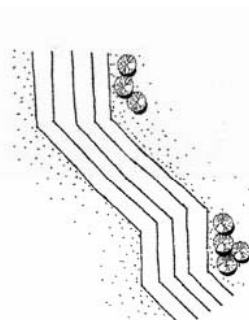


Rounded Slope

- 5. Graded slopes and/or building pads should provide a variety of both slope percentages and slope direction in a three-dimensional undulating pattern that is similar to the existing natural terrain rather than left at a constant angle and direction, which creates an unnatural and manufactured appearance for the site.



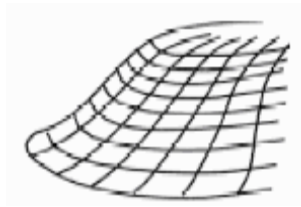
Varied slopes resemble natural topography



Sharp angles appear unnatural



- 6. Graded slopes and/or building pads should be similar to the natural slopes of the site and the angle of any exposed slope should gradually transition to the angle of the natural slope to create a natural look.

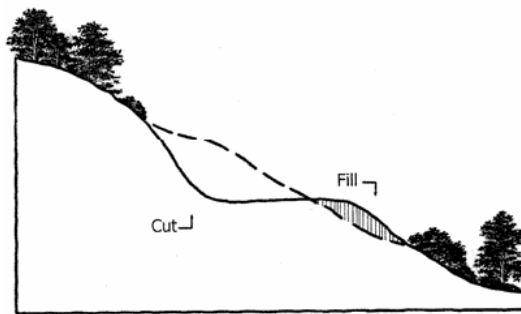
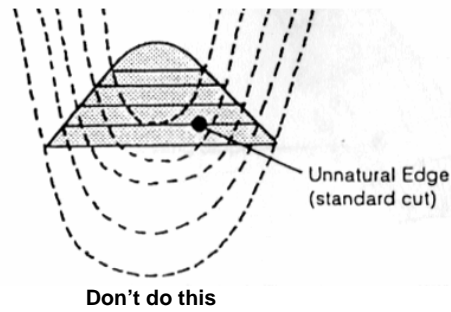
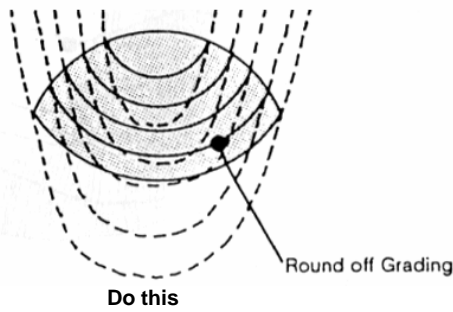


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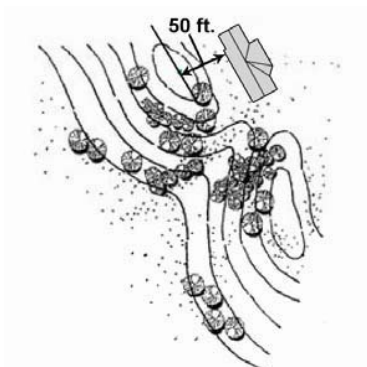


Don't do this

- 7. Graded slopes and/or building pads left by cut and fill operations should be given a rounded appearance (in plan and in elevation) that closely resembles the natural contours and landform of the project site.



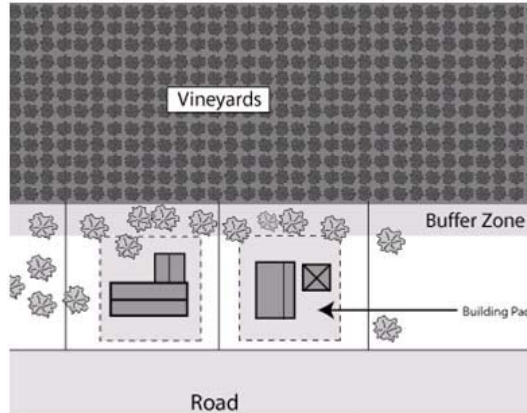
- 8. Graded slopes and/or building pads should not be allowed within fifty feet (50') of a natural peak or knoll.



Graded slope and building set back from peak or knoll



- 9. The vertical distance of a ny graded slope should not exceed fifteen feet (15') at a 3:1 ra tio and ten feet (10') at a 2:1 ratio from the toe of the slope to the top of the slope.
- 10. A buffer zone should be provided between building pads and viney ards and equestrian lands for an easy transition from built areas to open spaces.

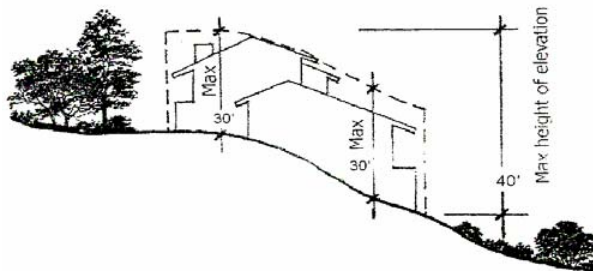


- 11. Due to their impact on natural terrain, off-highway vehicles shall not be operated on commercial or non-commercial basis within any portion of the project site within the policy area.

B. ARCHITECTURE

The intent of this section is to ensure that the visual impacts of proposed development is mitigated through architecture and building m assing by com patible architectural styles, by varied roof-plains, by terraced building pad, or by encouraging architectural elements.

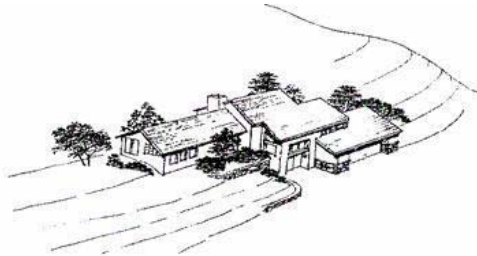
- 1. All new developments along Rancho California Road, and to a sm aller degree, De Portola Road, should follow streetscapes as identified in the Design Guidelines and Signage Program (please refer to Appendix A).
- 2. All ancillary structures and incidental comm ercial uses should follow the architectural sty le of the primary use of the site (e.g. dwelling unit or winery or equestrian facility).
- 3. Exposed metal surfaces, contrasting color sche mes, chain link fences, as well as mirrored glass should be prohibited, especially when they are visible from public view.
- 4. All buildings and their p ads should be designed to conform to the natural topograph y and natural contours of the site. Their constructio n and configuration should use alternative techniques such as split-level and terraced building pads rather than single level mass graded pads.



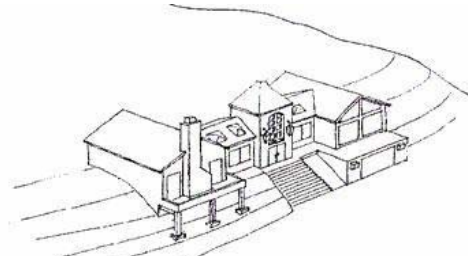
Building and pad that conform to natural terrain



- 5. All buildings should be designed to minimize mass and volume. Architectural elements that increase visual prominence such as two-storied entries, large glass doors and windows, turrets, and large chimneys should be avoided; however, architectural elements that emphasize horizontal planes, such as overhangs, projections, alcoves, varied roof-plans, and building offsets should be used.

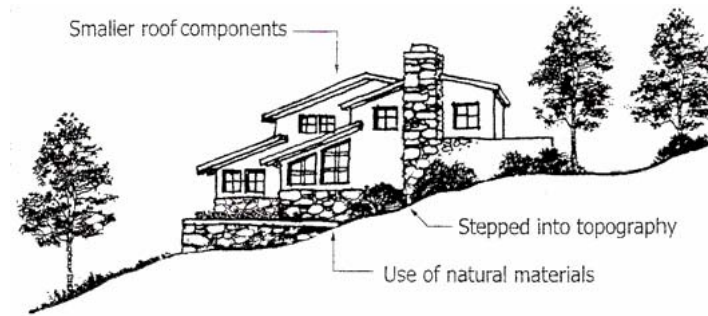


Do this



Don't do this

- 6. All buildings should use material and color of natural or earthen tones. A variety of materials, textures, and architectural details compatible with winemaking or equestrian theme should be used to mitigate the visual impacts of building mass.



Compatible color, architecture and material

- 7. The slope of the main roof for all primary buildings (dwelling units or wineries or equestrian facilities) should generally be oriented in the same direction as the natural slope of the terrain.



Do this



Don't do this

- 8. All building elevations and rooflines should be broken into smaller building elements to reflect the natural landform of the site. No residential roofline should extend forty feet (40') horizontally without an interruption or change in plane or direction.

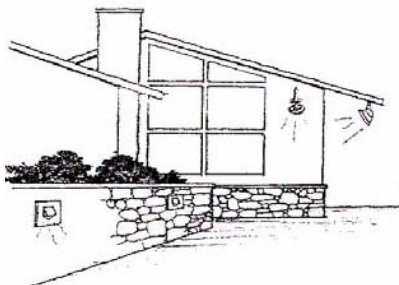


Roof forms should be kept small and reflect the surrounding

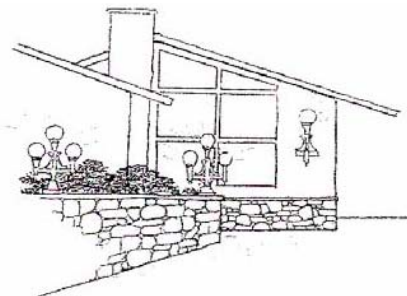
- 9. Landscaping for any project should carefully select plants that assure that the vineyards or equestrian operations are not impacted due to the invasion of urban exotics (please refer to Ordinance 859: Water Efficient Landscape Requirements Ordinance).
- 10. Arbors, trellises, or gazebos should be allowed in conjunction with a dwelling unit or a winery if they do not exceed ten feet (10') in height, forty feet (40') in length, and ten percent (10%) of the building pad.
- 11. Fencing should be encouraged only around the building pads to maintain the open and rural character of the wine country. If fencing on the perimeter of a property is desired, it should be compatible with the architectural style of the primary use and wine country atmosphere.
- 12. The height of any fence and/or wall should not exceed four feet (4') except for the swimming pool fences and retaining walls.



- 13. All exterior lighting fixtures should be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.



Lighting should be directed downward



Lighting should not illuminate large areas

C. SPECIAL OCCASION FACILITIES

- 1. All residential subdivisions shall be conditioned to provide a Noise Disclosure Notice to prospective property buyers informing them about their noise exposure in the Wine Country. This notice should identify all nearby properties that may be a source of periodic noise from the outdoor special occasion facilities.



2. All indoor or outdoor special occasion facilities should be located and oriented away from neighboring residential units.
3. All indoor special occasion facilities should incorporate architectural solutions that reduce noise emitted from the events on a case-by-case basis as determined by the Planning and the Office of Industrial Hygiene Department. For noise management, locate special event facilities and other noise emitters away from neighboring residential units.
4. The Planning Department may require a Noise Management Plan on a case-by-case basis. This plan shall be in conformance with the County Ordinance No. 847 and provisions of the County General Plan. The Noise Management Plan shall include:
 - a) The number of outdoor events per year, event dates, and hours of operation.
 - b) A Noise Report to determine appropriate mitigation measures for stationary noise sources.
 - c) Noise Disclosure Notice to property owners within a determined proximity of the facility.

Appendix A: Streetscape and Signage program for Rancho California Road and De Portola Road

Citrus Vineyard Policy Area DESIGN GUIDELINES



County of Riverside

INTRODUCTION

The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and actions are synchronized, our communities prosper; where they are in conflict, so are the communities.

(Riverside County Integrated Plan, 2002)

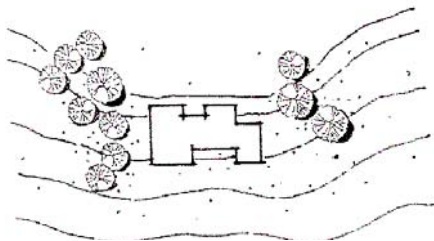
The Citrus Vineyard Policy Area is a unique community of Riverside County that offers boutique wine country character. Approximately twenty wineries and other smaller wine operations, produce award-winning premium quality wines, made possible by a unique microclimate and well-drained decomposed granite soils of this region. The Citrus Vineyard Policy Area Design Guidelines (hereinafter “Guidelines”) are intended to encourage rural type of developments surrounded by large vineyards that enhance the winemaking atmosphere of the policy area.

These guidelines are provided to guide those property owners and project proponents that are submitting development applications to the County Planning Department. These guidelines are generalized statements, alternatives or illustrations of what is expected and encouraged for developments within the policy area. Upon adoption, these guidelines will be applicable to all development proposals for a dwelling unit, subdivision, winery, and/or incidental commercial facility unless otherwise specified in the following sections. Depending upon the site characteristics and nature of the proposal, the Planning Director will determine the degree of compliance to these guidelines.

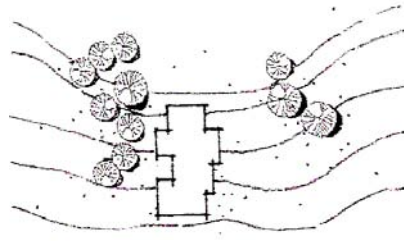
A. Site Design and Planning.

The intent of this section is to ensure that unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. are considered; that the created building pads, roads or driveways are blended into the natural terrain; and that any physical or visual impact is mitigated through site design and planning.

1. All buildings, building pads, roads, driveways, and hardscape should be located in existing disturbed areas and the least environmentally sensitive location, to minimize their impacts on natural terrain of the project site.

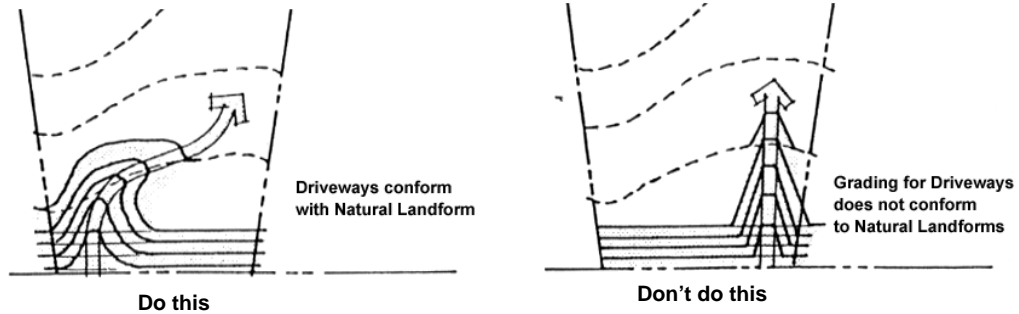


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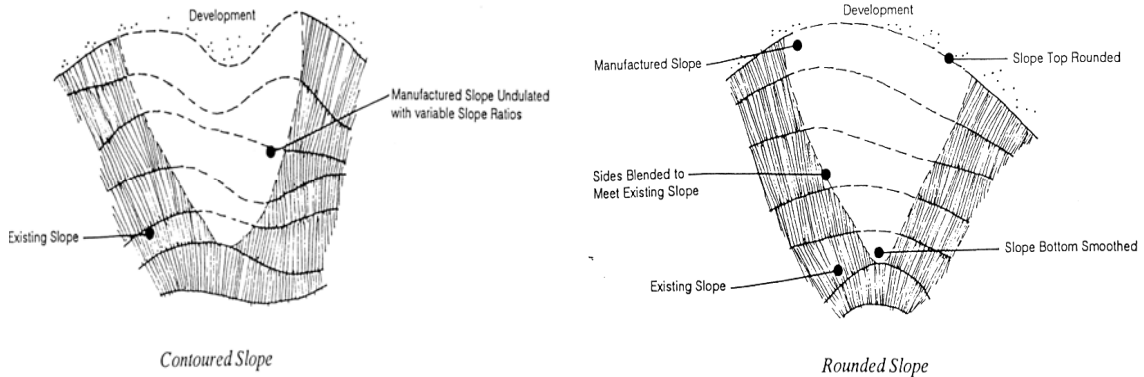


Don't do this

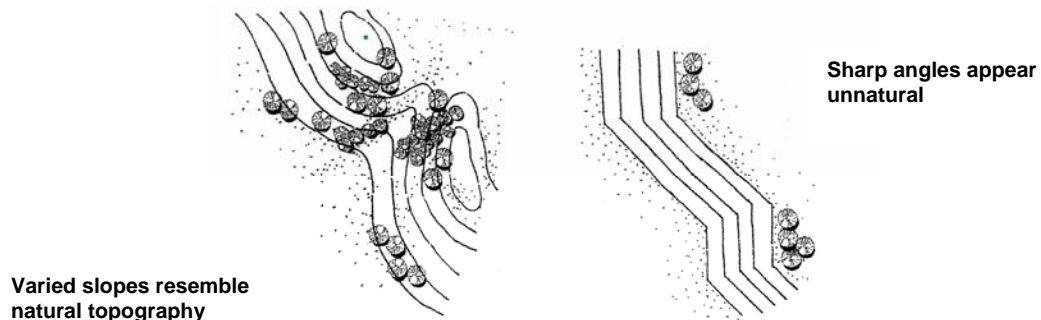
- All buildings, building pads, roads, driveways, and hardscape should, to the fullest extent practicable, follow and utilize the natural contours of the land to minimize disturbance.



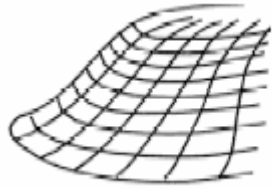
- Any increase in runoff resulting from a site development should be directed away from any neighboring properties, into a newly improved street or public right-of-way that is designated to carry surface drainage run-off.
- Off-highway vehicles shall not be operated on commercial or non-commercial basis within any portion of the project site within the policy area.
- Mass grading should be avoided; however, if grading is necessary, contoured slopes or rounded slopes should be manufactured.



- Graded slopes and/or building pads should provide a variety of both slope percentages and slope direction in a three-dimensional undulating pattern that is similar to the existing natural terrain rather than left at a constant angle and direction, which creates an unnatural and manufactured appearance for the site.



7. Graded slopes and/or building pads should be similar to the natural slopes of the site and the angle of any exposed slope should gradually transition to the angle of the natural slope to create a natural look.

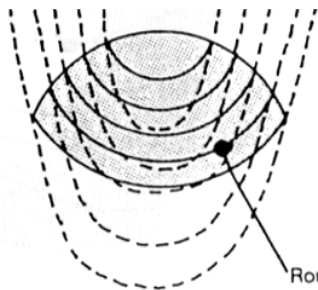


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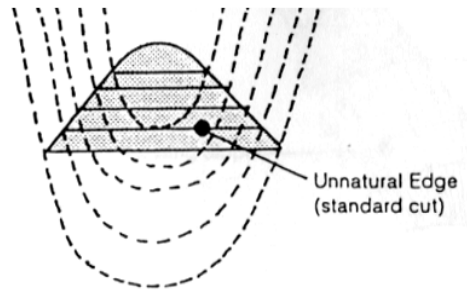


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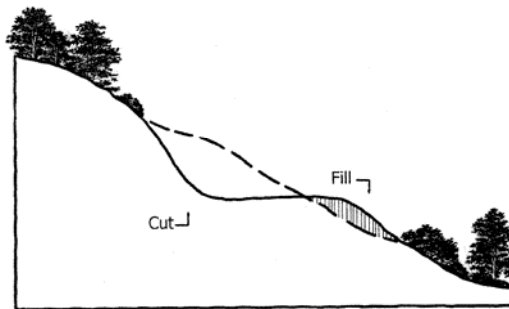
8. Graded slopes and/or building pads left by cut and fill operations should be given a rounded appearance (in plan and in elevation) that closely resembles the natural contours and landform of the project site.



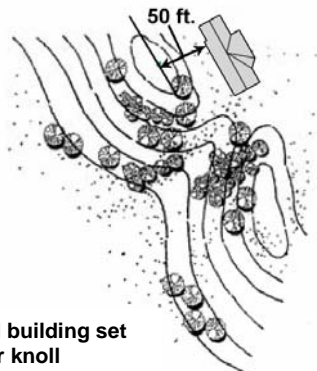
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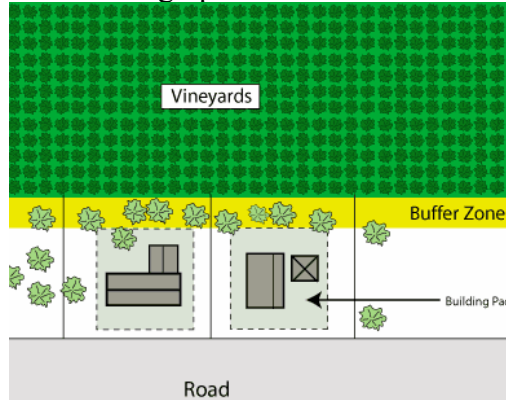


9. Graded slopes and/or building pads should not be allowed within fifty feet (50') of a natural peak or knoll.



Graded slope and building set back from peak or knoll

10. The vertical distance of any graded slope should not exceed fifteen feet (15') at a 3:1 ratio and ten feet (10') at a 2:1 ratio from the toe of the slope to the top of the slope.
11. A buffer zone should be provided between building pads and vineyards for an easy transition from built areas to grapevines.

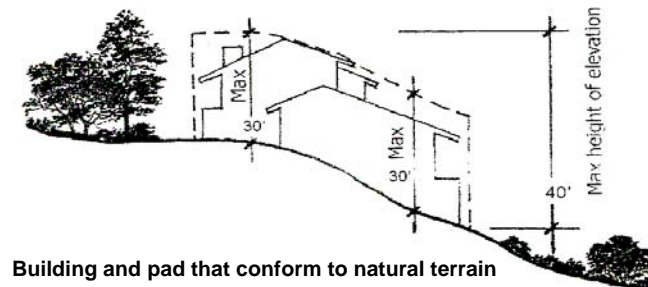


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B. Architecture

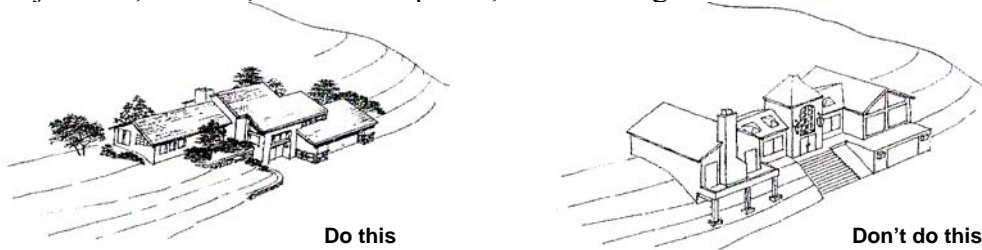
The intent of this section is to ensure that the visual impacts of proposed development is mitigated through architecture and building massing by compatible architectural styles, by varied roof-plans, by terraced building pad, or by encouraging architectural elements.

1. All buildings (dwelling units, winery facilities, ancillary structures, and incidental commercial uses) should follow Spanish Colonial Revival, Adobe Ranch, California Ranch, Andalusian Ranch, or Tuscan style of architecture (please refer to Appendix A).
2. All ancillary structures and incidental commercial uses should follow the architectural style of the primary use of the site (e.g. dwelling unit or winery).
3. Exposed metal surfaces, contrasting color schemes, chain link fences, as well as mirrored glass should be prohibited, especially when they are visible from public view.
4. All buildings and their pads should be designed to conform to the natural topography and natural contours of the site. Their construction and configuration should use alternative techniques such as split-level and terraced building pads rather than single level mass graded pads.

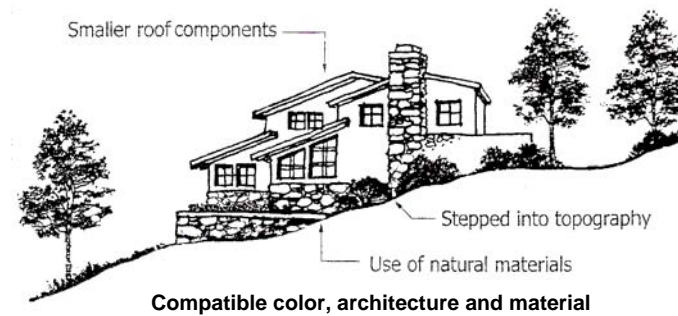


Building and pad that conform to natural terrain

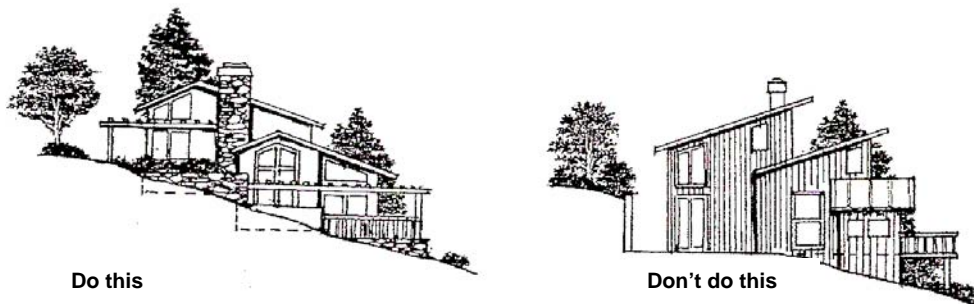
5. All buildings should be designed to minimize mass and volume. Architectural elements that increase visual prominence such as two-storied entries, large glass doors and windows, turrets, and large chimneys should be avoided; however, architectural elements that emphasize horizontal planes, such as overhangs, projections, alcoves, varied roof-planes, and building offsets should be used.



6. All buildings should use material and color of natural or earthen tones. A variety of materials, textures, and architectural details compatible with the winemaking theme should be used to mitigate the visual impacts building mass.



7. The slope of the main roof for all primary buildings (dwelling units or wineries) should generally be oriented in the same direction as the natural slope of the terrain.



8. All building elevations and rooflines should be broken into smaller building elements to reflect the natural landform of the site. No residential roofline should extend forty feet (40') horizontally without an interruption or change in plane or direction.

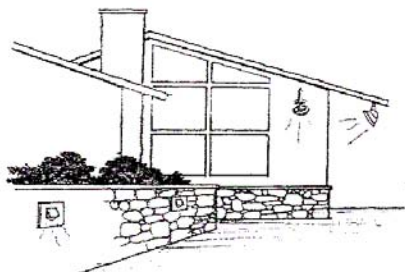


Roof forms should be kept small and reflect the surrounding

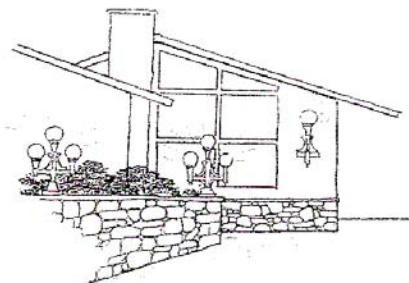
9. Landscaping for any project should carefully select plants that assure that the vineyards are not depleted due to the invasion of urban exotics (please refer to Appendix B)
10. Arbors, trellises, or gazebos should be allowed in conjunction with a dwelling unit or a winery if they do not exceed ten feet (10') in height, forty feet (40') in length, and ten percent (10%) of the building pad.
11. Fencing should be encouraged only around the building pads to maintain the open and rural character of the wine country. If fencing on the perimeter of a property is desired, it should be compatible with the architectural style of the primary use and wine country atmosphere.
12. The height of any fence and/or wall should not exceed four feet (4') except for the swimming pool fences and retaining walls.



13. All exterior lighting fixtures should be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.



Lighting should be directed downward



Lighting should not illuminate large areas

Appendix A:



Adobe Ranch



California Ranch



Tuscany Style



Andalusian Ranch

Appendix B:

TABLE B - HERBACEOUS PLANTS PROHIBITED FROM USE	
Asparagus (<i>Asparagus officinalis</i>)	Johnsongrass* (<i>Sorghum halepense</i>)
Boneset (<i>Eupatorium perfoliatum</i>)	Lambsquarter* (<i>Chenopodium</i> spp.)
Cocklebur (<i>Xanthium</i> spp.)	Lettuce, wild (<i>Lactuca canadensis</i>)
Coffeeweed* (<i>Cassia occidentalis</i> , <i>C. tora</i>)	Mallow (<i>Malva</i> spp.)
Corn (<i>Zea mays</i>)	Milkweed (<i>Asclepias</i> spp.)
Cotton (<i>Gossypium</i> spp.)	Okra* (<i>Hibiscus</i> spp.)
Cowpea (<i>Vigna sinensis</i>)	Philodendron (<i>Philodendron</i> spp.)
Dogfennel (<i>Eupatorium capillifolium</i>)	Pigweed (<i>Amaranthus hybridus</i> , <i>A. spinosus</i>)
Evening-primrose (<i>Oenothera laciniata</i>)	Pokeweed (<i>Phytolacca americana</i>)
Gladiolus (<i>Gladiolus</i> spp.)	Ragweed (<i>Ambrosia</i> spp.)
Goldenglow (<i>Rudbeckia laciniata</i>)	Sowthistle (<i>Sonchus oleraceus</i>)
Goldenrod (<i>Solidago</i> spp.)	Sunflower* (<i>Helianthus</i> spp.)
Hibiscus* (<i>Hibiscus</i> spp.)	Tree Tobacco* (<i>Nicotiana</i> spp.)
Hollyhock* (<i>Althaea</i> spp.)	Wild bergamot (<i>Monarda fistulosa</i>)
Horseweed (<i>Erigeron canadensis</i>)	

TABLE B - WOODY PLANTS PROHIBITED FROM USE	
Almond (<i>Prunus amygdalus</i>)	Laurel sumac* (<i>Rhus</i> spp.)
Apple (<i>Malus sylvestris</i>)	Loquat* (<i>Eriobotrya japonica</i>)
Apricot (<i>Prunus armeniaca</i>)	Macadamia* (<i>Macadamia</i> spp.)
Arborvitae (<i>Thuja</i> spp.)	Magnolia* (<i>Magnolia</i> spp.)
Ash* (<i>Fraxinus</i> spp.)	Maidenhair-tree (<i>Ginkgo biloba</i>)
Avocado* (<i>Persea</i> spp.)	Myoporum* (<i>Myoporum</i> spp.)
Birch (<i>Betula</i> spp.)	Oak* (<i>Quercus</i> spp.)
Blackberry (<i>Rubus</i> spp.)	Oleander (<i>Nerium</i> spp.)
Blackgum (<i>Nyssa sylvatica</i>)	Orchid tree* (<i>Bauhinia purpurea</i>)
Bottlebrush* (<i>Melaleuca</i> spp.)	Peach (<i>Prunus persica</i>)
Bougainvillea (<i>Bougainvillea</i> spp.)	Pear (<i>Pyrus communis</i>)
Boxwood (<i>Buxus</i> spp.)	Philodendron (<i>Philodendron</i> spp.)
Camellia (<i>Camellia japonica</i>)	Photinia* (<i>Photinia</i> spp.)
Camphor tree* (<i>Cinnamomum camphora</i>)	Pine (<i>Pinus</i> spp.)
Carob* (<i>Ceratonia</i> spp.)	Pittosporum (<i>Pittosporum</i> spp.)
Carrot wood (<i>Cupaniopsis anacardioides</i>)	Plum, chicksaw (<i>Prunus angustifolia</i>)
Catalpa (<i>Catalpa bignonioides</i>)	Plum, cultivated (<i>Prunus</i> spp.)
Cherry laurel (<i>Prunus caroliniana</i>)	Podocarpus* (<i>Podocarpus</i> spp.)
Cherry (<i>Prunus avium</i>)	Privet* (<i>Ligustrum</i> spp.)
Chinaberry (<i>Melia azedarach</i>)	Pyracantha/Firethorn (<i>Pyracantha coccinea</i>)
Citrus* (<i>Citrus</i> spp.)	Redbud* (<i>Cercis</i> spp.)
(Note: GWSS is known to oviposit on lemon peel)	Sassafras (<i>Sassafras albidum</i>)
Coral tree* (<i>Erythrina caffra</i>)	Strawberry tree* (<i>Arbutus unedo</i>)
Cotoneaster (<i>Cotoneaster</i> spp.)	Sumac* (<i>Rhus</i> spp.)
Crape myrtle* (<i>Lagerstroemia</i> spp.)	Sweetgum (<i>Liquidambar styraciflua</i>)
Elaeagnus (<i>Elaeagnus</i> spp.)	Sycamore* (<i>Platanus</i> spp.)
Elderberry* (<i>Sambucus</i> spp.)	Tristania* (<i>Tristania laurina</i>)
Escallonia* (<i>Escallonia</i> spp.)	Trumpet creeper (<i>Campsis radicans</i>)
Eucalyptus* (<i>Eucalyptus</i> spp.)	Trumpet flower* (<i>Gelsemium sempervirens</i>)
Euonymus* (<i>Euonymus</i> spp.)	Tung (<i>Aleurites fordii</i>)
Fig (<i>Ficus</i> spp.)	Tupidanthus* (<i>Tupidanthus calyptratus</i>)
Grape* (<i>Vitis</i> spp.)	Umbrella tree* (<i>Schefflera</i> spp.)
Hardenbergia* (<i>Hardenbergia</i> spp.)	Walnut (<i>Juglans</i> spp.)
Heavenly bamboo* (<i>Nandina domestica</i>)	Viburnum* (<i>Viburnum</i> spp.)
Holly (<i>Ilex</i> spp.)	Yaupon (<i>Ilex vomitoria</i>)
Japanese jasmine (<i>Jasminum mesnyi</i>)	Yucca (<i>Yucca aloifolia</i>)



 PDS West

7-19-2010

Design Guidelines



Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY

I. INTRODUCTION

This is the first phase of Design Guidelines for the Temecula Valley Wine Country, Southern California. It is limited to design standards, guidelines and signage program for the streetscapes on Rancho California Road and to a smaller degree, on De Portola Road. The purpose of the Temecula Valley Wine Country Design Guidelines is to reflect the Wine Country community's vision and to guide the property owners, winery owners, County planners and decision-makers toward accomplishing the vision.

As a first phase with limited budget, this Guidelines Booklet is primarily a printout of the PowerPoint slide presentation, with limited textual support. Future phases will include transferring graphics into a book format with ample textual support.



December 14, 2010
Prepared by PDS West







3

Aerial Photo of Rancho California Road
Looking East

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES

Temecula Valley Wine Country

Streetscapes



TRAILS RECOMMENDATIONS

- **ON RANCHO CALIF. RD. THERE WILL BE ONE CONTINUOUS MULTI-USE TRAIL ON THE SOUTH SIDE WITH SECOND MULTI-USE TRAIL ON OTHER SIDE, WHERE POSSIBLE .**
- **MAIN MULTI-USE TRAIL WILL BE PAVED WITH COLORED , RUBBERIZED ASPHALT – WORKS WITH BIKES AND HORSES**
- **TRAILS WILL BE SEPARATED FROM ROADWAY BY PLANTING AND RAIL FENCE**
- **A DESIGN FOR ULTIMATE DE PORTOLA RD. TRAILS AND LANDSCAPING HAS BEEN PREPARED, BUT MUST WAIT TO INSTALL THE IMPROVEMENTS UNTIL FLOODING PROBLEMS ARE RESOLVED AND THE ROAD WIDENED.**



6

Road R.O.W. Level Both Sides

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES

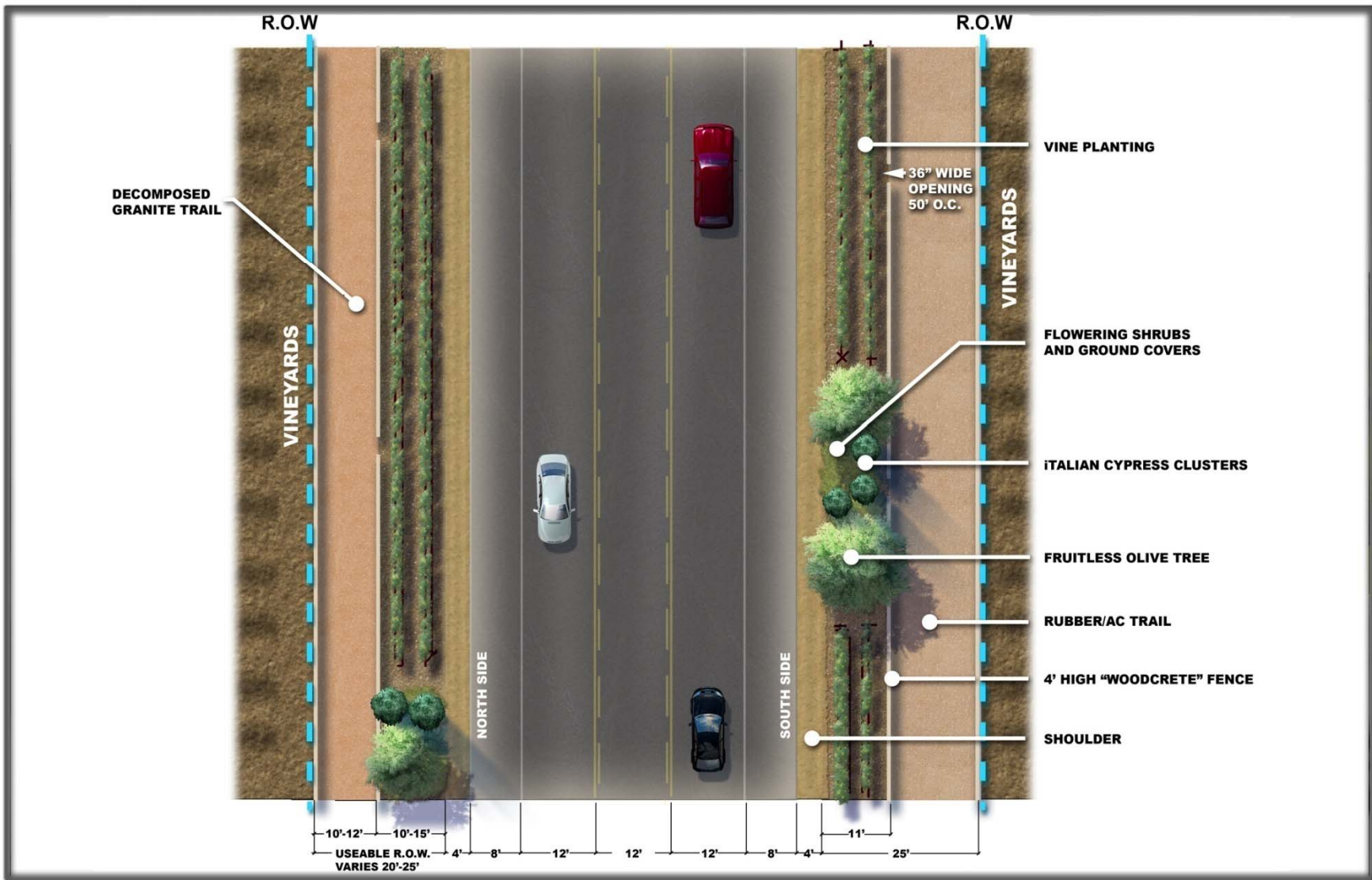


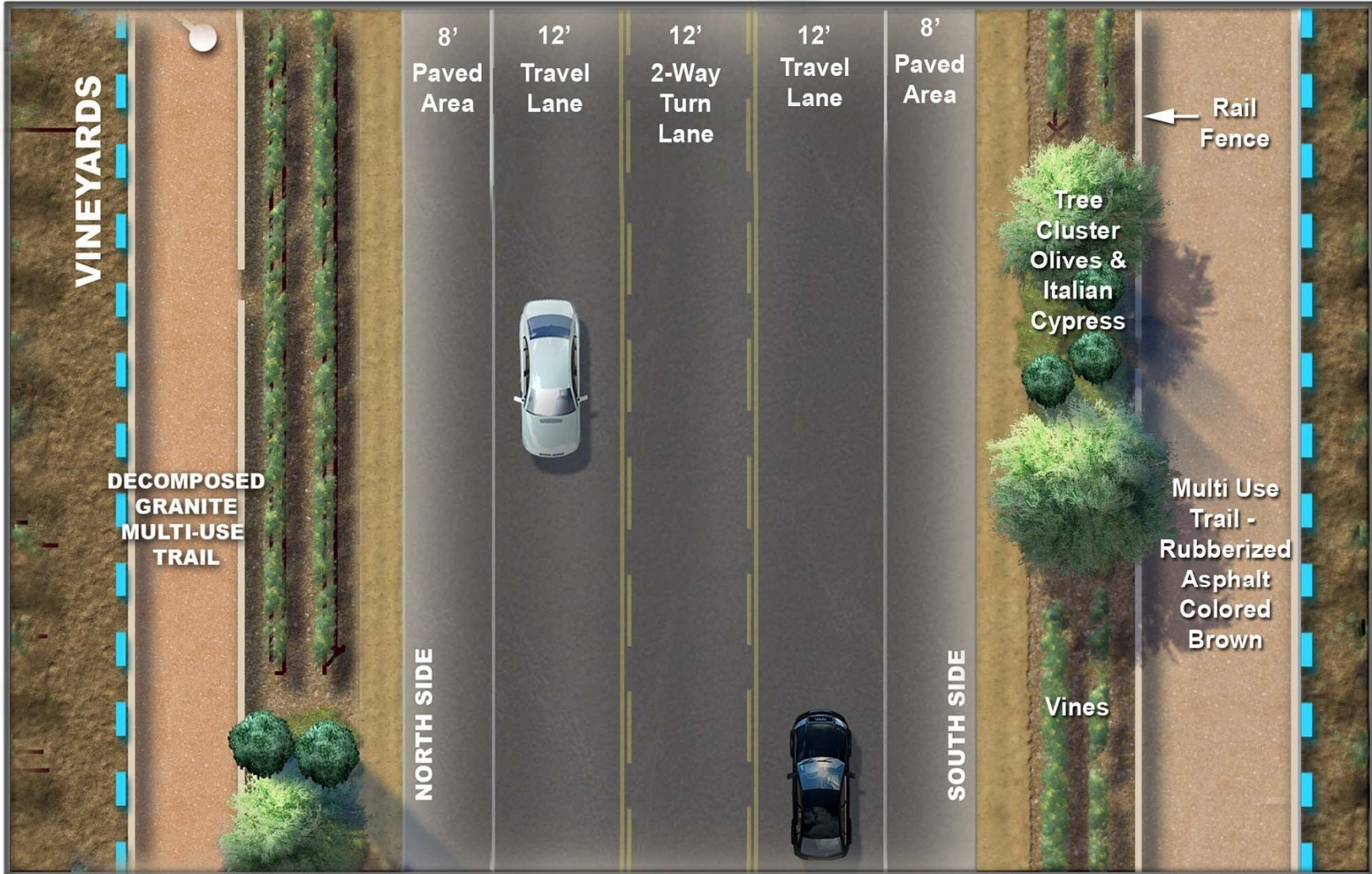
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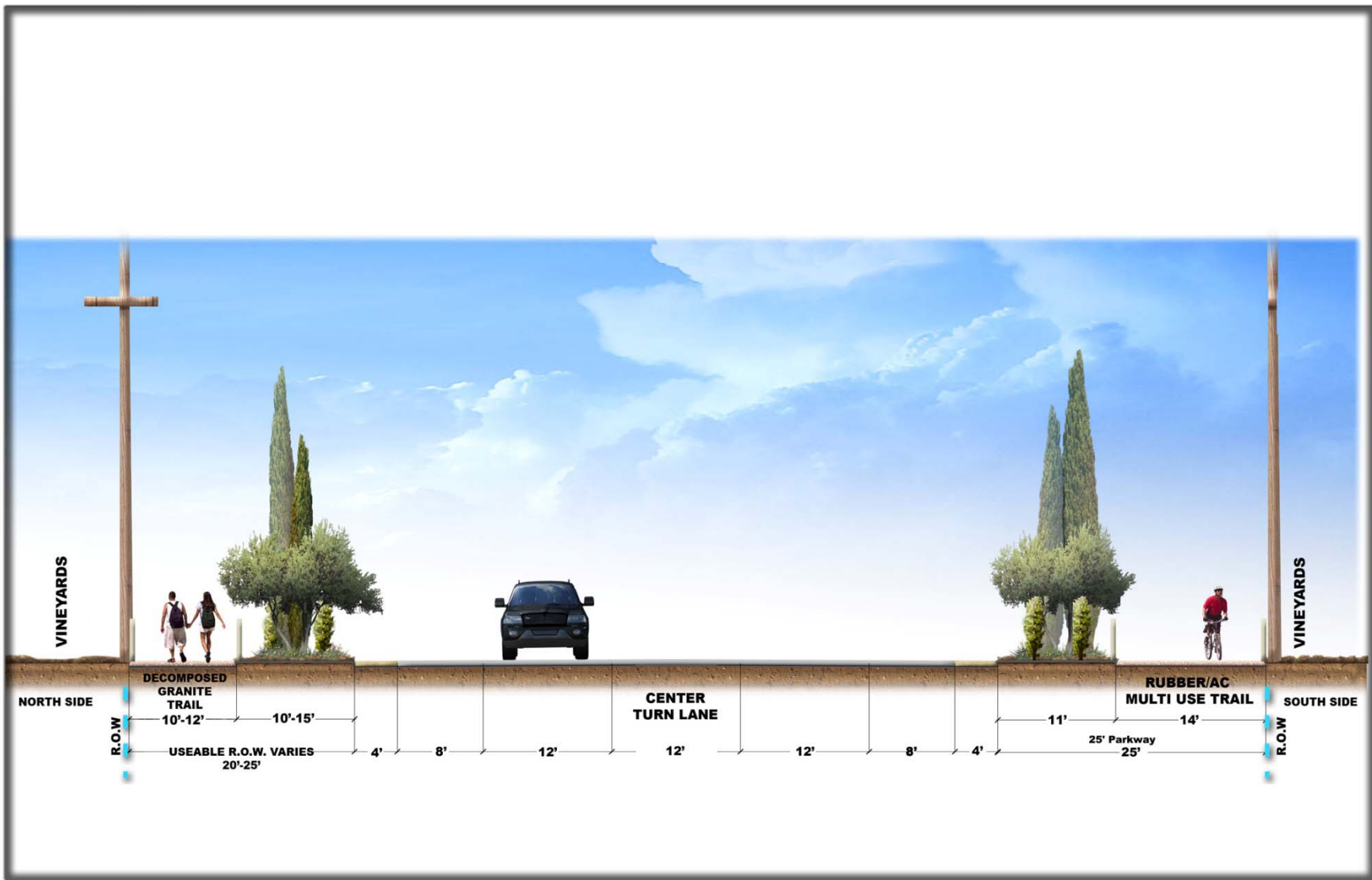
Road R.O.W. Level Both Sides

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES

















15

Proposed Roadway – North side with Multi-Use Trails on Both Sides

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES





17 Condition 1 – Property Drops Off on Southeast

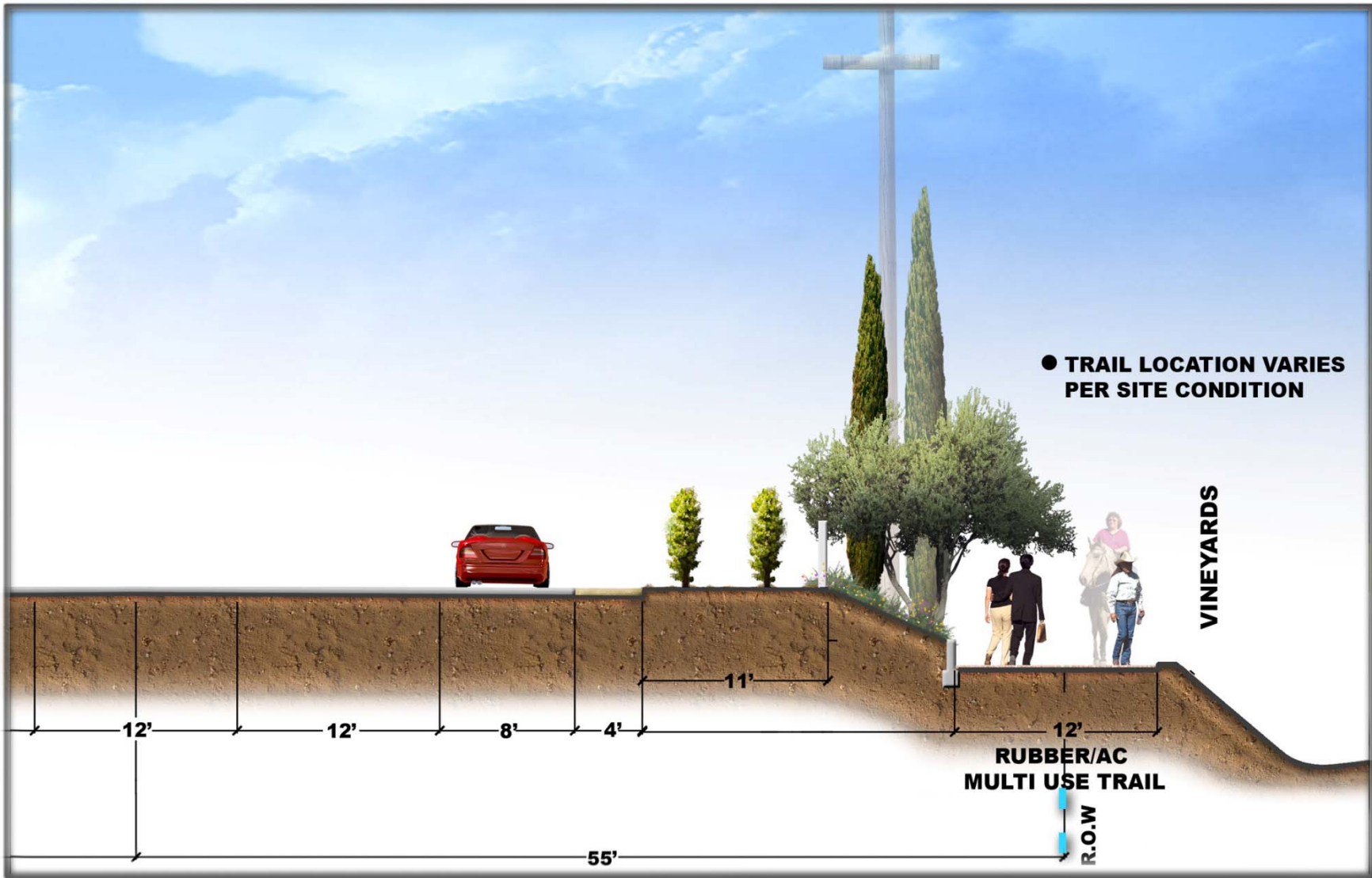
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DESIGN GUIDELINES

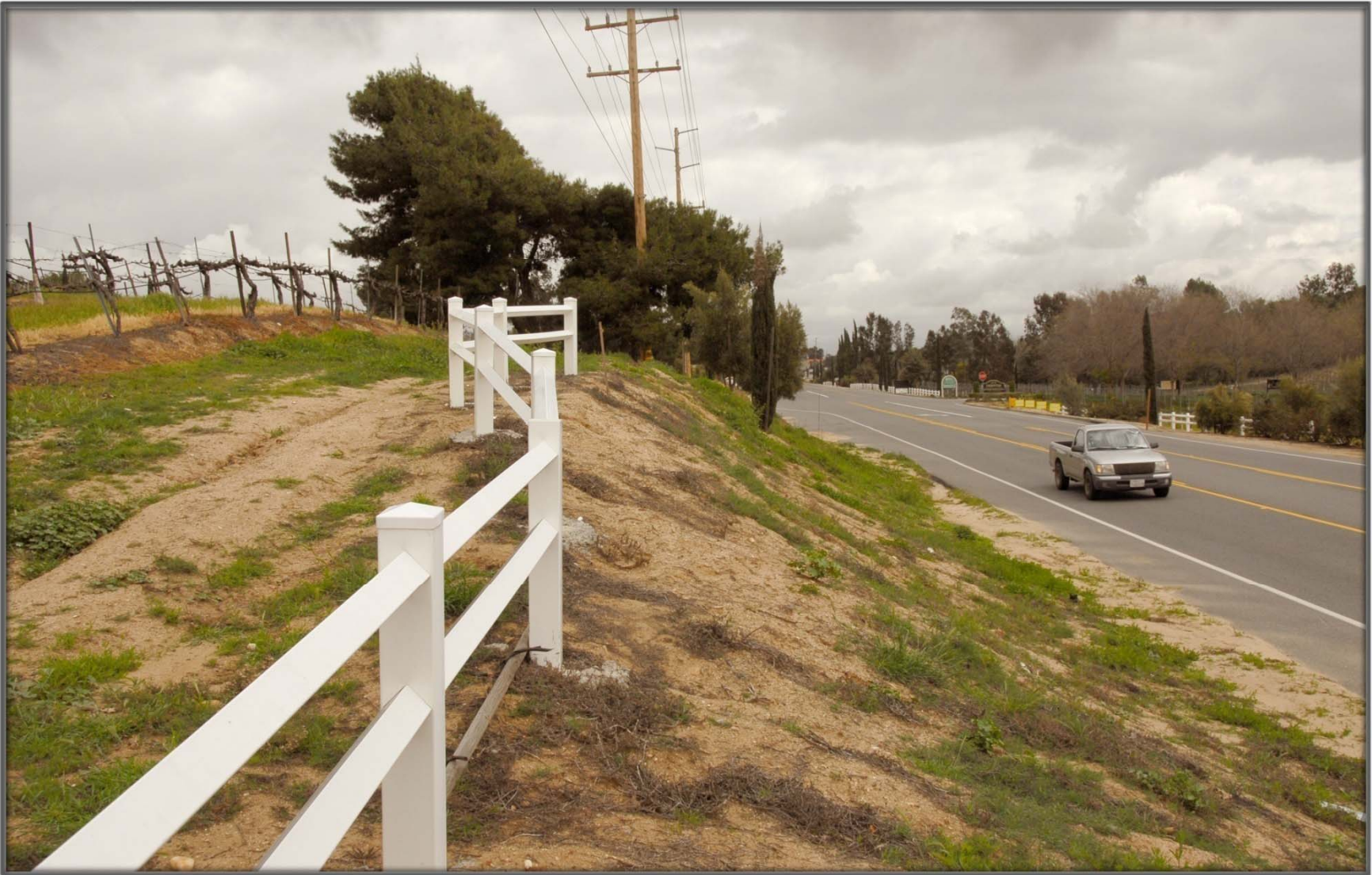


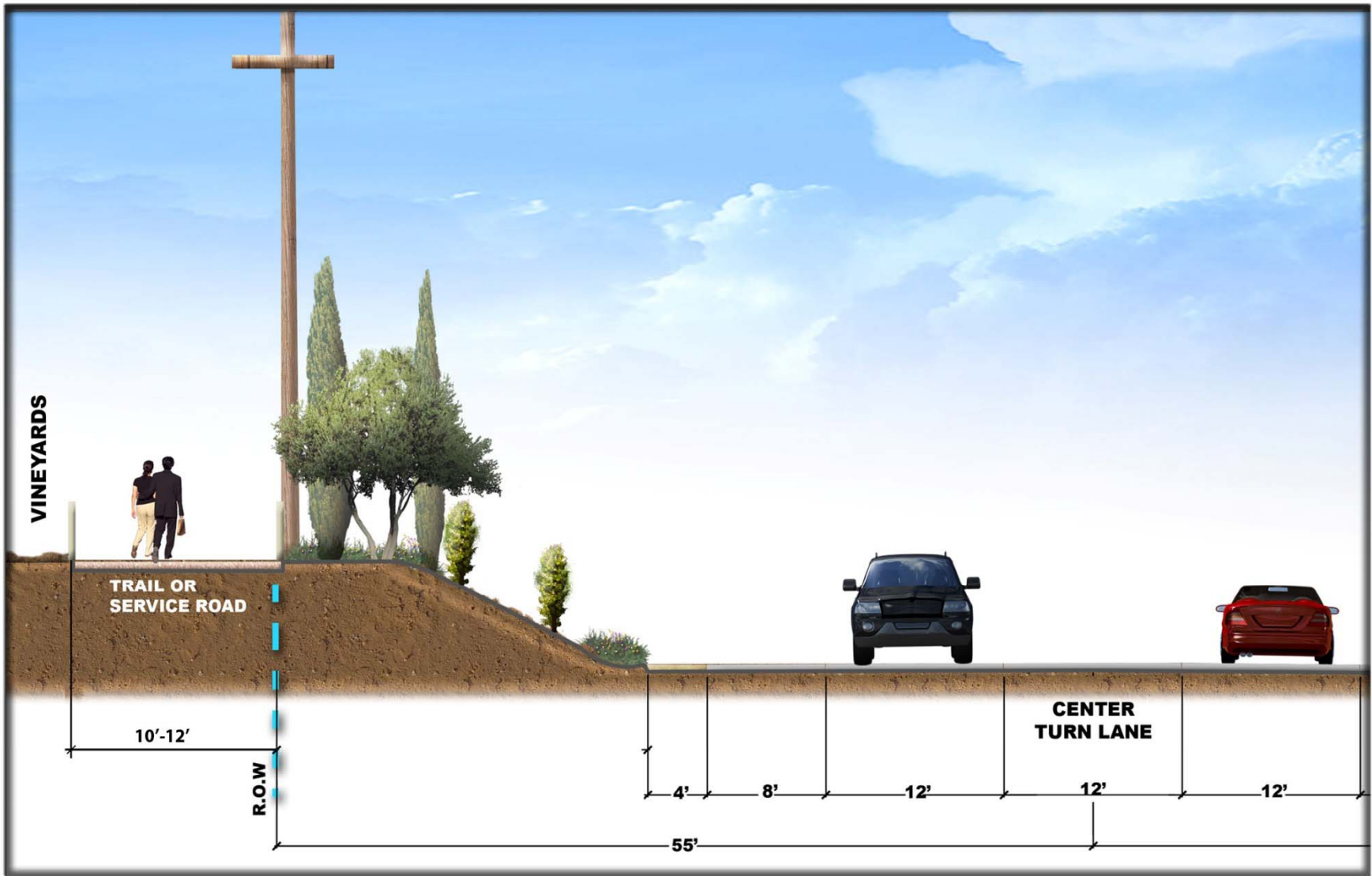
18

Condition 1 – Same Area Looking Back

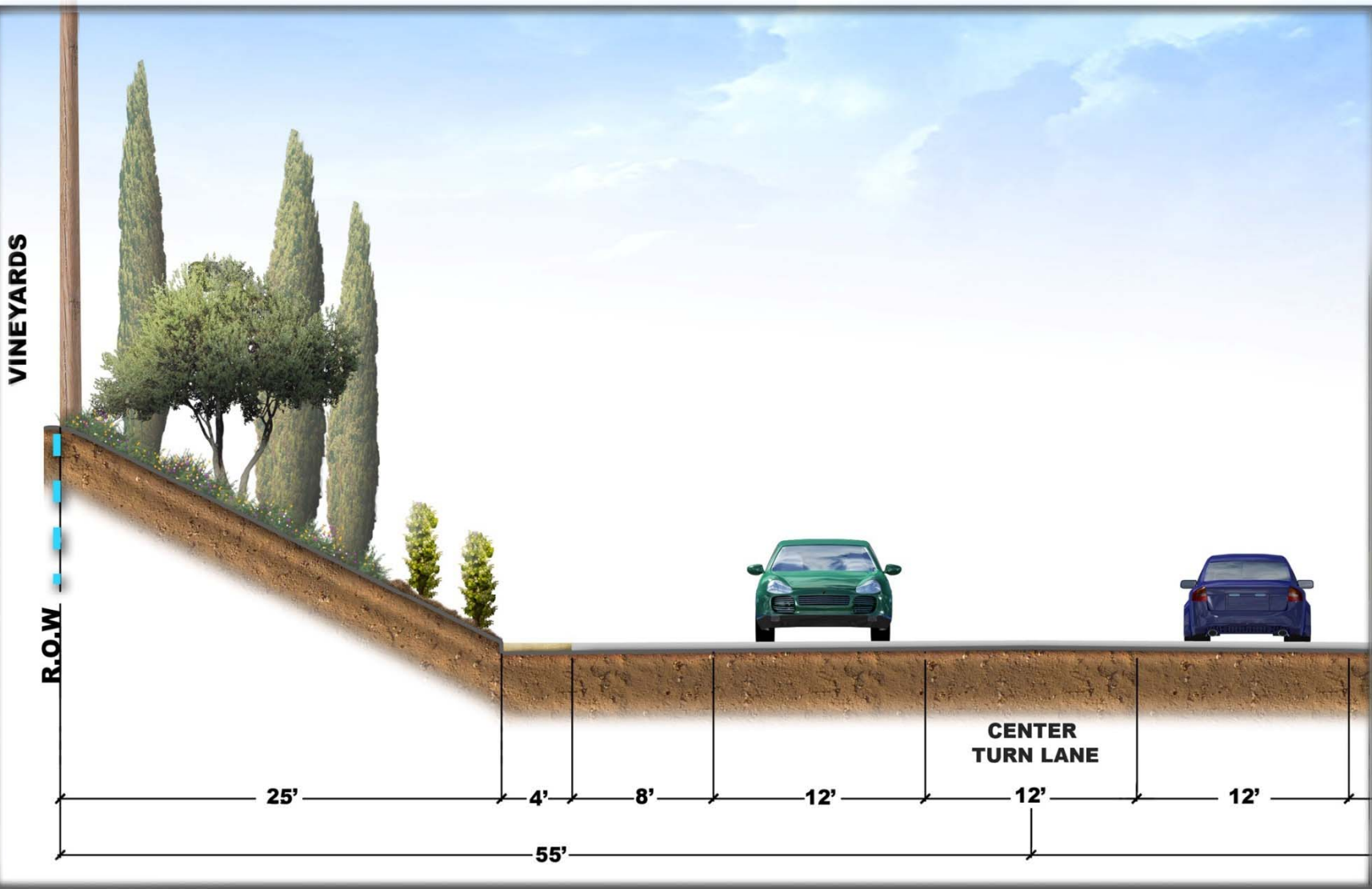
TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES



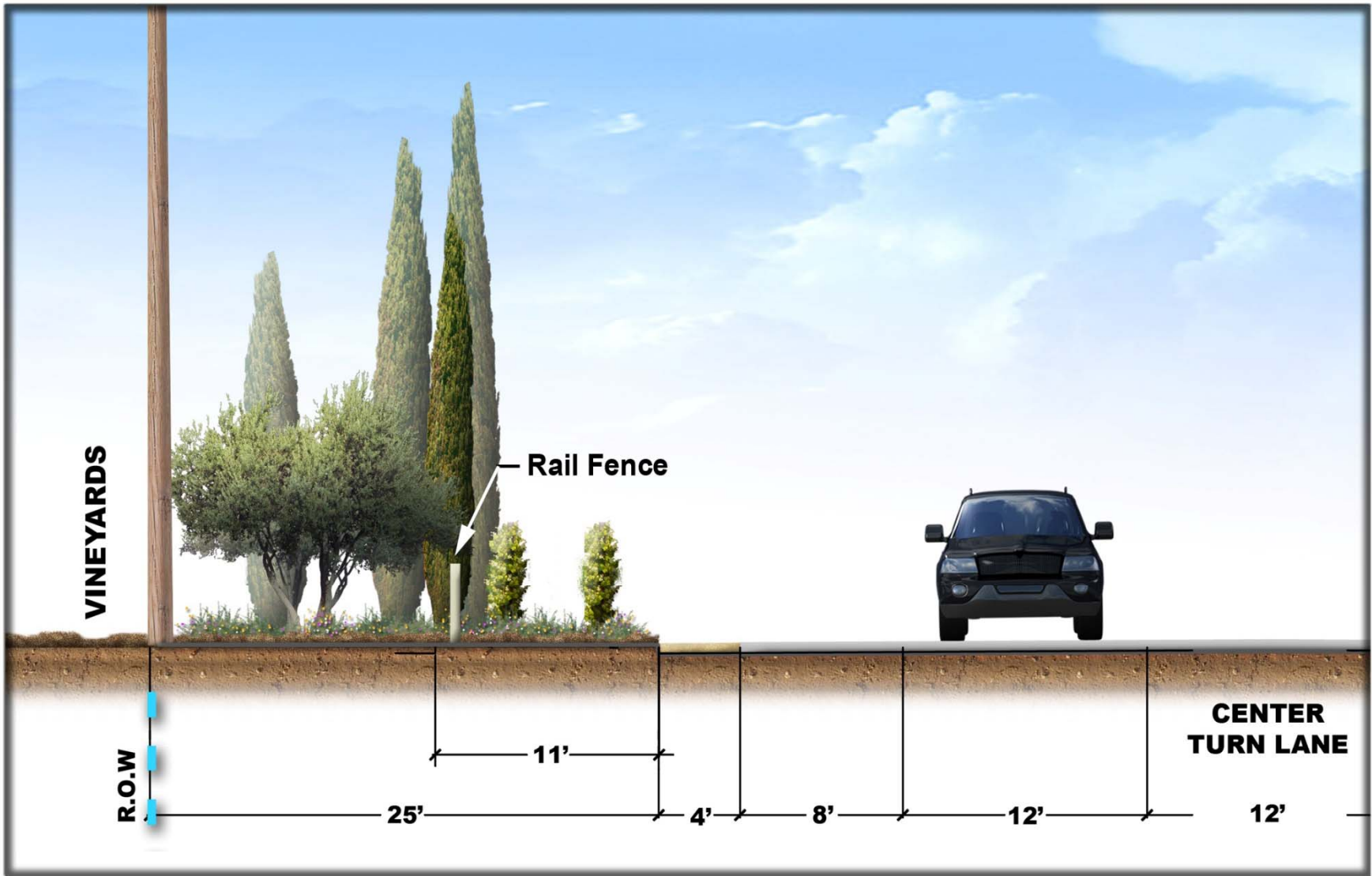




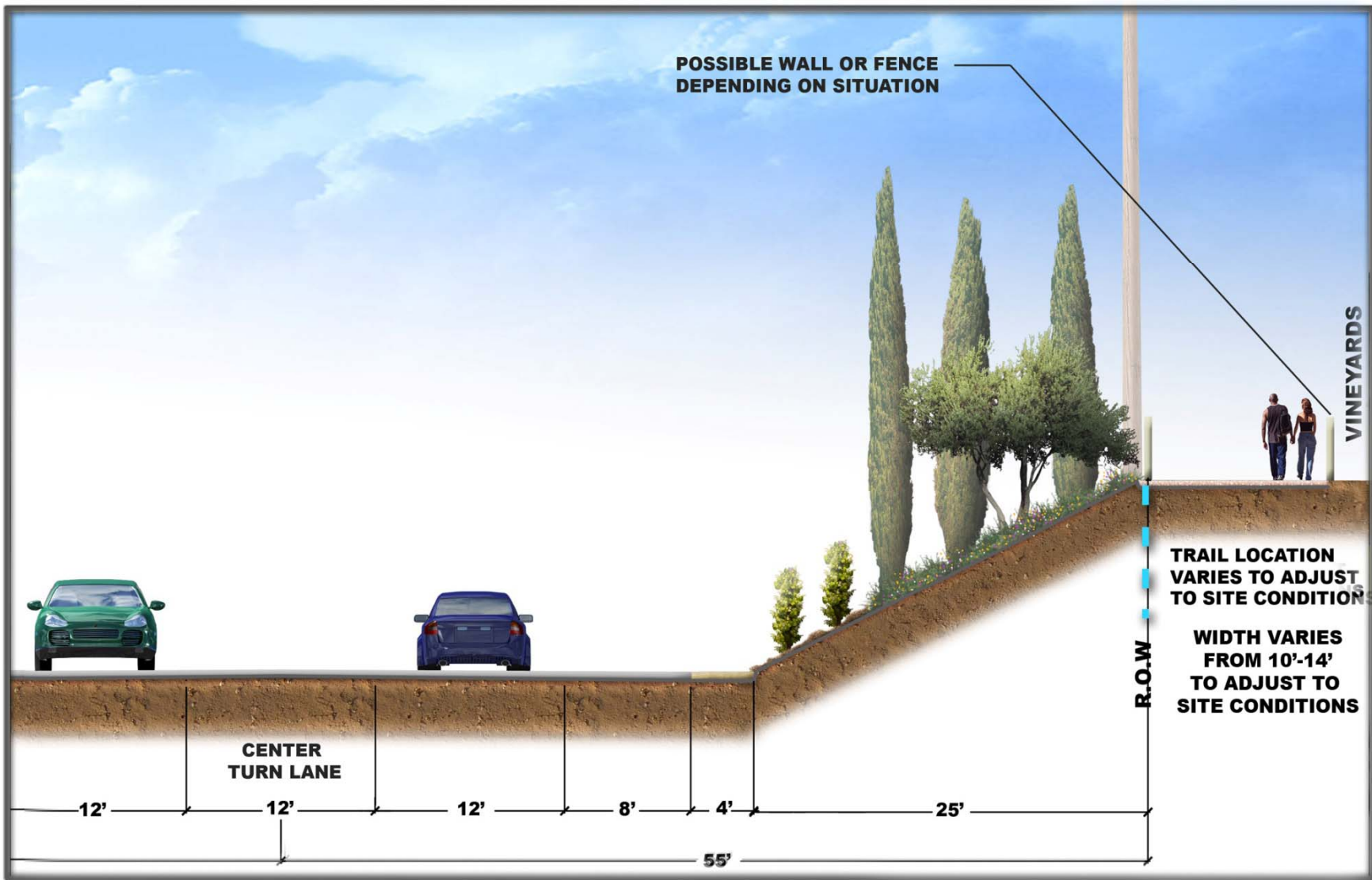


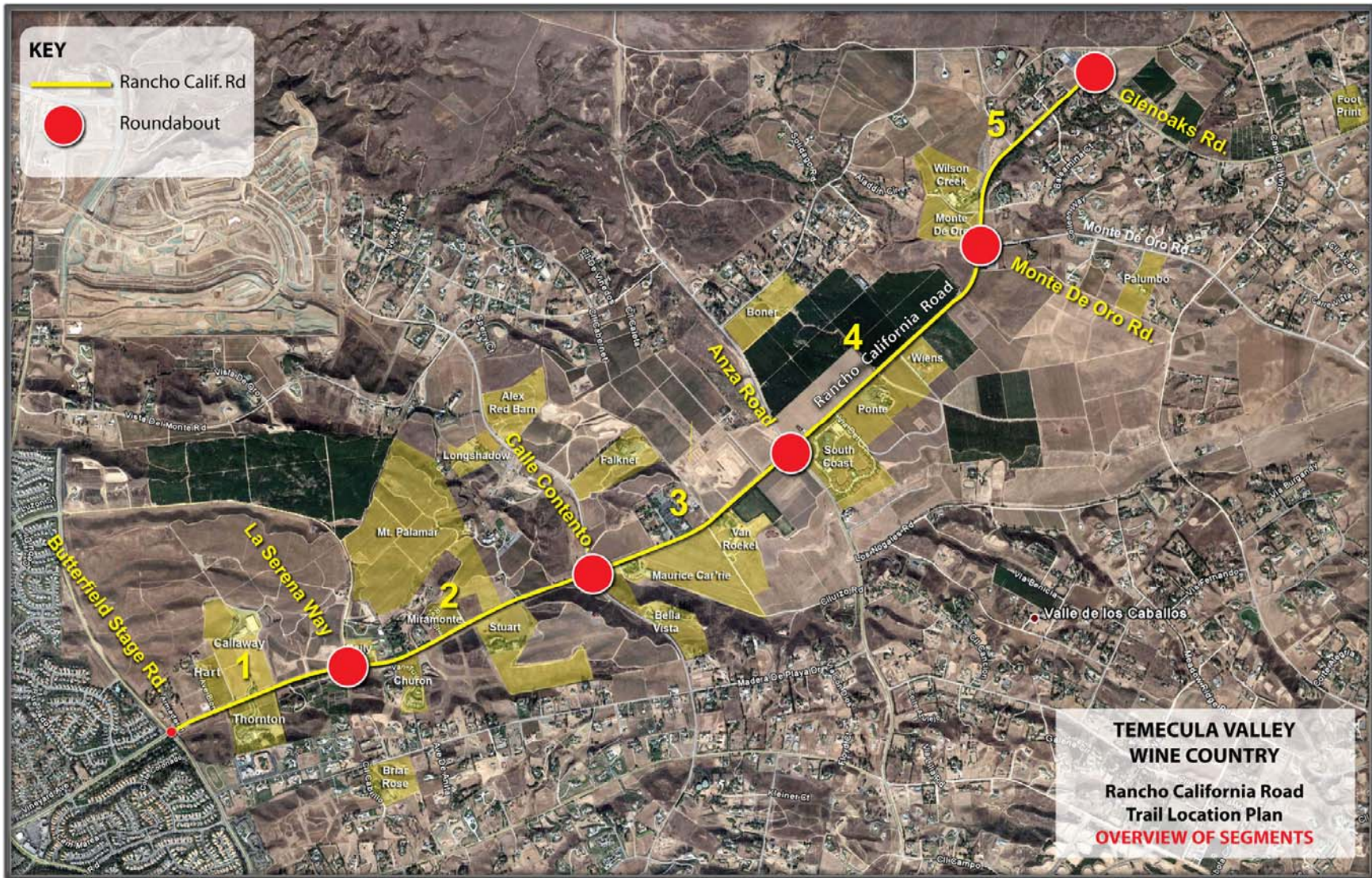












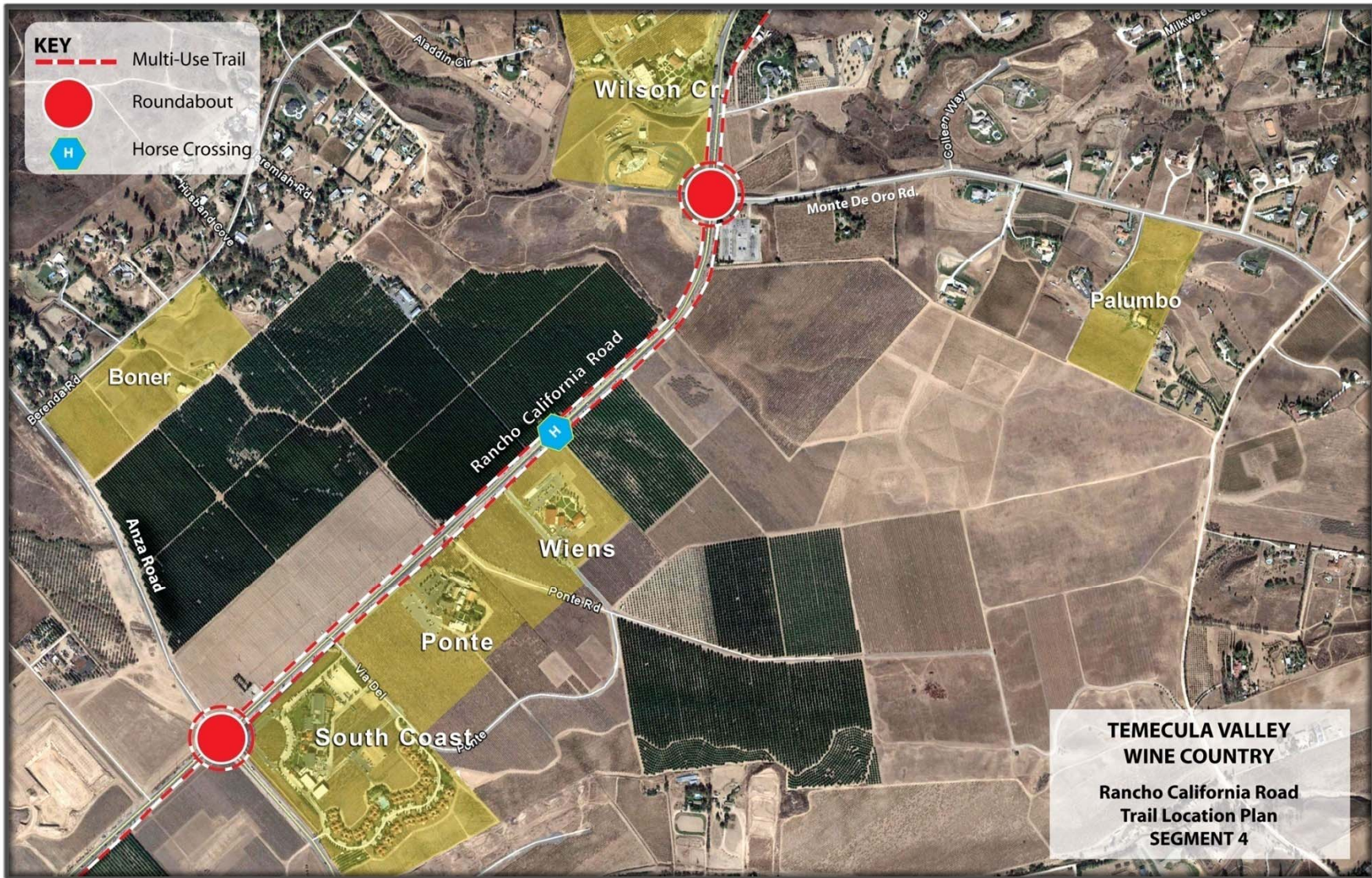




30 Trail Location Map – Segment 1
 Butterfield Stage Rd. to La Serena Way

















A
our logo
CONTINUED



A2
Color - one color

When the occasion calls for a one-color version of the Temecula Valley logo, one of the above options may be used. These colors are derived from the four-color logo.



LOGO REVERSED OUT ON BLACK BACKGROUND

A3
Black + white

When the occasion calls for a black + white application, such as a newspaper ad, select either black or white. Avoid grayscale interpretations.

28



QUALITIES OF A LOGO

- **SIMPLE & CLEAN**
- **DISTINCTIVE IDENTITY** (RURAL WINE COUNTRY)
- **SYMBOLIC & STYLIZED**
- **ICONIC – HIGH VISUAL IMPACT**
- **EASILY RECOGNIZABLE**
- **ADAPT TO MANY USES**







43 Reversed Figure-Ground for More Visual Impact

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES





Temecula Valley
SOUTHERN CALIFORNIA
WINE COUNTRY







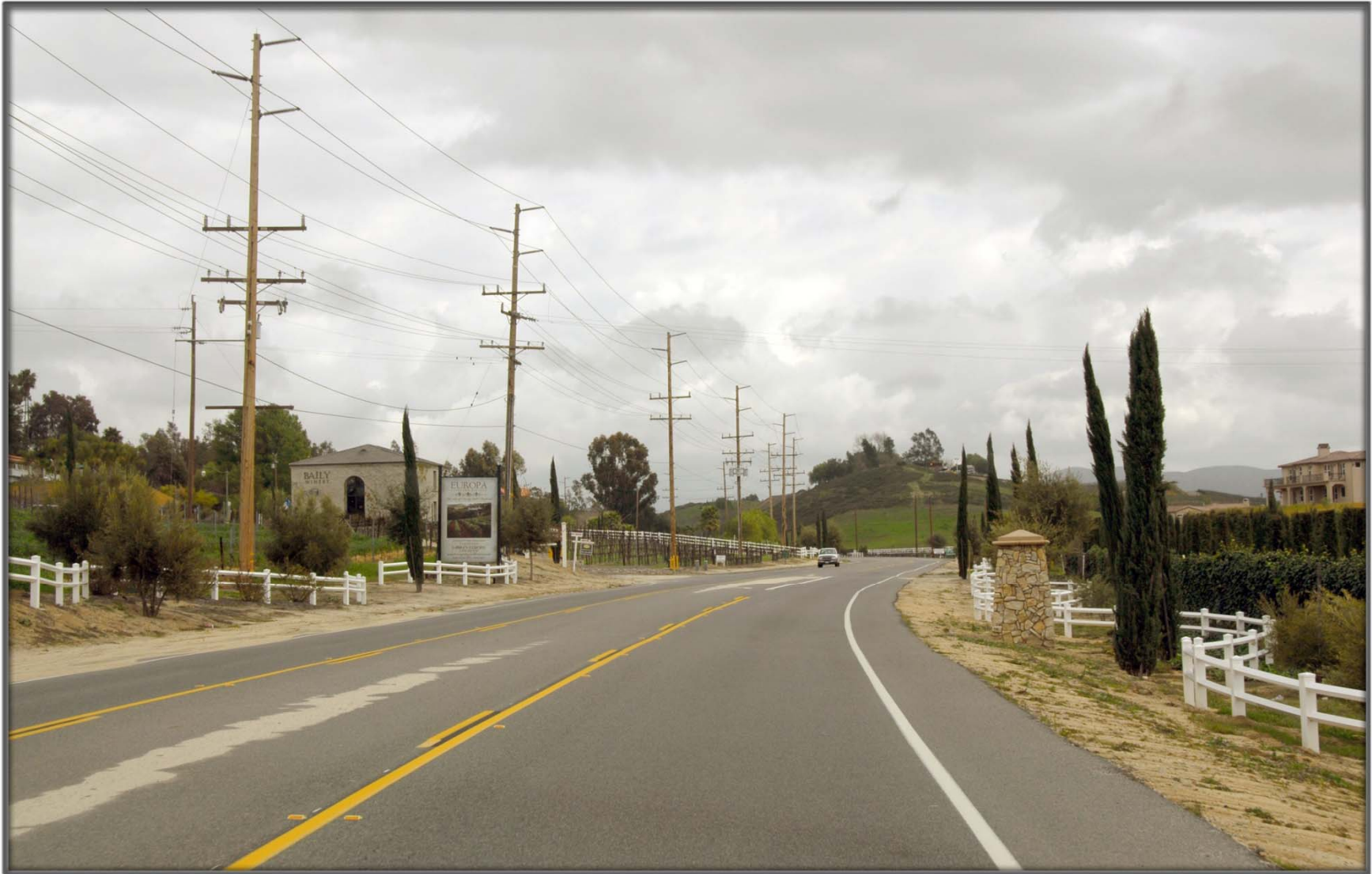
Temecula Valley Wine Country

SIGNAGE



SIGNAGE ISSUES

- **VISUAL CLUTTER OF COMPETING SIGNAGE**
- **LACK OF CONSISTENCY AMONG SIGN TYPES**
- **DIFFICULTY IN ANTICIPATING UPCOMING WINERIES & COMMERCIAL DESTINATIONS**
- **DIFFICULTY IN FINDING WINERY DRIVE & DECELERATING TO SAFELY TURN**
- **ADVERTIZING AND EVENT BANNERS/SIGNS ADD TO CLUTTER AND OVERPOWER WINERY MONUMENTS**



Approaching Baily Winery Entrance

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES



Sign Clutter at Baily Winery Entrance

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES







Visual Clutter – Advertising Sign Overpowers

TEMECULA VALLEY WINE COUNTRY
DESIGN GUIDELINES





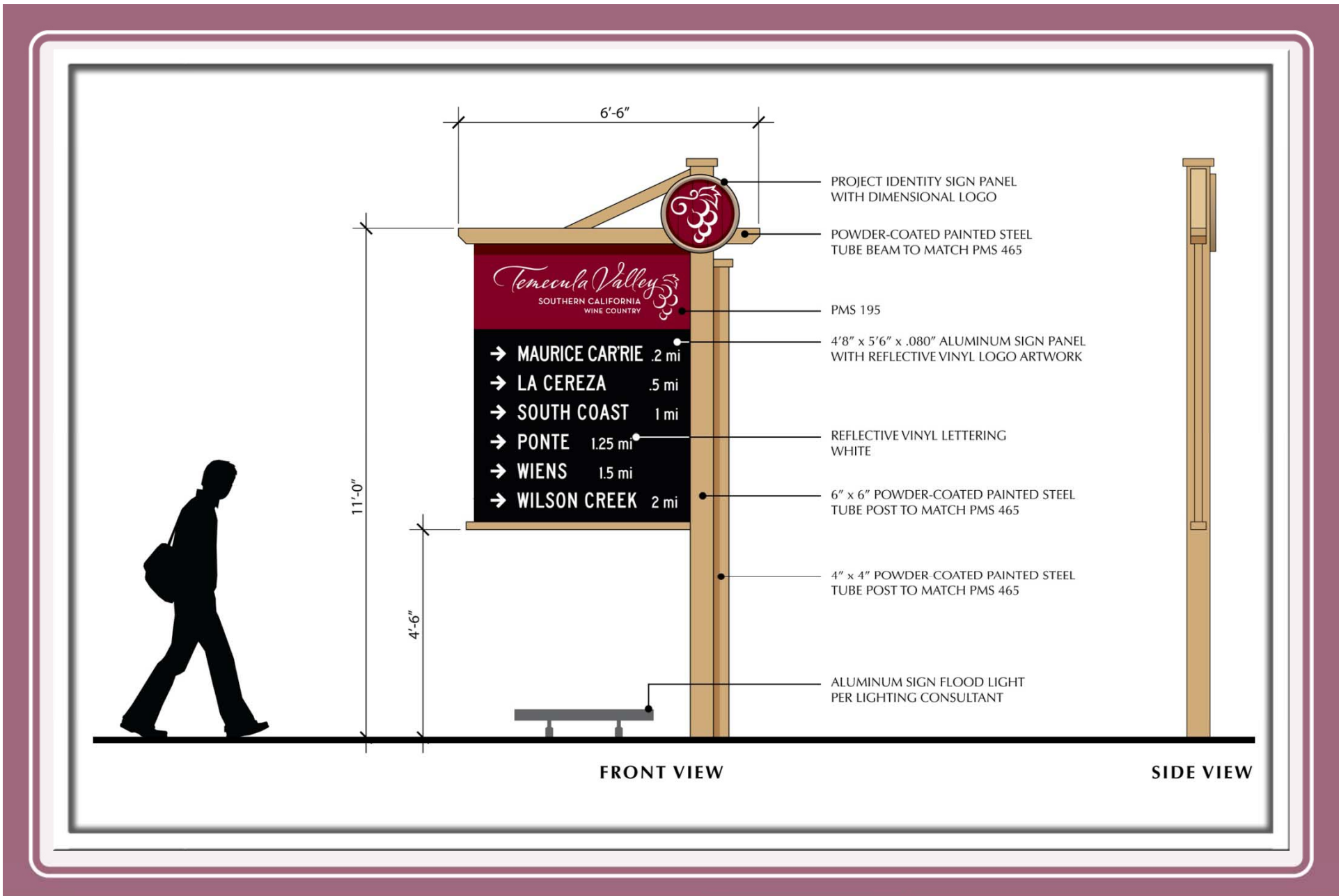


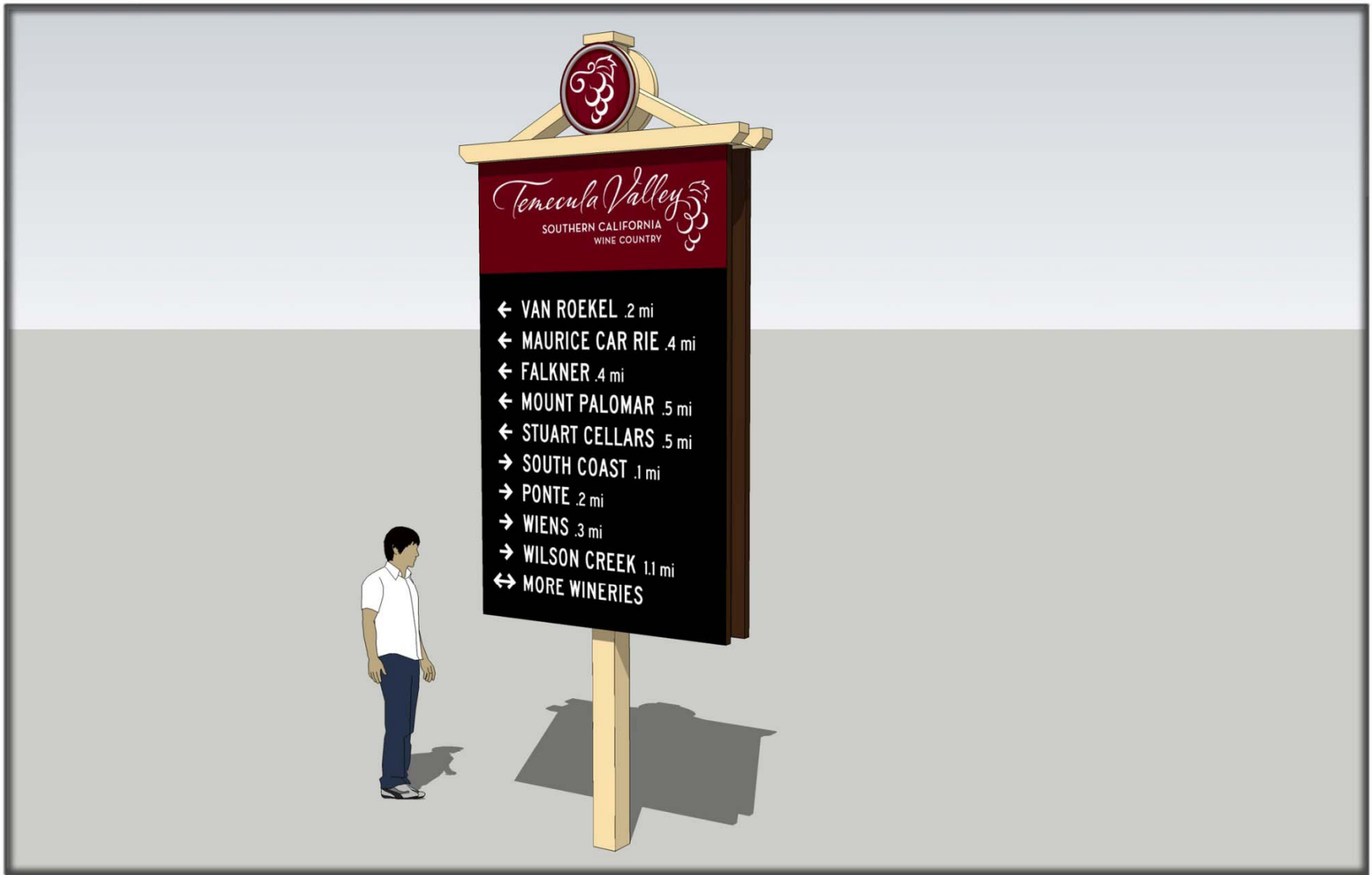








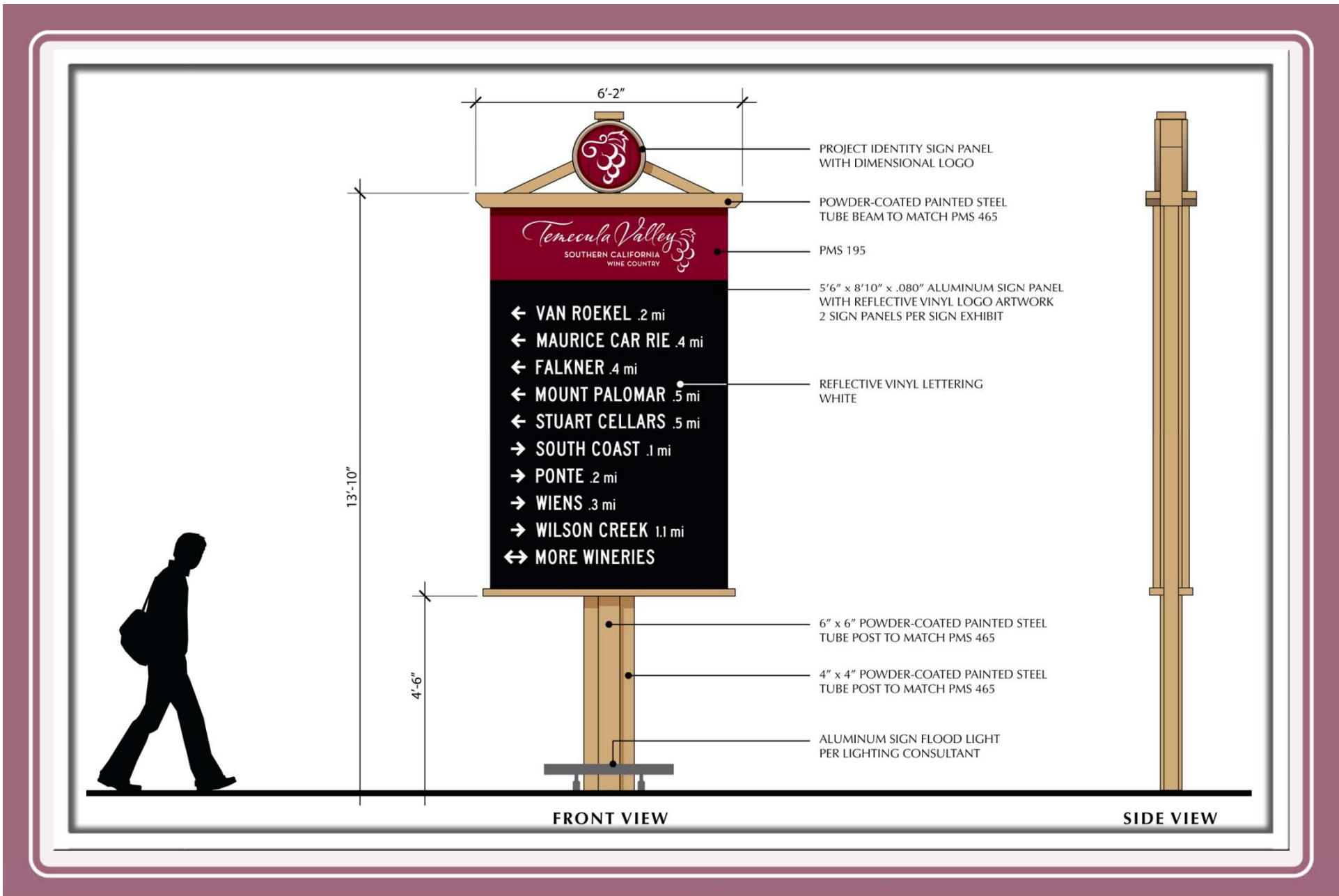


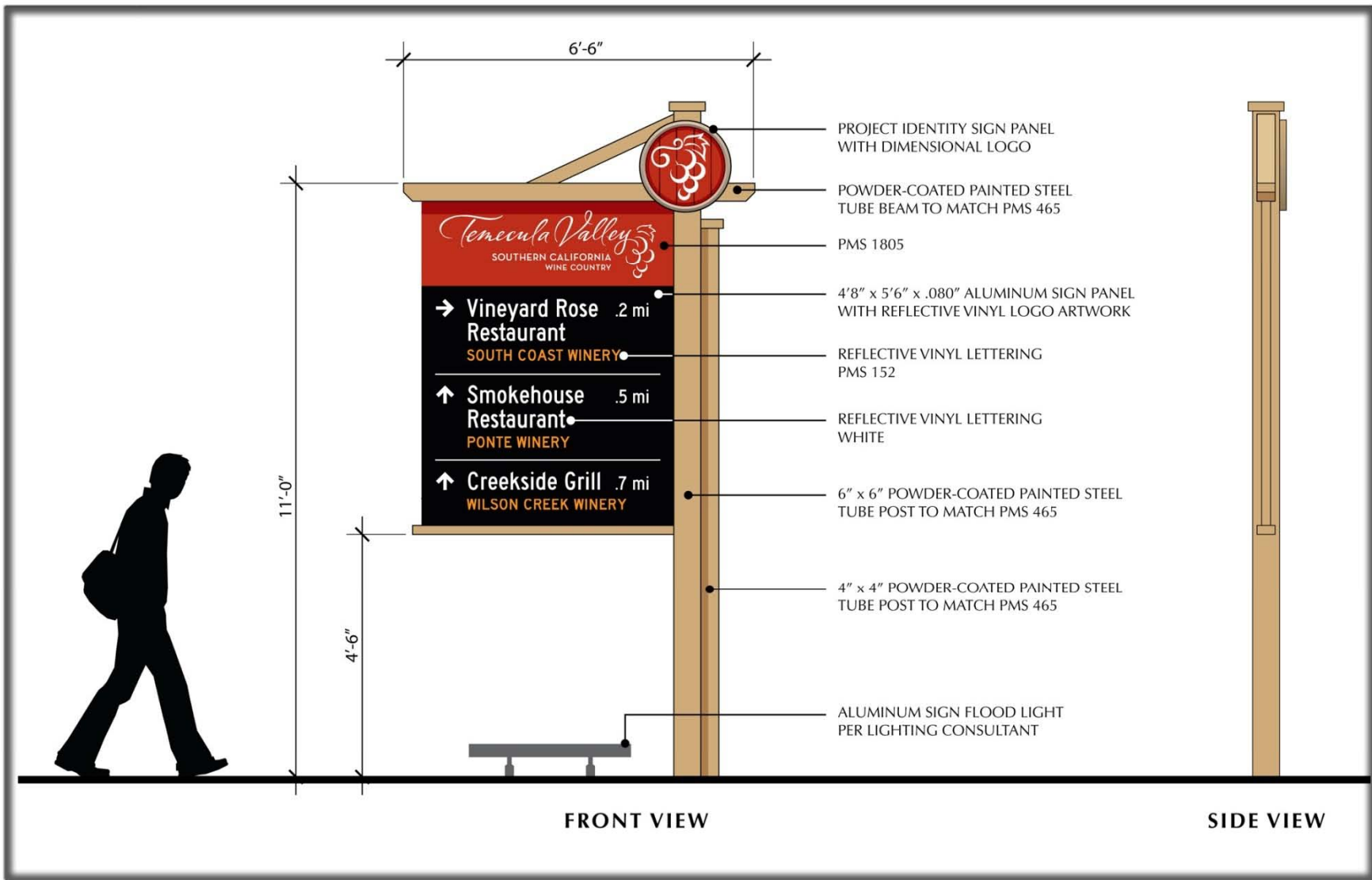


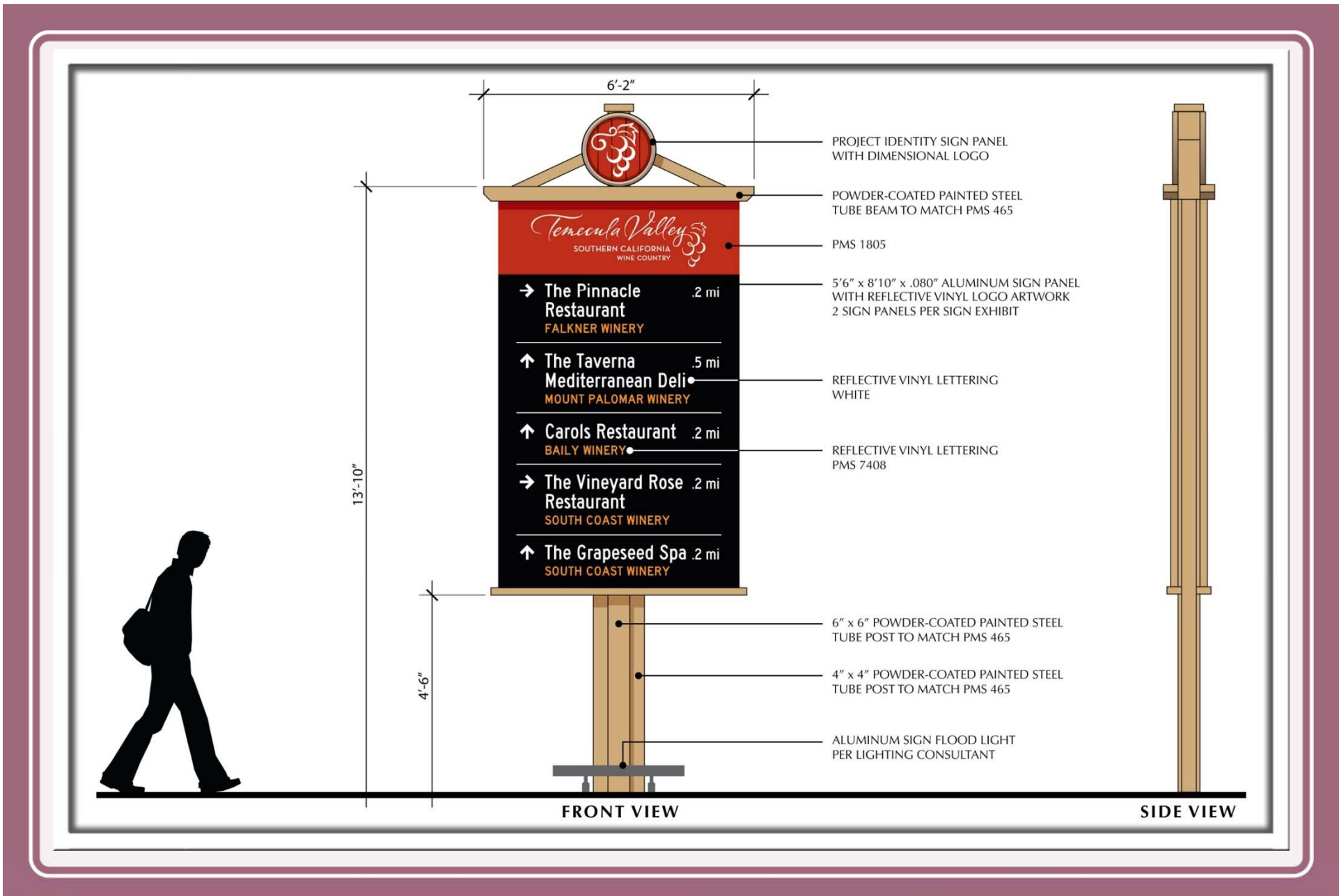
← RANCHO CALIFORNIA ROAD →

WINERY DIRECTIONAL SIGN











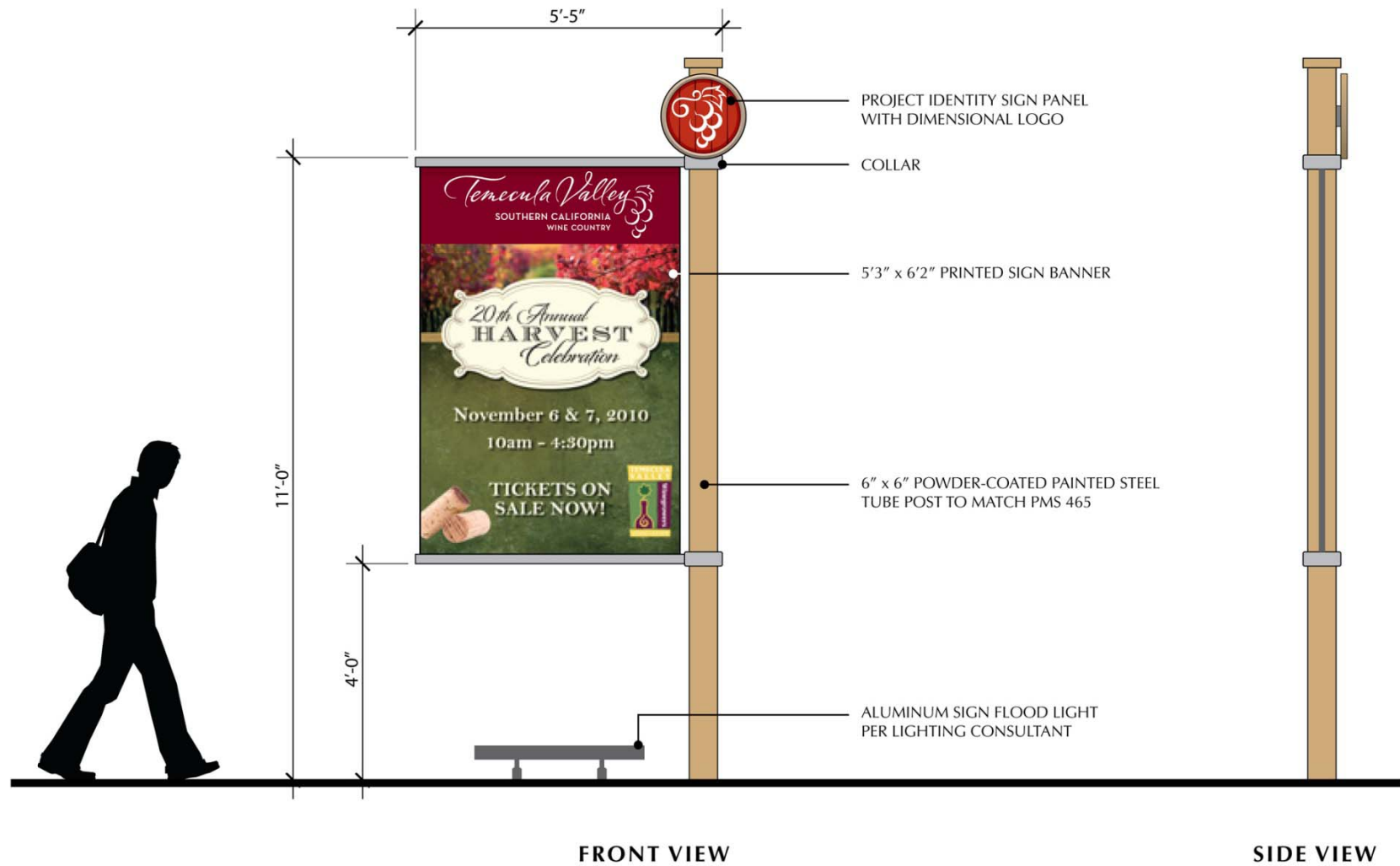
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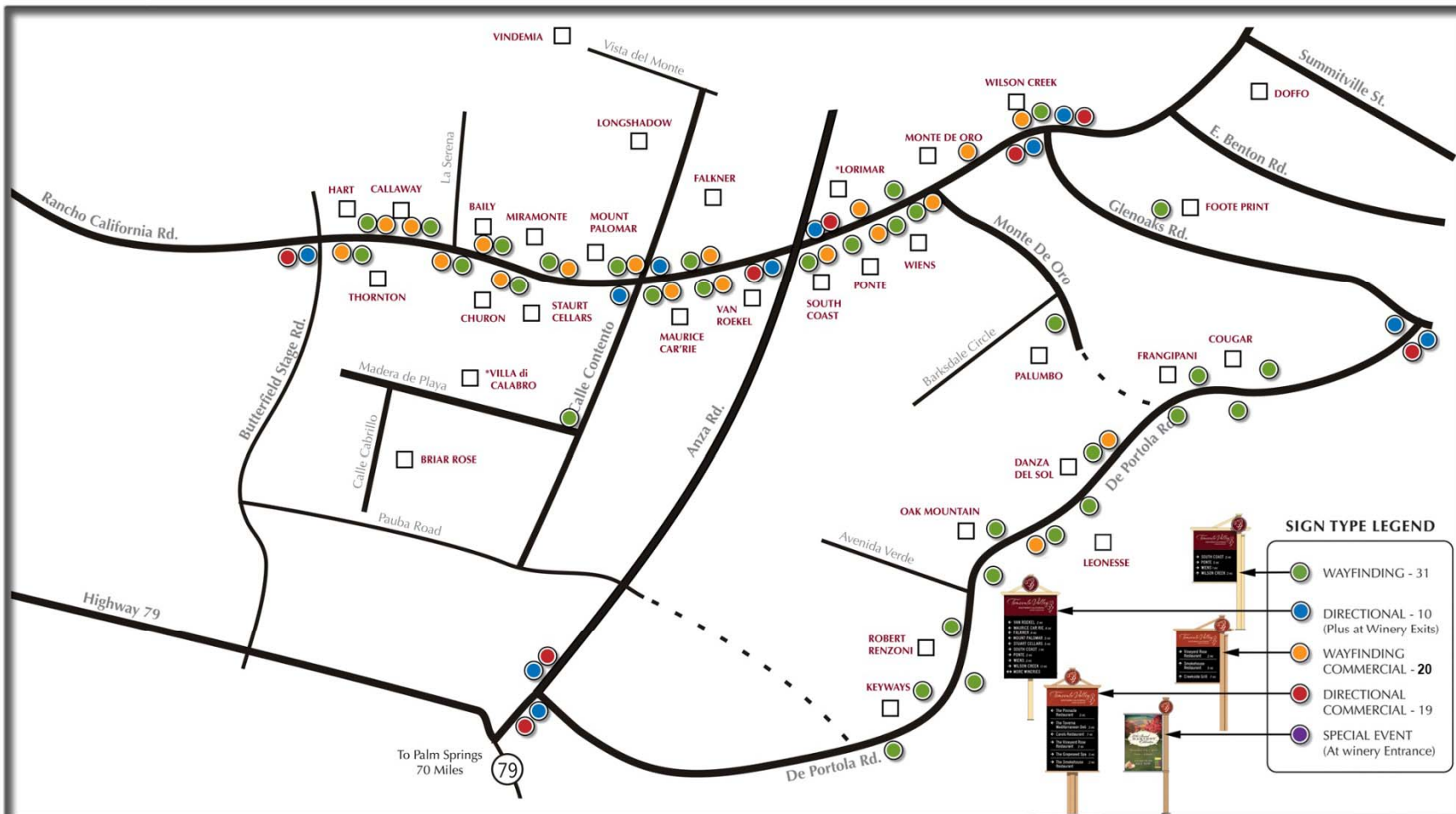


Alternative 2



Alternative 3

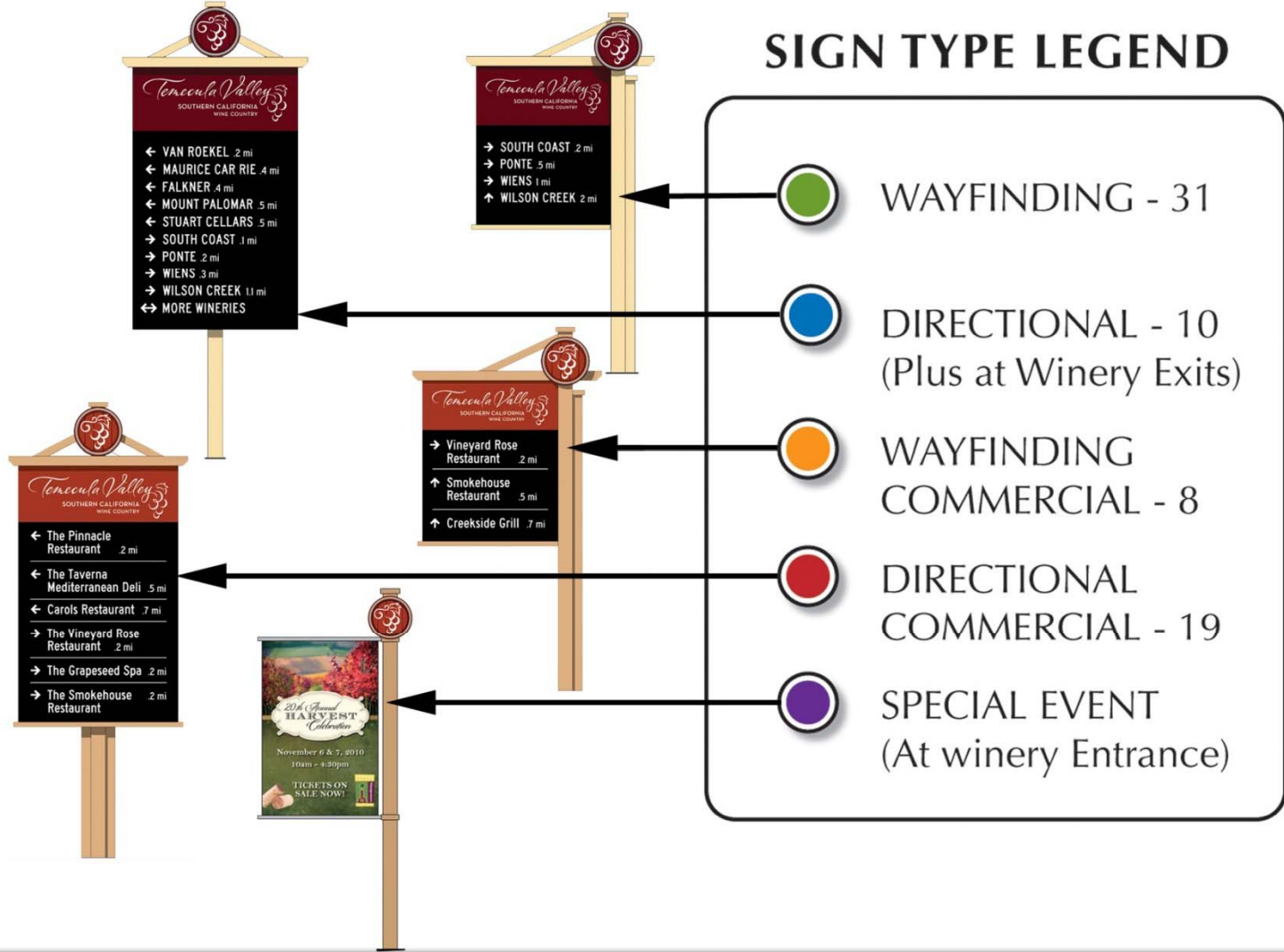


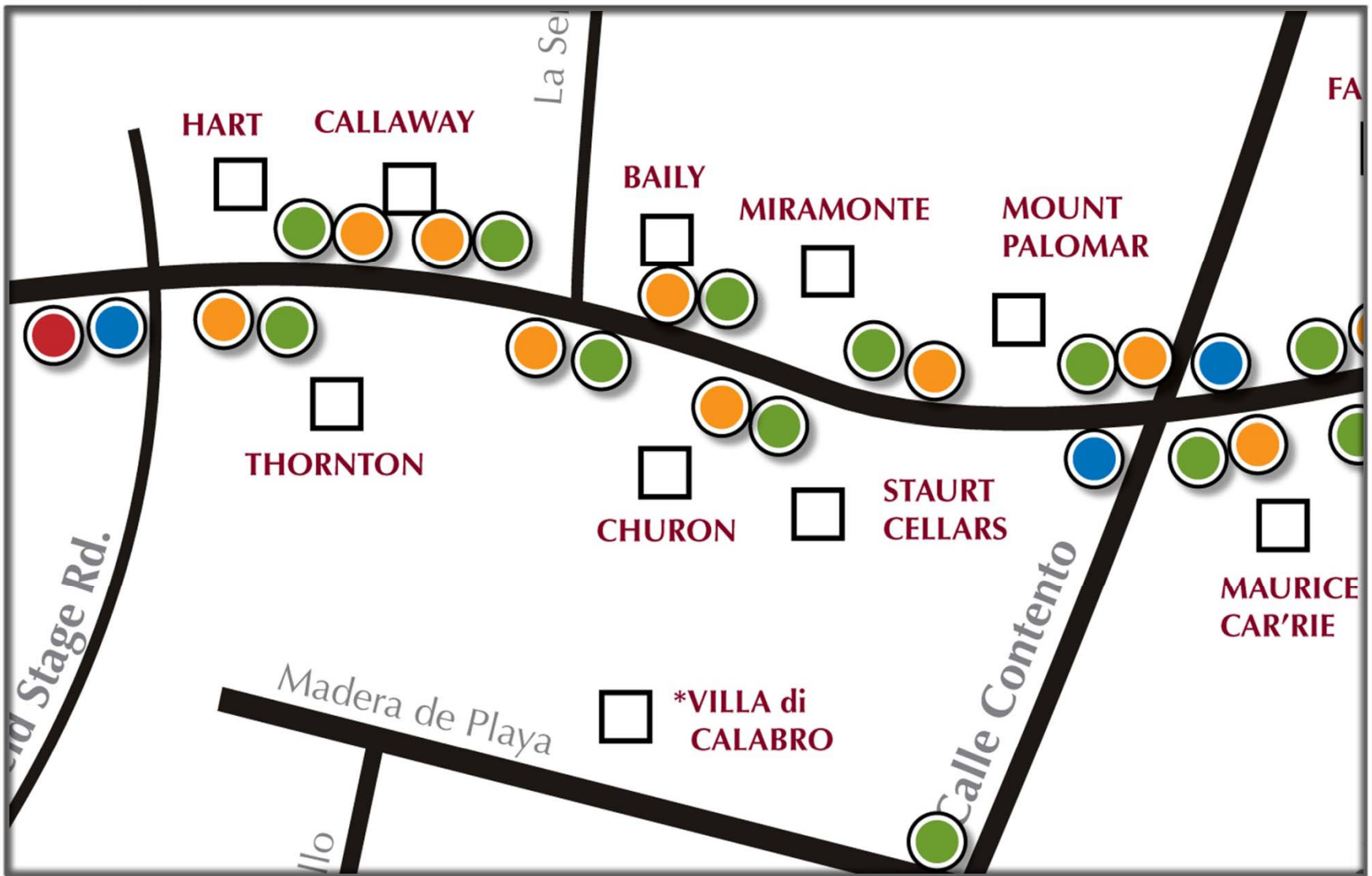


SIGNAGE LOCATION MAP



SIGN TYPE LEGEND





TEMECULA VALLEY WINE COUNTRY SIGNAGE PROGRAM

The following Signage Program is a modified version of a sign ordinance that was approved by membership in the Temecula Valley Winegrowers Association. This program covers all road signage within the road Rights of Way within the Temecula Valley Wine Country boundaries.

Existing Road Signage

All existing road signage that is not specifically addressed in this section should be removed by the County. “Road Signage” is defined as all signs not specifically placed on roads for traffic and safety reason by the Riverside County Department of Transportation (DOT). This would include but not be limited to directional signs for business establishments such as wineries, restaurants, bed & breakfasts, hotels, real estate, land management, etc.

Existing signs that are placed on owner’s property that state the name of the business establishment are allowed (subject to current and future DOT criteria). Each establishment will have the right to maintain up to two (2) such signs in front of their business establishment in order to make sure travelers are aware of their presence. Examples would include Winery Monument signage, Bed & Breakfast signage, nursery signage, Farm Produce signage, etc. Additional allowable signage would include, but no be limited to: a secondary name sign, an upcoming event banner, a restaurant on premise sign, etc. These signs must conform in size to the standards defining “Monument Signs.”

New Road Signage

For purposes of visibility and attracting customers, new signs will be allowed in the DOT Right-of-Way, subject to approval by DOT. All new signage must conform to these guidelines or be deemed “unauthorized” and, as such, will be reported to



the County for removal. Allowable signs fall into two general categories: Winery wayfinding and directional signs and Incidental Commercial wayfinding and directional signs. These signs will be approved by Riverside County EDA and DOT before installation. Any new signs not following these approved designs will be deemed unauthorized. An exception is the existing directional signs for De Portola Wine Trail wineries. These existing wood signs may remain in place while they are in good condition. No additional wood signs may be placed. When they are in need of repair or replacement, they must be replaced with approved signs. If they remain in place after their condition has deteriorated, they will be subject to removal by the County.

There are two series of signs allowed in the DOT Rights of Way: Winery Signs (Including only signs for TVWA wineries with tasting rooms) and Incidental Commercial Signs (For commercial and hospitality uses that are connected to wineries or commercial equestrian properties as defined and allowed by the Temecula Valley Wine Country Policy Zone).

Winery Wayfinding Sign - This is a sign meeting the approved design criteria shown on Pages 56-62. As can be seen, it includes the Temecula Valley Southern California Wine Country Logo and Logo Type on the top portion of the sign. Its purpose is to provide directional and distance advice to assist travelers in anticipating winery entrances and turnoffs. Each sign will have the capacity to list up to 6 wineries. Each winery will have its name, an arrow showing the side of the road the drive or turnoff will occur and the approximate distance to that point from the wayfinding sign location. If there are other wineries beyond the final winery on that sign, the last entry on the sign should be "Additional Wineries" with an arrow pointing ahead. Installation and maintenance of all signs is the shared responsibility of wineries whose names are listed on the sign.

Winery Directional Sign - This is a sign meeting the approved design criteria shown on Pages 63-65. This sign also includes the Temecula Valley Southern California Wine Country Logo and Logo Type on the top portion of the sign. The purpose



TEMECULA VALLEY WINE COUNTRY SIGNAGE PROGRAM

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New Road Signage

For purposes of visibility and attracting customers, new signs will be allowed in the DOT Right-of-Way, subject to approval by DOT. All new signage must conform to these guidelines or be deemed “unauthorized” and, as such, will be reported to



destination, the Wayfinding Signs will help them anticipate where they will turn into the establishment's drive. Installation and maintenance of all signs is the shared responsibility of Incidental Commercial establishments whose names are listed on the sign.

Sign Approval and Changes

All wineries wishing to have their name on a Winery Sign must be members of the Temecula Valley Winegrowers Association (TVWA). Monument and other frontage signs for wineries must meet the standards established for such signs by Riverside County EDA and DOT. All costs associated with the construction, installation, and maintenance of such signs lies with the establishments listed except when TVWA, Riverside County EDA or DOT has approved otherwise. Any winery sign installed without proper approval will be placed on the "unauthorized" list and be subject to removal.

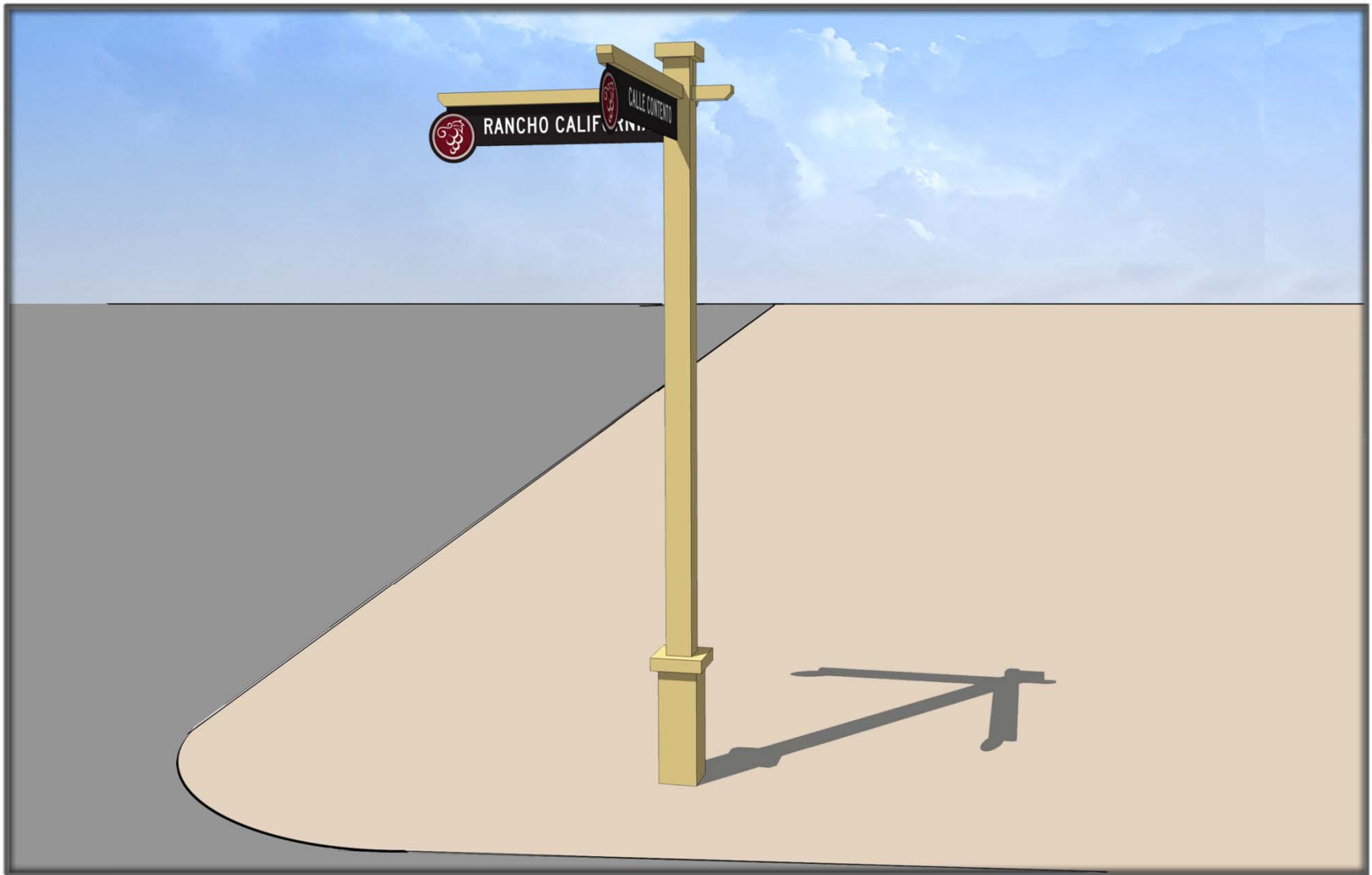
Incidental commercial establishments wishing to have their name on an Incidental Commercial Sign must be associated with a winery, and be located on that winery's property. All costs associated with the construction, installation, and maintenance of such signs lies with the establishments listed except when TVWA, Riverside County EDA or DOT has approved otherwise. Any winery sign installed without proper approval will be placed on the "unauthorized" list and be subject to removal.

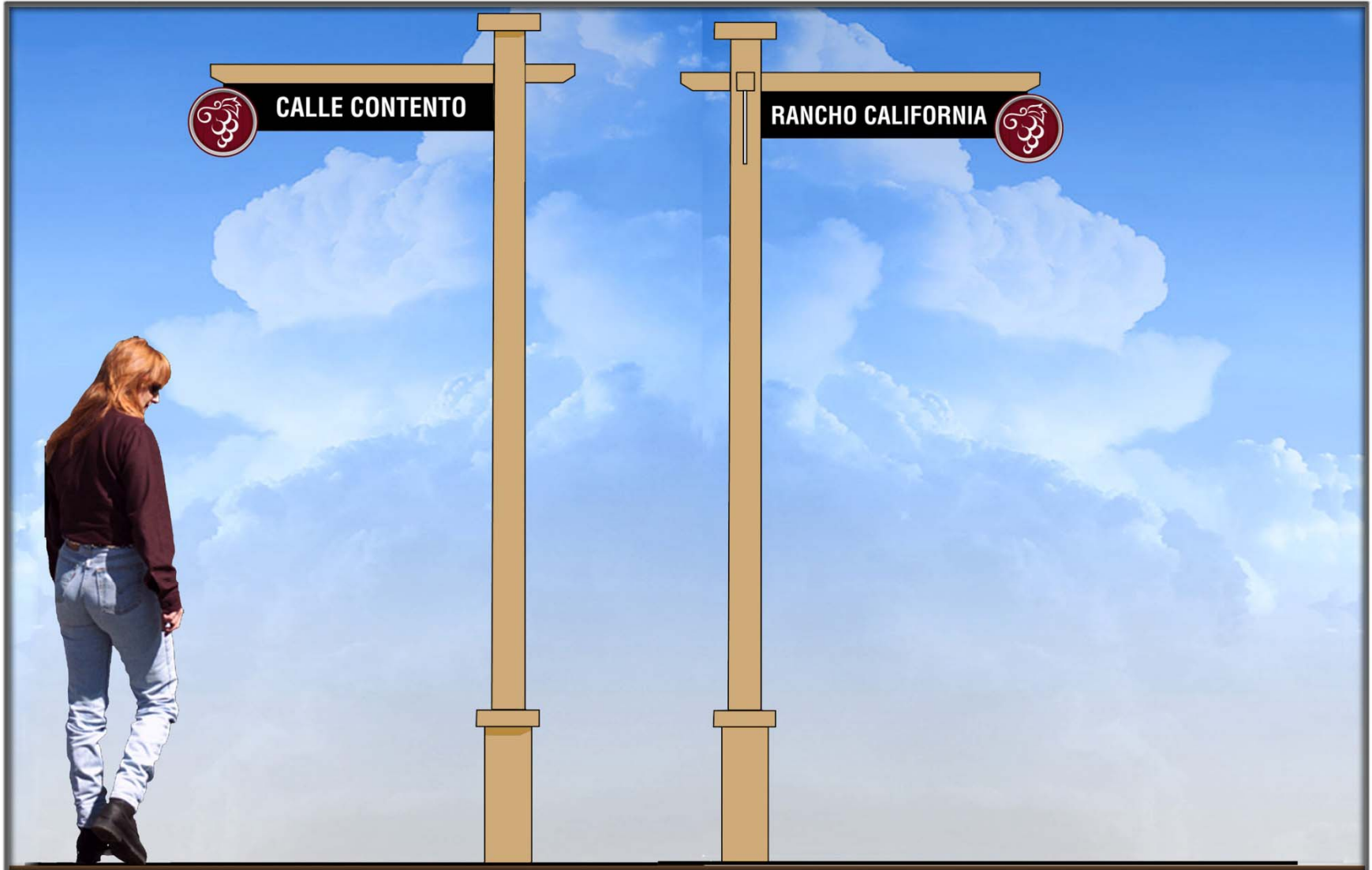


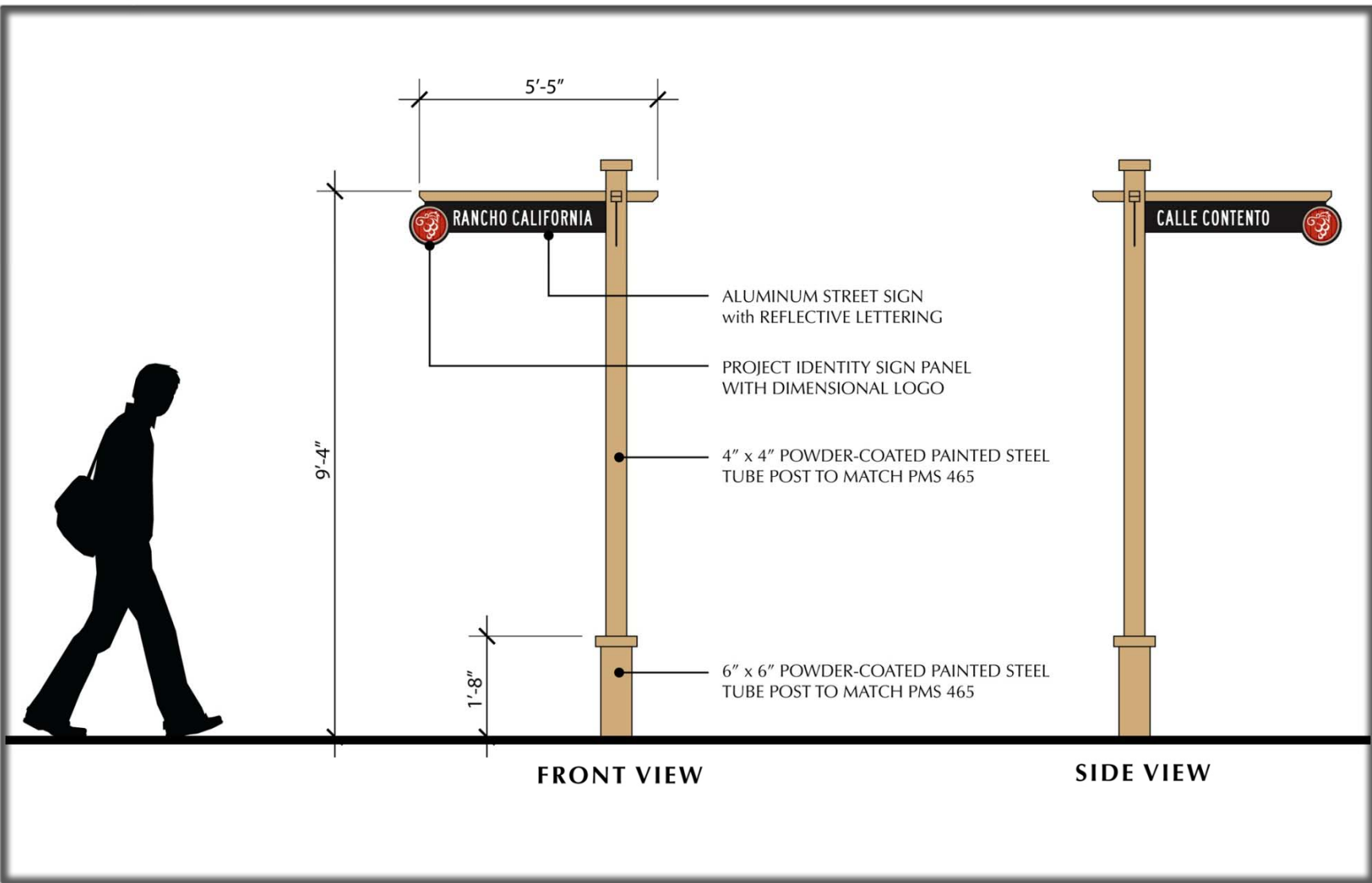
Street Signs



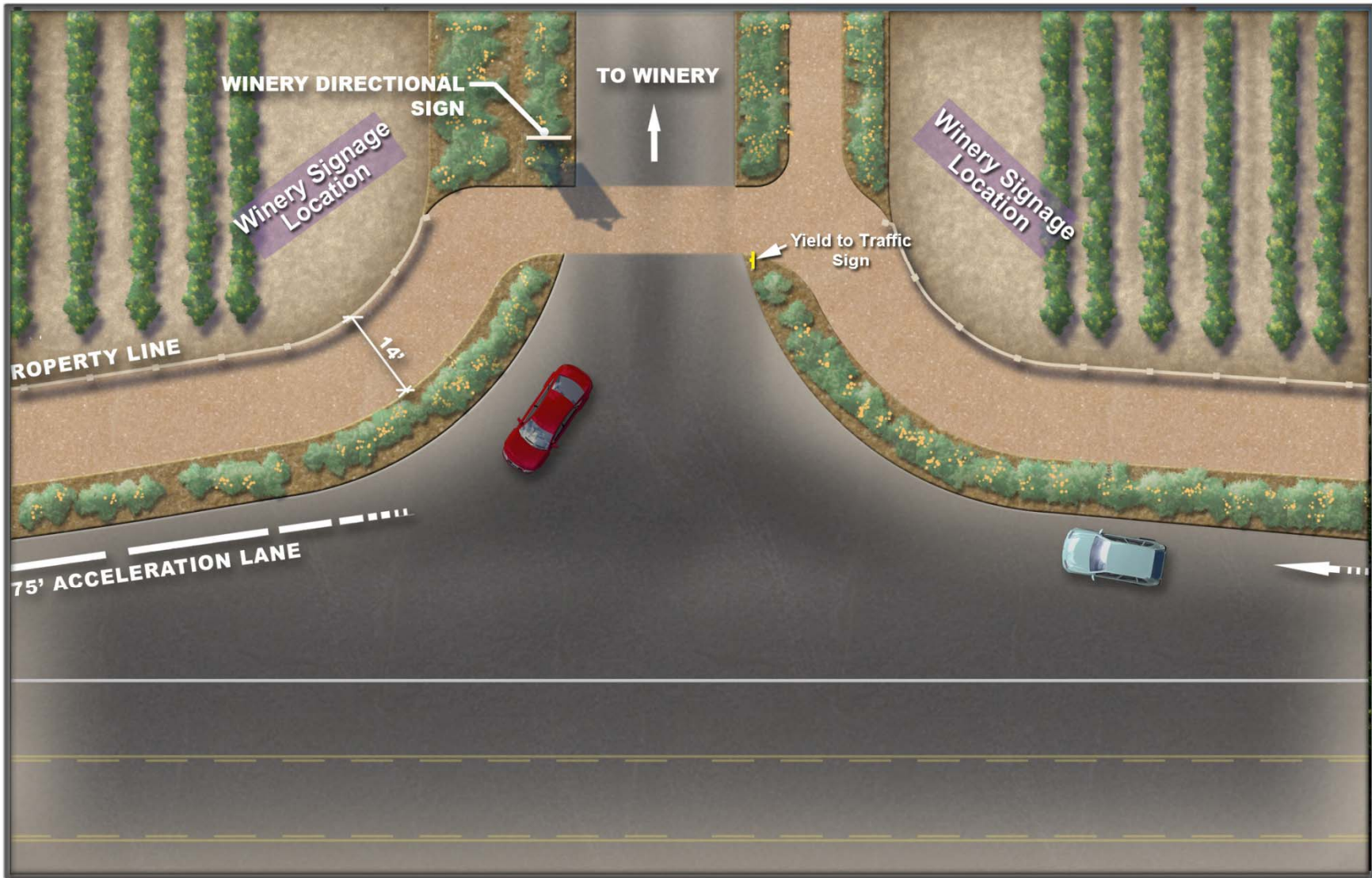


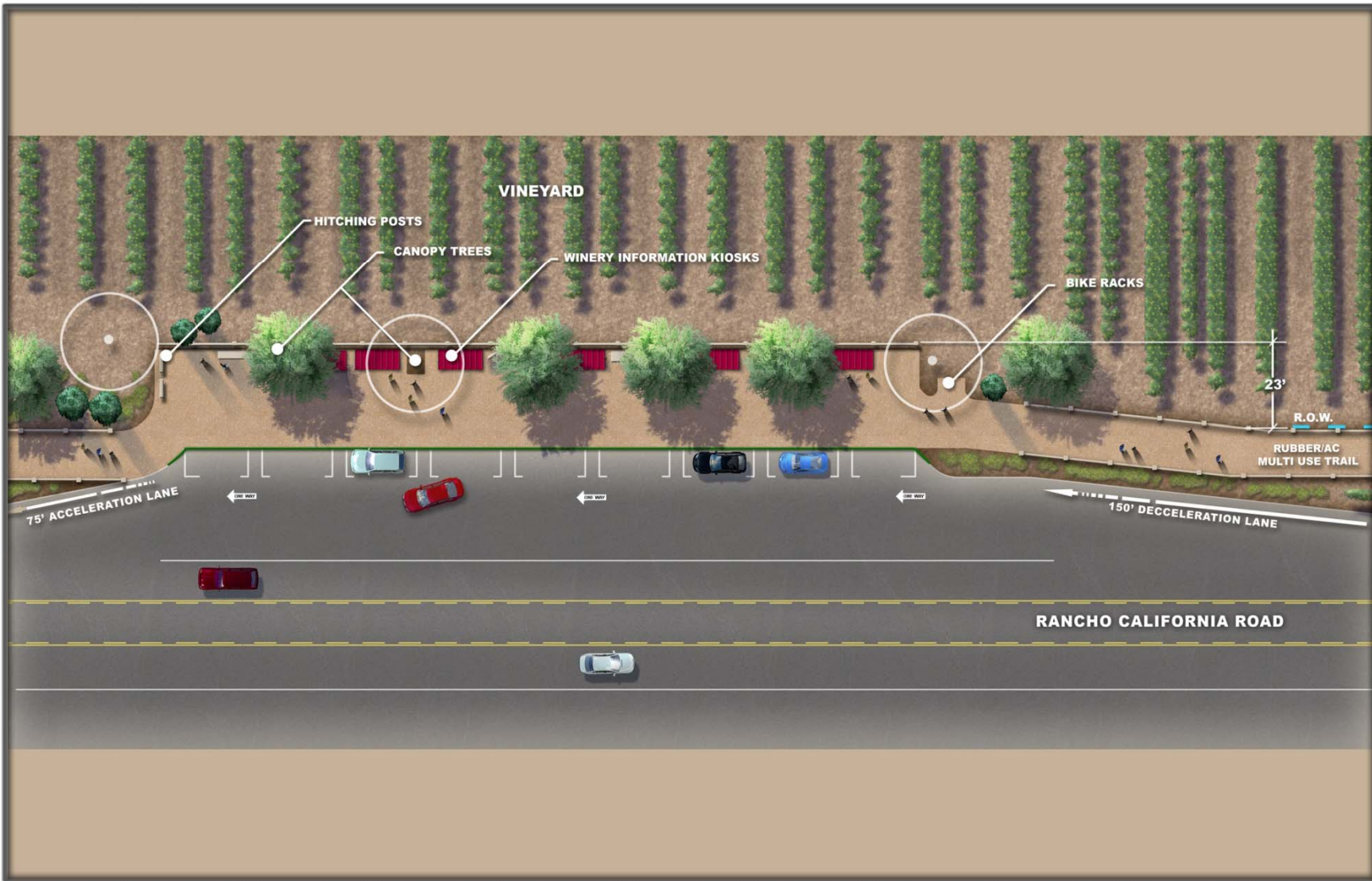


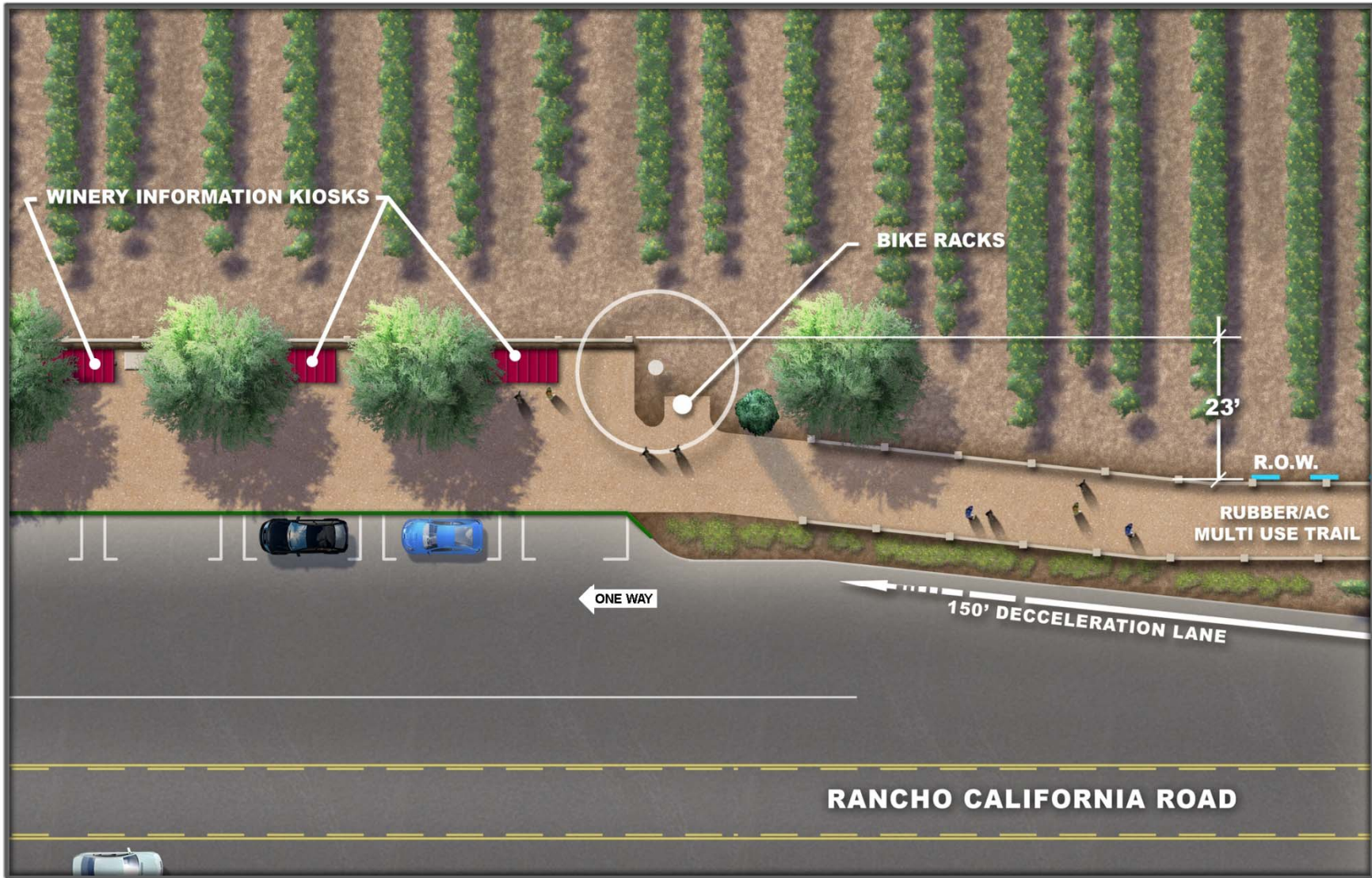


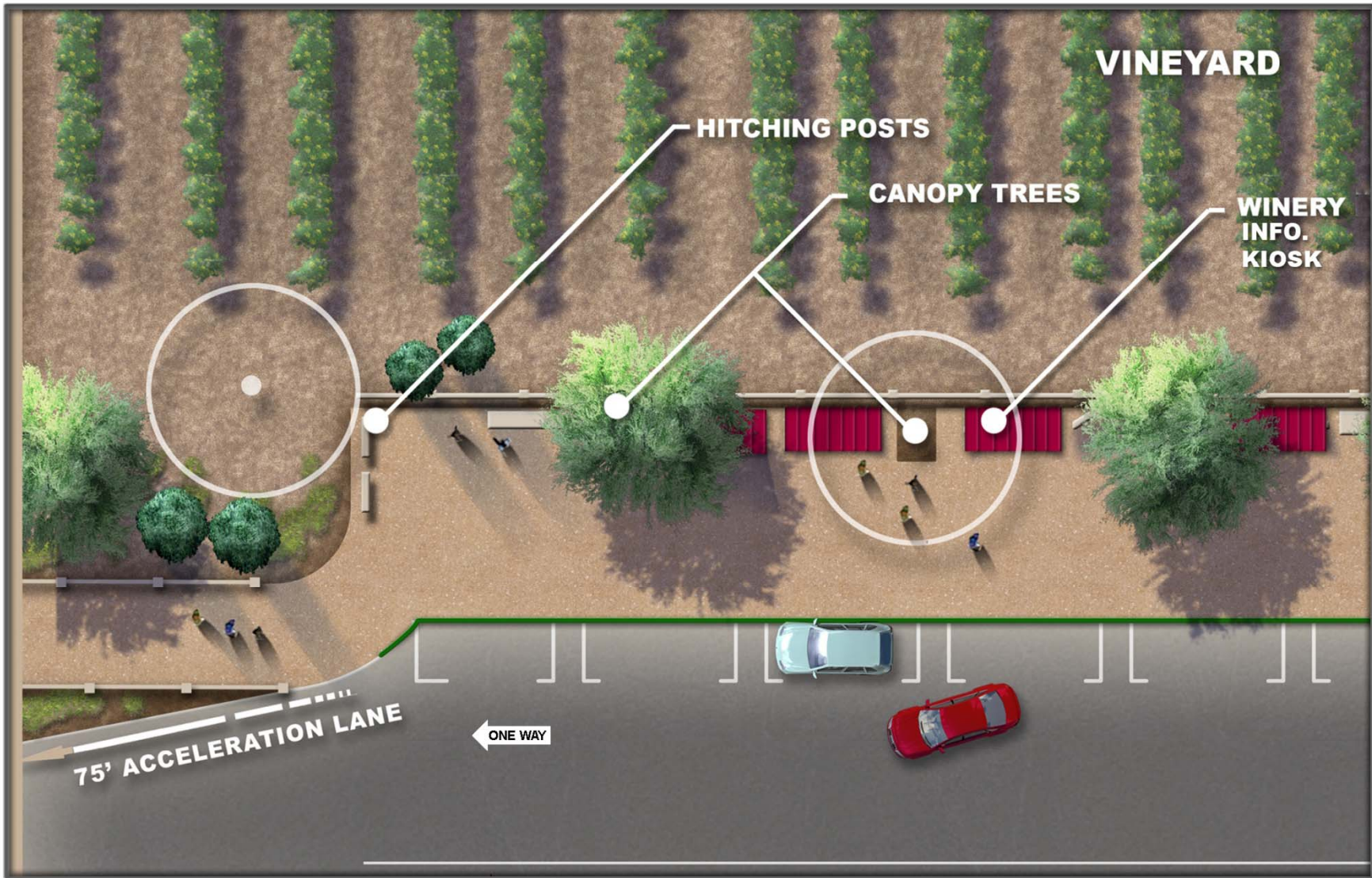




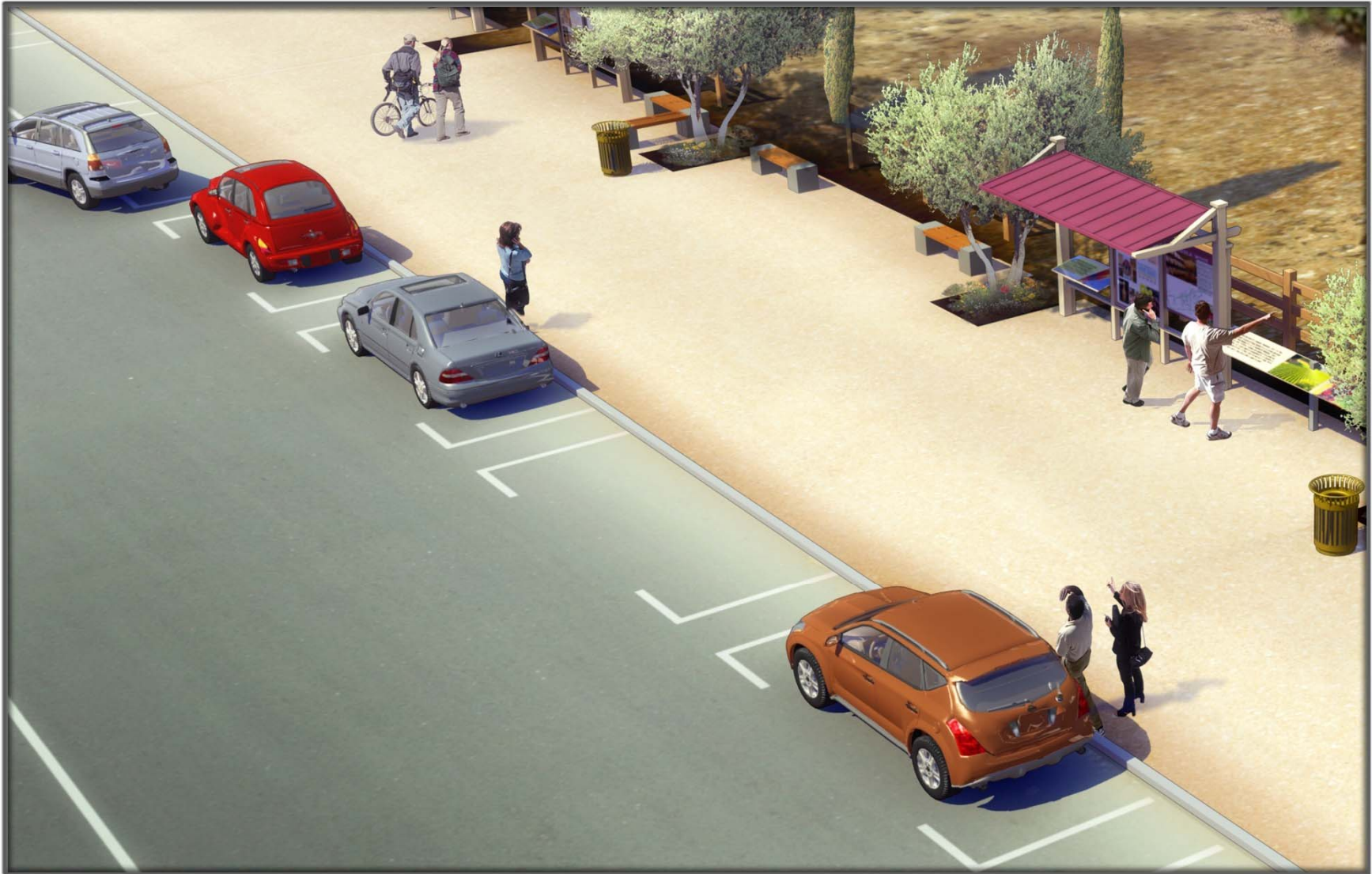


















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Greenhouse Gas Reduction Workbook





TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

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TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

Chapter 1: Introduction

Air is a common resource that is essential to the health of our communities. It embodies essential components that support global ecosystem, economy and social equity. Without stewardship, an overabundance of air pollutants will degrade air quality causing mild to severe health effects in humans and animals, lower visibility, loss of agricultural commodities, and property damage. The reduction of greenhouse gases emitted from combustion of fossil fuel and other activities is equally important as it is linked to global warming. Riverside County recognizes its role in addressing regional air quality issues and has made great strides in reducing its share of emissions. This document is designed specifically to provide guidance to project proponents within the Temecula Valley Wine Country Policy Area to further the County's progress in reducing Greenhouse Gas (GHG) Emissions.



Purpose

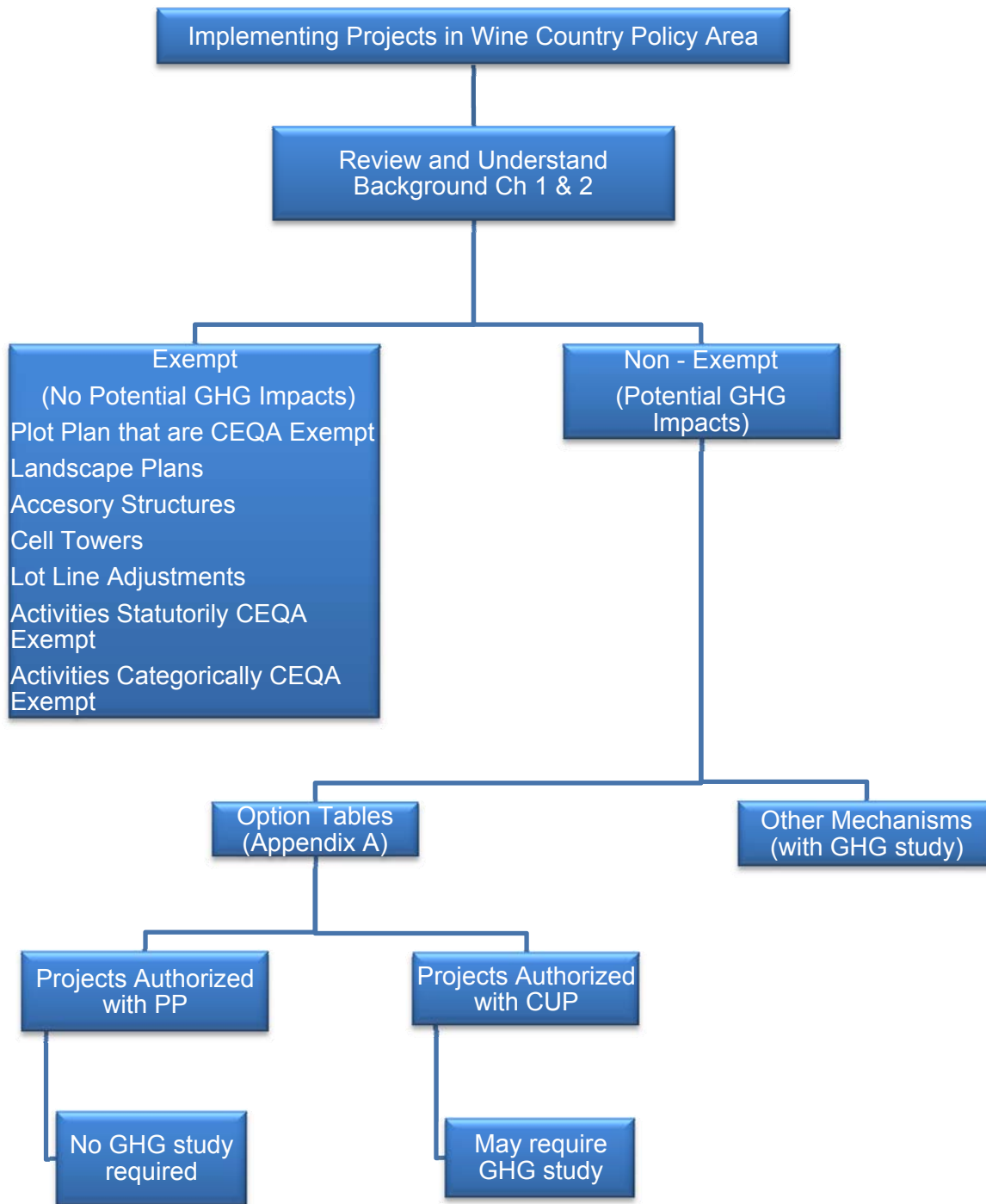
Riverside County has developed a Southwest Area Plan (SWAP) as an extension of the General Plan, which establishes policies for development and conservation within the entire unincorporated County. The purpose of this SWAP is to address the specific requirements of land uses in the Southwest region of the county with regard to long-term planning. Within the SWAP are policy areas, which take into account locales which have a special significance to residences in that part of the county. More specifically, the Temecula Valley Wine Country Policy Area of the SWAP seeks to address land uses specific to the region including wineries, equestrian, residential and other tourism related uses. Specific land use policies are contained in the Temecula Valley Wine Country Policy Area and are established to protect against land uses which are incompatible with existing uses and to allow for growth. Specific policies contained within the Policy Area address different topics including transportation, land use, population and employment, air quality and greenhouse gas emissions.

In order to ensure consistency with the General Plan and SWAP goals, the County has developed this workbook to provide guidance and streamline CEQA review for implementing projects within the Temecula Valley Wine Country Policy Area. This document serves to implement the greenhouse gas reduction policies and objectives of Riverside County.



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

How to use this Document*:



* Further details are available in Chapter 3. Nothing in this workbook shall be construed as limiting the County's authority to require a GHG study, to require an EIR, or to adopt a statement of overriding consideration for a project due to its significant GHG impacts.



Chapter 2: Greenhouse Gases

Existing Conditions

The State of California recognized that anthropogenic (human-caused) greenhouse gas (GHG) emissions are contributing to changes in the global climate, and that such changes are having and will have adverse effects on the environment, the economy, and public health. These are cumulative effects of past, present, and future actions worldwide. While worldwide contributions of GHG emissions are expected to have widespread consequences, it is not possible to link particular changes to the environment of California or elsewhere to GHG emitted from a particular source or location. Thus, when considering a project's contribution to impacts from climate change, it is possible to examine the quantity of GHG emissions that would be emitted either directly from project sources or indirectly from other sources, such as production of electricity as a result of activities or land use development in the County. GHGs trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities, primarily through the combustion of fossil fuels. The State of California has been at the forefront of developing solutions to address global climate change and reduce anthropogenic GHG emissions.

State law defines GHG to include the following compounds: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆) (CEQA Guidelines, section 15364.5; Health and Safety Code, section 38505(g)). The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. Because GHGs have variable potencies, a common metric of carbon dioxide equivalents (CO₂e) is used to report their combined potency. The potency each GHG has in the atmosphere is measured as a combination of the volume of its emissions and its global warming potential (GWP)¹, and is expressed as a function of the potency with respect to the same mass of CO₂. Methane, for example has a GWP of 21, while nitrous oxide has a GWP of 310. Thus, by multiplying the amount in metric tons of each individual gas by the respective GWP, all GHGs can be reported in the common unit of metric tons² of CO₂e (MT CO₂e).

Due to the successful global bans on chloro fluorocarbons (primarily used as refrigerants, aerosol propellants and cleaning solvents), Riverside County does not generate significant emissions of these GHGs. The same has occurred for other synthesized gases such as hydrofluorocarbons (HFCs) and carbon tetrafluoride (CF₄) which have been banned and are no longer available on the market. Because of the ban, Riverside County will not generate additional emissions of these GHGs.

¹ The potential of a gas or aerosol to trap heat in the atmosphere.

² One metric ton (MT) equals 1,000 kilograms or 2,204 pounds. Note, one 'short ton' is 2,000 pounds.



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

Regulatory Discussion

Federal Regulations

a. Global Climate Change Programs

The United States Environmental Protection Agency (USEPA) is responsible for implementing federal policy to address global climate change. The federal government administers a wide array of public-private partnerships to reduce GHG intensity generated by the United States. These programs focus on energy efficiency, renewable energy, methane and other non-CO2 gases, agricultural practices, and implementation of technologies to achieve GHG reductions. The USEPA implements several voluntary programs that substantially contribute to the reduction of GHG emissions including:

- The State Climate and Energy Partner Network that allows for the exchange of information between federal and state agencies regarding climate and energy,
- The Climate Leaders program for companies, the Energy Star labeling system for energy-efficient products, and
- The Green Power Partnership for organizations interested in buying green power.

All of these programs play a significant role in encouraging voluntary reductions from large corporations, consumers, industrial and commercial buildings, and many major industrial sectors.

In *Massachusetts v. Environmental Protection Agency* (Docket No. 05–1120), the U.S. Supreme Court held in April of 2007 that the USEPA has authority to regulate greenhouse gases, and the USEPA's reasons for not regulating this area did not fit the statutory requirements. As such, the U.S. Supreme Court ruled that the USEPA should be required to regulate CO2 and other greenhouse gases as pollutants under Section 202(a)(1) of the federal Clean Air Act (CAA).

The USEPA issued a Final Rule for mandatory reporting of GHG emissions in October of 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles and vehicle engines, and requires annual reporting of emissions. The Final Rule was effective December 29, 2009, with data collection beginning January 1, 2010, and the first annual reports due in March 2011. This rule does not regulate the emission of GHGs; it only requires the monitoring and reporting of greenhouse gas emissions for those sources above certain thresholds (USEPA 2009). USEPA adopted a Final Endangerment Finding for the six defined GHGs on December 7, 2009. The Endangerment Finding is required before USEPA can regulate GHG emissions under Section 202(a)(1) of the CAA in fulfillment of the U.S. Supreme Court decision.

On May 13, 2010, the USEPA issued a Final Rule that establishes a common sense approach to addressing greenhouse gas emissions from stationary sources under the CAA permitting



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programs. In the first phase of the Rule (January 2011-June 2011), only sources currently subject to the New Source Review Prevention of Significant Deterioration (PSD) permitting program (i.e., those that are newly-constructed or modified in a way that significantly increases emissions of a pollutant other than GHGs) are subject to permitting requirements for their GHG emissions under PSD. For these projects, only GHG increases of 75,000 tons per year (tpy) CO₂e or more need to determine the Best Available Control Technology (BACT) for their GHG emissions. This final rule sets a threshold of 75,000 tons per year for GHG emissions. Similarly for the operating permit program, only sources currently subject to the program are subject to Title V requirements for GHG. In the second phase of the rule (July 2011-June 2013) new construction projects that exceed a threshold of 100,000 tpy and modifications of existing facilities that increase emissions by at least 75,000 tpy will be subject to permitting requirements. Additionally, operating facilities that emit at least 100,000 tpy will be subject to title V permitting requirements (USEPA 2010a). New and existing industrial facilities that meet or exceed that threshold will require a permit under the New Source Review Prevention of Significant Deterioration (PSD) and Title V Operating Permit programs. This rule took effect January 2, 2011.

b. Kyoto Protocol

The United States participated in the United Nations Framework Convention on Climate Change (UNFCCC) (signed on March 21, 1994). The Kyoto Protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. It has been estimated that if the commitments outlined in the Kyoto Protocol are met, global GHG emissions could be reduced by an estimated 5 percent from 1990 levels during the first commitment period of 2008–2012 (UNFCCC 1997). It should be noted that although the United States is a signatory to the Kyoto Protocol, Congress has not ratified the Protocol and the United States is not bound by the Protocol's commitments.

In anticipation of providing an updated international treaty for the reduction of GHG emissions, representatives from 170 countries met in Copenhagen in December 2009 to ratify an updated UNFCCC agreement (Copenhagen Accord). The Copenhagen Accord, a voluntary agreement between the United States, China, India, and Brazil, recognizes the need to keep global temperature rise to below 2°C and obliges signatories to establish measures to reduce greenhouse gas emissions and to prepare to provide help to poorer countries in adapting to climate change. The countries met again in Cancun in December 2010 and adopted the Cancun Agreements, which reinforces and builds upon the Copenhagen Accord. The nations agreed to recognize country targets, develop low-carbon development plans and strategies, and report inventories annually. In addition, agreements were made regarding financing for developing countries and technology support and coordination among all nations. The next conference of the parties is scheduled for December 2011 in South Africa.

c. Climate Change Technology Program

The United States has opted for a voluntary and incentive-based approach toward emissions reductions in lieu of the Kyoto Protocol's mandatory framework. The Climate Change



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Technology Program (CCTP) is a multi-agency research and development coordination effort (which is led by the Secretaries of Energy and Commerce) that is charged with carrying out the President's National Climate Change Technology Initiative.

State Regulations

a. California Air Resources Board

The California Air Resources Board, a part of the California EPA (CalEPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, ARB conducts research, sets state ambient air quality standards (California Ambient Air Quality Standards, or CAAQS), compiles emission inventories, develops suggested control measures, and provides oversight of local programs. ARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions. ARB has primary responsibility for the development of California's SIP, and works closely with the federal government and the local air districts.

b. Assembly Bill 32, The Global Warming Solutions Act of 2006

In 2006, the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, focusing on reducing GHG emissions in California. GHGs as defined under AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 required CARB to adopt rules and regulations directing State actions that would achieve greenhouse gas emissions equivalent to 1990 statewide levels by 2020. On or before June 30, 2007, CARB was required to publish a list of discrete early action GHG emission reduction measures that would be implemented to be made enforceable by 2010. The law further required that such measures achieve the maximum technologically feasible and cost effective reductions in GHGs from sources or categories of sources to achieve the statewide greenhouse gas emissions limit for 2020.

CARB published its Final Report for Proposed Early Actions to Mitigate Climate Change in California in October 2007. This report described recommendations for discrete early action measures to reduce GHG emissions as part of California's AB 32 GHG reduction strategy. Resulting from this are three new regulations proposed to meet the definition of "discrete early action greenhouse gas reduction measures," including the following: a low carbon fuel standard; reduction of HFC 134a emissions from non-professional servicing of motor vehicle air conditioning systems; and improved landfill methane capture (CARB 2007d). CARB estimates that by 2020, the reductions from those three measures would range from 13 to 26 million metric tons (MMT) CO₂e.

Under AB 32, CARB has the primary responsibility for reducing GHG emissions. In 2007, CARB released a report, California 1990 GHG Emissions Level and 2020 Emissions Limit (CARB 2007a), that determined the statewide levels of GHG emissions in 1990 to be 427 MMT CO₂e. Additionally, in December 2008, CARB adopted the Climate Change Scoping Plan,



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which outlines the State's strategy to achieve the 2020 GHG limit. This Scoping Plan proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve the environment, reduce dependence on oil, diversify energy sources, save energy, create new jobs, and enhance public health. The plan emphasizes a cap-and-trade program, but also includes the discrete early actions (CARB 2008).

c. Senate Bill 97

Senate Bill 97 (SB 97), enacted in 2007, amended the California Environmental Quality Act (CEQA) to clearly establish that GHG emissions and the effects of GHG emissions are appropriate subjects for CEQA analysis. It directed the California Office of Planning and Research (OPR) to develop revisions to the State CEQA Guidelines "for the mitigation of GHG emissions or the effects of GHG emissions" and directed the Resources Agency to certify and adopt these revised State CEQA Guidelines by January 2010 (See PRC Section 21083.05). The revisions were codified into the California Code of Regulations and became fully effective by July 2010. These revisions provide regulatory guidance for the analysis and mitigation of the potential effects of GHG emissions.

d. Senate Bill 375

Senate Bill 375 (SB 375), which establishes mechanisms for the development of regional targets for reducing passenger vehicle greenhouse gas emissions, was adopted by the State on September 30, 2008. On September 23, 2010, CARB adopted the vehicular greenhouse gas emissions reduction targets that had been developed in consultation with the metropolitan planning organizations (MPOs); the targets require a 7 to 8 percent reduction by 2020 and between 13 to 16 percent reduction by 2035 for each MPO. SB 375 recognizes the importance of achieving significant greenhouse gas reductions by working with cities and counties to change land use patterns and improve transportation alternatives. Through the SB 375 process, MPOs, such as the Southern California Council of Governments (SCAG), which includes Riverside County, will work with local jurisdictions in the development of sustainable communities strategies (SCS) designed to integrate development patterns and the transportation network in a way that reduces greenhouse gas emissions while meeting housing needs and other regional planning objectives. The MPOs will prepare their first SCS according to their respective regional transportation plan (RTP) update schedule; to date, no region has adopted an SCS. The first of the RTP updates with SCS strategies are expected in 2012.

e. CALGreen

In November 2008, the California Building Standards Commission established the California Green Building Standards Code (CALGreen) which sets performance standards for residential and nonresidential development to reduce environmental impacts and encourage sustainable construction practices. When the CALGreen code went into effect in 2009, compliance through 2010 was voluntary. As of January 1, 2011, the CALGreen code is mandatory for all new



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buildings constructed in the State. The CalGreen code addresses energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality.³

Regional Regulations

a. Southern California Association of Governments

SCAG is a council of governments for Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. It is a regional planning agency and serves as a forum for regional issues relating to transportation, the economy and community development, and the environment.

Although SCAG is not an air quality management agency, it is responsible for developing transportation, land use, and energy conservation measures that affect air quality. SCAG's Regional Comprehensive Plan and Guide (RCPG) provide growth forecasts that are used in the development of air quality-related land use and transportation control strategies by the SCAQMD. The RCPG is a framework for decision-making for local governments, assisting them in meeting federal and state mandates for growth management, mobility, and environmental standards, while maintaining consistency with regional goals regarding growth and changes through the year 2015, and beyond. Policies within the RCPG include consideration of air quality, land use, transportation, and economic relationships by all levels of government. As the Metropolitan Planning Organization for the County of Riverside, SCAG is in the process of implementing SB 375 with participation from the County and other local cities and Counties. SCAG's reduction target for per capita vehicular emissions is 8 percent by 2020 and 13 percent by 2035 (CARB 2010b).

b. South Coast Air Quality Management District

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the SoCAB. To that end, the SCAQMD, works directly with SCAG, county transportation commissions, local governments, and cooperates actively with all federal and state government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and natural sources. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of SCAQMD on June 1, 2007. This AQMP, referred to as the 2007 AQMP, was prepared to comply with the federal and state Clean Air Acts and amendments, to accommodate growth, to reduce the high pollutant levels in the basins, to meet federal and state ambient air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. It identifies the control measures that will be implemented to reduce major sources of

³ California 2010 Green Building Standards Code, California Code of Regulations Title 24, Part 11.



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pollutants. These planning efforts have substantially decreased the population's exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within its jurisdictional boundaries.

Riverside Countywide Regulations

a. General Plan

Public and private decisions regarding land use, traffic circulation, and resource use can influence the resultant air pollutant and GHG emissions from, respectively, development patterns, vehicle use and congestion, and alternative energy sources. Thus, many policies within the County's General Plan under the Land Use, Circulation, and Multipurpose Open Space Elements, are designed to encourage development of public and private lands that result in less intensive energy use and emissions. For example, the Land Use Element supports concentrating growth near community centers, developing sites that capitalize upon multi-modal transportation opportunities, and promoting compatible land use arrangements that reduce reliance on the automobile. The Circulation Element, for example, supports transit through allowing higher densities, and encourages and supports the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers. The Multipurpose Open Space Element contains policies that support implementation of the State Building Code and establishes mechanisms and incentives to encourage architects and builders to exceed minimum the energy efficiency standards.

b. Air Quality Element and Climate Action Plan

As part of the General Plan, the Air Quality Element contains policies which assist the county in meeting state and federal air quality guidelines and reducing pollutant emissions from mobile and stationary sources. The Air Quality Element, similar to the Land Use and Circulation Elements, account for growth within the region and balances the associated increase in pollutant emissions. Some policies within the Air Quality Element address mobile and stationary sources. With regard to mobile sources, the Air Quality Element contains policies such as encouraging use of mass transit, carpooling/ridesharing, and mixed-use development to reduce vehicle miles travelled within the region. With regard to stationary sources, such policies to reduce pollutant emissions include use of energy efficient building materials and use of energy efficient appliances (boilers, air conditioning and water usage reduction). In addition, the Air Quality Element takes into account nearby sensitive receptors during construction of new land uses to limit pollutant impacts to nearby existing sensitive uses (residential, school).

The County is currently (September 2011) developing an update to the Air Quality Element with the General Plan Update. New information and policies related to California laws and policies related to greenhouse gas (GHG) emission reduction will be incorporated into the revised chapter. The proposed update to the Air Quality Element will also be the footing for the County's greenhouse gas emission reduction strategy. The County's strategy will align with the AB32 goal to reduce the State's GHG emissions to 1990 levels by 2020, as well as its implementation



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mechanism, SB 375. These efforts to reduce greenhouse gas emissions will not only benefit the global climate, but improve the quality of life for Riverside County residents as well.

In addition, the County is currently (September 2011) developing the Climate Action Plan (CAP) in conjunction with the General Plan Update. The CAP for Riverside County will include GHG emission reduction goals and adopt implementation measures to achieve those goals through policies and programs for new developments, county operations and existing communities.

Upon the adoption of the General Plan Update, all individual projects which are able to demonstrate consistency with the revised Air Quality Element and CAP will be able to undergo streamlined CEQA review through tiering.



Chapter 3: *Greenhouse Gas Emission Reduction Strategies for Wine Country*

Pending adoption of an updated Air Quality Element and a Climate Action Plan for Riverside County, this section assesses the potential impacts of GHG emissions that could result from the cumulative build-out potential of the Wine Country Community Plan and new developments authorized pursuant to the plans and policies of the Wine Country Community Plan (proposed Project).

California Environmental Quality Act (CEQA) requires that Lead Agencies inform decision makers and the public regarding the following: potential significant environmental effects of proposed projects; feasible ways that environmental damage can be avoided or reduced through the use of feasible mitigation measures and/or project alternatives; and the reasons why the Lead Agency approved a project if significant environmental effects are involved (CEQA Guidelines §15002). CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064f[5]).

Temecula Valley Wine Country Community Plan EIR

The County has prepared an Environmental Impact Report (EIR No. 524) assessing the potential direct and indirect impacts resulting from the Temecula Valley Wine Country Community Plan. The draft EIR analyzed GHG impacts due to the construction and operation of public and private improvements, such as the proposed trails network, roundabouts, and various implementing projects (residences, wineries, resorts, equestrian facilities, etc.) to be developed in accordance with the Community Plan. This EIR is programmatic in nature, and may not provide sufficient CEQA review for a specific implementing project. To the degree feasible, some individual projects will be allowed to tier off the analysis contained in the EIR thereby streamlining the CEQA process.

Thresholds

California law provides that climate change is an environmental effect subject to the California Environmental Quality Act ("CEQA"). Amendments to the State CEQA Guidelines adopted in February 2010 require lead agencies to consider the adverse effects of a project's cumulative contribution to greenhouse gas ("GHG") emissions on the environment and determine if a project's climate change impact may be significant. As amended, CEQA encourages lead agencies to estimate the amount of GHG emissions resulting from a development project, but also states that a lead agency retains the discretion to require a qualitative analysis. (State CEQA Guideline, § 15064.4.) The State CEQA Guidelines provide that significance thresholds may be quantitative, qualitative, or in the form of performance-based standards. Various



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agencies, including the California Air Resources Control Board (“CARB”), the Governor’s Office of Planning and Research, and the South Coast Air Quality Management District, have been developing and drafting standards and guidelines for determining the cumulative significance of a project’s GHG emissions on global climate change. The development, adoption, and application of GHG significance thresholds is in its infancy - there is currently no single accepted industry practice or methodology for analyzing GHG impacts.

The County has determined that there are three appropriate numeric thresholds to determine significance of the proposed Project. Specifically, GHG emissions were compared to the following three thresholds:

- Mass Emissions. A threshold of 3,000 MT CO₂e per year is adopted from the recommended SCAQMD’s Interim Thresholds document for commercial, residential, mixed use, and industrial development projects; projects below this threshold are considered less than significant.
- Per Capita Average Emissions. A threshold of 4.1 MT per year per person, adopted from the SCAQMD efficiency based standard, is most applicable to larger projects, such as subdivisions and other projects of potential regional influence. The threshold is calculated on an emission rate per population or employee (service population) projected for Year 2035; developments which achieve emissions below this threshold are considered less than significant.
- Reductions Consistent with State Goals. A threshold of 28.5% below Business As Usual (BAU) emissions from future development projects. Project-specific emissions shall be calculated and compared to similar hypothetical development; if a non-implementing project achieves a reduction of at least 28.5% with incorporation of mandatory and voluntary measures, it is considered less than significant.

Results of the GHG Study

The Wine Country Community Plan EIR analyzed GHG impacts resulting from full build-out and operation of all implementing projects assumed in the Community Plan and proposed zoning. Analysis included construction emissions from individual projects and operational emissions from mobile sources (visitors, employees) and stationary sources (wine production, agricultural uses).

The findings of the GHG analysis conducted for EIR No. 524 are as follows:

- Construction of implementing projects would result in temporary and incremental increases in GHG emissions. Construction of multiple concurrent implementing projects could result in GHG emissions in excess of annual mass emission significance thresholds. However, SCAQMD recommends that construction emissions from individual Implementing Projects be amortized and significance be assessed in conjunction with long-term operational GHG emissions.





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- Construction and operation of implementing projects would result in GHG emissions in excess of the SCAQMD draft mass emission thresholds and the proposed per capita threshold; therefore, full Build-out under the Community Plan would result in potentially-significant and unavoidable cumulative impacts to global climate change.
- Implementing projects designed and constructed with GHG reducing project features consistent with the Wine Country Policy Area GHG policies would be consistent with the State's GHG-reduction goals under AB 32, resulting in emissions at least 28.5% below the BAU case. Compliance with these requirements can be demonstrated by achieving the mandatory minimum points on the applicable Option Table (see Appendix A) or demonstrated through other approved quantitative method.
- Implementation projects which achieve the required reductions required under the Wine Country Community Plan would be consistent with Global Climate Change policies set forth by the federal, state, regional and local plans.

As a result of the aforementioned findings, nothing in this workbook shall be construed as limiting the County's authority to require a GHG study, to require an EIR, or adopt a statement of overriding consideration for a project due to its significant GHG impacts.

Community Plan Level Emissions Reduction Strategies

The Temecula Valley Wine Country Community Plan proposes a number of strategies at regional level to the Southwest Area Plan (SWAP) that reduce Greenhouse Gas Emissions through design features that are anticipated to reduce vehicle miles travelled.

a. Integrated Trails Network (Non-motorized Transportation including Pedestrian, Bike and Equestrian trails)

The County of Riverside contains multi-purpose trails that accommodate hikers, bicyclists, and equestrian users as an integral part of the County's circulation system. These facilities serve both as a means of connecting the unique communities and activity centers throughout the County and as a means of facilitating modes of transportation with no emission of air pollutants and GHGs. Within the Southwest Area Plan (SWAP), a network of trails is planned for the Wine Country region to provide pedestrians, visitors, equestrians, and bicyclists with alternative modes of travel and while providing attractive recreational opportunities. However, it does not connect all the existing wineries and other tourist destinations, such as Lake Skinner and Vail Lake, through equestrian and multi-purpose trails system. A Trails Sub-committee worked with the County Regional Parks and Open Space District and Planning Staff in the development of a trails network that was more conducive to this region's destination places and users' needs. As a result of their work-effort, Figure 8 (Trails and Bikeway System Map) of the SWAP was revised through GPA No. 1077 and the following policy was added to the Temecula Valley Wine Country Policy Area.

SWAP 1.6 Develop and implement a trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not

limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.

b. Roundabouts



Through the Wine Country Community Plan process, five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient traffic calming and volume capacity. The roundabout at Rancho California Road and Anza Road will be the first of five roundabouts located at La Serena Way, Calle Contento Road, Monte De Oro Road and Glenoaks Road. These roundabouts will allow vehicular, equestrian, bicycle and pedestrian traffic to interact through the intersection more efficiently and safely while keeping its natural wine county landscape. The roundabout will accommodate the estimated 41,700 of daily vehicular traffic and a peak hour vehicular traffic of over 4000.

c. Fair Share and Phasing Assessment

Through the Community Plan process, the County has developed a traffic impact fee program specifically to ensure timely construction of transportation improvements as outlined in the Wine Country Fair Share and Phasing Assessment. This program will collect fair share contributions toward improvements within the Wine Country Policy Area and within the City of Temecula, and the County will enter into an agreement with the City of Temecula to implement the identified improvements. Additionally, implementing projects within the Wine Country Policy Area will be required to prepare a focused traffic study that will assess the following to ensure consistency:

- Trip generation comparison to estimates assumed in the WCP assessment
- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Additional assessment deemed appropriate by the County of Riverside Transportation Department

In addition, EIR No. 524 includes the following mitigation measures to mitigate air quality impacts that assist the County in achieving the GHG reduction goals as well:

AQ-1 The County shall require new commercial and industrial implementing projects to develop a voluntary trip reduction program that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be submitted as part of discretionary review applications, and in place prior to Certificate of Occupancy.



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- AQ-2 The County shall condition all implementing projects to implement that Trails and Bikeways Systems map (SWAP Figure 8) of the Project. This map is more conducive to this region's destination places and multiple users' (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.
- AQ-3 In addition, the County shall require implementing projects to incorporate bicycle parking areas and horse hitching posts where applicable.
- AQ-4 The County shall require implementing projects to incorporate a comprehensive parking program for private parking lots where applicable, to promote ultra-low or zero emission vehicle parking; provide larger parking spaces that can accommodate vans and limousines; include adequate passenger waiting/loading areas; and provide safe pedestrian/equestrian pathways through parking areas.
- AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects shall earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential parking for ultra-low emission, zero-emission, and alternative-fuel vehicles; and provide electric vehicle charging stations within the development.
- AQ-6 The County shall require implementing projects to prohibit idling of on and off-road heavy duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.
- AQ-7 The County shall work with the Winegrowers' Association and their partners to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with in the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).



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Implementing Project Level Emissions Reduction Strategies

In addition to the strategies being implemented on a regional basis, the Temecula Valley Wine Country Policy Area contains the following policy to require that the implementing projects achieve a reduction in GHG emissions.

SWAP 1.9 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

The County has determined that no analysis of GHG emissions is required for the following types of implementing projects because they will not result in any potentially significant cumulative impact on global climate change:

- Plot Plans that are CEQA exempt and not circulated and which meet the criteria of subdivision (a)(1) of Section 18.30 of Riverside County Ordinance 348.
- Landscaping Plans pursuant to, and consistent with, the provisions of Riverside County Ordinance 859
- Accessory Structures
- Cellular Towers
- Lot Line Adjustments
- Any Activity Statutorily Exempt from CEQA
- Any Activity Categorically Exempt from CEQA for which an Exception in State CEQA Guidelines Section 15300.2 Does Not Apply

Projects not defined above, are the projects or development activities that could potentially create a cumulatively significant impact on global climate change. Those projects could elect to utilize one of the following two options to achieve their fair share of GHG reductions.

Option Tables for Achieving GHG Reductions

The County of Riverside has developed option tables to assist in the analysis of GHGs for individual projects tiering off of the Wine Country Community Plan EIR, The option tables were developed based on AB 32 targets and contain measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions. Individual projects have the option to use these option tables in order to demonstrate that GHG emissions from the project are less than significant. The GHG reduction measures contained in the option table are assigned points.



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Projects which implement enough reduction measures and achieve a 100/70 point rating are considered to be consistent with the County's GHG reduction goals for the Wine Country region.

Two versions of the Option Table have been developed to assist the project project proponents of these projects, one for residential projects and one for commercial projects. The Option Tables are included in Appendix A of this workbook. As noted above the County has developed a list of specific mitigation strategies applicable to certain implementing projects. The Option Tables provide a menu of additional options that both insures consistency in implementation of the measures and flexibility on how future development projects will achieve an overall reduction of GHG emissions, consistent with the reduction target established by the County in the Temecula Valley Wine Country Community Plan EIR.

Each Option Table assigns points for specific GHG reducing strategy incorporated into a project whether by regulation, statute, or policy, as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature, including those mandated as mitigation measures in the county's EIR No. 524 and by CALGreen Building Codes. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. Residential projects in the SWAP that garner at least 70 points will be consistent with the State's overall GHG reduction goals. Commercial projects will need to garner at least 100 points. As such, those projects that garner the minimum specified points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

Mixed use projects provide additional opportunities to reduce emissions by combining complimentary land uses in a manner that can reduce vehicle trips. Mixed use projects also have the potential to complement energy efficient infrastructure in a way that reduces emissions. For mixed use projects fill out both Option Table 1 and Table 2, but proportion the points identical to the proportioning of the mix of uses. As an example, a mixed use project that is 50% commercial uses and 50% residential uses will show ½ point for each assigned point value in Table 1 and Table 2. Add the points from both tables. Mixed use projects that garner at least 100 points will be consistent with the reduction quantities in the County's GHG Plan and are considered less than significant for GHG emissions.

Other Mechanisms for Achieving GHG Reductions

Those projects that do not garnish the minimum points using the Option Tables discussed above (and presented in Appendix A) will require quantification of project specific GHG emissions and will need to provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions.

A numerical analysis of GHG emissions and a discussion of impacts on global climate change is required for Residential and/or Commercial projects, as described below, and also for a ny



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mixed use projects involving more than one type of use. This study is also required for discretionary Agricultural projects.

1. The GHG study must quantify the GHG emissions for the project, and must also include, at a minimum, an analysis of GHG emissions for each type of GHG emission identified in California Health & Safety Code §38505 for construction impacts, if any, and operational impacts, if any.

a. GHGs to which this section applies include carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, sulfur hexafluoride and nitrogen trifluoride, per Health and Safety Code §38505 and any amendments thereto.

b. Analysis of GHGs must not only quantify emissions but also discuss their relative potential to affect global climate change. For example, methane has a global warming potential many times that of carbon dioxide, such that a given quantity of methane may have an equal or greater effect on global climate change than a lesser amount of carbon dioxide.

c. In quantifying GHG emissions, the analysis must address:

i) For construction: The total amount of GHGs emitted by all construction activities including, but not limited to, equipment and machinery usage, energy usage, vehicle miles traveled by construction employees, emissions from architectural coatings, emissions from paving or road construction activities, and other reasonably fore-seeable emissions.

ii) For operations: The total amount of GHGs emitted by all operational activities per year including, but not limited to, emissions from use of electricity, use of natural gas, and other energy consumption, emissions resulting from water demand, vehicular emissions, and other reasonably foreseeable emissions.

iii) For purposes of subdivisions 1 and 2, above, a rule of reason shall apply requiring only those emissions that are reasonably foreseeable to be quantified. If a particular emission is speculative, the analysis shall discuss the issue qualitatively and explain the reasons why any further analysis would be speculative and then conclude the analysis.

2. The GHG study must describe and analyze feasible mitigation measures for any potentially significant GHG emissions. All feasible mitigation measures must be adopted for potentially significant impacts. The types of mitigation measures that may be considered and shall be imposed, if feasible, depend on the type of project that is proposed. A demonstration by the project applicant that the project has reduced GHG emissions by 28.5% or more below a business



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In connection with any of the above categories of projects, the County Planning Department may impose any or all of the following Conditions of Approval to further reduce GHG emissions:

- Use energy-efficient designs such as those found in the Leadership in Energy and Environmental Design (“LEED”) Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code.
- Incorporate public transit into project design through siting, location, and transit links.
- Include vehicle-reduction measures through carpooling, public transit incentives, and linkages or electric shuttle services to public transit as well as, to the extent possible, local and regional pedestrian and bike trails.
- Retrofit the building for energy efficient purposes.
- Use energy-efficient appliances and office equipment (e.g., Energy Star compliant).
- Implement waste reduction and recycling measures.
- Incorporate on-site renewable energy production (i.e., solar installations on rooftops), and/or waste heat capture (for industrial projects to provide process and/or building heat), and/or water reuse.
- Install direct gas use or electricity projects to capture and use emitted methane (applies to landfill projects).
- Promote mixed-use, compact, and higher-density development to reduce trip distance, promote alternatives to vehicle travel, and promote efficiency in delivery of services and goods (applies to planning documents).





TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

Chapter 4: Informational Resources

California Air Resource Board:

- Assembly Bill 32
 - Scoping Plan <http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm>
 - Reducing Emissions <http://www.arb.ca.gov/html/programs.htm>
- Regulating Agricultural Related Activities
 - <http://www.arb.ca.gov/ag/ag.htm>
- Land Preparations: <http://www.arb.ca.gov/ei/areasrc/fullpdf/full7-4.pdf>
- Emission Calculation FOOD & AGRICULTURE WINE FERMENTATION
 - <http://www.arb.ca.gov/ei/areasrc/arbndprofandag.htm>
 - <http://www.arb.ca.gov/ei/areasrc/fullpdf/full5-1.pdf>

Non-profit Organizations:

- Wine Institute Greenhouse Gas Protocol and accounting tool:
<http://www.wineinstitute.org/ghgprotocol>.
- The California Sustainable Winegrowing Alliance (CSWA) Sustainable Winegrowing Program: <http://www.sustainablewinegrowing.org/aboutcswa.php>.



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

Appendix A:

Wine Country Option Tables – GHG Reduction Implementation Measures
(Residential and Commercial Developments)

Riverside County Wine Country Community Plan

Table 1: GHG Reduction Implementation Measures for Residential Development

Feature	Description	Assigned Point Values	Implementing Project Points
Implementation Measure: Energy Efficiency			
E1 Building Envelope- Insulation	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	1 point	
	Enhanced Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Insulation (20%> Title 24)	5 points	
E2 Building Envelope - Windows	Title 24 standard (required)	0 points	
	Modestly Enhanced Window Insulation (5% > Title 24)	1 point	
	Enhanced Window Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Window Insulation (20%> Title 24)	5 points	
E3 Building Envelope - Doors	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	1 point	
	Enhanced Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Insulation (20%> Title 24)	5 points	
E4 Building Envelope- Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		
	Title 24 standard (required)	0 points	
	Modest Building Envelope Leakage (5% > Title 24)	1 point	
	Reduced Building Envelope Leakage (15%> Title 24)	3 points	
E5 Building Envelope- Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device.		
	Thermal storage designed to reduce heating/cooling by 5°F within the building	3 points	
	Thermal storage to reduce heating/cooling by 10°F within the building	6 points	
E6 Heating/ Cooling Distribution System	Title 24 standard (required)	0 points	
	Modest Distribution Losses (5% > Title 24)	1 point	
	Reduced Distribution Losses (15%> Title 24)	3 points	
	Greatly Reduced Distribution Losses (15%> Title 24)	5 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required)	0 points	
	Efficiency HVAC (5% > Title 24)	1 point	
	High Efficiency HBAC (15%> Title 24)	3 points	
	Very High Efficiency HBAC (20%> Title 24)	5 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E8 Indoor Space Efficiencies-Water Heaters	Title 24 standard (required)	0 points	
	Efficiency Water Heater (Energy Star conventional that is 5% > Title 24) water heater that is 15%>	1 point	
	High Efficiency Water Heater (Conventional water heater that is 20%> Title 24)	3 points	
	High Efficiency Water Heater (Conventional water heater that is 20%> Title 24)	5 points	
	Solar Water Heating System	7 points	
E9 Indoor Space Efficiencies - Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours.		
	All peripheral rooms within the living space have at least one window(required)	0 points	
	All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day	1 points	
	All rooms daylighted to at least 1,000 lumens	3 points	
E10 Indoor Space Efficiencies - Artificial Lighting	Title 24 standard (required)	0 points	
	Efficient Lights (5% > Title 24)	1 point	
	High Efficiency Lights (LED, etc. 15%> Title 24)	3 points	
	Very High Efficiency Lights (LED, etc. 20%> Title 24)	5 points	
E11 Indoor Space Efficiencies - Appliances	Title 24 standard (required)	0 points	
	Efficient Appliances (5% > Title 24)	1 point	
	High Efficiency Energy Star Appliances (15%> Title 24)	3 points	
	Very High Efficiency Appliances (20%> Title 24)	5 points	
E12 Miscellaneous Residential Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	3 points	
E13 Miscellaneous Residential-Independent Energy Efficiency Calculations	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	0-5 points	
E14 Miscellaneous Residential-Existing Residential Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project.	0-5 points	
E15 Miscellaneous Residential-Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for installation of electric vehicle charging stations	1 point	
	Install electric vehicle charging stations in the garages of residential units	8 points	
E16 Miscellaneous Residential-Wood Burning	As part of Rule 445 and the Healthy Hearths™ initiative, the South Coast Air Quality Management District adopted a rule for no permanently installed indoor or outdoor wood burning devices in new development.		
	Project contains no wood burning stoves or fireplaces	10 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E17 Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments:		
	Solar Ready Homes (sturdy roof and electric hookups)	2 points	
	10 percent of the power needs of the project	4 points	
	20 percent of the power needs of the project	6 points	
	30 percent of the power needs of the project	8 points	
	40 percent of the power needs of the project	10 points	
	50 percent of the power needs of the project	12 points	
	60 percent of the power needs of the project	14 points	
	70 percent of the power needs of the project	16 points	
	80 percent of the power needs of the project	18 points	
90 percent of the power needs of the project	20 points		
100 percent of the power needs of the project	22 points		
Implementation Measure: Water Use			
W1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required)	0 points	
	Eliminate conventional turf from landscaping	3 points	
	Eliminate turf and only provide drought tolerant plants	4 points	
	Xeroscaping that requires no irrigation	6 points	
W2 Water Efficient irrigation systems	Drip irrigation	1 point	
	Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	3 points	
W3 Recycled grey water	Grey water (purple pipe) irrigation system on site	5 points	
W4 Showers	Title 24 standard (required)	0 points	
	EPA High Efficiency Showerheads (15% > Title 24)	1 points	
W5 Toilets	Title 24 standard (required)	0 points	
	EPA High Efficiency Toilets (15% > Title 24)	1 points	
W6 Faucets	Title 24 standard (required)	0 points	
	EPA High Efficiency faucets (15% > Title 24)	1 points	
Implementation Measure: Solid Waste for Residential Development			
SW1 Recycling	County initiated recycling program diverting 80% of waste requires coordination in neighborhoods to realize this goal. The following recycling features will help the County fulfill this goal:		
	Provide green waste composing bins at each residential unit	4 points	
SW2 Recycling of Construction/ Demolition Debris	Multi-family residential projects that provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance or recycling.	3 points	
	50% of construction waste recycled (required)	0 points	
	Recycle 55% of debris	2 points	
	Recycle 60% of debris	3 points	
	Recycle 65% of debris	4 points	
	Recycle 70% of debris	5 points	
Recycle 75% of debris	6 points		
Total Points Earned by Residential Project:		70 Points needed	0

Riverside County Wine Country Community Plan

Table 2: GHG Reduction Implementation Measures For Commercial Development

Feature	Description	Assigned Point Values	Implementing Project Points
Implementation Measure: Energy Efficiency			
E1 Building Envelope - Insulation	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	4 points	
	Enhanced Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Insulation (20%> Title 24)	12 points	
E2 Building Envelope - Windows	Title 24 standard (required)	0 points	
	Modestly Enhanced Window Insulation (5% > Title 24)	4 points	
	Enhanced Window Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Window Insulation (20%> Title 24)	12 points	
E3 Building Envelope - Doors	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	4 points	
	Enhanced Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Insulation (20%> Title 24)	12 points	
E4 Building Envelope - Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		
	Title 24 standard (required)	0 points	
	Modest Building Envelope Leakage (5% > Title 24)	4 points	
	Reduced Building Envelope Leakage (15%> Title 24)	8 points	
E5 Building Envelope - Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device.		
	Thermal storage designed to reduce heating/cooling by 5°F within the building	3 points	
	Thermal storage to reduce heating/cooling by 10°F within the building	5 points	
E6 Indoor Space Efficiencies - Heating/ Cooling Distribution System	Title 24 standard (required)	0 points	
	Modest Distribution Losses (5% > Title 24)	4 points	
	Reduced Distribution Losses (15%> Title 24)	8 points	
	Greatly Reduced Distribution Losses (15%> Title 24)	12 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required)	0 points	
	Efficiency HVAC (5% > Title 24)	4 points	
	High Efficiency HVAC (15%> Title 24)	8 points	
	Very High Efficiency HVAC (20%> Title 24)	12 points	
E8 Indoor Space Efficiencies - Commercial Heat Recovery Systems	Heat recovery strategies employed with commercial laundry, cooking equipment, and other commercial heat sources for reuse in HVAC air intake or other appropriate heat recovery technology. Point values for these types of systems will be determined based upon design and engineering data documenting the energy savings.	0-4 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E9 Indoor Space Efficiencies- Water Heaters	Title 24 standard (required) Efficiency Water Heater (Energy Star conventional that is 5% > Title 24) High Efficiency Water Heater (Conventional water heater that is 15%>Title 24) High Efficiency Water Heater (Conventional water heater that is 20%> Title 24) Solar Water Heating System	0 points 4 points 12 points 14 points	
E10 Indoor Space Efficiencies - Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. All peripheral rooms within building have at least one window or skylight All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day All rooms daylighted to at least 1,000 lumens	1 point 5 points 7 points	
E11 Indoor Space Efficiencies - Artificial Lighting	Title 24 standard (required) Efficient Lights (5% > Title 24) High Efficiency Lights (LED, etc. 15%> Title 24) Very High Efficiency Lights (LED, etc. 20%> Title 24)	0 points 4 points 6 points 8 points	
E12 Indoor Space Efficiencies - Appliances	Title 24 standard (required) Efficient Appliances (5% > Title 24) High Efficiency Energy Star Appliances (15%> Title 24) Very High Efficiency Appliances (20%> Title 24)	0 points 4 points 8 points 12 points	
E13 Miscellaneous Building Efficiencies - Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	4 points	
E14 Miscellaneous Building Efficiencies- Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	0-8 points	
E15 Miscellaneous Building Efficiencies- Existing Commercial Building Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing residential dwelling units within the unincorporated County is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the Riverside County Planning Department. The decision to allow applicants to ability to participate in this program will be evaluated.	0-8 points	
E16 Electric Vehicle Recharging	Provide circuit and capacity in garages/parking areas for installation of electric vehicle charging stations. Install electric vehicle charging stations in garages/parking areas	2 points/area 8 points/station	
E17 Landscaping Equipment	Electric lawn equipment including lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saws are available. When electric landscape equipment is used in place of conventional gas-powered equipment, direct GHG emissions from natural gas combustion are replaced with indirect GHG emissions associated with the electricity used to power the equipment. Project provides electrical outlets on the exterior of all buildings so that electric landscaping equipment is compatible with all built facilities.	2 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E18 Photovoltaic	Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:		
	Solar Ready Roofs (sturdy roof and electric hookups)	2 points	
	10 percent of the power needs of the project	8 points	
	20 percent of the power needs of the project	14 points	
	30 percent of the power needs of the project	20 points	
	40 percent of the power needs of the project	26 points	
	50 percent of the power needs of the project	32 points	
	60 percent of the power needs of the project	38 points	
	70 percent of the power needs of the project	44 points	
	80 percent of the power needs of the project	50 points	
	90 percent of the power needs of the project	56 points	
	100 percent of the power needs of the project	62 points	
Implementation Measure: Water Use			
W1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required)	0 points	
	Eliminate conventional turf from landscaping	3 points	
	Eliminate turf and only provide drought tolerant plants	4 points	
	Xeroscaping that requires no irrigation	6 points	
W2 Water Efficient irrigation systems	Drip irrigation	1 point	
	Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	5 points	
W3 Storm water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	0-4 points	
W3 Potable Water - Showers	Title 24 standard (required)	0 points	
	EPA High Efficiency Showerheads (15% > Title 24)	3 points	
W4 Potable Water - Toilets	Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	0-4 points	
W5 Potable Water - Faucets	Title 24 standard (required)	0 points	
	EPA High Efficiency faucets (15% > Title 24)	3 points	
W6 Commercial Dishwashers	Title 24 standard (required)	0 points	
	EPA High Efficiency dishwashers (20% water savings)	4 points	

Feature	Description	Assigned Point Values	Implementing Project Points
W7 Commercial Laundry Washers	Title 24 standard (required)	0 points	
	EPA High Efficiency laundry (15% water savings)	3 points	
	EPA High Efficiency laundry Equipment that captures and reuses rinse water	6 points	
W8 Commercial Water Operations Program	Establish an operational program to reduce water loss from pools, water features, etc., by covering pools, adjusting fountain operational hours, and using water treatment to reduce draw down and replacement of water. Point values for these types of plans will be determined based upon design and engineering data documenting the water savings.	0-3 points	
W9 Recycled Water	Graywater (purple pipe) irrigation system on site	5 points	
Implementation Measure: Transportation			
T1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.	1 point	
	Provide larger parking spaces that can accommodate vans or limos used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.		
	Provide Bike Racks	1 point	
	Provide Horse Hitching Posts	1 point	
	Provides Bike & Horse Renting/Sharing	1 point	
T2 Commercial Vehicle Idling Restriction	All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks.	2 points (Required of all Commercial)	
T3 Public Transit	The point value of a projects ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) or Traffic Management Plan demonstrating decreased use of private vehicles and increased use of public transportation.	1-15 points	
Implementation Measure: Solid Waste			
SW1 Recycling	County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal:		
	Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up	2 points	
	Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	5 points	
SW2 Recycling of Construction/ Demolition Debris	Recycle 2% of debris (required)	1 point	
	Recycle 5% of debris		
	Recycle 8 % of debris	2 points	
	Recycle 10% of debris	3 points	
	Recycle 12% of debris	4 points	
	Recycle 15% of debris	5 points	
Recycle 20% of debris	6 points		
Total Points Earned by Commercial Project:		100 Points Needed	0

Exhibit C
1999 Hearing Transcript

In The Matter Of:

***MEETING OF THE BOARD OF SUPERVISORS RIVERSIDE
COUNTY, CALIFORNIA***

***MEETING OF THE BOARD OF SUPERVISORS
RIVERSIDE COUNTY, CALIFORNIA
June 22, 1999***

MERRILL CORPORATION

Legalink, Inc.

20750 Ventura Boulevard
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Woodland Hills, CA 91364
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Fax: 818.593.2301

MEETING OF THE BOARD OF SUPERVISORS

RIVERSIDE COUNTY, CALIFORNIA

JUNE 22, 1999

12.1 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:

PUBLIC USE PERMIT 798 & VARIANCE 1665

CALVARY CHAPEL BIBLE FELLOWSHIP

TRANSCRIBED BY: MELANIE M. FAULCONER

CSR NO. 6420

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1 RIVERSIDE, CALIFORNIA
 2 JUNE 22, 1999
 3
 4 ---0---
 5
 6 (Beginning of Tape 3, Side A.)
 7 CHAIRMAN ROY WILSON: Now it takes us to our 1:30
 8 Public Hearing.
 9 The first item is Transportation & Land
 10 Management Agency Public Hearing on a variance for
 11 Calvary Chapel Bible Fellowship.
 12 Could we have a staff report, please.
 13 SUPERVISOR JIM VENABLE: Mr. Chairman, before we
 14 start, could we make sure that the folks in the back can
 15 hear okay?
 16 CHAIRMAN ROY WILSON: Can you hear all right?
 17 SPEAKERS IN AUDIENCE: No.
 18 CHAIRMAN ROY WILSON: Get the speaker
 19 (unintelligible).
 20 VICE CHAIRMAN TOM MULLEN: Is anybody outside?
 21 CHAIRMAN ROY WILSON: How about now? Better?
 22 WOMAN IN AUDIENCE: No.
 23 SUPERVISOR JIM VENABLE: A little more. Let's --
 24 let's try it and if --
 25 CHAIRMAN ROY WILSON: How's is the volume now? Can

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1 you hear?
 2 SPEAKERS IN AUDIENCE: Yes. (Unintelligible).
 3 RON GOLDMAN, PLANNING STAFF: Thank you,
 4 Mr. Chairman, members of the Board. Ron Goldman of
 5 Planning staff.
 6 This is an application for a public use permit
 7 along with a variance for a church. It's located in the
 8 3rd District, in the Rancho California area. It's
 9 specifically located on the north side of Rancho
 10 California Road east of Bucharest Lane and on the west
 11 side of Newton Avenue. The site consists of about 7 1/2
 12 acres. You can see from this exhibit, it is in the
 13 Citrus/Vineyard Rural Policy Area within the southwest
 14 area of the General Plan.
 15 The zoning on the site is C/V or
 16 Citrus/Vineyard. The surrounding properties are all
 17 Citrus/Vineyard as well with some 20-acre minimum lot
 18 sizes to the north and 10-acre lot sizes to the south
 19 across Rancho California Road.
 20 The land use on the site is basically a church
 21 facility. The church has been operating for about the
 22 past two-and-a-half years. Prior to that, sometime back
 23 in the mid 1980s, there was an approved plot plan for a
 24 nursery on the site, a plant nursery, that went out of
 25 business some years ago, and the church has been

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1 occupying a building on the site and other facilities
 2 for about the last two-and-a-half years.
 3 The surrounding properties are primarily
 4 single-family, vacant, and citrus and vineyards around
 5 this area.
 6 Again the project entails the operation of the
 7 church. It is a five-phase project ranging from an
 8 immediate construction schedule out to five years.
 9 There are some existing buildings on the site,
 10 again in conjunction with the church it is operating,
 11 and they are proposing certain improvements to that in
 12 terms of additional sanctuary space, additional
 13 buildings for youth, parking lot improvements,
 14 maintenance buildings, again, meeting rooms and such.
 15 The main issues that the Planning Commission
 16 discussed were twofold: Number one, the fact that the
 17 church has been operating there for some time without
 18 the necessary permits, and number two, their submittal
 19 of a variance request because of the necessity for 75
 20 percent of the land to be planted in vineyards or
 21 citrus. That is from the General Plan and the zoning.
 22 The variance requests the deletion of that
 23 requirement that that land be planted, that 75 percent
 24 rule.
 25 And basically after hearing testimony from both

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1 the proponents and opponents of the project, the
 2 Commission voted to deny both the public use permit and
 3 the variance, and that's based on the findings and the
 4 conclusions that are in the staff report.
 5 We'd like to add one thing that, in looking at
 6 the packet, staff did not have conditions of approval
 7 from any of the agencies, with the exception of the
 8 Flood Control District.
 9 The exhibit that the applicant has prepared was
 10 not sufficient for us to create conditions of approval.
 11 Therefore we do not have anything in terms of
 12 conditions.
 13 What you have in your packet are corrections
 14 that are needed for the exhibit. So we would need time
 15 to craft conditions from all the affected agencies, with
 16 the exception of Flood Control.
 17 Thank you.
 18 CHAIRMAN ROY WILSON: Are there any --
 19 Supervisor Venable.
 20 SUPERVISOR JIM VENABLE: I wanted to ask a
 21 question.
 22 You -- you have not -- you're talking about
 23 Fire, Transportation and Planning or whatever
 24 departments have not -- the church has not put together
 25 the conditions or met the conditions of those

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1 departments?
 2 RON GOLDMAN, PLANNING STAFF: Right.
 3 Where we're at now is, yes, we do not have
 4 conditions of approval from those agencies for this
 5 project.
 6 SUPERVISOR JIM VENABLE: And why not?
 7 RON GOLDMAN, PLANNING STAFF: The exhibits that the
 8 applicant prepared were such that there were corrections
 9 needed before we could complete the conditions of
 10 approval and because of the scheduling that was
 11 ongoing -- again, this is a co-case. There have been
 12 active co-cases on this, and we've got it to Planning
 13 Commission, and a schedule that did not allow us to
 14 complete the conditions.
 15 SUPERVISOR JIM VENABLE: Okay. Are they being
 16 worked on? Are the conditions being worked on? I mean,
 17 are you aware of that or -- or do we know anything about
 18 that?
 19 RON GOLDMAN, PLANNING STAFF: They have not been
 20 worked on since the Planning Commission meeting in May.
 21 SUPERVISOR JIM VENABLE: I see.
 22 Okay. Thanks.
 23 CHAIRMAN ROY WILSON: Let me follow up on that
 24 question.
 25 Then is this hearing premature or do we --

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1 the church has not corrected the -- it's Planning
 2 application, so how can we take action to approve
 3 something that hasn't been formally taken through the
 4 process?
 5 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: Supervisor,
 6 maybe I can answer that question.
 7 Where this matter stands right now, this --
 8 this application has been denied at the Planning
 9 Commission level and it's an appeal up to the Board.
 10 I think what happened is, once the denial
 11 occurred, no further action was taken by staff to craft
 12 conditions that might be approvable because there was a
 13 denial.
 14 I have looked at it. The conditions that -- I
 15 mean, the findings and conclusions that have been put
 16 together in the package support denial.
 17 Our office has not been requested to do
 18 anything that would change those findings and
 19 conclusions.
 20 I would anticipate if after the Public
 21 Hearing the Board were inclined to consider the
 22 possibility of granting this request that the Board
 23 would then direct -- could possibly close the hearing,
 24 direct Planning staff to meet with all the other
 25 departments to craft -- propose conditions of approval,

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1 if they wanted to approve it, and also direct our office
 2 to go back through the Planning conclusions and draft
 3 findings and conclusions that could support approval.
 4 But as it stands right now, you're sitting here
 5 with a denial, and that's why the conditions haven't
 6 been done and the findings haven't been made to support
 7 anything else.
 8 CHAIRMAN ROY WILSON: Okay. Thank you.
 9 All right. We are -- if there are no further
 10 questions for staff at this time, we will take public
 11 testimony.
 12 First we're going to call on the applicant to
 13 give us a presentation as to why we should grant the
 14 permit. And I will call first on David Jeffers of Rick
 15 Engineering Company.
 16 DAVID JEFFERS: Mr. Chairman, members of the Board,
 17 members of staff, good afternoon. My name is Dave
 18 Jeffers. I'm director of planning for Rick Engineering
 19 Company here in Riverside. Our address for the record
 20 is 3050 Chicago Avenue, Suite 100. Our zip code is
 21 92507.
 22 I would like to limit my remarks today to
 23 simply rebut the Planning Commission's conclusions for
 24 denial. By doing so, I will hopefully give the Board
 25 reasons to approve the PUP and the variance.

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1 But before I do that, I'd like to offer thanks
 2 to the Supervisor's Office for his help and
 3 understanding in this project and getting us to this
 4 point.
 5 Thank you.
 6 The Planning Commission denied the project, the
 7 public use permit and the variance on five conclusions.
 8 I would like to address each of those conclusions here.
 9 The first conclusion for denial was: The
 10 proposed use is not consistent with the County General
 11 Plan.
 12 As you know, churches are not strictly
 13 prohibited in this area.
 14 The general land use policies of SWAP under the
 15 Public Facilities Services states:
 16 Public and quasi public projects, educational
 17 institutions, religious worship centers and similar
 18 community service facilities may be found consistent
 19 with any land use designation of a SWAP under the
 20 following: The facility will not create a significant
 21 land use compatibility problem; the site has adequate
 22 and available circulation, water distribution, sewage
 23 collection and utility service; the location of the
 24 proposed use will not jeopardize the public health,
 25 safety and welfare of the facility.

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1 Hopefully my remarks will show that the church
 2 does not jeopardize the public health, safety and
 3 welfare.
 4 In 1988 the County approved a church under
 5 PUP 642 on Rancho California Road about one mile from
 6 our church. Although it was never constructed -- I
 7 don't know why -- it was surrounded by vineyards, as are
 8 we, and it was deemed consistent with the General Plan.
 9 Conclusion Number Two for denial states:
 10 The proposed project is inconsistent with the C/V zoning
 11 classification of Ordinance 348.
 12 Presumably that's because of the planting
 13 requirement.
 14 Again, the ordinance does allow churches in a
 15 C/V zone under a PUP, which is why we're here today.
 16 I'm referring to Section 18.29 of Public Use
 17 Permits, and it states:
 18 Notwithstanding any other provisions of this
 19 ordinance, the following uses may be permitted in any
 20 zone classification provided that a public use permit is
 21 granted, and Item Number 2 says, churches, temples and
 22 other places of religious worship.
 23 The condition is simply that a public use
 24 permit shall not be granted unless the applicant
 25 demonstrates that the proposed use, again, will not be

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1 detrimental to the health, safety and general welfare of
 2 the community.
 3 And, again, that's what I'm going to attempt to
 4 do today.
 5 The church has agreed to plant the site. We
 6 can only plant approximately 48 percent of the site, and
 7 the church would like not to plant citrus or grapes.
 8 They would prefer, with your approval, to plant
 9 Christmas trees because it's more in keeping with the
 10 church standards.
 11 Conclusion Number Three for denial: There is
 12 no justification to exempt the developer from the
 13 requirement to provide 75 percent of the land in citrus
 14 groves or vineyards.
 15 We feel that we are making a good faith effort
 16 to plant, but we can't do 75 percent. We're agreeing to
 17 about 48 percent.
 18 The church needs the additional site space for
 19 meeting rooms, maintenance facilities and things like
 20 that, and the County requirement for parking is somewhat
 21 onerous, so we have to provide the required parking for
 22 the church.
 23 As mentioned before, planting citrus or grapes
 24 is simply not in keeping with the convictions of the
 25 church, but we do agree to plant Christmas trees, if you

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1 allow us.
 2 Conclusion for Denial Number Four states:
 3 The project may have a significant affect on the
 4 environment.
 5 I believe staff's main concern was increased
 6 traffic on weekends.
 7 We don't believe that this is a valid concern.
 8 We took it upon ourselves to have a capacity
 9 analysis prepared for Rancho California Road near the
 10 church.
 11 RKJK, which hopefully you have a copy or your
 12 staff has a copy, prepared a capacity analysis dated
 13 June -- June 16th, 1999, just a couple of weeks ago or
 14 last week, and on the second page it says, "Based upon
 15 the increase in size of the facility, the projected
 16 weekend traffic from Rancho California Road with the
 17 expansion of Calvary Chapel Bible Fellowship would be
 18 7,339 ADT, average daily traffic, and during Sunday it
 19 would be 7,202 ADT.
 20 The letter report goes on to state that a
 21 two-lane arterial highway is similar to the collector
 22 lane -- two-lane roadway, meaning Rancho California
 23 Road, which has a design capacity at level of Service C
 24 of 12,000 ADT.
 25 So you can see that, even though this was only

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1 a capacity analysis, we hardly think that there is a
 2 traffic concern for Rancho California Road in the area
 3 of the church.
 4 One of the other concerns that was mentioned
 5 was pesticides.
 6 We would like to ask you to not get confused
 7 about this issue. The negative affect of environmental
 8 impacts produced by surrounding uses on the proposed
 9 project is not a valid reason for denying the proposed
 10 project.
 11 I'm referring to a case Baird versus County of
 12 Contra Costa where the Court explained, and I quote,
 13 "The purpose of CEQA is to protect the environment from
 14 proposed projects not to protect proposed projects from
 15 the existing environment."
 16 The fifth conclusion for denial was added at
 17 the Planning Commission, and it states: The proposed
 18 use is incompatible with surrounding agricultural uses.
 19 Again, I believe this was added because of the
 20 increased weekend traffic, that was so stated at the
 21 Planning Commission, and also the pesticide spraying.
 22 I've already addressed the traffic issue.
 23 Again, I would like to comment on the pesticide issue.
 24 I spoke with Bill Oesterlein of the
 25 Agricultural Commissioner's Office yesterday. Bill

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1 indicated that churches, schools and other uses of this
 2 nature do co-exist in the area quite nicely.
 3 Bill sent me a memo, and I learned quite a bit
 4 about spraying. The memo is dated June the 21st, 1999,
 5 just yesterday. I learned that spraying doesn't occur
 6 on a weekly basis and mostly not even on a monthly
 7 basis.
 8 I had this vision that the crop duster plane
 9 would be flying over the entire area spewing out the
 10 white spray. It doesn't happen that way.
 11 He also said that spraying is quite a regulated
 12 industry. There are violations for improper spraying.
 13 And lastly, he said something very interesting
 14 to me about that a lot of the vineyards out there
 15 nowadays are using biological control, no spraying at
 16 all, not all of them, but that's the way they're going,
 17 according to Bill Oesterlein, because when you spray,
 18 you kill the bad bugs but you also kill the good bugs.
 19 And what the biological control does is it in- -- it
 20 initiates other bugs to eat the bad bugs but not the
 21 good bugs.
 22 In addition, I refer again to the fact that a
 23 church was approved in 1988 under PUP 642 and it was
 24 deemed compatible with the surrounding agricultural
 25 uses.

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1 We ask that you find that this church is
 2 compatible also.
 3 Finally, regarding the compatibility issue, I
 4 ask that you assess a common sense approach.
 5 How is a church, a public meeting place,
 6 different from other public meeting places that
 7 currently exist in the area?
 8 There are restaurants with outdoor dining,
 9 there are meeting rooms and other facilities of that
 10 nature, there are outdoor weddings, there are outdoor
 11 jazz festivals, and the like.
 12 And the church is not opposed to these uses,
 13 the restaurants and the jazz festivals and those sort of
 14 uses, nor are they opposed to any that might occur in
 15 the future. If an additional restaurant wants to come
 16 out in the area, the church is not opposed to that.
 17 One last comment. It's with regards to need.
 18 As you can see by the turnout today, there is a
 19 need for this church in this area. I think you will
 20 hear from some of the folks today, and they will support
 21 what I have to say -- what I had to say.
 22 With that I conclude my remarks, and I thank
 23 you for your consideration and hopefully approval of our
 24 application.
 25 I'm available to help with any questions that

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1 the Board might have.
 2 CHAIRMAN ROY WILSON: I see no questions at this
 3 time.
 4 Thank you, Mr. Jeffers.
 5 Also speaking for the applicant is Attorney
 6 Robert Tyler.
 7 ROBERT TYLER, ESQ.: Chairperson, members of the
 8 Board, County Counsel, good afternoon, and thank you for
 9 allowing us to be before you today.
 10 And, Supervisor Venable, thank you for pulling
 11 this and allowing this to be heard today, not requiring
 12 the church to go through the appeal.
 13 We respectfully come before you as you have
 14 been ordained by God to prevail over this hearing, and
 15 we submit to you on this. And on behalf of Calgary
 16 Bible Fellowship, we are requesting that you will
 17 approve Calgary's application for a public use permit
 18 and request -- and the request for variance from the
 19 75 percent planting requirement.
 20 However, I drafted a letter which was submitted
 21 to the Board, to the clerk of the Board, and I hope each
 22 of you had an opportunity to review it. It was
 23 submitted on June 21st, just yesterday, and it sets
 24 forth a number of items which I'll be addressing today.
 25 We do not believe that there is any

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1 justification under County Ordinance 348 or the
 2 Southwest Area Community Plan land use policies to
 3 impose a 75 percent planting requirement upon the
 4 church.
 5 As a result, we are requesting that this Board
 6 consider the alternative landscape plan discussed
 7 earlier by David Jeffers in regard to the Christmas
 8 trees.
 9 Although we are not technically withdrawing our
 10 request for a variance, we are asking that this Board
 11 seriously consider and approve an alternative plan,
 12 which we believe will continue to maintain the character
 13 of the area, the integrity of the area and further
 14 enhance the aesthetic appeal of the property.
 15 Church members initially came before the --
 16 before senior Planning officials and inquired about this
 17 property to determine whether or not they could occupy
 18 the property.
 19 Apparently there was some -- some confusion.
 20 It appears that there was representation that the church
 21 could occupy the property with a plot plan being
 22 submitted at a later date, and the church then went in
 23 and did occupy the property, thereafter received a
 24 Notice of Violation, and thereafter learned that the
 25 County determined that a 75 percent planting requirement

<p>Page 18</p> <p>1 would be imposed upon the church. 2 In regard to Staff Conclusion Number Three, the 3 75 percent planting requirement, I would like to address 4 the Ordinance 348, the section addressing C/V zoning, as 5 well as the SWAP land use policies, and in that 6 ordinance it seems very clear to me that the 75 percent 7 planting requirement only applies in three specific 8 situations. And I -- and I reference this for future 9 issues as well. I think this section requires some 10 clarification. 11 The three specific situations in which a 75 12 percent planting requirement is necessary is, one, when 13 residential uses are developed in conjunction with a 14 SWAP Density Transfer Program. It doesn't even apply to 15 single-family uses when no Density Transfer Program is 16 being applied. 17 That's under Section 14.73(a)1 of the 18 ordinance. Also under 14.73(f), the 75 percent planting 19 requirement applies to bed and breakfast inns and 20 hotels. 21 And then the third application of the 75 22 percent ordinance comes under the SWAP land use policy. 23 It's on Page 132.24.1 in Paragraph 4(b), and in that 24 situation it applies in commercial wine and citrus 25 processing operations.</p>	<p>Page 20</p> <p>1 sections required a 75 percent planting. 2 I think that it is an error, not necessarily 3 intentionally, that there would have been thought that a 4 75 percent planting requirement was necessary. 5 However, in the event that this Board were to 6 determine that there is in fact a 75 percent planting 7 requirement, I'd like to address some constitutional 8 issues. 9 A basic principle of due process is that a 10 statute is void for vagueness if its prohibitions are 11 not clearly defined. And, therefore, in looking at, 12 this the Board should consider whether or not it is 13 clear that a 75 percent planting requirement should be 14 imposed upon the church. 15 I'd like to read from you -- like to read to 16 you from a case named Grayned versus City of Rockford. 17 It's a case from the U.S. Supreme Court. Quote: 18 Vague laws offend several important 19 values. First, because we assume that man is 20 free to steer between lawful and unlawful 21 conduct, we insist that laws give a person of 22 ordinary intelligence a reasonable opportunity 23 to know what is prohibited so that he may act 24 accordingly. Vague laws may trap the innocent 25 by not providing fair warning. Second, if</p>
<p>Page 19</p> <p>1 Something very interesting is in the SWAP land 2 use policies when it addresses "commercial" uses, under 3 pa- -- under Page 132.24, Paragraph 3(b) -- sorry for 4 all the numbers -- there it specifically states: 5 "Substantial landscaping shall be required for all 6 commercial development. The use of citrus or grapevine 7 plant material is encouraged." 8 And that obviously leads to the conclusion and 9 shows very clearly that there is no 75 percent planting 10 requirement which applies to all properties in the 11 area. It only applies for the specific situations 12 addressed in the ordinance and the SWAP land use 13 policies. 14 As for commercial properties, substantial 15 landscaping is necessary, which we as a church submit 16 submit to you that we -- we are willing to landscape 17 substantially. The church wants to maintain the rural 18 character. 19 I can guarantee you that many of the reasons 20 why -- why the people standing behind me come to this 21 church, not only is Clark a great pastor, but it is a 22 beautiful area to attend church in. 23 The permitted uses in the Citrus/Vineyard zone 24 vary greatly. I counted approximately 27 various uses 25 which are allowed, yet only these three different</p>	<p>Page 21</p> <p>1 arbitrary and discriminatory enforcement is to 2 be prevented, laws must provide explicit 3 standards for those who apply them. A vague 4 law impermissibly delegates basic policy matters 5 to policemen, judges and juries for resolution 6 on an ad hoc and subjective basis with the 7 attendant dangers of arbitrary and 8 discriminatory application. Third, but related, 9 where a vague statute abuts upon sensitive areas 10 of First Amendment freedoms, it operates to 11 inhibit the exercise of those freedoms. 12 A statute is void if persons of common 13 intelligence must necessarily guess at its meaning and 14 differ as to its application. 15 In this particular situation when the -- when 16 the church members initially came to the Planning 17 Department and spoke with senior Planning officials, 18 there was some question as to -- I should say, at that 19 point in time there really wasn't any question. They 20 thought -- they -- they were informed that -- by the 21 Planning officials that they could occupy the property 22 and they were never informed of the 75 percent planting 23 requirement. They were actually informed that a plot 24 plan would be necessary. 25 I'm not here to contest today whether a plot</p>

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1 plan is required or a public use plan is required.
 2 We're submitting to you under the fact that we are
 3 submitting on the basis that a public use application is
 4 required.
 5 However, persons of common intelligence
 6 obviously may differ.
 7 The initial persons from the Planning
 8 Department did not interpret this statute to require a
 9 75 percent planting requirement.
 10 There was no fair warning. The statute is not
 11 clear. There's no fair warning to indicate to the
 12 church that there is a planting requirement.
 13 If arbitrary and discriminatory enforcement is
 14 going to be prevented in this situation, the 75 percent
 15 planting requirement should not be imposed, especially
 16 in this situation. This situation we are dealing with a
 17 First Amendment freedom: the free exercise of religion.
 18 You may wonder, "Well, why did the church
 19 submit a variance?"
 20 They did so before I got involved in the
 21 project and did so under the advisement of -- of the
 22 County, submitting to the County's authority.
 23 And we today still submit to you, and I do say
 24 to you that we are willing to abide, and I'm not
 25 withdrawing on behalf of the church the request for a

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1 variance. However, I'm asking this Board for your
 2 consideration, recognizing the laws of the U.S. Supreme
 3 Court and consider whether or not this statute should
 4 be -- whether or not a 75 percent planting requirement
 5 should be imposed or not.
 6 I -- I plea to you that it's not appropriate
 7 to -- to impose such a 75 percent requirement. In fact,
 8 in the statute at best it could be said that a
 9 substantial planting requirement would be required.
 10 Another issue that's very important, the church
 11 is entitled to a property tax exemption.
 12 I had an opportunity to meet with Miss Virginia
 13 Devoe [phonetic], a senior appraiser here at the County,
 14 and I questioned her in regard to, "If we were required
 15 to plant 75 percent of our land in citrus or vineyard or
 16 any other type of crop, how would that impact the
 17 church's use of the property?"
 18 And it was stated by Miss Devoe that we would
 19 lose the exemption because we'd only be able to have the
 20 opportunity to have the exemption, the property tax
 21 exemption in the event that it's property that we were
 22 being -- that's being used: parking, church facilities,
 23 et cetera.
 24 Therefore, the statute -- if the Board
 25 determines that there is a 75 percent planting, the

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1 statute conflicts with the church's right to a property
 2 tax exemption.
 3 Other problems with the planting, and my
 4 colleague, Mr. Dave Jeffers mentioned it as well, some
 5 of these issues, but it's a negative cash flow. It
 6 would be very difficult to plant citrus fruit and
 7 actually make any money. It would be a negative cash
 8 flow situation. Not only that, it's located in a freeze
 9 zone. In the event that the first winter hits and we
 10 have a freeze, this particular citrus fruit, because of
 11 where the property is located, wouldn't survive.
 12 Further, the church is not a commercial enterprise, and
 13 it's not in the business of producing crops and selling
 14 it.
 15 With these considerations, we respectfully
 16 request that this Board would look at our situation and
 17 determine that the variance is not necessary.
 18 The church is still at this point in time
 19 willing to take 48 percent of the land, as is proposed,
 20 but simply plant it in a different type of crop, which
 21 was, as was proposed by Mr. Dave Jeffers, would be
 22 Christmas trees.
 23 I'd like to briefly address a couple things in
 24 regard to the pesticides.
 25 I personally have had the opportunity living

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1 out in that area to attend banquets in one of the
 2 wineries, to be involved in a 10-K run through the
 3 vineyards.
 4 The pesticide issue, it seems to be an
 5 inconsistent argument that the church can't be there
 6 indoors, but other uses such as jazz festivals and
 7 picnics and weddings, et cetera, can be located outdoors
 8 in the vineyards.
 9 Just some general considerations which I'd like
 10 the Board to consider.
 11 We're in a -- in an er -- you know, when you
 12 take a look at what's gone on with some of the school
 13 shootings, you see it in the news, people are looking to
 14 churches, people are looking toward faith and they're
 15 looking for places of worship.
 16 This is a great opportunity for the Board to
 17 recognize that fact and for the County to allow a church
 18 to be located out in the County area where a church is
 19 needed, where -- where people can come and people that
 20 live in the County area don't have to drive all the way
 21 into the City of Temecula or the City of Murrieta or
 22 into Menifee to -- to attend a church, that they don't
 23 have -- that would be one -- another argument, that the
 24 traffic could even possibly be reduced for those people
 25 that would travel into the City of Temecula.

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1 In conclusion, Calvary Chapel Bible Fellowship
 2 is not withdrawing its request for a variance. We're
 3 respectfully requesting, we submit to you and request
 4 that you would consider our alternative plans, and we
 5 believe the plans do not jeopardize the public health,
 6 safety or welfare, but in -- but in fact help and
 7 promote health, safety and welfare and provide for your
 8 constituents in the County. It's the church's enhance
 9 to -- it's the church's intent to enhance the character
 10 of the community, and we respectfully request that you
 11 consider our application.
 12 Thank you very much.
 13 CHAIRMAN ROY WILSON: Thank you, Mr. Tyler.
 14 That concludes the presentation by the
 15 applicant. We will now take public testimony. But
 16 before we begin, let me lay down some of our standard
 17 ground rules.
 18 Each speaker is limited to three minutes -- a
 19 time period of three minutes to speak. We have a light
 20 on the lectern which will be green when you begin. When
 21 you see the light turn yellow, that means it's time to
 22 wrap up. When the red light goes on, your time has
 23 expired, and we will call on the next person.
 24 We would ask you respectfully to please listen
 25 carefully to each other's testimony and don't repeat

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1 testimony; give us new information. That will make
 2 it -- help us focus on the decision before us.
 3 And the last ground rule that we want to
 4 reiterate is that, please, do not boo or catcall or
 5 applaud any of the speakers. Respect each speaker for
 6 or against the application and give them their due three
 7 minutes to present their case.
 8 We have over 60 speaker slips, which means if
 9 everyone adheres to the three-minute time limit, we will
 10 be here for three to four hours.
 11 So with that, we're going to first call on the
 12 representative from Senator Ray Haynes and --
 13 SUPERVISOR JIM VENABLE: Mr. -- Mr. Chairman,
 14 before we do, a question of the last speaker. I -- I
 15 apologize.
 16 Just a clarification for me, that you had
 17 occupied that, the church had occupied that property
 18 with the permission of the county.
 19 Did I understand that correctly?
 20 ROBERT TYLER, ESQ.: Yes. The church initially
 21 visited the County Planning Department, and I actually
 22 could give you the name of a couple individuals that --
 23 certain persons from the church spoke to.
 24 And actually I'd like to know if they're here.
 25 Jack?

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1 The person standing up, Jack Morehouse, I
 2 presume --
 3 Will you be speaking?
 4 He'll have the opportunity to address that, if
 5 you would Jack.
 6 And there was a visit by the County -- by
 7 church members to the County and were informed that a
 8 plot plan would be necessary.
 9 And I think it's --
 10 SUPERVISOR JIM VENABLE: That a plot plan would be
 11 necessary prior to the occupation?
 12 ROBERT TYLER, ESQ.: Would you -- would you like him
 13 to come up?
 14 SUPERVISOR JIM VENABLE: I'd like to, if I could,
 15 Mr. Chairman.
 16 CHAIRMAN ROY WILSON: (Unintelligible).
 17 SUPERVISOR JIM VENABLE: I'd like that clarified.
 18 Maybe, sir, if you'd come up, if you were the
 19 one.
 20 JACK MOREHOUSE: My name is Jack Morehouse.
 21 In September of '96 when the church was about
 22 ready to occupy the property, several of us came to the
 23 County offices, went to the Planning Department and
 24 said, "What do we need to do in order to occupy the
 25 property?"

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1 I can tell you the names of the individuals,
 2 the people that were at the counter.
 3 They pulled out the plot plan of the nursery
 4 and gave it to us, told us exactly how to proceed, "Move
 5 in. Start using the property. Get your plot plan back
 6 to us. It's all that's required. We wouldn't even
 7 require a plot plan at this point, but the zoning has
 8 changed. If the zoning hadn't changed, you could use
 9 the existing plot plan. We have looked at the
 10 ordinance. The only thing that will be required at this
 11 time is a plot plan."
 12 Before we could submit the plot plan, we were
 13 contacted by Code Enforcement after a complaint from
 14 vintners had occurred, and they said, "No. It's going
 15 to be a public use permit."
 16 And at that point this Board approved a payment
 17 plan for Calvary Chapel to obtain a public use permit.
 18 Payments were made on that use permit, but
 19 there was never an application required. Payments were
 20 accepted by the County against no application.
 21 Before that application could be paid off in
 22 full, the vote that we -- I spoke to you last to ban
 23 churches in Citrus/Vineyard came up, which would have
 24 made it impossible for the church to comply with the
 25 law.

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1 You have postponed that vote on the ordinance
 2 to 340- -- amendment to 348, so now we sit here wanting
 3 to comply with the law.
 4 But at no time has this church been asked to
 5 leave, at no time has the County informed this church
 6 that they cannot occupy the property, at no time was the
 7 church told that they are illegally in writing or
 8 otherwise.
 9 They have gotten one written notice from the
 10 County Code Enforcement Department, which said, "Please
 11 contact the County."
 12 So the myth is that the church is there
 13 illegally. It's just not true. It's been operating
 14 since September of '96 with full knowledge of Code
 15 Enforcement, the County Planning Department and all the
 16 officials that were involved. And I was there
 17 personally when they said, "Move in."
 18 SUPERVISOR JIM VENABLE: Thank you.
 19 Thank you again, Mr. Chairman.
 20 CHAIRMAN ROY WILSON: Thank you again, Mr. Tyler.
 21 All right. Our first --
 22 One other thing. Indeed if your arguments have
 23 previously been stated, we would appreciate it if you'd
 24 just get up and say "We support the application" or "We
 25 oppose the application," rather than repeat what we've

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1 already heard.
 2 With that, we will call on the representative
 3 from the Office of Senator Ray Haynes.
 4 REPRESENTATIVE FOR SENATOR HAYNES (MAN): Greetings.
 5 And thank you for giving us the opportunity to speak
 6 this afternoon, recognizing first of all that the
 7 Senator neither has nor wish to have land use or
 8 planning authority, and we don't want to take that
 9 authority away from you in any way.
 10 He would like to -- the senator would like to
 11 lend his support to this project, not so much as a
 12 representative of state government but as a
 13 representative of the many people who in this area
 14 that have put him into state office.
 15 And with that, I do have a copy of a letter
 16 that the Senator wrote that I will, I guess, hand to
 17 you.
 18 The letter says:
 19 "Dear Board of Supervisors, this letter is
 20 express my strong support for Calvary Chapel
 21 and their attempt to obtain Public Use Permit
 22 No. 798 and Variance No. 1665. The church should
 23 be allowed to hold services without being impeded
 24 by having to plant a vineyard.
 25 "The measure of the strength of a community

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1 is how it treats its places of worship. We as a
 2 people and a community are made better by promoting
 3 the spiritual growth of our neighbors. This is but
 4 one small step in this direction.
 5 "I would strongly request that you reconsider
 6 the church's application for a public use permit
 7 and variance and grant them the ability to continue
 8 holding services at their present location. It is
 9 important to Temecula that you do so.
 10 "Thank you for your consideration. Very truly
 11 yours, Raymond Haynes."
 12 I also have a substantially similar letter from
 13 Senator Jim Brulte that I've distributed as well, also
 14 in support of the variance and the permit.
 15 Thank you very much.
 16 CHAIRMAN ROY WILSON: Thank you very much.
 17 Our next speaker will be Mary Bartell, followed
 18 by Nancy Shockley.
 19 If the second speaker in line would come up and
 20 be close to the podium, that would --
 21 (Break in recording.)
 22 MARY BARTELL: -- Mary Bartell, and I'm a landowner.
 23 MAN IN AUDIENCE: We can't hear.
 24 CHAIRMAN ROY WILSON: Could you speak up a little
 25 louder, please?

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1 MARY BARTELL: Okay.
 2 My name is Mary Bartell, and I am a landowner
 3 in the area, the vicinity of the church where the church
 4 is now. My property is located on Rancho California
 5 Road just south of the church, and I have full view of
 6 the church.
 7 I just want to say that the presence of that
 8 church there has been nothing but improve the appearance
 9 of the area. I think it's a positive asset.
 10 They took over the place when it had become an
 11 eyesore, a place of decay when Rancho California -- or
 12 Rancho Garden Nursery was there, the business that went
 13 out of -- that went bankrupt for seven years. It was
 14 just an eyesore.
 15 I think -- since they've moved in, I think it's
 16 been a benefit to the whole community aesthetically.
 17 They've not only cleaned up the area but they planted
 18 grass and beautiful plants.
 19 I think it would improve the quality of living
 20 because of the spiritual effect of the people and it
 21 would beautify the community.
 22 I myself have tried, having a 6.1 acre land
 23 there or property, tried twice to have a grow, and each
 24 time it's not been profitable. It's gone from 800 trees
 25 at one time to less than 100 because of the freezing in

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1 the area and because when you have anything less than
 2 10 acres and you try and plant any kind of a -- of a
 3 growth, it's just not profitable. You can't get anyone
 4 to come and maintain it for you, and it's just been
 5 proven that you just -- you can't. We tried twice, and
 6 it's not been profitable to us.

7 I think that -- let's see. What else did I
 8 want to say here?

9 It takes like 200 gallons a tree, you know, to
 10 keep it going, and the cost of water has just gone up so
 11 high that it's just impossible for any property owner
 12 that has less than 10 acres to really make it.

13 So I think that what they proposed, even the --
 14 what is it? -- 48 percent would be feasible for them, if
 15 that's what you decide is, you know, right for them.

16 So I am in favor of the church being there.

17 CHAIRMAN ROY WILSON: Thank you.

18 Nancy Shockley, to be followed by Tom Mauch,
 19 M-a-u-c-h.

20 TOM MAUCH: I -- I pass. I'm Tom Mauch. I pass on
 21 my testimony.

22 CHAIRMAN ROY WILSON: Thank you, sir.

23 NANCY SHOCKLEY: Good afternoon, gentlemen.

24 My name is Nancy Shockley. I reside in
 25 Temecula, Butterfield Stage and Paba Road. I also

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1 attend Calvary Chapel and I also work for Callaway
 2 Vineyard & Winery.

3 When I was reading the newspaper article about
 4 this whole subject, what really drew me to want to talk
 5 was the traffic issue.

6 First of all, our first service is 7:45 until
 7 about nine o'clock; the second service, 9:30 to 10:45;
 8 the third service is 11:15 to 12:30.

9 The majority of the time that most of the
 10 people are there, the wineries don't have that much
 11 business yet, and it's on a Sunday. Saturday is our
 12 busiest day, and Sunday we have less people.

13 But basically what I'm trying to say is, I
 14 don't see it being an issue of traffic. The amount of
 15 cars would be, you know, so few. And, you know, we have
 16 a Bible study Sunday night and Wednesday night when the
 17 wineries aren't even open.

18 You know, Calloway has events. We have
 19 dinners. There's all sorts of functions that go on.
 20 Usually they're in the evening. And I don't see any
 21 problem with the traffic or that we can't all come to
 22 some kind of a compromise because we all need to be
 23 there together.

24 I happen to absolutely love my job and I love
 25 my employers. I'm very fond of them. And I'm not

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1 against any of this, but I really think that hopefully
 2 you fellows can come to some kind of a compromise for us
 3 because, you know, we need the churches there.

4 If you look at the world and what's going on,
 5 okay, we bring goodness into the world. We don't bring
 6 the kind of traffic that is negative.

7 And I just hope that you really hear what we
 8 are saying, and I thank you for listening.

9 CHAIRMAN ROY WILSON: Thank you, Mr. Shockley.

10 The next speaker is Greg Gadera [phonetic], to
 11 be followed by Leah DiBernardo.

12 LEAH DiBERNARDO: I'm Leah DiBernardo, and I
 13 decline, but I would like to just say that I do support
 14 (unintelligible).

15 CHAIRMAN ROY WILSON: You support advancing. Okay.

16 Then the speaker -- the next speaker will be
 17 Ron Bolt, following Greg.

18 GREG GADERA: My name is Greg Gadera. My
 19 occupation, I'm a manager of the Western United States
 20 Pacific Rim for an aerospace company, to give you a
 21 little background.

22 I am a resident in the Wine Country also, and I
 23 just want to agree with what's been said.

24 I just very briefly want to touch on the fact
 25 that we've been out there for seven years. I have

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1 neighbors that are here also. We have never had any
 2 problem with insecticide spraying. I live personally
 3 right next to the chardonnay vineyards. That's never
 4 been an issue.

5 As a matter of fact, we moved out here for my
 6 daughter's health. She had asthma. And it's been
 7 wonderful, a blessing, clean air, et cetera.

8 I just want to say a little bit about the
 9 church.

10 I'm a father of two wonderful girls, and we
 11 have a wonderful youth program there. We have several
 12 outreaches. We go out to the community. We talk to
 13 children that are lost. We brought them into God's
 14 flock. And we continue to do this for the community, so
 15 we're offering good things for the kids out there.

16 We prayed and hoped for a church in the
 17 Wine Country, and God really blessed us. He brought
 18 Calvary there. And we just -- we love the church. And
 19 it's a beautiful church. I -- I wish you could see it
 20 personally and visit us sometime.

21 I just wanted to mention, it's really been
 22 heavy on my heart because I wanted to see if there was
 23 any problems similar to this in California, being known
 24 for growing wine, and I just went online on my computer
 25 last night and I went up into the Napa Valley to

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1 research churches in that area, and I found five pages
 2 of churches that co-exist with the wineries in -- in
 3 harmony. There's -- there's never a problem that I see
 4 there.
 5 So I just ask that you -- you hear us and allow
 6 us to -- to comply and continue to stay there at the
 7 site.
 8 CHAIRMAN ROY WILSON: Thank you.
 9 GREG GADERA: Thank you.
 10 CHAIRMAN ROY WILSON: The next speaker is Ron Bolt,
 11 to be followed by Nels Craig.
 12 RON BOLT: Honorable Supervisors, it's great to
 13 stand before you today. Thank you for your good work
 14 and leadership in our wonderful County.
 15 My name is Ron Bolt. I have lived in Temecula
 16 just over 12 years in Rancho del Sol tract.
 17 I've pastored People's Church of the Valley for
 18 11 years, and we continue to meet in public schools.
 19 We've met in two of the City of Murrieta.
 20 I also would add to display my compassion for
 21 the area. I'm very involved as a president of the board
 22 of the community pantry in Temecula and also heavily
 23 involved with Habitat for Humanity, Inland Valley,
 24 serving as church covenant coordinator.
 25 Pursuant to the guarantee in our wonderful,

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1 very public First Amendment free rights and with deep
 2 gratitude for my own religious heritage, growing up in
 3 northern Minnesota, I urge a "yes" vote on PUP and the
 4 variance by you distinguished gentlemen here today.
 5 I do pastor a church, which, as I stated
 6 earlier, has met in two schools. It's great but we need
 7 our own place, and that is to say, securing a facility
 8 of our known is a needful and noble goal. And I and my
 9 people at People's Church of the Valley are aware of the
 10 potential and real obstacles that face us as we seek to
 11 relocate to our own facility, our very own home.
 12 And I need to say today that your action will
 13 cast indeed a significant shadow on the future as more
 14 and more people move into our valleys and more and more
 15 churches are raised up by God, synagogues, congregations
 16 to meet the spiritual needs of our constituents.
 17 Hurdles indeed go with hopes and dreams as
 18 God's people seek to follow their God and their
 19 conscience and of course the law.
 20 When such hurdles become too high, too severe,
 21 and in my humble judgment too unrealistic, it leads to
 22 frustration and fear and financial obligations that can
 23 make even the finest group of people wince and then
 24 wonder.
 25 And in closing I say for our own congregation,

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1 I want to be realistic and optimistic, that our future
 2 hopes and dreams will be realized and not stymied.
 3 So I urge a "yes" vote on the public use permit
 4 and the variance and sincerely thank you for this time.
 5 God bless each and all of you.
 6 CHAIRMAN ROY WILSON: Thank you.
 7 Nels Craig, to be followed by Bruce Eddie.
 8 NELS ERIC CRAIG: My name is --
 9 Can you hear me?
 10 MAN IN AUDIENCE: (Unintelligible) turn it on.
 11 CHAIRMAN ROY WILSON: Turn it on there.
 12 NELS ERIC CRAIG: Can you hear me?
 13 I'm sorry. Can you hear me?
 14 UNIDENTIFIED SPEAKER (MAN): Try now.
 15 NELS ERIC CRAIG: Can you hear me?
 16 MAN IN AUDIENCE: (Unintelligible).
 17 NELS ERIC CRAIG: I could probably wink -- ah.
 18 UNIDENTIFIED SPEAKER (WOMAN): There it goes.
 19 NELS ERIC CRAIG: It sounds like I'm being heard you
 20 now. That's good.
 21 My name is Eric Craig, Nels Eric Craig. I
 22 reside at 29017 Via Puesa del Sol in Temecula.
 23 And I was the pastor of the church that
 24 actually did receive the use permit in 1989, 1988, and
 25 we were very much looking forward to enjoying the -- the

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1 kind of atmosphere that is available in that area and we
 2 were looking forward to performing a land use permit,
 3 but a situation developed that we were not able to
 4 continue as a church and dissolved as a church at the
 5 end of 1994.
 6 Our situation was very parallel to -- in some
 7 ways to the use permit and the variance that you have
 8 before you in that we were also denied by the Planning
 9 Commission, 5-0, but we appealed to the Supervisor
 10 Board, and we went through this very same process that
 11 you're going through today. And the Board in its
 12 wisdom, and I believe correctly, voted 4-0, with one
 13 abstention to approve the use permit.
 14 And I think that establishes a precedent. What
 15 it says is that churches are not incompatible with are
 16 the other uses in the area.
 17 There was -- what makes it a little bit
 18 different is that there was not any special vineyard
 19 district in place at that time. However, churches are,
 20 according to my understanding of -- of the planning --
 21 of the uses in the -- in the County, churches are an
 22 exceptional use everywhere, available anywhere as long
 23 as they have a use permit.
 24 So your use permit would in fact legitimize the
 25 placement of the church in that area. It is on a main

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1 road, and it would not be a problem.
 2 I want to speak -- as I have said already, I
 3 want to say that I've come to you and asked that you
 4 would approve this use permit and variance.
 5 And I thank you very much for the opportunity
 6 to speak to you.
 7 CHAIRMAN ROY WILSON: Thank you, Mr. Craig.
 8 Bruce Eddie, to be followed by James Trubel or
 9 Trubet.
 10 BRUCE EDDIE: Hello. My name is Bruce Eddie. I
 11 live in French Valley, which is right near the Wine
 12 Country of Temecula.
 13 And up until this time, we've been driving
 14 quite a distance to go to church, and this church is the
 15 closest church to our home and to a lot of other people
 16 that live in that area. East of there, there's, you
 17 know, many, many people living on properties out there,
 18 and this church is the most convenient church for them
 19 to go to. It's -- it's not, you know, forcing them to
 20 drive all the way down into town or go onto freeways to
 21 go to -- to go to church.
 22 And another thing is my children love this
 23 church. I have four children and they all are involved
 24 there. And they'll be heartbroken if this church has to
 25 leave because they really love going to this church.

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1 And so do my wife and myself.
 2 And so that's basically as a member of the
 3 church, I just wanted to ask for you to approve it to
 4 stay there.
 5 Thank you.
 6 CHAIRMAN ROY WILSON: Thank you.
 7 James Trubet, Trubet, Trubel, T-r-u-b-e- and I
 8 can't received the last letters.
 9 He'll be followed by Mike Nagger.
 10 JAMES TRUBEE: Hi. My name is Jim Trubee
 11 [phonetic]. Your Honor, Supervisors, employees.
 12 I just don't have a speech. I just talk from
 13 my heart.
 14 Calvary Chapel I've attended ever since we had
 15 11 members. We started in Temecula in a motel or a
 16 hotel or an apartment building in a rec office and we've
 17 build -- been building ever since.
 18 I'm speaking for the children.
 19 We have so much crime in this country. Our
 20 children, we are educating them, we're giving the right
 21 path to take. We got pastors they just love. If you
 22 ask any of them, they --
 23 I -- I happen to be -- greet the people at
 24 church when they come in, the seniors and the children,
 25 both. And they're just happy. Everybody is happy at

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1 that church. It's the most lovable place you've ever
 2 been in your life.
 3 Do you know what?
 4 I'd like to invite any of you people to come
 5 down and just spend a Sunday with our church, meet our
 6 pastor and see what it's like down there. It's love all
 7 the way around.
 8 (Unintelligible) incompatibility, no
 9 incompatibility on our side.
 10 And you go down to it, I'll tell you the
 11 facts. Jesus was born in a great country. He's got a
 12 church in a great country now that He intends to keep.
 13 They had a party. The Lord attended a party
 14 there. His mother says, "We're out of wine." They had
 15 wine in them days, lots of wine. Christ worked in the
 16 fields. And he says, "(Unintelligible) these tubs of
 17 water, these vats of flour. Fill them full of water."
 18 When they filled them full, there was -- they was pure
 19 life.
 20 The people who attended the party says, "Hey,
 21 you know the party givers always have a -- save their
 22 best wine to the last."
 23 That's what God created. God creates people
 24 that creates -- everybody loves the people. And that's
 25 what we need in this world. Please, don't knock it

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1 down.
 2 The Ten commandments in the back of the schools
 3 now, want to build it up. And, Lord, we want to go and
 4 cheer about it.
 5 I'm talking from my heart and I know what He
 6 did for me and I know what He did for a lot of people
 7 and what He's going to do in the future.
 8 So just don't go against him, and one day we're
 9 all going to meet the Maker and we're going to have to
 10 confess.
 11 Thank you.
 12 CHAIRMAN ROY WILSON: Thank you very much.
 13 Mike Naggar, to be followed by Jack Morehouse.
 14 MIKE NAGGAR: Good afternoon, Mr. Chairman, members
 15 of the Board. My name is Mike Naggar, 43034 Gina
 16 Street, the City of Temecula.
 17 I am a Code Enforcement officer for the City of
 18 San Diego. I'm also a Planning Commissioner for the
 19 City of Temecula, though my comments here this afternoon
 20 are my own as a resident of the County of Riverside.
 21 I'll make it brief.
 22 I believe any traffic concerns in the area can
 23 be mitigated. The traffic circulation element of the
 24 County's General Plan calls for the eventual widening of
 25 Rancho California Road in this area with dedicated

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1 left-turn lanes.
 2 As said previously, it's going to meet the need
 3 of a lot of residents who happen to live in the area,
 4 which would keep them from traveling into the City of
 5 Temecula, which is currently experiencing tremendous
 6 traffic problems and has recently spent approximately
 7 \$60 million to mitigate those traffic problems.
 8 Calvary Chapel in the Temecula Valley,
 9 including Murrieta, the current one in Temecula and this
 10 one in the Vineyard area, definitely meets a need to its
 11 citizens, and if we can meet the need out where the need
 12 is needed without having them drive in town, that would
 13 definitely be an advantage.
 14 I do not believe that there are any pesticide
 15 issues there. I -- I think that if the Board finds that
 16 there are pesticide issues there, then it should
 17 possibly review all use permits for the area.
 18 In addition, the intent of Ordinance 348 I
 19 believe is not to impose a 75 percent planting
 20 requirement on -- on all new construction in that zone.
 21 Other uses allowed in the Citrus/Vineyard Zone are
 22 hospitals, schools, government buildings.
 23 I think it would be rather unreasonable to
 24 think that a hospital would provide 75 percent of their
 25 land in citrus/vineyards. It just doesn't make sense.

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1 Or that a school or a church should -- should do the
 2 same.
 3 But that -- that notwithstanding, the church is
 4 still willing to plant 48 percent in some sort of crop,
 5 which amounts to approximately 27 percent of a variance,
 6 an amount that would hardly be noticed.
 7 Temecula is built on families, family values.
 8 It's my opinion it's reinforced in houses of religious
 9 worship, whatever they may be.
 10 This -- this church would serve the needs of
 11 the Temecula Valley, and I ask that you would approve
 12 it.
 13 Thank you.
 14 CHAIRMAN ROY WILSON: Thank you.
 15 Jack Morehouse, to be followed by Marilyn
 16 Phelps.
 17 JACK MOREHOUSE: My name is Jack Morehouse. I'm a
 18 Temecula resident. I live at 41334 Salt River Court.
 19 And you guys sure have to deal with a whole lot
 20 of problems, and I want to tell you hat's off. And I
 21 want to thank you for returning my calls, because I
 22 called a few of you, and I didn't actually get to speak
 23 with any of you, but I know the call was made back, and
 24 that shows that you want to listen to what people say
 25 and that tells me you care. And I for one appreciate

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1 that.
 2 I get real excited and want to charge in and
 3 tell you all this stuff, and I'd probably just mess it
 4 up, so instead I'm going to ask you a couple questions
 5 that my children had.
 6 My son is here. My niece is here from
 7 Colorado. She's from Superior. Her cousin goes to
 8 Columbine High School. Her comments were extremely
 9 interesting about why we can't have more churches and
 10 why that can't be what we're really trying to do,
 11 instead of more alternative uses that don't try and
 12 prevent those kinds of things.
 13 My son said, "If there's a church in a
 14 residential zone, does that mean that they have to build
 15 a house, if there's a church built in a commercial zone,
 16 does that mean they have to open a store, and if they
 17 build a church in a manufacturing area, do they have to
 18 manufacture something?"
 19 That's his question. It doesn't need an
 20 answer. I just wanted to share with you his thoughts.
 21 My daughter and my wife said, "If the church
 22 plants, will that make everybody happy, dad? Is that
 23 why they don't want us there, because we don't plant a
 24 vineyard?"
 25 I don't think that's why people are trying to

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1 tell you, gentlemen, that we should plant. I think it's
 2 veiling something much deeper that may or not be
 3 substantiable.
 4 So I just stand here and won't take the rest of
 5 my time but just encourage you to -- to vote your
 6 hearts. And I applaud your patience with this -- this
 7 mess we've brought upon you today.
 8 Thank you very much.
 9 CHAIRMAN ROY WILSON: Thank you, Mr. Morehouse.
 10 Marilyn Phelps, to be followed by Keith
 11 Roberts.
 12 MARY PHELPS: Gentlemen, I'm Marilyn Phelps, and my
 13 thoughts have been well presented by others, and I would
 14 like you to support our church.
 15 Thank you.
 16 CHAIRMAN ROY WILSON: Thank you very much.
 17 Keith Roberts, to be followed by Calvin Martin.
 18 KEITH ROBERTS: My name is Keith Roberts. I'm a
 19 resident of Temecula. It's a privilege to be here
 20 today.
 21 I am an attorney who has retired from the
 22 practice of law. I'm currently a university professor
 23 of law.
 24 I'm not here to talk in a legal sense. Bob
 25 Tyler has done a magnificent job on that. I'm here to

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1 talk more in a spiritual sense.
 2 We are a small country church out there.
 3 Again, as the earlier gentleman, I wish you could come
 4 out and see it. It's a small church.
 5 We love our neighbors out there. We're very
 6 proud of our neighbors. We think that we can live well
 7 alongside them, as we have done for the past
 8 two-and-a-half years.
 9 You know, in looking to this hearing today, I
 10 thought it would be interesting to contact the City of
 11 Napa. An earlier gentleman has talked about he went on
 12 the Internet last night. I contacted the city
 13 chamber -- or the Chamber of Commerce in Napa and asked
 14 them for a map and a list of churches up there. And I
 15 plotted that. And I concur with the earlier speaker
 16 that there are a number of churches in the Napa area
 17 that are getting along just fine with the agricultural
 18 area up there.
 19 I also found out from one of our sister
 20 churches, a Calvary Chapel up there, that they're having
 21 a fund-raising event here shortly for the Kosovo
 22 refugees, and where else would they be holding such a
 23 fund-raising event but at the Robert Mondavi Winery.
 24 And we would hope that we could have the same
 25 relationship down here with the vintners that our sister

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1 churches up to the north have.
 2 You've heard a lot about pesticides and
 3 traffic. I'm not going to address that. Hopefully we
 4 can see that that's hopefully not a legitimate issue at
 5 this point.
 6 But leaning back a little bit on my law school
 7 days, you know, they say, if the law is on your side,
 8 argue the law; if the facts are on your side, argue the
 9 facts.
 10 I think today you've heard that we feel
 11 strongly that both the facts and the law are in favor of
 12 Calvary Chapel. And hopefully you will agree on that
 13 also.
 14 And finally I want to say, contrary to what
 15 some people have said, a vote for Calvary Chapel is not
 16 a vote against the vintners.
 17 We love our neighbors out there. We want them
 18 to prosper economically and otherwise. We hope they
 19 feel the same for us. But again, voting for us is not a
 20 vote against anybody else.
 21 And finally, Vice President Al Gore is now
 22 talking about religion and morality and everything from
 23 the shootings that you all have heard about, and we
 24 would just ask that you too keep that in consideration
 25 because the churches are the bedrock of our communities

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1 and especially in the Temecula area.
 2 Respectfully request your favorable
 3 consideration. Thank you.
 4 CHAIRMAN ROY WILSON: Thank you, Mr. Roberts.
 5 Calvin Martin, to be followed by Darlene Smith.
 6 CALVIN MARTIN: Thank you, gentlemen, for the
 7 opportunity to speak to you.
 8 I'd like to pass this forward and have each of
 9 you view that. That's a photograph. A picture is
 10 apparently worth more than a thousand words, and I'd
 11 like to use every one of them if I had the opportunity,
 12 but since I don't.
 13 That's one of the little parishioners there at
 14 the church. She's my daughter.
 15 And the choices that we make form a society. I
 16 think as Americans, we're -- we're trying to go in a
 17 different direction hopefully. Today you guys have a
 18 choice before you to make, and I think what we need to
 19 do is all work together for the common good of the
 20 community. I think this church represents that.
 21 I know in my daughter's life, the pastors that
 22 are there have given her security. See, she's from a
 23 broken home now. And they've stepped in. And if public
 24 use is what we're after, this church is in the business
 25 of putting families back together and in touch with

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1 fellow men to help and instead of tear down and that is
 2 what it's about.
 3 I think you've heard a lot of evidence.
 4 I don't agree with the planting. I think that
 5 you should be more lenient on that. I don't believe --
 6 I believe 48 percent is too much to take from a church
 7 who has got more important work to do, and a little more
 8 than 7 acres in this area is nothing compared to all the
 9 vintners that are out there.
 10 I live on Camino del Vino. On both sides I've
 11 got vineyards. On one side I've got citrus. We have 10
 12 acres of ruby red grapefruit.
 13 And as far as the issue with the pesticides,
 14 it's a nonissue, so look for another reason.
 15 I just want to support them. I'm new out at
 16 this church, only eight months. I don't work for them
 17 or whatnot. And I know others who could not be here but
 18 have given up their paychecks to be here to let you know
 19 how important this is. So it is going to be quite an
 20 impact on a community, the decision you make.
 21 Thank you, gentlemen.
 22 CHAIRMAN ROY WILSON: Thank you.
 23 Darlene Smith, to be followed by Barbara Sun.
 24 DARLENE SMITH: Thank you, gentlemen, for this
 25 opportunity. My name is Darlene Smith.

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1 My husband and I moved to Temecula ten years
 2 ago. We purchased 3 acres in Wine Country and built our
 3 home. We love it here.
 4 We are very much in favor of our church being
 5 close to our home, close us in Wine Country. And I am
 6 in full support of everything that has been said before
 7 me.
 8 Thank you.
 9 CHAIRMAN ROY WILSON: Thank you.
 10 Barbara Sun, to be followed by Gabriel Marquez.
 11 WOMAN IN AUDIENCE: Barbara had to leave the room.
 12 She asked (unintelligible).
 13 CHAIRMAN ROY WILSON: Thank you.
 14 Gabriel Marquez, to be followed by Ronald Ward.
 15 WOMAN IN AUDIENCE: We can't hear back here
 16 (unintelligible). Can they speak into the microphone?
 17 We can't hear them.
 18 CHAIRMAN ROY WILSON: All right.
 19 Would the speakers talk a little more loudly,
 20 please.
 21 GABRIEL MARQUEZ: Yes, sir.
 22 My name is Gabriel Marquez. I'm a member of
 23 the Calvary Chapel Bible Fellowship. And I'd like to
 24 present this to the Board to take a look at this. This
 25 is -- I teach a Sunday school class.

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1 Members of the Board, Supervisors, I come
 2 before you on behalf of the children within Calvary
 3 Chapel Bible Fellowship at the Barn in Temecula Wine
 4 Country. We are a fellowship made up of different
 5 races, background and financial statuses that meet
 6 together for one purpose. That purpose is to work in
 7 the Lord's vineyard of people, the most precious harvest
 8 that money cannot buy.
 9 I myself am a parent living in the community of
 10 Murrieta, attending the fellowship with my wife and
 11 15-year-old son. I am one of several teachers that come
 12 Sunday after Sunday to the Barn with the desire to teach
 13 our children of all ages to grow in wisdom and knowledge
 14 of our Lord Jesus Christ.
 15 I believe children are the heritage and future
 16 of our community, state and nation.
 17 Although we do not grow physical crops of
 18 grapes or oranges and other produce, we are very active
 19 in planting seeds of God's Word into the hearts of our
 20 children. Among the seeds planted are love and
 21 obedience to God, parents, teachers and those in
 22 authority over them, such as you folks.
 23 Proverbs tells us, "Even a child is known by
 24 his doings, whether his work be pure and whether it be
 25 right."

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1 Our desire is our children will be a blessing
 2 to our community, bearing the fruit of the spirit of
 3 love, joy, peace, kindness, long-suffering, gentleness,
 4 goodness, faith, meekness and self-control.
 5 I pray that you will consider and support the
 6 work that's going on right now at the Barn.
 7 Thank you.
 8 CHAIRMAN ROY WILSON: Thank you.
 9 Our next speaker is Ronald Ward, to be followed
 10 by Charles Glasgow.
 11 RONALD WARD: Hello. I'm Ronald Ward. I live in
 12 Murrieta. I AM employed as the corporate controller for
 13 a cable television channel in Temecula.
 14 Recently, the Press Enterprise newspaper
 15 reported that business owners in the agricultural grape
 16 area of Riverside County near Temecula don't think that
 17 churches are compatible in that area.
 18 Riverside County Planners have seemingly echoed
 19 that sentiment by recommending that the Calvary Chapel
 20 Bible Fellowship not be allowed to remain at its current
 21 location in the agricultural Wine Country.
 22 I'd like to point out how history has shown
 23 during the last four centuries that agriculture and
 24 religion are indeed compatible.
 25 As we all learned in school, the early settlers

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1 to our country, the pilgrims, left England in the 1600s
 2 to find religious freedom in the New World.
 3 As Americans each November during the
 4 Thanksgiving holiday we celebrate -- we commemorate the
 5 pilgrims thankfulness to God for providing their
 6 agricultural needs.
 7 In the late 1700s, Thomas Jefferson, a
 8 God-fearing man who owned and operated agricultural
 9 land, framed much of the Constitution. He and the
 10 Founding Fathers felt so strongly about the freedom to
 11 exercise religion that it was included in the first
 12 article of the Bill of Rights.
 13 Next year the 150th anniversary of California
 14 statehood will be celebrated. The following information
 15 regarding the (unintelligible) is found on the Riverside
 16 County history page of the County of Riverside's web
 17 page.
 18 "After California became a territory in
 19 1848 and been a state in 1850, a steady flow of
 20 settlers were generated into the area, including
 21 gold miners, entrepreneurs, speculators and
 22 seekers of religious freedom. After being formed
 23 in 1893, Riverside County's early years were
 24 linked to the agricultural industry."
 25 I'm a native Californian. I have lived in

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1 Riverside County for 14 of the past 17 years. My
 2 parents and grandparents migrated to California from
 3 agricultural areas of Oklahoma and Texas in the 1930s
 4 and 1940s.
 5 My family there attended country churches.
 6 They didn't go into town or go into the city to go to
 7 church. They attended church in the areas located in
 8 the agricultural areas where they lived.
 9 My 93-year-old grandmother who raised crops in
 10 Oklahoma for years has lived for the last ten years in a
 11 mobile home park in Riverside.
 12 Yesterday I asked her what she thought about
 13 churches not being compatible with agriculture areas.
 14 She simply said, "I think anyone that would say that is
 15 just being silly."
 16 I wonder what the pilgrims, Jefferson and the
 17 other Founding Fathers and the early California settlers
 18 would think of Riverside County Planners' recommendation
 19 to not allow a church in an agricultural area because it
 20 is not compatible.
 21 I am in favor of this, and I believe that
 22 Thomas Jefferson and the Founding Fathers of our country
 23 would have agreed.
 24 Thank you.
 25 CHAIRMAN ROY WILSON: Thank you.

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1 Charles Glasgow, to be followed by Joyce
 2 Carter.
 3 CHARLES GLASGOW: I'd like to thank the Board of
 4 Supervisors for allowing me the opportunity to speak
 5 before you today.
 6 And I am a Battalion Chief with North County
 7 Fire Protection District. I also serve as chaplain to
 8 that organization, and it's because of this fellowship
 9 that I'm able to serve in that capacity.
 10 I've been a public servant for 25 years, and I
 11 appreciate you and your job you do as public servants.
 12 But what we're really here concerning today is the needs
 13 of the people.
 14 Again, as public servants, what are we really
 15 striving for?
 16 The health, safety and welfare of the
 17 community.
 18 As we strategically look at communities, we
 19 plan to have fire stations, police stations
 20 strategically located within our community to provide
 21 the best service to the people.
 22 And I don't want to compare a fire station to
 23 churches. Don't get me wrong. But really as a
 24 firefighter I am here to save lives.
 25 As you can tell, I'm pretty emotional about

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1 this issue. And, you see, that's the business of this
 2 church is to save lives, not for the immediate but for
 3 the eternal, so it goes way beyond what we do here
 4 today.
 5 My wife and my children are here today with
 6 me. They're blessed by this -- by this fellowship. And
 7 I believe that as we participate in this -- this
 8 fellowship and as we grow as a fellowship, the benefits
 9 to this community you cannot weigh. You can't even
 10 fathom to believe the benefit.
 11 And likewise, if I was going to build a fire
 12 station out there, we'd strategically plan that it was
 13 the best place to put it and it would serve the people
 14 out there. It would be ridiculous to impose me to
 15 instead of put a training facility that you would want
 16 me to plant. So if you think about those things in
 17 those terms, it seems a little farfetched.
 18 So I just want to thank you for the opportunity
 19 to address you today. I apologize for being so
 20 emotional, but it's near and dear to my heart, and I
 21 just thank you for your time.
 22 CHAIRMAN ROY WILSON: Thank you, Mr. Glasgow.
 23 Joyce Carter, to be followed by Jim Austin.
 24 JOYCE CARTER: My name is Joyce Carter and I reside
 25 at 41588 Big Sage Court in Temecula. I attend Calvary

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1 Chapel Bible Fellowship.
 2 I am here today in the opposition to the
 3 planting requirement that Riverside County has placed on
 4 our church. This requirement would hinder our --
 5 MAN IN AUDIENCE: Would you speak up, please.
 6 JOYCE CHARTER: This requirement would --
 7 CHAIRMAN ROY WILSON: Could you talk a little
 8 louder?
 9 JOYCE CHARTER: -- hinder our church's growth and
 10 function.
 11 I am surprised the County expects the same
 12 requirements imposed on a commercial agricultural
 13 business to be imposed on a church. A church is not the
 14 same prof- -- is not in the same profession.
 15 The church does not grow anything to sell or
 16 manufacture any material item for the purpose of
 17 monetary gain. The church exists for the proclamation
 18 of the Gospel of our Lord Jesus Christ. We are called
 19 to be lights in our community. We teach our children to
 20 honor their fathers and mothers, to respect authorities,
 21 to be honest. We reach out to those who are hurting and
 22 we care for those who have nothing to give. And we
 23 share our time with those who are lonely.
 24 No, we are not a commercial business. We
 25 freely give all that we have according to the great

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1 commission, to go and make disciples, baptizing them in
 2 the name of the Father and of the Son and the Holy
 3 Spirit and teaching them to observe the commands of our
 4 Lord.
 5 We are not ab- -- if we are not able to build,
 6 then we cannot grow to complete our commission, and this
 7 would make us wells without water.
 8 What the County is asking from us is against
 9 our very life as a church. No church should have such a
 10 restriction placed on them.
 11 Calvary Chapel Bible Fellowship has much to
 12 give this community. Please vote to allow us to build
 13 without these restrictions.
 14 Thank you for allowing me to voice my opinions.
 15 CHAIRMAN ROY WILSON: Thank you.
 16 Jim Austin.
 17 JIM AUSTIN: I'm sorry. (Unintelligible).
 18 Hi. I'm Jim Austin. I live in Temecula. I
 19 haven't -- I've only been here about three months, but I
 20 attend Calvary Chapel. I work in the laser optics
 21 industry in Murrieta.
 22 And I'd just like to say that -- I'd like to
 23 make sure -- since I'm an engineer I wanted to just be a
 24 little factual. But I'd like to know of the vintners,
 25 if every one of them is really against Calvary Chapel

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1 being there or not.
 2 I'm hopeful that it wasn't just a vocal
 3 minority of the vintners that then asked their binding
 4 organization to make this complaint. So I hope that you
 5 might find that out for yourselves.
 6 I'd like to say that the EPA and the Air
 7 Pollution Control District are always on industry's back
 8 to make sure that whatever we do is as good as it can be
 9 for the public.
 10 So I'm sure that the spraying issue has been
 11 mitigated to -- to the point where it's probably just
 12 less expensive to do what they do right now, which is
 13 use bugs to control bugs and spray a little bit to
 14 control fungus and things like that. So I'm sure that
 15 has no -- that's not an issue, I'm sure.
 16 I mean, are the vineyard workers getting sick,
 17 the people that have worked there for years and years
 18 and years?
 19 I don't think they are.
 20 I'd like to point out that the early California
 21 churches that established, like Junipero Serra that
 22 established the El Camino Real, he planted the first
 23 vineyards. This is a church that planted the grapes.
 24 So I think that we -- we don't -- we don't have a
 25 problem.

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1 I'd like to say that wineries bring tourism.
 2 Tourism requires services. Services provide -- and
 3 service providers bring business and business owners
 4 bring families and families need churches.
 5 I'd like to say that the founder of this church
 6 did not intend to be confrontational. A beautiful, a
 7 peaceful setting was available. And so more than one
 8 person has come in and has asked, you know, "Is this a
 9 place to go taste wine?" It fits right in.
 10 So I'd like you to vote for it. Okay?
 11 Thank you.
 12 CHAIRMAN ROY WILSON: Thank you, Mr. Austin.
 13 We have many more speakers in favor. I'm going
 14 switch for a while to those in opposition.
 15 We'll call on Violet Hamilton, to be followed
 16 by Mike Rennie.
 17 VIOLET HAMILTON: I'm Violet Hamilton. I own the
 18 land, vacant land which is on the north side of Rancho
 19 California Road frontage to the east side of my property
 20 line with the only -- the fence (unintelligible) from
 21 the proposed church, and the same situation exists on
 22 the north side of my property, which has a single-family
 23 residence that Calvary Chapel purchased.
 24 Now, this lot, 2.19 acres, has a nice knoll, a
 25 nice view where I have planned to build a home and then

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1 put a vineyard on the rest of it.
 2 I can no longer do that with a church there
 3 because you get a large group of people weekends,
 4 evenings with all their activities, it's going to create
 5 noise, aside from all the traffic, plus they are going
 6 to have a maintenance storage building. That would be
 7 probably right to the north of me.
 8 Now, Newton -- I'm on the corner of Newton and
 9 Rancho California Road -- is a dirt road, so are they
 10 going to use that for their equipment?
 11 I don't see that it would be desirable for
 12 anyone to build a home there because the peace and
 13 tranquility of the area would be gone.
 14 So I'm in opposition because it would have a
 15 serious negative impact on my particular plot of land.
 16 CHAIRMAN ROY WILSON: Thank you, Mrs. Hamilton.
 17 Mike Rennie, to be followed by Craig Weaver.
 18 MIKE RENNIE: Mr. Chairman, members of the Board, my
 19 name is Mike Rennie. I'm a farmer. I farm about 1200
 20 acres in Temecula and I farm about 300 acres of wine
 21 grapes in Temecula.
 22 I come here to support the citrus policy area,
 23 the vineyard policy area and the rule of law that has
 24 been established by your body and by us as farmers and
 25 vintners in the area for many, many years.

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1 My company is continually regulated by the
 2 government and government agencies, and we work in
 3 harmony with them and we obey the laws as a
 4 farming commu- -- as a farming community.
 5 The Temecula wine area is the only wine area
 6 this side of Santa Barbara. There is none other. This
 7 is an area that we want to preserve; this is an area
 8 that we're very concerned with.
 9 This religious organization uses the Bible as a
 10 flag way up on the top of their ship, but they don't
 11 seem to use it as a rudder.
 12 Their attorney said to you that you are
 13 ordained by God. Well, the Bible commands that
 14 Christians be in obedience to their superior
 15 authorities.
 16 The fact is this religious organization has
 17 been in violation for two-and-a-half years knowingly at
 18 this location.
 19 If you asked them to violate one of God's laws,
 20 I'd be first here in opposition to it, but that's not
 21 what you're doing. You are asking them to obey civil
 22 laws that are there for their own safety and regulatory
 23 laws that have been in existence for a long, long time,
 24 which they knew about when they came in there.
 25 Now, those laws should have been met and they

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1 should have been worked with before they occupied the
 2 location.
 3 Now, they said they had permission from the
 4 front counter to occupy the location.
 5 My 13-year-old son knows that you have to have
 6 a Conditional Use Permit to put 400 people in a
 7 building.
 8 They say that planting a vineyard is not
 9 compatible with their convictions of their church, and
 10 yet their own web page says, "Come visit with us in the
 11 church of the vineyards."
 12 Their attorney mentioned that 75 percent of the
 13 planting ordinance was not in line with their
 14 convictions.
 15 Well, that's what we're concerned about.
 16 What does the future hold?
 17 They're talking about future growth and future
 18 expansion.
 19 I support the church being there as long as
 20 they plant 75 percent. I have no problem with a church
 21 being there as long as they go by the law that is
 22 there.
 23 Finally what I'd like to mention is that, what
 24 kind of example are they setting in the community where
 25 they've been in the violation of a -- of a law?

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1 Remember, Samuel said to Saul, "Obedience is
 2 greater than sacrifice." When Adam and Eve did not
 3 obey, they were asked to leave.
 4 So either they obey or they leave.
 5 Thank you.
 6 CHAIRMAN ROY WILSON: Thank you.
 7 Craig Weaver [phonetic], to be followed --
 8 (End of Audiotape 3, Side A.)
 9 (Audiotape 3, Side B - Duplication of
 10 prior recorded proceeding, beginning with Public
 11 Speaker Mary Bartell and ending with Mike Rennie.)
 12 (Beginning of Audiotape 4, Side A.)
 13 CRAIG WEAVER: -- the church's presence won't hurt
 14 the area, only the requested variance and the precedent
 15 it will set.
 16 Adjacent to my property to the east, there is
 17 an approved 22-room bed and breakfast that they're
 18 planting right next to my 2 1/2 acres and there will be
 19 22 rooms put there here probably in six months or so.
 20 They have not requested your Board for a
 21 variance. They came up with their 75 percent. They had
 22 no problem with that.
 23 So I ask you, please keep the 75 percent.
 24 Please vote "no" on the variance.
 25 Thank you.

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1 CHAIRMAN ROY WILSON: Thank you.
 2 SUPERVISOR JIM VENABLE: Mr. Chairman, could I ask
 3 the vintners a question?
 4 Is the -- is the issue down to the 75 percent
 5 if --
 6 And I -- I was, quite frankly, impressed with
 7 everyone has had to say so far on both sides of this
 8 issue, but you make a very good argument, but is the --
 9 the real issue the 75 percent or is it some other
 10 issue?
 11 SUPERVISOR JOHN TAVAGLIONE: I think that question
 12 should be answered totally among all of them.
 13 Are you strictly talking about the 75 percent
 14 planting issue period?
 15 MAN IN AUDIENCE: Yes.
 16 WOMAN IN AUDIENCE: Yes.
 17 SUPERVISOR JOHN TAVAGLIONE: And there's 13 or 16
 18 of you that's going to be speaking, and all of you are
 19 going to say the same thing?
 20 MAN IN AUDIENCE: Yes.
 21 SPEAKERS IN AUDIENCE: No. No. No.
 22 SUPERVISOR JOHN TAVAGLIONE: Okay.
 23 CHAIRMAN ROY WILSON: Supervisor Tavaglione.
 24 SUPERVISOR JOHN TAVAGLIONE: A clarification.
 25 From the vintners perspective, 75 percent is --

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1 is your -- your key issue; correct?
 2 Yes or no?
 3 Apparently there's some disagreement, among the
 4 vintners as well?
 5 Okay. No one is shaking their head one way or
 6 the other.
 7 CHAIRMAN ROY WILSON: Ben Drake, to be followed by
 8 Roberto Ponte.
 9 BEN DRAKE: Hi. I'm Ben Drake. I've been a
 10 resident in Temecula since 1972. I grow avocados,
 11 citrus and wine grapes. I'm farming about 1200 acres.
 12 I own over 250 acres myself.
 13 I was one of the key individuals, along with
 14 some of the other individuals here in this room, working
 15 with the Southwest Area Plan to put forth the
 16 Citrus/Vineyard. And I want to add one other thing. We
 17 also called it a "people policy," and that was one of
 18 the issues when we -- when we worked on -- on the whole
 19 plan.
 20 And the reason why the 75 percent issue came up
 21 is we're trying to preserve agriculture.
 22 You've heard all of the issues that everyone
 23 has made about the growth of the churches. We're seeing
 24 a shrinkage in agricultural. You've heard the problems
 25 that some of the people from the church have mentioned,

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1 water costs. Our production costs are higher and higher
 2 and higher.
 3 We're looking at trying to maintain
 4 agricultural in Temecula, and that's why we put this
 5 policy upon ourselves and what the people -- there was
 6 people that voted that were not vintners or citrus
 7 growers to put this policy on ourselves.
 8 And so all we're here today is trying to make
 9 everyone that moves into the area abide by the laws.
 10 And I -- you know, I'm speaking here -- I would
 11 like to have spoke when the church first moved in, which
 12 is two-and-a-half years ago and been able to put up
 13 other buildings, put up things illegally, and I wish
 14 that in my business that I could do things the way I
 15 wanted to do them, rather than abide by all the rules
 16 and regulations.
 17 And I think that's part of what this group of
 18 growers, vintners and people that are living in that
 19 area want to see happen.
 20 So thank you for your time.
 21 CHAIRMAN ROY WILSON: Thank you.
 22 Roberto Ponte, to be followed by --
 23 We've got two Roberto Pontes here. I trust
 24 that's the same one, so I will --
 25 Are there two of you?

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1 ROBERTO PONTE: There's only one of me.
 2 CHAIRMAN ROY WILSON: Okay.
 3 AUDIENCE: (Laughter).
 4 CHAIRMAN ROY WILSON: Thank you.
 5 Audrey Cilurillo [phonetic] will follow.
 6 ROBERTO PONTE: My name is Roberto Ponte. I am the
 7 president of the Temecula Winegrape Growers
 8 Association. I'm also a farmer in the area. We own
 9 450 acres (unintelligible) Bella Vista in the Wine
 10 Country. We are --
 11 MAN IN AUDIENCE: A little louder.
 12 ROBERTO PONTE: Okay. The Temecula Winegrape
 13 Growers Association represents 35 owners and operators
 14 in the area, and we emphatically oppose Calvary Chapel
 15 Bible Fellowship's plan to continue to operate a church
 16 in the heart of the Wine Country. We also oppose
 17 Calvary Chapel's request for a variance on
 18 Citrus/Vineyard Policy Area plan regulations.
 19 The association is opposed to the public use
 20 permit for a couple of reasons. One of them is that the
 21 State of California, the Board of Alcoholic Beverage
 22 Control, the ABC, may prevent the development of new
 23 wineries by refusing to issue wine grower licenses due
 24 to the proximity to a church or a school. Parks,
 25 churches and schools are sensitive uses.

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1 There are property owners around the church
 2 that are planning to put in a winery. This will impact
 3 the Wine Country.
 4 Also, the C/V zone was established to promote
 5 as well as preserve our focus on agricultural, wine and
 6 the visitor.
 7 Known incompatible uses, especially on Winery
 8 Road, which is Rancho California Road, will adversely
 9 affect our business and it will make the Wine Country a
 10 less desirable place to visit.
 11 The other issue was pesticides -- pesticides,
 12 which has been -- which the church has been saying it
 13 has to do with public safety; it's the danger of
 14 pesticides.
 15 That's not it. It's a nuisance problem. It's
 16 complaints about tractor noise, complaints about dust
 17 and all that stuff.
 18 We mostly use fungicides, not pesticides, so
 19 good bugs won't do any good there.
 20 Also, reducing the planting weakens the C/V
 21 Policy Area Plan, and we are against a variance, and I
 22 think -- we think it's fair that the 75 percent -- 75
 23 should apply to everybody, especially when they don't
 24 have qualified, sound reasons for a variance.
 25 Thank you very much.

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1 VICE CHAIRMAN TOM MULLEN: Sir.
 2 CHAIRMAN ROY WILSON: A question from Supervisor
 3 Mullen.
 4 VICE CHAIRMAN TOM MULLEN: Mr. Ponte, we have a
 5 question for you. I'm sorry. I missed your second
 6 point.
 7 Wineries were the first -- you mentioned that
 8 several vintners had wanted to put in tasting rooms, I'm
 9 assuming, and the second point was?
 10 ROBERTO PONTE: You mean the ABC problem?
 11 VICE CHAIRMAN TOM MULLEN: The --
 12 ROBERTO PONTE: ABC -- I talked to ABC, and they
 13 said that they have -- that a church would be a
 14 sensitive use, meaning that if you are within 600 feet
 15 door-to-door from the church to a winery, they would
 16 have to -- they -- they may not allow a winery to -- to
 17 -- to continue -- I mean, to open there.
 18 Also, if existing wineries are grandfathered
 19 in -- there's one across the street -- if they wanted to
 20 expand, they would have to go to ABC and change their
 21 bond, and because they're so close to a church, they --
 22 ABC would have to take that into consideration, and they
 23 would have to talk to -- to the church and get their
 24 permission on that -- on that issue.
 25 VICE CHAIRMAN TOM MULLEN: Thank you.

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1 CHAIRMAN ROY WILSON: Our next speaker is Audrey
 2 Cilurzo, to be followed by Peter Poole.
 3 AUDREY CILURZO: I'm Audrey Cilurzo.
 4 My husband Vince and I have owned land since
 5 1967. Our land is on the corner of Calle Contento and
 6 Rancho California Road, and we are on the southeast
 7 corner, so we are close to the church, and we have many
 8 concerns. Our house looks down on the church.
 9 We are concerned about the ABC also, which you
 10 have just heard about, because we -- we have a winery
 11 and we -- we do not want in the future to have problems
 12 with the church or with the ABC.
 13 The committee worked for five years to develop
 14 this Citrus/Vineyard policy area. It was established to
 15 preserve and promote agricultural out there. And unless
 16 we can continue to use most of our land to bring in
 17 tourist dollars, agriculture will eventually disappear
 18 from southwest Riverside County.
 19 By the way, the church that was -- in 1988
 20 was -- was okayed, this was before the Citrus/Vineyard
 21 policy plan was okayed by your group, and no one
 22 mentioned that.
 23 The -- at the Planning Commission, the lawyer
 24 for the church stated that they would not even plant 48
 25 percent; that they were going to plant nothing.

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1 Now they're saying 48 percent. And we would
 2 certainly want it to be 75.
 3 From our home, our kitchen window and our patio
 4 we've watched the church for two-and-a-half years. They
 5 have brought in a mobile without a permit, double wide,
 6 large. They've enclosed sheds that were used for plants
 7 and made them into school rooms. They've built patios.
 8 They've hard-surfaced a driveway. And what is most
 9 alarming to us, they have added another road onto busy
 10 Rancho California Road, which I -- I'm sure that the
 11 Transportation would not like them to do without a
 12 permit. And all this was without any permits, and
 13 that's what -- what really worries us the most.
 14 What will happen in the future even if the
 15 variance is given now?
 16 Currently there are three wineries and a bed
 17 and breakfast being built in Wine Country, and every one
 18 of them is complying with many, many permits and letters
 19 of the law. None of them have complained.
 20 In 1967 when Vince and I bought our land, we
 21 planted the first vineyard, and we envisioned that the
 22 area would remain agriculturally oriented.
 23 To grant a variance to Calvary Chapel would set
 24 a dangerous precedent and would begin perhaps to be the
 25 end of Wine Country as we know it.

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1 There was another school that wanted to move
 2 in. We talked to them, and they --
 3 CHAIRMAN ROY WILSON: Could you wrap up your
 4 comments?
 5 AUDIENCE: -- moved.
 6 Yes.
 7 I would like to finish by saying that we hope
 8 that the church -- we don't want to do away with the
 9 church. We hope that the church will find another site
 10 that is more appropriate to meet their needs and ours.
 11 And thank you.
 12 CHAIRMAN ROY WILSON: Thank you.
 13 A question from Supervisor Tavaglione.
 14 SUPERVISOR JOHN TAVAGLIONE: A question for you.
 15 AUDREY CILURZO: (Unintelligible).
 16 SUPERVISOR JOHN TAVAGLIONE: You're not
 17 necessarily -- although your last comments may lead to
 18 that, you're not necessarily against the church?
 19 AUDREY CILURZO: Oh, no, not at all.
 20 SUPERVISOR JOHN TAVAGLIONE: Are you against the
 21 church being there as long as they agree to the 75
 22 percent planting and as long as they had, obviously,
 23 permanent buildings with adequate permits?
 24 AUDREY CILURZO: Well, if they were to plant 75
 25 percent, if they met the Fire Marshall's rules, if they

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1 met Transportation's rules, if they met sanitation
 2 rules, you know, we -- there's probably nothing we could
 3 do about it.
 4 SUPERVISOR JOHN TAVAGLIONE: If -- if -- if
 5 things -- if things were done by the book according to
 6 County ordinances and --
 7 AUDREY CILURZO: If every single thing was done by
 8 the book.
 9 SUPERVISOR JOHN TAVAGLIONE: Okay. Thank you.
 10 CHAIRMAN ROY WILSON: Peter Poole, to be followed by
 11 John -- and I'm going to have to spell this name,
 12 M-o-r-a-y -- and I can't received the rest of it.
 13 JOHN MORAMARCO: Moramarco.
 14 CHAIRMAN ROY WILSON: Moramarco. Okay.
 15 PETER POOLE: Respected Supervisors, I have several
 16 concerns. First of all, I'm president of the Mount
 17 Palomar Winery. We're a vineyard operator and
 18 agricultural processor, which is what wineries really
 19 are.
 20 It was stated earlier that there are lots of
 21 churches and wineries in the Napa Valley. And I would
 22 agree with that. But not every church that applies for
 23 a permit is allowed and not every winery that applies
 24 for a permit is allowed. And this is what concerns me.
 25 In Napa Valley, they have 42,000 acres of

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1 vineyard. In an area, we're experiencing rapid growth,
 2 we have under 3,000 acres of vineyard, and yet it's our
 3 livelihood as much as it is for the people in Napa
 4 Valley.
 5 The concern that I have is twofold.
 6 One is that once we see other uses coming in,
 7 then that starts an erosion of the zone that we've
 8 worked hard to establish.
 9 The other thing does deal with the ABC
 10 permitting, and nobody here today can say, because each
 11 ABC permit that's applied for is a unique permit. It
 12 goes through its own investigation; it goes through its
 13 own hearing. And even the 600-foot regulation in the
 14 Code, that's simply a guideline within which the
 15 neighboring schools, churches, et cetera, must be
 16 contacted and must state their situation. And the
 17 church can't know what winery projects may be permitted
 18 or may be applied for within a proximity, but it is not
 19 limited to 600 feet.
 20 And so those are the two things.
 21 I oppose them being there, but if you allow it,
 22 if you allow it, please make them comply with the entire
 23 thing.
 24 Thank you for your time.
 25 CHAIRMAN ROY WILSON: Thank you.

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1 And the next speaker is John, and the last name
 2 spelled out, to be followed out, and I'll spell it
 3 again, Y-a-k-u-t.
 4 JOHN MORAMARCO: Mr. Chairman, members of the Board,
 5 my name is John Moramarco and I'm senior vice president
 6 and general manager of Calloway Vineyard Winery.
 7 Most of the people who spoke before me have
 8 pretty well covered most of the things that I was going
 9 to talk about.
 10 One thing that I would like to bring to your
 11 attention is that one of the reasons we're so adamant
 12 about wanting to preserve open space in Wine Country
 13 Temecula is that if you look at the history of wine
 14 grape growing in California, wine grapes were originally
 15 planted in the San Gabriel and Los Angeles by Father
 16 Serra back in the 1700s. There were several thousand
 17 acres of grapes in Los Angeles in the 1800s. There were
 18 30-some-odd wineries up until 1945. In Ontario,
 19 Cucamonga, Mira Loma, Riverside County there were some
 20 65,000 acres of grapes with 56 wineries.
 21 And today if you look are at Los Angeles,
 22 there isn't -- there isn't only but one, and that's San
 23 Antonio Winery, which brings wine in from outside and
 24 just bottles it. In the Ontario/Cucamonga area, you
 25 have two wineries left.

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1 And if we don't adhere to the Citrus/Vineyard
 2 policy area -- as has been pointed out, in 1965 we came
 3 before the Board at that time and requested that we have
 4 a Citrus/Vineyard growth policy area, and the reason for
 5 that is we wanted to see a wine country in Southern
 6 California that would be here for the next 500 years.
 7 And it's up to this Board to see to it that
 8 this does happen, because if you flounder and you make
 9 some innuendoes and -- and let a few things fall through
 10 the cracks, I won't be here but the generations to
 11 follow won't have open country nor will they have wine
 12 country in Southern California.
 13 There's been some -- some words used here today
 14 such as "respect authority."
 15 That works both ways. We have a
 16 Citrus/Vineyard rural policy area, and they should
 17 respect it.
 18 The other one that has been referred to is that
 19 in the Bible it says, "You are either for me or against
 20 me."
 21 Well, you're either for the wine grape growers
 22 or you're against us. It works both ways.
 23 And then the other one that's used is that --
 24 here it is. "The whole purpose of our church is to help
 25 people to make this a better world for people to live

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1 in."
 2 So if it's up the church to make this for a
 3 better place to live in, then they ought to agree with
 4 the neighbors and plant 75 percent of it to grapes, and
 5 there wouldn't be this -- we wouldn't have this meeting
 6 here today.
 7 They've known about it for the last
 8 two-and-a-half years, and I wonder why they waited
 9 two-and-a-half years to come before you, this Board, and
 10 take up your time, and then these hundreds of people
 11 that are in the room, taking everybody else's time when
 12 it could have been decided two-and-a-half years ago.
 13 Thank you.
 14 CHAIRMAN ROY WILSON: Thank you.
 15 Mr. or Ms. Yakut, Y-a-k-u-t, to be followed by
 16 Ken Barnes.
 17 FELICITAS YAKUT: Members of the Board of
 18 Supervisors, I'm Felisitas Yakut.
 19 My husband and I have a vineyard in the C/V
 20 zone. We also live in the Luz area.
 21 I would like to address the frequent mention of
 22 the SWAP plan, which seems to be what the people from
 23 Calvary Chapel refer to in terms of giving them rights
 24 to establish a church in our Vineyard area.
 25 I want to remind you that this Board has

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1 established a C/V zoning code in 1994, which when there
 2 are two codes that conflict, the stronger of the two or
 3 the more restrictive of the two will be the one to be
 4 adhered to.
 5 I also would like to address the fact that
 6 Calvary said that there was a County employee who gave
 7 them permission to move in and instructed them step by
 8 step on how to go about establishing a church there.
 9 It sounds a great deal to me as if this County
 10 employee was very -- had been very sympathetic to
 11 Calvary Church and instructed it exactly on how to
 12 proceed to establish squatters' rights which would then
 13 make it easier for them to get a permit granted.
 14 The people from Calvary also have been talking
 15 about that they feel philosophically opposed to the
 16 planting of wine grapes.
 17 It is incomprehensible to me how a church that
 18 feels that they cannot even plant wine grapes but seek
 19 to substitute Christmas trees as being much more
 20 compatible with their religion should even seek to be in
 21 an area of wineries and wine grape growing.
 22 Senator Haynes and the Temecula Planning
 23 Commissioner Naggar have made statements that I believe
 24 to be very politically motivated, their (unintelligible)
 25 demographic statements, and I hope that this Board of

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1 Supervisors does not make the same decisions based on
 2 the same values as those people have.
 3 Thank you.
 4 CHAIRMAN ROY WILSON: Thank you.
 5 Ken Barnes, to be followed by Mario Weaver or
 6 Marie Weaver.
 7 KEN BARNES: My name is Ken Barnes. I'm a retiree
 8 living in the Wine Country. I used to be an adviser on
 9 the CSA 149 whose sole purpose in being is to look after
 10 the roads in the Wine Country.
 11 About just over a year-and-a-half ago we
 12 submitted a letter to Supervisor Venable. I bring it up
 13 now because it's so long ago, I'm sure he doesn't
 14 remember it, but we -- the CSA wrote to him requesting
 15 that any application for permit from the Calvary Chapel
 16 be denied.
 17 Speaking now more personally, I think this is a
 18 great country. I immigrated to this country, and one of
 19 the primary reasons is that it has freedom of religion,
 20 but perhaps more importantly of all, it has freedom for
 21 the individual.
 22 The individual is paramount in this country.
 23 It takes a paramount position over religion, over
 24 government, and as such, I want to speak as one of those
 25 individuals that I think has paramount authority.

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1 Several years ago the members or people in our
 2 district, in the Vineyard area, formed committees, and
 3 my wife was one of the individuals on one of those
 4 committees, and so were the vintners.
 5 And so I want to point out that I am now an
 6 individual, not a vintner, not a wine maker. I'm an
 7 individual speaking on behalf of the people that voted
 8 at that time for the SWAP plan, which eventually ended
 9 up as the C/V district.
 10 I am requesting that you treat this Calvary
 11 Chapel just as you would me as an individual if I had
 12 applied for this. I don't suppose for one second that I
 13 would have been able to get a variance, because I have
 14 applied for other variances in the past before the
 15 County, and I've been denied every one.
 16 So I hope that it that you will deny this. I
 17 hope that you will not create a precedent, because as
 18 the people before me have indicated, any precedent just
 19 opens the door and there will be more precedents, more
 20 precedents. Calvary Chapel will be back for an
 21 expansion for another increase in their land size or
 22 reduction of their growing requirements.
 23 And so I request that you deny their
 24 application and also their request for a variance.
 25 Thank you.

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1 CHAIRMAN ROY WILSON: Thank you.
 2 Marie Weaver, to be followed by Rosemary
 3 Wilson.
 4 MARIE WEAVER: Mr. Chairman, members of the Board,
 5 my husband and I, John, live at 33740 Madera de Playa,
 6 which is just around the corner off of Calle Contento
 7 and just above Rancho California Road.
 8 We bought our property there in 1974, and at
 9 that time Calle Contento was nothing more than just to
 10 the top of the hill, which was Madera de Playa. Madera
 11 de Playa did not go to the east at all. And we had two
 12 homes on that stretch of road that went from Calle
 13 Contento onto the west.
 14 Today there are 68 homes on our street, and we
 15 have watched the growth, as you well know, from Temecula
 16 in general and we have seen it creep into the edges of
 17 Wine Country and new rooftops appear here and there
 18 every day.
 19 We were also a part of the advisory committee
 20 that sat to help form the Citrus/Vineyard policy area
 21 years ago.
 22 We have a chardonnay vineyard on our property,
 23 and we are also members of the United Methodist Church
 24 in Chino, faithful and supportive members.
 25 We are as a church there building an addition

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1 to our church because we see the need also for churches
 2 in our valley and the need for our young people to have
 3 some direction.
 4 But our church has gone through all the proper
 5 processes, has met all the requirements to be able to
 6 build, and we ask that the Calvary Chapel be able to do
 7 the same thing.
 8 I also reinforce what other speakers have said
 9 about opening the door into Wine Country, setting this
 10 as a precedent.
 11 And I quote from a front page article in the
 12 Californian in just the recent weeks:
 13 "Last year was a banner year for Riverside
 14 County's 1 billion plus per year agriculture
 15 industry. All major agriculture types produced
 16 in southwest County increased in crop value in
 17 1998.
 18 "It is a reminder that agricultural remains
 19 a big contributor to the country's economy -- to
 20 the County's economy. \$100 million increase in
 21 years is an astounding set of numbers, and yet
 22 the non-farm population doesn't seem to think
 23 agriculture exists."
 24 We're asking that you stand by your decision,
 25 your wise decision to protect the County -- the

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1 Citrus/Vineyard area and that you reinforce that with
 2 the church in this case.
 3 Thank you.
 4 CHAIRMAN ROY WILSON: Thank you.
 5 Rosemary Wilson, followed by Vince Cilarzo.
 6 ROSEMARY WILSON: Cilarzo.
 7 Thank you, sirs.
 8 The irony is that while I'm speaking here, my
 9 husband is meeting with Mr. Ballus [phonetic] of the
 10 Planning Board going over because we are building a
 11 winery. We've been doing all the hoop jumping now for
 12 the period that mostly that this church has -- has been
 13 in operation.
 14 And I think everybody has said what I was going
 15 to say, but to me it all boils down to following the
 16 rules.
 17 And I want to read you just one little passage
 18 Romans 13:
 19 "Obey the government for God is the one who
 20 put it there. All governments have been placed
 21 in power by God. So those who refuse to obey the
 22 laws of the land are refusing to obey God and
 23 punishment will follow, for the authorities do not
 24 frighten people who are doing right but they
 25 frighten those who do wrong. So do what they say

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1 and you will get along well."
 2 Thank you.
 3 CHAIRMAN ROY WILSON: Thank you.
 4 I notice Mr. Cilarzo has -- he does not wish to
 5 speak, so we'll go on to Maurice Van Roekel, to be
 6 followed by Beverly Stowman.
 7 MAURICE VAN ROEKEL: Hello. My name is Maurice Van
 8 Roekel, and I am in the 600-yard zone from this church,
 9 and I'm afraid I only have two reasons why I oppose it.
 10 One is that rules have to be followed, like I
 11 had to do to build this winery. I have the Van Roekel
 12 Winery, and they gave me a whole bunch of new rules for
 13 that.
 14 But the one that really bothers me most of all
 15 is the BATF ruling.
 16 You're making it to where I can't sell my
 17 property. You know, if I can't sell it and retire, I'm
 18 going to be here until I croak.
 19 CHAIRMAN ROY WILSON: Ma'am, I think you mean the
 20 ABC, not the Bureau of Tobacco and Firearms.
 21 MAURICE VAN ROEKEL: No. That is the --
 22 CHAIRMAN ROY WILSON: Really?
 23 MAURICE VAN ROEKEL: That's federal. You do that
 24 before you do ABC, and that is the biggie --
 25 CHAIRMAN ROY WILSON: Oh, for the wineries. Okay.

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1 MAURICE VAN ROEKEL: Yes.
 2 CHAIRMAN ROY WILSON: Perhaps we should --
 3 MAURICE VAN ROEKEL: Uh-huh.
 4 CHAIRMAN ROY WILSON: Well, you go ahead and
 5 explain. You understand it a lot better than I do.
 6 MAURICE VAN ROEKEL: Well, you have to be a bonded
 7 winery, so you have to go through this.
 8 Well, a church or a school, if you're within
 9 600 feet, they -- you know, we're at the mercy of this
 10 church.
 11 And, you know, I chose -- and my husband and I
 12 chose to spend all of our money because it was a winery
 13 reserve. We've got \$8 million here at stake, you know,
 14 for me and my family.
 15 I'm a Christian. I had three children. They
 16 all went to parochial schools.
 17 And I see nothing wrong with a church, but they
 18 have to follow the rules. And the reason why, they're
 19 in a place that's making it where I won't be able to do
 20 much about my business, except keep working seven days a
 21 week.
 22 So I am opposed. And I agree with the vintners
 23 and the growers association.
 24 And I thank you.
 25 CHAIRMAN ROY WILSON: Thank you.

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1 Beverly --
 2 BEVERLY STOWMAN: Stowman.
 3 CHAIRMAN ROY WILSON: -- Stowman.
 4 BEVERLY STOWMAN: (Unintelligible) the vintners have
 5 said.
 6 CHAIRMAN ROY WILSON: Thank you very much.
 7 And the next, William Filsinger, to be followed
 8 by Bob Perkins.
 9 DR. WILLIAM FILSINGER: Honorable Supervisors, I'm
 10 Dr. William Filsinger, the president of the Temecula
 11 Valley Vintners Association, and I just want to
 12 state -- say that I agree with everything that's been
 13 said opposing the variance and that the -- that I speak
 14 for the majority of the vintners in this case.
 15 I think that we have to realize that the area
 16 is only 7,000 acres set aside for this purpose of all
 17 the acreage in -- in the County, and that has already
 18 been said.
 19 So without any further ado, I thank you very
 20 much for listening to us.
 21 CHAIRMAN ROY WILSON: Thank you.
 22 Bob Perkins.
 23 BOB PERKINS: Good afternoon, Mr. Chairman and
 24 Supervisors. I am Bob Perkins, executive manager of
 25 Riverside County Farm Bureau, the nonprofit association

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1 of farmers and ranchers throughout Riverside County.
 2 And I have to tell you that while this is a
 3 particular local issue, it's a microcosm of some of the
 4 problems that we face in agriculture and it is being
 5 watched by farmers throughout the County.
 6 Now, I'm impressed with the turnout of
 7 dedicated people here today on both sides of the issue.
 8 However, we know that good people can still make bad
 9 neighbors, and I -- I think the issue that particularly
 10 concerns us is that the -- the church operation has been
 11 characterized as illegal. And I can't say from my own
 12 knowledge whether it is or isn't. I don't know if you
 13 can, but I think you need to be very cautious about the
 14 rules in this case.
 15 And of course I've heard people say that they
 16 didn't break the laws, the laws don't apply to them, and
 17 in any case, they'd like a variance so they don't have
 18 to follow the laws.
 19 That really concerns me.
 20 I think the people here today are uninformed
 21 about agricultural neighbors.
 22 We know from long experience that there are
 23 inevitably problems with pesticides. Biological control
 24 is not a substitute for chemical control. There are
 25 problems with dust and noise and other activities.

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1 And as you well know, frequently setbacks and
 2 other restrictions are imposed on agriculture based on
 3 neighboring uses. And churches and schools are the most
 4 significant neighboring uses, so we have a real problem
 5 here.
 6 Also of course a church facility, such as we're
 7 talking about, is different from an intermittent event,
 8 the type of use that was mentioned of the wineries, for
 9 example. It's a weekly use and it has concentrated
 10 traffic patterns at certain times. And further, if this
 11 church expands, there will be additional uses at other
 12 times, which are ultimately going to cause conflicts.
 13 And I would point out to you that as a neighbor
 14 the church is going to be a difficult neighbor. They're
 15 demonstrating here today that they can be very vocal
 16 critics and they can come forth with some high-powered
 17 reputation. We've got some people with good legal
 18 arguments and we got people with some good social
 19 arguments. They're going to be very difficult to live
 20 with.
 21 I think today is a good example of what
 22 agriculture is going to face in the future with
 23 neighbors like this.
 24 Now, if you should choose not to deny this item
 25 today, I really think you need to verify the legal

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1 issues and -- and I think you need to require
 2 conciliation with the vineyards to resolve all of the
 3 issues that have been brought forward.
 4 But I have to tell you, based on what I've
 5 heard so far today, I think the only decision you can
 6 make is denial, and on behalf of the Farm Bureau, I
 7 recommend that you deny this.
 8 Thank you.
 9 CHAIRMAN ROY WILSON: Thank you, Mr. Perkins.
 10 Annette Cox, to be followed by Karen Roberts.
 11 ANNETTE COX: Good afternoon, Supervisors, and thank
 12 you for giving me this opportunity to speak to you.
 13 I wrote a letter to Jim this morning. I think
 14 he may have gotten it. And I want to kind of take a
 15 little bit away from it, but I do want to address
 16 something else.
 17 I haven't heard a shot fired anywhere here, I
 18 haven't seen a size side chosen that says that we want
 19 to be bad neighbors or we want to be good neighbors.
 20 I see us here trying to come together and work
 21 towards something that will provide a community with a
 22 church amidst the vineyards that provides quality to all
 23 of us.
 24 I'd like to take a short excerpt from a letter
 25 I wrote to you this morning relative to where I was a

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1 week-and-a-half ago.
 2 I happen to attend Pray for the Bay in San
 3 Jose, California. 10,000 people joined together out of
 4 a community to pray for children to, to pray for their
 5 community, to pray for everyone for the benefit of our
 6 health, our welfare, our safety and for promoting our
 7 moral values, as well as our beneficial values and
 8 revenues.
 9 We've all taken on and said we need to say
 10 today is enough. We need to protect our children. We
 11 need to protect our communities. We need to protect
 12 each other.
 13 Part of protecting each other is being involved
 14 within our churches, being there to say hello, being
 15 there to say we reach out a hand and say we love you and
 16 will care for you.
 17 The second section is, is that, Temecula has
 18 always been part of a family community. Yes, we're
 19 vineyards, yes, that's part of the reason I moved here a
 20 year-and-a-half ago, but we do care about the whole
 21 community, and we want to have the moral values; we want
 22 to have the benefits of the community established.
 23 Our community was built from some of the same
 24 founders that are speaking here today because they
 25 wanted government and church to work together.

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1 Having also done that, my husband said to me
 2 last evening, "Speak to these people in the language
 3 that they'll understand," and part of his statement was,
 4 "Talk to them in growers' language. Are we not
 5 seeding, growing and harvesting the finest crop this
 6 community could ever produce? Our youth equal future
 7 families in our community. Per acre are we not the most
 8 profitable acreage in the vineyards? It is not true
 9 that we not only use three-quarters of our acreage to
 10 do, but if properly measured you would find every inch
 11 of the church under production is under production and
 12 is trying to seek new ways to produce even more of that
 13 very special crop of love, respect, concern, family and
 14 moral values throughout community."
 15 Thank you very much.
 16 CHAIRMAN ROY WILSON: Thank you.
 17 Karen Roberts, to be followed by Rona Gadera
 18 [phonetic].
 19 KAREN ROBERTS: I'm Karen Roberts. I'm a Temecula
 20 resident.
 21 I have a lung condition. It's unlike asthma.
 22 It's reactive airway disease. And I specifically react
 23 in a strong manner to chemicals, much like pesticides.
 24 I react to dry erase markers, to people who are around
 25 me with certain perfumes, and I also react to household

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1 chemicals, so I have to take care while I'm cleaning the
 2 house, and sometimes I have been known to wear a mask.
 3 I have no problem in the church. Okay. There
 4 is no problem with me and -- and I'm a very sensitive
 5 person lung-wise. Okay.
 6 I pray that I can continue to worship our
 7 creator and our Lord Jesus Christ in this beautiful Wine
 8 Country.
 9 You know, Jesus spoke of the vineyards and --
 10 and he likened tending the vineyards to tending His
 11 flock, His -- He was our shepherd, okay, and He tends
 12 us.
 13 And it was said that the vintners are
 14 preserving the country, the Temecula Wine Country for
 15 500 years.
 16 Calvary Bible Fellowship is working to tend the
 17 country and the souls in that country for eternity. And
 18 we do plant. We plant seeds of salvation. We water and
 19 nurture people and families, and we harvest souls for
 20 our Lord Jesus Christ.
 21 And finally, we have prayed for the Board of
 22 Supervisors, and specifically Supervisor Venable in your
 23 recovering, and I'm glad to see you are well. And I
 24 pray that the Lord will bless and you keep you and that
 25 He will be gracious unto and -- and lift up His

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1 countenance on you.
 2 Thank you.
 3 CHAIRMAN ROY WILSON: Thank you.
 4 Rona Gadera, to be followed by Debron Gadera
 5 [phonetic].
 6 RANA GADERA: My name is Rana Gadera, and I live
 7 Temecula on Camino del Vino also. I live out amongst
 8 all of the vineyards.
 9 My daughter has asthma. We have not
 10 experienced any problems with her breathing since we
 11 moved out there seven years ago.
 12 I drive down Rancho California Road almost
 13 every day to go to work or to take my children to school
 14 in Murrieta.
 15 I have not seen one traffic problem since the
 16 addition of the church, although I have seen many, many
 17 accidents and near accidents in front of the wineries,
 18 especially on Saturday.
 19 I worked for one of the wineries for a couple
 20 days a week for about eight months, and I know from
 21 speaking with him that not all of the vintners are
 22 opposed to the church being there. In fact, I'll quote
 23 what he said. He said, "I don't want to have a say in
 24 this matter. I don't want to be the one to pull the
 25 plug on the church. Nobody does. One of us, in fact

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1 all of us are going to have to meet our Maker some
 2 day."
 3 Thank you.
 4 CHAIRMAN ROY WILSON: Thank you.
 5 Debron Gadera, to be followed by Cory Anderson.
 6 DEBRON GADERA: Hi. My name is Debron Gadera. I
 7 have lived in the Wine Country of Temecula for almost
 8 seven years. I would like to address the issue of
 9 spraying pesticides and how it affects your health.
 10 I have asthma, and if spraying does -- if
 11 spraying pesticides doesn't affect me, I don't
 12 understand how it can be harmful to people who only go
 13 to church maybe three times a week at the most.
 14 About three years ago, Calvary Chapel Bible
 15 Fellowship moved into a building that used to be a local
 16 nursery. My family and I started attending regularly
 17 about a year-and-a-half ago.
 18 I know that in my life the church has been a
 19 wonderful blessing and I that I feel like it's a second
 20 home to me.
 21 The youth today needs a place to go to have
 22 friends and people who care about them.
 23 The main thing I want to emphasize to you this
 24 afternoon is that we do need a place to turn to for
 25 advice, comfort, support and most of all God. I think

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1 that this is necessary in order to build up a strong
 2 adult for future society, and I believe that the church
 3 is the perfect place to do that.
 4 Thank you for your time.
 5 CHAIRMAN ROY WILSON: Thank you very much.
 6 Gary -- Cory Anderson, to be followed by Gary
 7 Bergon.
 8 CORY ANDERSON: Hello. My name is Cory Anderson.
 9 I just graduated high school and I've been
 10 accepted to fall to Westmont College in Santa Barbara.
 11 I live about 20 miles northeast of Temecula, between
 12 Temecula and Hemet.
 13 My family and I have lived here for the past
 14 eight years. We started attending Calvary Chapel Bible
 15 Fellowship about two years ago.
 16 One of the greatest deciding factors in our
 17 decision to attend this particular church was its
 18 location. It is the only church in our area. All the
 19 other churches in Temecula are at least a half an hour
 20 away from us. The most prominent privilege of having a
 21 church in our community is the opportunity to
 22 participate more often.
 23 I have learned from firsthand experience that
 24 churches are very vital in communities. They help to
 25 shape good morals, especially in teens. More and more

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1 actually every day we see teenagers like myself doing
 2 things that are harmful to themselves and their
 3 communities.
 4 Just the other day I heard the disturbing news
 5 that someone my own age who had gone to Temecula Valley
 6 High School killed themselves.
 7 Teens look to other teens to see how to act.
 8 And I feel that if more teens would act like the teens I
 9 know, there would be a lot less problems with the
 10 youth. The teenagers I am referring to have the
 11 advantage of a church in their community.
 12 Thank you.
 13 CHAIRMAN ROY WILSON: Thank you.
 14 Gary Bergon, followed by Kelly Wildman.
 15 GARY BERGON: Mr. Chairman, members of the Board, my
 16 name is Gary Bergon. I live in Temecula and I am
 17 associate pastor and administrator of the church.
 18 I would like to quickly address one issue that
 19 has been brought up today, and it's been discussed many
 20 times in the past and published in the paper in the
 21 recent past. Hopefully I can clear up any
 22 misinformation that you may have received or heard.
 23 One of the rumors that has been circulating,
 24 and it is our understanding one of the fears that the
 25 vintners have, is that we plan to open a school.

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1 As I'm sure you've noticed in our application
 2 for the public use permit, we have not asked for a
 3 school, and that is because we have never had the intent
 4 of starting a school.
 5 I would like to go on record as saying that it
 6 is not our desire now nor has it ever been our desire
 7 and we have no plans or intent of having a school in the
 8 future.
 9 One of the other things I would like to address
 10 that was brought up, in our contact and our talking with
 11 the ABC, Mr. Ponte was correct in what he said. The ABC
 12 may deny a request for a winery, a wine tasting room,
 13 something like that, within the 600-foot radius, but the
 14 key word there is "may" deny, and that's only upon
 15 opposition from the church.
 16 I believe that we are already on record of not
 17 opposing wine tasting rooms, not opposing wineries, and
 18 really we would welcome a neighbor that was doing those
 19 activities.
 20 So I would like to go on record of saying that
 21 also, is that the ABC rule that is being brought up
 22 is -- they do not automatically deny the placement of
 23 those facilities next to a church.
 24 The property to my understanding sat vacant for
 25 seven years before the church moved in. It was run

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1 down, overgrown.
 2 If the area was that conducive to the wine
 3 growing or citrus, it surprises me that the property was
 4 not planted. The property was owned by a grower and a
 5 vintner, and they chose not to plant.
 6 We moved in, and upon the advice of -- or
 7 permission of the County, and we established a church.
 8 One other quick note, and that is the
 9 discussion of an assembly of people.
 10 We are an assembly of people, but the jazz
 11 festivals, the other functions in that area are also a
 12 large assemblage of people. So we see no problem with
 13 traffic; we see no problem with pesticides.
 14 Thank you very much.
 15 CHAIRMAN ROY WILSON: Thank you.
 16 Kelly --
 17 VICE CHAIRMAN TOM MULLEN: Mr. Chairman.
 18 CHAIRMAN ROY WILSON: Mr. -- Supervisor Mullen.
 19 VICE CHAIRMAN TOM MULLEN: Just a couple of
 20 questions.
 21 (End of Audiotape 4, Side A.)
 22 (Beginning of Audiotape 4, Side B.)
 23 VICE CHAIRMAN TOM MULLEN: -- things that were put
 24 there, the shed, the mobile home, the patio and the
 25 road, that was all constricted without a permit?

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1 GARY BERGON: The -- I've been on staff at the
 2 church since September, so I can only speak --
 3 VICE CHAIRMAN TOM MULLEN: Oh, maybe --
 4 GARY BERGON: -- from that time.
 5 The road that was --
 6 VICE CHAIRMAN TOM MULLEN: It's probably more
 7 appropriate then for someone that's been there. I don't
 8 want to put you on the spot at all.
 9 If you would identify yourself for me.
 10 PASTOR CLARK VAN WICK: Yeah. Clark Van Wick.
 11 CHAIRMAN ROY WILSON: And you're with the --
 12 PASTOR CLARK VAN WICK: The church.
 13 VICE CHAIRMAN TOM MULLEN: The church. The pastor
 14 or --
 15 PASTOR CLARK VAN WICK: Yes, sir.
 16 VICE CHAIRMAN TOM MULLEN: Okay.
 17 PASTOR CLARK VAN WICK: The -- as stated earlier, we
 18 did receive permission to occupy the building.
 19 There -- there has been a shade cloth,
 20 non-structural application put up, no -- we resurfaced
 21 the existing asphalt parking lot. Don't need a permit
 22 for that obviously.
 23 We were told when we were mov- -- when we moved
 24 in that we should keep as-builts as we go and we can
 25 continue along on an as-built for the plot plan that we

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1 were going to submit.
 2 We did do some minor improvements: cleaning up
 3 the property, beautifying it, a little paint, a little
 4 of this, a little of that.
 5 There was a mobilehome -- it wasn't a
 6 mobilehome. It was a portable classroom actually that
 7 was donated to the church. We did pull it onto the
 8 property. It's all been inspected by Code Enforcement.
 9 They've crawled underneath it and taken a look at it.
 10 They've been working very closely. We very
 11 much appreciate all the work that the County has been
 12 working with us very closely from day one on this
 13 project.
 14 So I understand a lot of the concerns,
 15 obviously, because they're not in the loop in dealing
 16 with inspectors.
 17 The head building inspectors have both been out
 18 to the property on a couple of occasions. The Fire
 19 Marshall has visited the property. Elaine,
 20 Mr. Venable's assistant, has visited the property with
 21 the Fire Marshall. We've had very complete and thorough
 22 inspections.
 23 So it's understandable that not everybody knows
 24 or understands that the County has been working hand in
 25 glove with us, and we're very appreciative and we are

1 absolutely pro-agriculture, no doubt about it.
2 It is an existing property with existing
3 structures. I would venture to say if there would be a
4 new blank piece of property with nothing built on it,
5 for a church to come in, I would certainly have to say,
6 absolutely, a 75 percent might not be too terribly out
7 of line, as long as there was adequate parking.

8 Obviously we're not detracting from any of the
9 agriculture in the area because it's an existing
10 facility. And as properly stated, the ABC was for the
11 safety and welfare of the churches and kids, obviously.
12 That's why it was enacted.

13 And I would imagine that we would be able to
14 write something into the conditions of the PUP stating
15 that whoever owned the property would waive any and all
16 rights to have a winery move 5 feet away from the
17 church. But as you can clearly see, it's a 7 1/2 acre
18 parcel. There's residential right next to it. There is
19 one vacant land, which you need to have 10 acres --
20 well, 5 acres now to have a winery. It was 10. Now
21 you've demoted it to 5, which is a good thing, but
22 unfortunately the property next door is only 2 1/2. You
23 still couldn't have a winery there.

24 The 20-acre parcel where Mr. Drake owns, he
25 obviously can put a winery in. He is well over 600 feet

1 away. And Mr. and Mrs. Van Roekel, of course, they're
2 already established. That rule wouldn't apply to them,
3 and if they wanted to add or subtract, that shouldn't be
4 a problem either in speaking with Inspector Gonzalez at
5 the Agency Board myself.

6 So, yes, we've kept well as-builts, but, no,
7 there hasn't been any major construction that has not
8 been inspected by the senior -- senior building
9 inspectors, the Fire Marshall and the other governmental
10 agencies involved. And as I mentioned, the County has
11 been just absolutely wonderful in working with us. It
12 might not be to your attention.

13 We are willing, of course, to take the existing
14 property and plant as much as we possibly can. That is
15 our desire, to comply with whatever the Board wants us
16 to do. As rightly stated by some of the vintners, you
17 know, we -- we are in subjection to you. Whatever you
18 want us to do, we'll do.

19 VICE CHAIRMAN TOM MULLEN: Let me ask. I'm not sure
20 I understand the objection to grapes as opposed to
21 Christmas trees.

22 PASTOR CLARK VAN WICK: Well, it's not so much the
23 objection to citrus or grapes, sir. What it is is
24 because of the size and the shape of the property, it's
25 not conducive to citrus and the location being in a

1 freeze zone and you need many more acres than even 75
2 percent of the 7 1/2 to make it as least break even.

3 The grapes require a great amount of care and
4 concern, as -- as rightly stated by -- by our esteemed
5 neighbors, the vintners.

6 Unfortunately, there has been people that have
7 told us, because they come to the church, they are no
8 longer able to sell their grapes, so we have a grave
9 concern in that area.

10 We can plant grapes and they can rot on the
11 vine. I guess we can do that, sure. Unfortunately it
12 would probably cause a greater calamity in the
13 Vineyard/Citrus policy and 7,000 acres as a whole with
14 one vineyard that goes rotten or is not properly
15 maintained with some type of bugs or whatever.

16 VICE CHAIRMAN TOM MULLEN: Would you have a problem
17 in -- in essentially leasing the 75 percent to the
18 vintners to let them produce the grapes for you?

19 PASTOR CLARK VAN WICK: Well, that was an option
20 that we discussed, and somebody was actually going to do
21 that. That was arranged, and for whatever reason,
22 they've declined to do that.

23 As I mentioned, there are a couple other
24 growers who aren't able to buy or sell their grapes
25 because of their affiliation with the church or --

1 that's what I've been told. I'm not sure if that's
2 true. I don't want to put the vintners in a bad light.
3 That's not my purpose. I love these guys. We pray for
4 them. We pray for a bountiful crop every year. So
5 that's just what I was told. True or not, I don't
6 know. And so we are a little hesitant in doing that,
7 sir.

8 And then being a church as well, it is -- we
9 want to be above reproach, and thus we've been working
10 with the County officials from -- from the moment we
11 have received a phone call from Code Enforcement. From
12 that very moment, we've been working hand in hand, many
13 visitations from the County.

14 We don't want to -- to appear to be in the
15 grape-growing business to producing wine, not that we're
16 opposed to it, obviously, or we wouldn't have moved into
17 the area.

18 I've lived in the vineyards for ten years
19 myself, so I love the area. I'm pro-agricultural. And
20 I think if we bought that -- that vacant piece of
21 property there, pending parking, I would say, you know,
22 we could plant a very good portion, if not, maybe 75
23 percent.

24 The problem is we've got an existing facility,
25 so it's not taking up any additional agricultural space

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1 at all. In fact, we'd be enhancing and beautifying the
 2 area.
 3 VICE CHAIRMAN TOM MULLEN: You wouldn't have any
 4 problem agreeing to an absolute prohibition with a
 5 penalty included on the establishment of a school?
 6 PASTOR CLARK VAN WICK: I'd -- I'd sign it right now
 7 as far as the ABC, the school.
 8 You know what?
 9 I love my neighbors. I've lived next door to
 10 them for ten years. I'm proud to be in the vintners'
 11 area, in the Vineyard area. That's my home, my
 12 residence. My kid have grown up there. I work there.
 13 The church is there. I love it. We send people to the
 14 wineries for lunch and dinner.
 15 And so there is a cohabitation, if you will,
 16 existing, whether anybody realizes it or not. So I
 17 think we can -- we can work together on this and we can
 18 come to an equitable solution to make our esteemed
 19 vintners happy and to satisfy the needs of the church as
 20 well, and I'm -- I'm bending over backwards to submit to
 21 whatever you gentlemen want to do.
 22 As rightly stated, Paul said in Romans 13:1,
 23 that God has placed you over me. I will submit to
 24 whatever you want me to do.
 25 VICE CHAIRMAN TOM MULLEN: Thank you.

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1 CHAIRMAN ROY WILSON: Supervisor Buster, you have a
 2 question?
 3 SUPERVISOR BOB BUSTER: Well, I've been out there.
 4 I'm impressed with the work you have done so far. You
 5 have a very nice appearance from the street. But it's
 6 also clear that your site is too small to comply with
 7 all of these requirements realistically and it still
 8 have an adequate operation for the church and your
 9 parishioners.
 10 I can't -- I can't require you to get more
 11 land.
 12 One of the things I thought we might do --
 13 PASTOR CLARK VAN WICK: We would if we could.
 14 AUDIENCE: (Laughter).
 15 SUPERVISOR BOB BUSTER: Well, if that's -- if
 16 that's -- if that's a ready option that would obviously
 17 be -- to do something additional on vacant -- on vacant
 18 adjacent property.
 19 What I was thinking is -- is one -- you're all
 20 saying the same thing about what a beautiful area this
 21 is and how we need to enhance it.
 22 PASTOR CLARK VAN WICK: Yes, sir.
 23 SUPERVISOR BOB BUSTER: Maybe in lieu of this, about
 24 a 30 or a 36 percent --
 25 PASTOR CLARK VAN WICK: 48, sir. 48

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1 (unintelligible).
 2 SUPERVISOR BOB BUSTER: But isn't it 48 or 75? The
 3 way I calculate it, that's a 36 percent variance.
 4 But at any rate, whatever the number is,
 5 whatever the number is, either in -- and I'm impressed.
 6 You obviously (unintelligible) volunteer labor, but
 7 maybe get together with the vintners and Supervisor
 8 Venable's office and do something on Rancho California
 9 Road, either some kind of a project with an
 10 (unintelligible) monument or some other enhancement
 11 along there that would really improve things for
 12 everybody. I'm not talking about money. I'm talking
 13 about (unintelligible) volunteer labor, some kind of a
 14 joint project with the vintners. I think that would be
 15 a way --
 16 PASTOR CLARK VAN WICK: Excellent idea, sir.
 17 SUPERVISOR BOB BUSTER: -- to -- to accommodate, at
 18 least in my mind, the concerns and -- and hopefully we
 19 can get some way to work out grape growing on the
 20 property so that it works for you well.
 21 I know you will have to look into tax --
 22 PASTOR CLARK VAN WICK: Well, but citrus wouldn't be
 23 out of line --
 24 SUPERVISOR BOB BUSTER: But if you could -- if you
 25 could look at that with a three-way -- three-way look

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1 here with Supervisor Venable's office, of course our
 2 staff, and the vintners, sit down and then come back to
 3 us, that's the kind of thing I'd like to see here for --
 4 PASTOR CLARK VAN WICK: Citrus wouldn't be out of
 5 line, except for the freeze zone, of course, and it
 6 would be a financial hardship for the church.
 7 And that's why we were -- we were hoping to
 8 suggest a third alternative, sir, and that would be
 9 flowers or Christmas trees. There's two beautiful
 10 Christmas tree farms in the area already, and it's just
 11 glorious, just beautiful, you know. And this would be
 12 something that the kids would be able to partake in and
 13 sell Christmas trees and make everyone happy.
 14 And even we were thinking along the -- the east
 15 and the west sides where it's both residential, there's
 16 five houses and one vacant lot, as you can see by the
 17 map, we were thinking along those two perimeter sides on
 18 the long sides or even planting some type of another
 19 beautiful type of citrus tree that might not be imp- --
 20 that would be impervious to a freeze -- apples would do
 21 well -- and to create a beautiful buffer zone from
 22 actually being able to view the property. And then on
 23 the property, we can do some other type of greenery
 24 planting, grassy areas, Christmas trees.
 25 We're trying to -- and honestly I'd like to

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1 just say this. We're trying to cut down the cost outlay
 2 and the maintenance standpoint.
 3 And I just want to assure our gracious neighbor
 4 who owns the vacant lot that there is no road actually
 5 next to us. It's on the other side of the property.
 6 Yeah, there is no road, just a fence between us.
 7 And according to the proposed plan, the
 8 workshop is actually at the back end of the property, so
 9 that won't be a problem for you at all.
 10 CHAIRMAN ROY WILSON: Thank you very much.
 11 SUPERVISOR BOB BUSTER: What I was getting at is
 12 some suggestion, what we usually call "off-site
 13 mitigation." But if you could work, work on that, that
 14 would go a long way to satisfying my concerns.
 15 PASTOR CLARK VAN WICK: Whatever you gentlemen would
 16 like to do. I'd be glad to sit down with Mr. Venable,
 17 and -- and we can --
 18 SUPERVISOR JIM VENABLE: Let me -- could I maybe
 19 ask. Forgive me, Mr. Chairman,
 20 I'd like to ask the vintners if they were
 21 agreeable to the restrictions on the school. I mean,
 22 we'd put it, you know, in contractual language, the --
 23 agree to the --
 24 PASTOR CLARK VAN WICK: ABC.
 25 SUPERVISOR JIM VENABLE: -- ABC, agree to the

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1 (unintelligible) plant not Christmas trees but grapes,
 2 make some deal. I wouldn't expect them to grow it, but
 3 maybe make some deal so that you've cut the profits.
 4 That's what I think generally happens, at least
 5 farming.
 6 I mean, why wouldn't that work?
 7 (Unintelligible) everything you want
 8 (unintelligible).
 9 MAN IN AUDIENCE: It's already been (unintelligible)
 10 75 percent planting.
 11 I mean, what's the difference?
 12 SUPERVISOR JIM VENABLE: Well, that's what I'm
 13 talking about, 75 percent. That's there --
 14 MAN IN AUDIENCE: If we establish an agreement now,
 15 what (unintelligible) a year from now, two years from
 16 now looking for a variance for -- to change the law
 17 again or change the agreement.
 18 CHAIRMAN ROY WILSON: Why don't we move on with the
 19 speakers, and then we'll get back to discussion and you
 20 can call on a spokesman from the vineyards at the
 21 appropriate time.
 22 Kelly Wildman, to be followed by Lauren
 23 Stevens.
 24 KELLY WILDMAN: Hi. My name Kelly Wildman, and I'm
 25 just -- I'm going to address the traffic issue.

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1 I really feel that there is no increase in the
 2 traffic because most of the people that are attending
 3 the church are coming from the countryside and not from
 4 the city side driving past the wineries.
 5 And another thing that I just wanted to bring
 6 to your attention is that I don't think that we're going
 7 to be causing any problems.
 8 The only problem that I've ever had
 9 traffic-wise, because I'm 17 and I do drive, is that
 10 there are accidents that do occur from drunk drivers
 11 from the winery.
 12 And my father was almost in one of those. And
 13 we stopped. It was on a Sunday afternoon. My father
 14 stopped and directed the traffic until the ambulance got
 15 there to help the people. And it was a drunk driving
 16 accident.
 17 And I don't think that there are a lot of
 18 those, but I just feel that the traffic is really not an
 19 issue.
 20 And the pesticides, I've lived there for 14
 21 years, and I've never been affected.
 22 So I just thank you for your time. Thanks.
 23 CHAIRMAN ROY WILSON: Thank you.
 24 Supervisor Venable.
 25 SUPERVISOR JIM VENABLE: No. I guess -- you know,

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1 I -- I'd just ask how many more we had. You're talking
 2 like 20 more people are going to talk, and I'm just
 3 wondering, is it really necessary?
 4 We really have the message. We really know
 5 what we're doing here I think, and we're just hearing
 6 the same thing over and over. Unless someone has got
 7 something brand spanking new that they would like to
 8 bring forward, I think -- I would just like to see if
 9 anybody would like to give up their time.
 10 It's three o'clock in the afternoon. I'd like
 11 to move on. We've got other issues to make --
 12 MAN IN AUDIENCE: There is somebody with something
 13 different (unintelligible).
 14 CHAIRMAN ROY WILSON: We will go through these, but
 15 again, like many of you have done, we appreciate if
 16 you're in support, just say so, and if your testimony
 17 has already been given.
 18 Lauren Stevens, followed by Michael Mack.
 19 ED ELDER: Mr. Chairman, my name is Ed Elder.
 20 Lauren Stevens has yielded to me.
 21 I was one of the first ones here today. I have
 22 a school board meeting in Temecula tonight. Somehow
 23 mine has been replaced.
 24 CHAIRMAN ROY WILSON: What's your name?
 25 ED ELDER: Ed Elder.

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1 Somehow it got lost in the shuffle.
2 CHAIRMAN ROY WILSON: Wait a minute.
3 Right here on the bottom.
4 ED ELDER: Okay. But Lauren did yield to me.
5 I'd just like to --
6 And thanks, Supervisors, for the opportunity to
7 speak. And I will keep it brief. I know you've heard a
8 lot, and it's been a long day for you.
9 Sitting on a Board myself very often, you know,
10 you get into these situations where you're trying to
11 balance too very emotional issues.
12 But I would just submit to you as a school
13 board member that there's nothing better for our
14 community than to have churches.
15 I wrote some notes on this brochure here.
16 I was at a church this weekend where I had the
17 honor to speak at an Eagle Scout Council of Honor.
18 One of the reasons ten years ago I came to
19 Temecula when I was stationed at Camp Pendleton is, as I
20 looked around the area, I found this special little
21 community that had churches everywhere.
22 Unfortunately they were in warehouses and they
23 were in -- in the association clubhouses and all that
24 kind of thing because we got in the situation in
25 California where we quit seeing churches as a vital part

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1 of a community, where they were actually zoned and
2 planned in. Our -- our earliest churches, Rancho
3 Community and First Baptist on (unintelligible), some of
4 those were.
5 But we're in a real problem now where the
6 government has overlooked the need for that, but yet
7 those of us that live in Temecula, most of the people
8 filling this room here, understand that the churches
9 bring a vitality and they bring something unique to the
10 community.
11 And, you know, I grew up in Oregon and I was
12 involved in agriculture, and I've heard a lot of -- you
13 know, the church certainly has a special interest, the
14 vintners have a special interest, but the problem is, if
15 we don't look at the greater good of the people, we
16 could have all kinds of wine growing there and we could
17 have an out of control crime rate.
18 Sitting on the school board I see expulsions
19 and I see the best kids -- the best kids that I see are
20 kids that come from church families, from temples and
21 houses of worship and a close family atmosphere.
22 And I -- to take excepting of what some of the
23 vintners have said today is they act like this church
24 would destroy that area. I think some of the vintners
25 have made it perfectly clear that they'll stop any

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1 church in the future before it can even get started. I
2 mean, there's a lot of emotional here. So I don't think
3 we need to worry about that.
4 I would also encourage the churchgoers
5 (unintelligible) --
6 CHAIRMAN ROY WILSON: Could you address the
7 microphone, please.
8 ED ELDER: Well, I -- I think everybody can hear
9 me. I was in the Marine Corps for 22 years.
10 I would just address the (unintelligible)
11 people.
12 CHAIRMAN ROY WILSON: Please address the Board
13 rather than the audience.
14 ED ELDER: Sure.
15 I -- I would just suggest that I think this
16 would be the best thing for our community if you guys
17 deny this church, ran them out, because in our culture
18 today there is a tendency we're facing in our schools
19 and everywhere for church and especially Christianity to
20 be driven out, and I think it's affected our culture,
21 and I think if churches -- they have a special interest
22 today. Most of these people don't come to school board
23 meetings. They're not involved. They're trying to
24 raise their families. But if people -- if the churches
25 don't wake up, they're going to lose not only their

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1 houses of worship --
2 CHAIRMAN ROY WILSON: Thank you, sir.
3 ED ELDER: -- but they're going to lose their
4 children.
5 CHAIRMAN ROY WILSON: Your time has elapsed.
6 ED ELDER: Thank you.
7 CHAIRMAN ROY WILSON: Michael Mack, to be followed
8 by Nick Norris.
9 MICHAEL MACK: Yes. Mr. Chairman, members of the
10 Board, my name is Michael Mack, and I'm a resident of
11 Temecula. I'm also a registered professional civil
12 engineer and have about 25 years of experience in the
13 design of highway, freeway and transit projects, so I'd
14 like to just focus on traffic safety.
15 And if you look at the roadway, Rancho
16 California Road, it's really a two-lane highway. The
17 speed limit is 55 miles an hour. And as other testimony
18 have said, it has great capacity still remaining.
19 I don't think that the problem that we have on
20 that road is traffic congestion. What we really have is
21 free-flow problems, and the free-flow problems is that
22 it's so beautiful out there to drive in God's country
23 that you can get lost in the surroundings.
24 And I just know that in approving Calvary's
25 application that you in turn will be saving lives both

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1 spiritually and physically.
 2 In looking at it from a physical standpoint, we
 3 have signage along the roadway. Some sign say "Wine
 4 tasting," and there's a subliminal message that's given
 5 that says, "Drinking and driving is okay."
 6 The wise individuals come by limousine or
 7 (unintelligible) groups that there may be a designated
 8 driver, but not all.
 9 The signage for the church I think is a message
 10 that reinforces the Vehicle Code that drinking and
 11 driving is not okay, so it's a -- it's -- it's a -- it's
 12 an item on the roadway, it's almost an enforcement area,
 13 if you will, to -- for people to take that second look,
 14 either consciously or subconsciously, as to how they're
 15 driving.
 16 And I think that the affect of the church being
 17 there for the last two years has probably caused the
 18 maybe safe driving record that there is. And I would
 19 hope that you would support and enforce the -- the
 20 opportunity to have that image passed on in the future,
 21 that -- that drinking and driving is not okay.
 22 Thank you.
 23 CHAIRMAN ROY WILSON: Sir, your time is up.
 24 Thank you.
 25 Nick Norris, to be followed by Mary Norris.

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1 JEFF DORMAN: Thank you. My name is Jeff Dorman.
 2 Mr. Norris has yielded to me.
 3 I work for Calvary Chapel of Costa Mesa and
 4 Pastor Chuck Smith. In addition, I am involved by
 5 default with the construction of churches and assisting
 6 other churches, although we're non-denomination. The
 7 resources of most churches do not enable them to go
 8 through entitlements and the like.
 9 And we want to thank you. I've appeared before
 10 you before with our conference center, as well as before
 11 your Planning Commission with Calvary Chapel in Menifee,
 12 and we appreciate the legacy that the Board has of
 13 supporting churches in the community and the value of
 14 that.
 15 There are some issues that haven't been
 16 addressed here, and that is -- one of them is this, is
 17 that the church is constrained in its growth by the
 18 septic requirements that exist on site. There's no
 19 public sewer, so the size of the septic will only allow
 20 the church to grow to some 450 members.
 21 That is the premise upon which the 48 percent
 22 planting variance is based. Once that maximum is met,
 23 that is what is the residual. So there is no
 24 possibility of the church growing beyond that amount.
 25 So that's one issue.

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1 The second issue is in general is that, as with
 2 Menifee, the cost of building churches is getting more
 3 and more expensive. Regrettably the cost of land has
 4 gone up. Construction costs have gone up alone 20
 5 percent in the last year. Our wood for Menifee has gone
 6 up 10 percent since I appeared before your Planning
 7 Commission two -- two months ago, and we're arranging
 8 additional financing.
 9 Including with that is entitlements. Unlike a
 10 commercial enterprise, whether it's residential, retail
 11 or otherwise, that can pass on its increased costs, the
 12 church cannot do that. So maintaining a vineyard or a
 13 thing of that nature is a financial burden that I don't
 14 know if the church has the ability to undertake.
 15 That's the first issue.
 16 The second issue is, I think the overall
 17 intent -- and I don't want to state for the vintners
 18 because I've not communicated with them -- is to set up
 19 the aesthetics and maintain the integrity of the area.
 20 The difference between a 48 percent plant and a
 21 75 percent plant here, I would suggest, is probably a
 22 little over 2 acres, if that. But the difference to the
 23 church is this, is that if they're constrained to 75
 24 percent, they have to leave. There isn't enough for
 25 what even exists now for them.

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1 It's effectively something that zones churches
 2 out of the area, intended or otherwise.
 3 The second concern is this, is that if there's
 4 such a concern for the aesthetics and the integrity,
 5 isn't it possible -- this was suggesting I think from
 6 Supervisor Mullen -- that the parties get together and
 7 discuss how a hedging approach around the property can
 8 give it the appearance of still being a vineyard or
 9 still being in part a fruit-growing orchard but the
 10 integrity or the interior of the property maintained for
 11 such activities as picnic grounds, places for the kids
 12 that we talk about and the youth that people talk about
 13 to play volleyball?
 14 So if that is to be accomplished, isn't --
 15 isn't the church there to have those sort of grounds for
 16 that use?
 17 So the 48 percent is not an arbitrary
 18 decision. It's based on the restriction of the sewer,
 19 and the church, frankly, has a desire, although it's --
 20 CHAIRMAN ROY WILSON: Sir, your time has elapsed.
 21 JEFF DORMAN: I'm sorry. Thank you.
 22 CHAIRMAN ROY WILSON: Thank you.
 23 Mary Norris, to be followed by Ed Steffans
 24 [phonetic].
 25 SUPERVISOR JOHN TAVAGLIONE: Mr. Chair, I have a

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1 question for the --
 2 CHAIRMAN ROY WILSON: Yes. Supervisor Tavaglione.
 3 SUPERVISOR JOHN TAVAGLIONE: -- prior speaker.
 4 MAN IN AUDIENCE: Can't (unintelligible).
 5 WOMAN IN AUDIENCE: Speak up.
 6 JEFF DORMAN: I'm sorry.
 7 SUPERVISOR JOHN TAVAGLIONE: You mentioned that
 8 entitlements cost for a church cannot be passed on to
 9 anyone.
 10 Can you expand upon that, please?
 11 JEFF DORMAN: Well, it used to be a while ago, and
 12 we're going back a number of years, plot plans used to
 13 be used, which typically for processing for civil
 14 engineers and the like and from the County were like
 15 1,000, \$2,000.
 16 SUPERVISOR JOHN TAVAGLIONE: Okay. But let me --
 17 let me just maybe qualify it a bit more.
 18 JEFF DORMAN: Yes. Maybe I didn't understand. I'm
 19 sorry.
 20 SUPERVISOR JOHN TAVAGLIONE: You finance a church;
 21 correct? You -- you indicated that you --
 22 JEFF DORMAN: I assist churches in finding
 23 financing. Yes.
 24 SUPERVISOR JOHN TAVAGLIONE: You're arranging
 25 financing.

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1 How are those -- how is the debt service of the
 2 financing covered?
 3 JEFF DORMAN: How is the debt service? It's through
 4 the contributions and the tithing of the church.
 5 SUPERVISOR JOHN TAVAGLIONE: Why would not
 6 entitlement costs be covered through the contributions
 7 of the parishioners of the church as well?
 8 JEFF DORMAN: That's correct. But I'm trying to
 9 make the point that, when we used to have land that was
 10 less expensive and when the plot plan used to be 2,000,
 11 instead of a public use permit which cost 12- and
 12 probably almost 20,000 in additional costs, most
 13 churches never get off the ground because they can never
 14 make it to the front door.
 15 SUPERVISOR JOHN TAVAGLIONE: And as you said, all
 16 other costs have gone up as well: land costs, cost of
 17 operating and --
 18 JEFF DORMAN: Yeah. That's the tragedy of it. Just
 19 a point --
 20 SUPERVISOR JOHN TAVAGLIONE: Okay.
 21 JEFF DORMAN: -- it's something that's disappearing
 22 like the vintners.
 23 SUPERVISOR JOHN TAVAGLIONE: I appreciate it. I
 24 just wanted to clarify.
 25 JEFF DORMAN: Churches are disappearing too.

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1 CHAIRMAN ROY WILSON: Thank you.
 2 Mary Norris.
 3 MARY NORRIS: My name is Mary Norris and I am a
 4 dedicated mom and wife.
 5 And it's sadly ironic to me that there seems to
 6 be a concern whether the presence of a church is
 7 compatible within an agriculturally zoned area,
 8 specifically an agricultural area that is filled with
 9 vineyards for in California this combination has been
 10 historically noted and appreciated since before
 11 statehood.
 12 Let me illustrate.
 13 I checked out this lovely book from the
 14 library. It was donated by the Temecula Valley Wine
 15 Society and it's a photographic profile of California
 16 wineries in San Luis Obispo, Santa Barbara and Ventura
 17 Counties. It's divided into six geographical areas and
 18 each geographical area is highlighted first by the local
 19 mission. Out of the six missions that are designated in
 20 this book and highlighted, five of them are completely
 21 working churches.
 22 Temecula is a valley of families, and it
 23 strikes me as odd that they don't wish to embrace both
 24 the church and the vineyard in the same local.
 25 The young man that relinquished his time so the

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1 gentleman could speak was my son, and he's 14, and he at
 2 this church was able to accomplish his Eagle Scout
 3 project.
 4 This is not just talking about business as
 5 usual. We're talking about families and families that
 6 need areas to worship God and develop their young people
 7 in safe communities.
 8 We desperately need help as parents to
 9 accomplish this. Please don't let this church fold.
 10 Thank you.
 11 CHAIRMAN ROY WILSON: Thank you.
 12 Ed Steffans, to be followed by Adrian McGregor.
 13 Again, a reminder. If you -- if the testimony
 14 has been given, just tell us you support the --
 15 ED STEFFANS: Yeah, I do support the church on
 16 behalf of my wife and my children and my parents that
 17 also attend the church.
 18 But I just have one question, and that question
 19 is, is how can a 75 percent rule or a code apply to a
 20 facility and/or a plot of land that's been in existence
 21 for a long time?
 22 CHAIRMAN ROY WILSON: Thank you.
 23 Adrian McGregor, to be followed by Belinda
 24 Wildman.
 25 ADRIAN MCGREGOR: Thank you.

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1 I've lived in Temecula 22 1/2 years. We are
 2 unusual in that my grandfather rode with Father Serra
 3 that everybody is talking about. My grandfather is
 4 Sergeant Jose Ortega. My family has been in
 5 ranching/farming for 79 years.
 6 And I feel both sides are wonderful that are
 7 here today. And the one thing that I haven't heard here
 8 today is that agriculture, hard work, community bonds,
 9 all the things that make a community, which the ranch
 10 area is, in its zoning and the people who chose to live
 11 there working hard make it.
 12 And you just changed my street, which I think
 13 my neighbors were upset about. I didn't go to the
 14 hearings because I knew that at the end of Madera de
 15 Playa we did need a new school; we did need the hospital
 16 that you say our County needs.
 17 And since I've lived and ridden up and down the
 18 street 24 miles roundtrip for the last 22 1/2 years, I
 19 see a need to help the EIR, to support you and not
 20 adding the ozone.
 21 But my daughter-in-law, my son worked for the
 22 vintners for two years, and they are never irresponsible
 23 with their serving of wine, and I would like to state
 24 that. They're always responsible with their employees
 25 and they watch what people do, as the church does too.

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1 My husband and I wanted to say that we feel
 2 living in the Wine Country is a "church." We feel it's
 3 a blessing.
 4 We've planted over 2,000 trees on my 5 1/2
 5 acres. I have endangered species. They eat my rabbits;
 6 they eat my cats. But we love being there because it's
 7 a balance of nature as is it a balance to be spiritual
 8 and hard work.
 9 One of the things with planting grapes, I've
 10 cut down my mini vineyard from 500 to 150 now because I
 11 didn't know that it takes 24 hours of watering each
 12 time, sometimes every ten days, sometimes every five
 13 days so my grapes don't go kapoof before I make my
 14 raisins and my own juice to feed the birds.
 15 And so water is an issue versus the Christmas
 16 tree farm that my husband was going to make me take care
 17 of because the sprinkler system, you use less water, and
 18 since we already know that we have a shortage of water,
 19 I'm sure that was a consideration, not a slam against
 20 the planting of grapes, which my grandfather first
 21 planted in our country.
 22 And some of our wineries are grandfathered
 23 clause.
 24 Callaway has one 1,000 acres, only 350 are
 25 planted. That was wise judgment, since when I bought

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1 and the first plantings of grapes were done by Audrey
 2 and Vince when Audrey was pregnant with their son --
 3 CHAIRMAN ROY WILSON: Ma'am, your time is up.
 4 Thank you very much for your testimony.
 5 ADRIAN MCGREGOR: Thank you.
 6 CHAIRMAN ROY WILSON: Belinda Wildman, followed by
 7 John Wildman.
 8 KELLY WILDMAN: My (unintelligible) is not here, and
 9 they just want to say that we support the church.
 10 CHAIRMAN ROY WILSON: Thank you very much.
 11 Clark Van Wick, to be followed by Steve Capley
 12 [phonetic].
 13 PASTOR CLARK VAN WICK: I -- I support the church
 14 too.
 15 AUDIENCE: (Laughter).
 16 CHAIRMAN ROY WILSON: Thank you very much.
 17 Steve Capley, to be followed by Jeff Dorman.
 18 GEORGE: Could I speak to the Board, please, in
 19 place of Clark Van Wick?
 20 CHAIRMAN ROY WILSON: Do you have a speaker slip?
 21 PASTOR CLARK VAN WICK: Hey, George, you know what?
 22 We've got to get these guys rolling. Let's go ahead and
 23 just finish up the last couple ones.
 24 GEORGE: I support the church.
 25 PASTOR CLARK VAN WICK: There you go.

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1 CHAIRMAN ROY WILSON: Jeff Dorman.
 2 JEFF DORMAN: I've already spoken. Thank you.
 3 CHAIRMAN ROY WILSON: Thank you.
 4 STEVE CAPLEY: I think you missed me. I'm Steve
 5 Capley.
 6 CHAIRMAN ROY WILSON: Oh, I'm sorry.
 7 STEVE CAPLEY: I own a citrus grove in that area.
 8 It is marginally profitable. I considered buying
 9 acreage and planting a vineyard installed by one of the
 10 major growers. That was not a wise decision because of
 11 crop prices and market and water.
 12 So I think that to require the church to plant
 13 a vineyard would probably be a mistake. I support the
 14 church and the Wine Country.
 15 I don't see a problem with traffic. I don't
 16 see a problem with pesticides.
 17 The other issue that troubles me a little bit,
 18 the property the church is on, it was owned by a
 19 vintner, leased to the church with an option to buy.
 20 Now, if the vintners are all against the
 21 church, why did they ever allow that to happen?
 22 Thank you.
 23 CHAIRMAN ROY WILSON: Thank you.
 24 And our last speaker will be Larry Markham.
 25 LARRY MARKHAM: Larry Markham, representing the

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1 Temecula Valley Winery & Growers Association and also
 2 the Vintners Association.
 3 Just first of all, the church I think has done
 4 an excellent job of -- of cleaning up the facility. It
 5 did set there vacant for a number of years and it -- it
 6 looks beautiful. There's absolutely no question.
 7 A little history. You heard a lot of history
 8 already with regard to the SWAP plan. I won't go into
 9 that.
 10 But the nursery that was approved here was
 11 approved as a plot plan in 1987, which was pre-C/V
 12 policy, C/V zone.
 13 The other case referred to was Public Use
 14 Permit 642, which was in fact approved February 28th of
 15 1989, also before the C/V zone and the C/V policy area.
 16 That property since then was never built and has since
 17 purchased by Bailey Winery, and they are in the process
 18 of constructing a tasting room on that facility, that
 19 parcel as we speak.
 20 Also, we dealt with and worked with the
 21 school. They originally wanted to locate in the Wine
 22 Country. They came and met with the vintners. The
 23 vintners outlined their concerns.
 24 I think there is a letter in your packet from
 25 the owner of that parcel who is in opposition to the

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1 church. It was a copy of the letter from the sisters
 2 outlining their reasons for their move. Also -- and
 3 they were very -- they worked with us very closely. We
 4 actually helped them find another site outside of the
 5 C/V zone.
 6 Also, it has been -- it has been purported
 7 that -- and it was -- the two individual cited during
 8 the Planning Commission were Newt Oelon [phonetic], a
 9 land use technician at the time, and also Richard McCott
 10 [phonetic], a long-time employee, both long-time
 11 employees at the County. Both have since left the -- in
 12 the last few years have left the employee of the
 13 County.
 14 Newt Oelon works for the City of Temecula and
 15 remembers this very distinctly. He did the -- the
 16 occupancy inspection on the nursery back in the late
 17 eighties, so he remembers it very distinctly, remembers
 18 the conversation, and he has provided me with a letter,
 19 which I will just highlight his -- the -- the bold
 20 portion of:
 21 "At no time did I ever indicate to those
 22 individuals or any other persons from this church
 23 that they could occupy the structure in any manner
 24 prior to the approval of a public use permit by
 25 the County of Riverside."

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1 And this is a copy for the Board's benefit.
 2 I've also spoken to Richard McCott, and
 3 although he does not recall speaking with the church
 4 (unintelligible) I think his 19- or 20-year tenure with
 5 the County, said that he would never state that anybody
 6 could occupy a facility without a public use permit.
 7 I also would note in the package that you do
 8 have, I believe between testimony at the Planning
 9 Commission and by letters, you do have three or four --
 10 I think five of the adjacent owners out of about the
 11 nine that are opposed to the use, in addition three of
 12 which -- two or three of which are in addition to the --
 13 the wine grape growers.
 14 I think it's also important to notes that we
 15 have a substantial investment in a new planting out in
 16 the C/V zone of about 350 acres in the last couple of
 17 years. We will have three wineries that will probably
 18 be submitted for application within the next calendar
 19 year, two of which are on virtually adjacent parcels,
 20 adjacent or diagonally or contiguous parcels.
 21 Economically speaking, in the most recent year
 22 of record, between retail and wholesale sales, you have
 23 \$23 million in wine sales with an assessed value out
 24 there of just -- just from the grape perspective of \$103
 25 million.

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1 So it's a going concern and we're very
 2 interested in protecting it.
 3 If I may have a minute or so additional.
 4 CHAIRMAN ROY WILSON: No. Your time is up, and
 5 we've held everyone else to the line.
 6 Thank you very much.
 7 LARRY MARKHAM: Okay.
 8 VICE CHAIRMAN TOM MULLEN: Let me, Mr. Chairman, if
 9 I may ask --
 10 CHAIRMAN ROY WILSON: Go ahead.
 11 VICE CHAIRMAN TOM MULLEN: -- Mr. Markham a
 12 question.
 13 You know, in representing, you know, the
 14 vintners and growers, is there any room for a compromise
 15 here?
 16 LARRY MARKHAM: No.
 17 VICE CHAIRMAN TOM MULLEN: And let me say, if I
 18 could, a couple of other things.
 19 I was very disturbed initially about the idea
 20 that a church would move on to a piece of property,
 21 occupy it, build things, improve it, without in fact the
 22 necessary permits. I just -- I -- it just fundamentally
 23 is wrong.
 24 And I respect clearly what the pastor had to
 25 say and I am familiar with the gentleman that formerly

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1 was with the Planning Department, and that dispute may
 2 go unresolved.

3 I'm also appreciative of the vintners' fear
 4 with regard to the encroachment, their livelihood, what
 5 in fact may-- may come.

6 Likewise, on the other side of the coin, and
 7 I'll be very frank, based upon really the fruit of --
 8 the poison fruit doctrine, if you will, but, I mean, if
 9 we fundamentally stop -- if we end up supporting the
 10 theory that the means justifies the end, then I think
 11 we're all in trouble. And that's -- that's why I -- I
 12 had this very (unintelligible) problem of -- of how the
 13 church got there to begin with.

14 But that aside, it doesn't seem certainly on
 15 the face -- I recognize the complexities of the issue
 16 that -- but on the face, it doesn't seem that a church
 17 ought to be incompatible with a rural area. I come from
 18 Nebraska and, God knows, we wouldn't have had any
 19 churches there if it didn't move into, you know, the
 20 farming areas.

21 But is there any of way that we can --

22 LARRY MARKHAM: I'd probably --

23 VICE CHAIRMAN TOM MULLEN: -- end up with a bowl of
 24 fruit and a half a loaf?

25 LARRY MARKHAM: I'd probably prefer to defer to

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1 Mr. Ponte and Dr. Filsinger who are the presidents of
 2 the two respective organizations.

3 I can tell you by research on this particular
 4 property in the past and the reason it sat vacant
 5 primarily is because it's not 10 acres and 10 acres was
 6 required for a winery.

7 And I'm sure they're having the same problem.
 8 The church is just a little too big for this particular
 9 parcel to be able to get the parking they need and --
 10 and to meet the planting that they need, so --

11 And I think one of their representatives
 12 stated, they have a septic issue. It was one of our
 13 concerns.

14 So possibly that can be worked out and it's
 15 something I think that the -- that the -- the vintners
 16 and the growers can reach agreement on. I'd certainly
 17 think they would be willing to -- to work with the
 18 church to try to resolve that.

19 VICE CHAIRMAN TOM MULLEN: Assuming all of the other
 20 caveats were there to the vintners' satisfaction,
 21 because I really understand the problem with -- you're
 22 there. I mean, once you're there, you're there and the
 23 ABC rules. I'm not at all familiar with the ATF, but I
 24 know that they are --

25 LARRY MARKHAM: Well, the other concern I would have

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1 is, I certainly have all the faith in the world in the
 2 church, that they would accept a condition relative to
 3 ABC regs and -- and relative to a future school, but the
 4 approval runs with the land. We cannot -- I don't think
 5 and I'd defer to your counsel sell. We cannot -- you
 6 know, I typically -- I know in my cases I typically
 7 cannot, you know, obligate away my future right of
 8 protest. So I don't know whether that --

9 VICE CHAIRMAN TOM MULLEN: You could, though, by a
 10 contract, you know, between the parties.

11 LARRY MARKHAM: I will defer to Mr. Vickers on that
 12 topic. But certainly the thought is well-placed and we
 13 appreciate that. But once again, churches do change
 14 hands and churches do move on to other sites if they get
 15 bigger and wish to sell to another smaller
 16 congregation.

17 So that -- that I'll defer to. I'm not going
 18 to play attorney from that perspective, but -- but we'll
 19 certainly be more happy to work with the church. We --
 20 we've offered to in the past to try to see if we could
 21 reach some middle ground.

22 I think Supervisor Venable has -- has tried
 23 very -- very hard in that respect and we've -- we
 24 certainly appreciate that. And -- and I think we will
 25 continue to work in that -- in that direction.

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1 CHAIRMAN ROY WILSON: Thank you.
 2 Supervisor Venable.

3 VICE CHAIRMAN TOM MULLEN: I'm fine, Larry.
 4 Thank you.

5 SUPERVISOR JIM VENABLE: I just have a couple of
 6 things I guess I want to say.

7 First of all, first -- first of all, I think
 8 the -- you know, working with the vintners and working
 9 with the church, I don't know what that would real- --
 10 really accomplish because the -- the restraint that the
 11 church has and the -- it's going to come down to a mere
 12 fact of, "Can you plant 75 percent or can you not plant
 13 75 percent?"

14 All the rest of the stuff the church has agreed
 15 to do. They're going to get the permits and they're
 16 going to pay -- pay and what have you.

17 The whole thing is that if they planted every
 18 single nick and corner of that church -- and I've walked
 19 almost every ounce of it -- some -- we estimated
 20 somewhere between 40 and 60 percent that they would
 21 probably be able to plant as it is right now.

22 And they're offering to here to come in and
 23 plant 48 percent, and maybe it will be a little more or
 24 what- -- but anywhere in that area, you know, I would --
 25 we would consider that it would be about as much as they

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1 could possibly do.
 2 Now, we started working on this back in
 3 September of 19-- September 20th, 1998, and I have a
 4 whole list of every move we've made listed here. And I
 5 was originally going to read it, but I don't think I
 6 need to do that.
 7 You don't want to hear that; right?
 8 I didn't think so.
 9 AUDIENCE: (Laughter).
 10 SUPERVISOR JIM VENABLE: Basically what we did do,
 11 though, to get down to the bottom line is after we -- I
 12 had my staff working with both sides seeing what could
 13 really be worked out here.
 14 My biggest problem in all of this, and I -- and
 15 I'm going to come right out and say it, and I don't know
 16 know if Louie Dee [phonetic] is here or now. I doubt if
 17 he is. I doubt if his partner Carl Keys is here.
 18 Are they here?
 19 WOMAN IN AUDIENCE: No.
 20 MAN IN AUDIENCE: Carl's here.
 21 WOMAN IN AUDIENCE: Carl's here.
 22 SUPERVISOR JIM VENABLE: Stand up, Carl, so they can
 23 all see you.
 24 Carl tells me just a few days ago that he
 25 offered to buy this property back from the church, and

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1 also he tells me that they did not purchase this piece
 2 of property.
 3 They're saying they purchased it.
 4 WOMAN IN AUDIENCE: No.
 5 MAN IN AUDIENCE: No.
 6 SUPERVISOR JIM VENABLE: Well, they're saying that
 7 it's a slam dunk deal.
 8 I was told that they will not -- that they --
 9 their option will not be exercised until October.
 10 MAN IN AUDIENCE: (Unintelligible).
 11 SUPERVISOR JIM VENABLE: They have an option on it,
 12 that they have not exercised any option, and they could
 13 move and nothing would happen.
 14 Is that correct?
 15 DAVID JEFFERS: Well, actually we're about five days
 16 away from closing escrow.
 17 CARL KEYS: I haven't -- I haven't been notified.
 18 SUPERVISOR JIM VENABLE: Okay. Okay. I didn't want
 19 to start an argument here, who -- who has been notified,
 20 who hasn't been notified.
 21 If you're in escrow and you're going to close
 22 in five days and it's your property and if we turn you
 23 down, you're stuck with it, period, you're going to have
 24 to sell it or whatever.
 25 Is that correct?

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1 DAVID JEFFERS: Yes, sir.
 2 SUPERVISOR JIM VENABLE: Okay. I just -- I just --
 3 I don't mean that may be the case, but --
 4 CARL KEYS: (Unintelligible).
 5 SUPERVISOR JIM VENABLE: No, no. I'm sorry, Carl,
 6 but I got to do some things that I want to get off of my
 7 chest.
 8 (End of Audiotape 4, Side B.
 9 (Beginning of Audiotape 5, Side A.)
 10 SUPERVISOR JIM VENABLE: -- that's the deal with
 11 them and said, "Okay. If you can plant somewheres
 12 between 40 and 60 percent and you do all the other
 13 things that the County is going to require you to do and
 14 if you can pay" --
 15 I think some of the fees for all of those was
 16 going to be somewheres between 8- and \$10,000 and we
 17 knocked the fees down to \$3,000.
 18 Is that correct, Aleta?
 19 If I made all these statements, I said, "And
 20 I'll take that to the vintners because I'm leaving this
 21 place right now. This is one morning I'm going straight
 22 to the vintners. I'm going to meet with all of them and
 23 I'll put -- and I'll lay the same thing on them and see
 24 what I get. They agreed to that. I went straight down
 25 to the vintners to Mr. Moramarco's place and I sat with

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1 30 or 40 of them and I explained exactly what that
 2 church could do and what it could not do. I explained
 3 that they could not plant 75 percent. They would get
 4 somewheres between 40 and 60, and they would give me a
 5 number at some point in time, and other than that
 6 (unintelligible) every ounce of what was going to
 7 happen, and they were going to only pay \$3,000 in their
 8 fees, and they did he ever bit of that," not one
 9 vintner -- and I think all of you are here -- not one of
 10 you stood up and said one word to me, not one lousy
 11 word. All morning long I sat there with you folks. And
 12 then we went into your streets that we're going to put
 13 in and the offramps or whatever. But not one person
 14 stood up and said a word. So my assumption at that time
 15 is we had a deal.
 16 Now, all of a sudden and you go to the Planning
 17 Department, and I sit down with my Planning Commissioner
 18 and I explained, "This is the deal."
 19 The Planning Commission cannot approve that. I
 20 mean, that's just not their job. And that's why I moved
 21 it from the Planning Commission directly up here,
 22 although a lot of stuff was said at the Planning
 23 Commission that didn't need to be said.
 24 And now the room is packed here. And I don't
 25 know why that is. It's taken up all of our time, all

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1 afternoon. I don't understand any of this. I don't
 2 understand who started it or why.
 3 But -- but as far as I'm concerned, the church
 4 has said they'll do what they've told me they would do,
 5 and -- and so I'm going with what my original deal was.
 6 And I just said exactly what I said I would do.
 7 And I would be more than happy to make that
 8 motion, if the Board would like to hear it, or if the
 9 Board would like to ask some questions. That's kind of
 10 where we are.
 11 I (unintelligible). I was surprised this
 12 morning when I heard that the church has not handled
 13 their fire and transportation in the Planning Department
 14 and the planning as far as the -- the exhibits or hadn't
 15 submitted anything.
 16 Is that correct? They have not done that?
 17 ALETA LAURENCE, PLANNING STAFF: We still have
 18 issues regarding the exhibit and the conditions of
 19 approval that have not been resolved. And therefore we
 20 have been able to prepare final conditions of approval.
 21 DAVID JEFFERS: Mr. Chairman, request permission to
 22 address that issue.
 23 SUPERVISOR JIM VENABLE: Can you just make it quick,
 24 because we want to finish this thing. We've been here
 25 all day long.

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1 DAVID JEFFERS: Very quick.
 2 The exhibit was submitted May 4th.
 3 Unfortunately before the day of the Planning Commission
 4 hearing, which we received a denial, as Mr. Vickers
 5 mentioned --
 6 SUPERVISOR JIM VENABLE: So you stopped it right
 7 there?
 8 DAVID JEFFERS: Stopped it.
 9 SUPERVISOR JIM VENABLE: Okay. You're ready to
 10 submit that right away?
 11 DAVID JEFFERS: No, no. It's already submitted.
 12 We're just ready to go back and -- and clean up the
 13 details.
 14 SUPERVISOR JIM VENABLE: Okay. Thank you.
 15 I want to make one other little statement here
 16 quickly, that -- and I don't know why this happened.
 17 Oh, never mind. I don't want to make that
 18 statement.
 19 Anyway, anybody else have anything else --
 20 CHAIRMAN ROY WILSON: Supervisor Tavaglione does.
 21 SUPERVISOR JOHN TAVAGLIONE: Well, and I had many
 22 more comments, but just in the interest in time, for,
 23 Supervisor Mullen, I go along with you. A bowl of
 24 fruit, a half a loaf, except I'd add to it a glass of
 25 wine.

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1 AUDIENCE: (Laughter). (Applause).
 2 SUPERVISOR JOHN TAVAGLIONE: And I'm -- I'm very,
 3 very, very pleased that this is not in my district.
 4 You're all very nice people, but I'm still happy that
 5 you're not -- this issue --
 6 AUDIENCE: (Laughter).
 7 SUPERVISOR JOHN TAVAGLIONE: -- is not in my
 8 district.
 9 I have to believe based on hearing both sides
 10 that, you know, you had some great people here on both
 11 sides, there has to be a level of compromise. I'm sure
 12 there can be. And I'm going to support whatever
 13 Supervisor Venable proposes here that will reach that
 14 compromise.
 15 Yes, we do need churches and, yes, we do need
 16 more activities for our kids. And this Board I know
 17 supports that completely.
 18 CHAIRMAN ROY WILSON: Supervisor Buster.
 19 SUPERVISOR BOB BUSTER: Well, I don't want to scotch
 20 a good deal either, but I do hope that the church and
 21 the church members get together with the vintners and --
 22 and the 3rd District and come up with a nice -- nice
 23 project off-site that will enhance both the area around
 24 the church and the general Wine County. I think that
 25 would go a long way toward calming the waters here and

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1 making everyone feel --
 2 I mean, obviously -- obviously there's a lot of
 3 feeling that led to so many people coming here. And I
 4 hope that there can be some reconciling project that can
 5 take place that -- that would in a way would be
 6 compensation for is a very large -- large variance
 7 here.
 8 CHAIRMAN ROY WILSON: Okay. I am going to formally
 9 close the Public Hearing and ask the Board to make a
 10 decision.
 11 Supervisor Mullen.
 12 VICE CHAIRMAN TOM MULLEN: Thank you, Mr. Chairman.
 13 I was not aware at a community hearing that
 14 there had been a deal made such as you had outlined,
 15 and, I mean, clearly, you know, a deal has got to be a
 16 deal.
 17 I support you, Supervisor.
 18 CHAIRMAN ROY WILSON: Supervisor Venable.
 19 SUPERVISOR JIM VENABLE: Well, I -- I certainly want
 20 to -- the vintners, I mean, I love every one of these
 21 guys, everybody in here, I just absolutely do.
 22 AUDIENCE: (Applause).
 23 SUPERVISOR JIM VENABLE: I -- I -- I want to do
 24 exactly what's right.
 25 My understanding, and I want to make sure that

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1 we all have an understanding here, that we're changing
 2 the ordinance in the -- out there in that zone.
 3 Is that correct?
 4 RON GOLDMAN, PLANNING STAFF: Supervisor, this Board
 5 approved a change of zone --
 6 SUPERVISOR JIM VENABLE: No, no. No. We're working
 7 on a new one.
 8 Larry --
 9 ALETA LAURENCE, PLANNING STAFF: Yes. That's
 10 correct.
 11 SUPERVISOR JIM VENABLE: Okay. We're changing the
 12 ordinance.
 13 ALETA LAURENCE, PLANNING STAFF: We are working on
 14 modifications which will come to the Commission and the
 15 Board.
 16 SUPERVISOR JIM VENABLE: How soon will that come to
 17 the Board?
 18 ALETA LAURENCE, PLANNING STAFF: I don't have a
 19 calendar for that at this time.
 20 SUPERVISOR JIM VENABLE: Has it come to you yet?
 21 ALETA LAURENCE, PLANNING STAFF: I have a draft.
 22 Yes.
 23 SUPERVISOR JIM VENABLE: You have a draft of it?
 24 ALETA LAURENCE, PLANNING STAFF: Uh-huh.
 25 SUPERVISOR JIM VENABLE: It could come to the Board

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1 in -- it was supposed to come in line with what we're
 2 doing here.
 3 ALETA LAURENCE, PLANNING STAFF: The soonest it
 4 could possibly be at the Commission would be, say, two
 5 months or so.
 6 SUPERVISOR JIM VENABLE: Uh-huh.
 7 ALETA LAURENCE, PLANNING STAFF: And I don't know
 8 what the Commission would need, to have more than one
 9 meeting or not.
 10 SUPERVISOR JIM VENABLE: Well, why would the
 11 Commission have to hear this?
 12 Is the cha- -- oh, the change in ordinance they
 13 would have to (unintelligible)?
 14 ALETA LAURENCE, PLANNING STAFF: There's an
 15 amendment to Ordinance 348.
 16 SUPERVISOR JIM VENABLE: I see. Okay.
 17 ALETA LAURENCE, PLANNING STAFF: And therefore it
 18 has to go to the Planning Commission.
 19 SUPERVISOR JIM VENABLE: Okay. I understand.
 20 Okay. My question mainly is going to be -- and
 21 I'm going to be looking at the church here -- is my
 22 understanding is the church absolutely is going to
 23 support the change in this new ordinance because the new
 24 ordinance is -- and I haven't read it either, but my
 25 understanding is, we'll tighten it down to where we will

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1 not have a church or a school problem in this particular
 2 area again.
 3 Is that correct?
 4 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: Supervisor,
 5 there is currently one change of zone that has been
 6 approved by the Board that I was requested to hold.
 7 It's been approved. All it has to do is come in for
 8 final adoption. It will be effective in 30 days.
 9 The change of zone that this Board has approved
 10 would not allow churches, temples, synagogues in this
 11 zone in the future, even with a public use permit.
 12 SUPERVISOR JIM VENABLE: Okay. But that -- but that
 13 has nothing to do with this new ordinance that we're
 14 going to (unintelligible) --
 15 ALETA LAURENCE, PLANNING STAFF: That action is --
 16 SUPERVISOR JIM VENABLE: -- which is the main thing.
 17 ALETA LAURENCE, PLANNING STAFF: -- drafted in the
 18 new draft also.
 19 SUPERVISOR JIM VENABLE: Okay. Now, so my question
 20 is directed right at the church.
 21 The church is not going to oppose what we're
 22 doing here; is that correct?
 23 PASTOR CLARK VAN WICK: Well, Jim, as I -- as I
 24 mentioned in our previous conversations, I was neither
 25 for nor against it. I remain totally neutral originally

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1 as I do now and as I will in the future. That's me.
 2 I've always been neutral, and I'll continue to remain
 3 that way.
 4 SUPERVISOR JIM VENABLE: Well, you weren't neutral
 5 on this particular iss- -- I'm kidding. I'm kidding,
 6 Clark.
 7 PASTOR CLARK VAN WICK: Well, actually -- actually,
 8 Jim, I was. I was totally neutral. I -- I didn't ask
 9 anybody to be here today.
 10 SUPERVISOR JIM VENABLE: I just want some assurance,
 11 you know, because that was the deal because I went
 12 straight to the vintners and said, "Okay. We got to
 13 make this change here," because we don't want this
 14 problem again. I don't want to pack this room again. I
 15 don't need this again.
 16 ROBERT TYLER, ESQ.: I'd like to as counsel for the
 17 church, the church has no standing in the event that
 18 there was (unintelligible).
 19 SUPERVISOR JIM VENABLE: Okay. Let's talk to the
 20 people then.
 21 Is there anybody here that's going to oppose
 22 anything that we may do in the future?
 23 WOMAN IN AUDIENCE: No.
 24 SUPERVISOR JIM VENABLE: Raise your hand if you're
 25 going to oppose anything.

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1 SPEAKERS IN AUDIENCE: (Unintelligible).
2 SUPERVISOR JIM VENABLE: So you will oppose it?
3 SPEAKERS IN AUDIENCE: (Unintelligible).
4 ROBERT TYLER, ESQ.: Supervisor Venable, the --
5 WOMAN IN AUDIENCE: (Unintelligible).
6 ROBERT TYLER, ESQ.: Supervisor Venable, and I'd
7 like to address this to Counsel Vickers, the -- the
8 church -- Calvary Chapel Bible Fellowship does not have
9 standing to --
10 SUPERVISOR JIM VENABLE: No, I'm not talking to the
11 church. I was talking to the folks that are here that
12 could come right back in this room and make -- and be
13 opposed to our new ordinance that we want to pass.
14 SPEAKERS IN AUDIENCE: (Unintelligible).
15 ROBERT TYLER, ESQ.: They would not have standing
16 either, unless -- unless a future church were to come --
17 SUPERVISOR JIM VENABLE: Okay.
18 ROBERT TYLER, ESQ.: -- and want to establish.
19 SUPERVISOR JIM VENABLE: I'm talking about this
20 particular church.
21 ROBERT TYLER, ESQ.: This particular church does not
22 have standing nor this particular church's members, but
23 we cannot say --
24 SUPERVISOR JIM VENABLE: I understand.
25 ROBERT TYLER, ESQ.: -- what would happen with a

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1 future church.
2 SUPERVISOR JIM VENABLE: I understand.
3 ROBERT TYLER, ESQ.: They may oppose it.
4 SUPERVISOR JIM VENABLE: I understand.
5 ROBERT TYLER, ESQ.: And this church cannot take a
6 position because legally --
7 SUPERVISOR JIM VENABLE: I understand.
8 ROBERT TYLER, ESQ.: -- legally we don't have --
9 SUPERVISOR JIM VENABLE: No. We understand what
10 you're saying. You're fine.
11 Thank you.
12 I -- I would like to make a motion.
13 CHAIRMAN ROY WILSON: We're ready for one.
14 AUDIENCE: (Laughter).
15 SUPERVISOR JIM VENABLE: I forgot what it was.
16 I would like to refer to -- I would like to
17 make a motion that we approve the -- the -- the church's
18 stay in there with a 48 percent -- minimum of 48 or
19 more, whatever they could do, of planting. And I do not
20 mind them planting Christmas trees either. I don't have
21 a problem with that. I don't know if anybody else has a
22 problem with that. I think that that would be something
23 good. And I think -- we -- we did check the ordinance
24 and we can find where we could make -- we could look at
25 the ordinance and say, "Christmas trees are allowed,"

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1 along with the vineyards and what have you. There's a
2 lot of things in there.
3 County Counsel is telling me that we can make
4 that argument.
5 So I would -- so I would also then in my
6 ordinance -- or in my recommendation the approval of the
7 planting of Christmas trees, a minimum of 48 percent in
8 that particular, and then meet all the other things in a
9 timely fashion.
10 I want to find out now the time frame. I don't
11 want this thing to drag out and out and out or come back
12 and want to pick away at different things. I just want
13 a clean (unintelligible), just get it done and get on
14 with our business because we've got other things to do,
15 or however you want to word that.
16 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: Given the
17 present status of the record, Supervisor, I think what
18 we'd like to do is to move for tentative approval of
19 Public Use Permit 798, subject to the Planning
20 Commission coming in with appropriate planting
21 conditions of approval, given the fact that we don't
22 have everything we need at this point, tentative
23 approval of Variance Case No. 1665 down to 48 percent
24 planting and allow Christmas trees in lieu of the citrus
25 or the vineyard, and direct County Counsel to prepare

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1 findings and conclusions that would support that type of
2 a decision with a report back to the Board in three
3 weeks, and that would normally be heard on your nine
4 o'clock agenda.
5 UNIDENTIFIED SUPERVISOR: Second.
6 CHAIRMAN ROY WILSON: A motion and a second.
7 Direction clear? Any questions?
8 SUPERVISOR JOHN TAVAGLIONE: That includes the
9 caveats, the restrictions, the language concerning the
10 schools and the ABC and all of that?
11 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: Supervisor,
12 we will attempt to draft a condition, but we will -- we
13 will draft a condition to that effect.
14 Please remember that those conditions do run
15 with the land, and we cannot promise what some future
16 (unintelligible). I -- I --
17 SUPERVISOR JOHN TAVAGLIONE: What was -- was that --
18 What was the originally deal, Supervisor?
19 SUPERVISOR JIM VENABLE: The original deal with the
20 church, with the vintners?
21 SUPERVISOR JOHN TAVAGLIONE: With the vintners.
22 MAN IN AUDIENCE: They'd sign off on ABC's rules and
23 all (unintelligible).
24 SUPERVISOR JIM VENABLE: Well, they sign off on
25 everything.

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1 SUPERVISOR JOHN TAVAGLIONE: They'll sign it --
2 SUPERVISOR JIM VENABLE: They'll sign off on every
3 single thing we do.
4 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: We will
5 include such a condition.
6 AUDIENCE: (Laughter).
7 MAN IN AUDIENCE: Jim, I'd like (unintelligible).
8 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: We'll do the
9 best we can to impose those conditions.
10 SUPERVISOR JOHN TAVAGLIONE: Yeah. I would ask for
11 maybe some contractual agreement between the association
12 and the church. I mean, we don't want any ambiguity
13 here.
14 CHAIRMAN ROY WILSON: Okay. Please cast your vote.
15 VICE CHAIRMAN TOM MULLEN: Well, is that -- is that
16 satisfactory, some kind of a contractual agreement
17 between the association and the church?
18 Is that okay with the association?
19 MAN IN AUDIENCE: (Unintelligible). I think you
20 have a problem of adjacent property owners on a BATF
21 issue because a deal with the church and the association
22 doesn't cover property owners.
23 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: We'll
24 attempt to try and craft a condition.
25 VICE CHAIRMAN TOM MULLEN: Okay.

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1 CHAIRMAN ROY WILSON: Please cast your ballots.
2 (Voting.)
3 CHAIRMAN ROY WILSON: The motion carries
4 unanimously. It concludes Item 12.1.
5 We'll go to 12.2.
6 AUDIENCE: (Applause).
7 (Other matters heard.)
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C E R T I F I C A T E

1
2
3 I, Melanie M. Faulconer, certify
4 that the foregoing transcript is a true
5 record of said proceedings, that I am not
6 connected by blood or marriage with any of
7 the parties herein, nor interested directly
8 or indirectly in the matter in controversy,
9 nor am I in the employ of counsel.
10 I have hereunto subscribed my name
11 this 14th day of January, 2013.
12
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MELANIE M. FAULCONER

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Exhibit D
Calvary Chapel Traffic Study



KUNZMAN ASSOCIATES, INC.

CALVARY CHAPEL BIBLE FELLOWSHIP

TRAFFIC IMPACT ANALYSIS

September 20, 2011

Prepared by:

Amy Leung, E.I.T.,
Robert Kunzman,
Carl Ballard, and
William Kunzman, P.E.

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Calvary Chapel Bible Fellowship

Traffic Impact Analysis

This report contains the traffic impact analysis for the proposed Calvary Chapel Bible Fellowship. The project site is located east of Calle Contento and north of Rancho California Road in the County of Riverside. The project site is proposed to be developed with a 120 student private school and 436 additional occupants of church land use for a total of 936 occupants of church land use. During Phase I the project is proposed open a 120 student private school. During Phase II the existing 500 occupant church south of the project site will be relocated to project site and be expanded to 936 occupants. The 120 student private school will move from the project site to the vacated 500 occupant church building to the south. The student count will remain the same. During Phase II project traffic is redistributed and the conflicting traffic at Bucharest Lane (NS) at Rancho California Road (EW) will decrease.

The traffic report contains documentation of existing traffic conditions, traffic generated by the project, distribution of the project traffic to roads outside the project, and an analysis of future traffic conditions. Each of these topics is contained in a separate section of the report. The first section is "Findings", and subsequent sections expand upon the findings. In this way, information on any particular aspect of the study can be easily located by the reader.

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

I. Findings

This section summarizes the existing traffic conditions, project traffic impacts, and the proposed mitigation measures.

A. Definition of Deficiency and Significant Impact

The following definitions of deficiencies and significant impacts have been developed in accordance with the County of Riverside requirements:

The definition of an intersection deficiency has been obtained from the County of Riverside General Plan. The General Plan states that peak hour intersection operations of Level of Service C or better are generally acceptable along all County maintained roads and conventional state highways. As an exception, Level of Service D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, conventional state highways or freeway ramp intersections.

B. Existing Traffic Conditions

1. The project site is currently undeveloped and not generating significant traffic.
2. Existing roadways in the vicinity of the project include Margarita Road, Meadows Parkway, Butterfield Stage Road, La Serena Way, Calle Contento, Bucharest Lane, Anza Road, and Rancho California Road.
3. The study area intersections currently operate at acceptable Levels of Service during the peak hours for existing traffic conditions, except for the following study area intersections that appear to currently operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

C. Traffic Impacts

1. The project site is proposed to be developed with a 120 student private school and 436 additional occupants of church land use for a total of 936 occupants of church land use.
2. As shown in Table 2, the proposed development is projected to generate approximately 406 additional weekday daily vehicle trips, 118 of which will occur during the weekday morning peak hour and 460 additional of which will occur during the Sunday mid-day peak hour.
3. The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I traffic conditions, with improvements.

4. The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the peak hours:

Margarita Road (NS) at:
Rancho California Road (EW) - #1

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions, with improvements.

5. The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Anza Road (NS) at:
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II traffic conditions, with improvements.

6. The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the peak hours:

Margarita Road (NS) at:
Rancho California Road (EW) - #1

Meadows Parkway (NS) at:
Rancho California Road (EW) - #2

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project - Phase II plus cumulative traffic conditions, with improvements.

7. Traffic signals appear to currently be warranted at the following study area intersections for existing traffic conditions (see Appendix F):

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

8. Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project– Phase I traffic conditions (see Appendix F):

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

9. Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions (see Appendix F):

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

10. Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase II traffic conditions (see Appendix F):

Calle Contento (NS) at:
Project Access (EW) - #5

Anza Road (NS) at:
Rancho California Road (EW) - #8

It should be noted that the intersection of Bucharest Lane (NS) at Rancho California Road does not appear to warrant a traffic signal for Phase II.

11. Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions (see Appendix F):

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Project Access (EW) - #5
Rancho California Road (EW) - #6

Anza Road (NS) at:
Rancho California Road (EW) - #8

It should be noted that the intersection of Bucharest Lane (NS) at Rancho California Road does not appear to warrant a traffic signal for Phase II.

D. Mitigation Measures

The following measures are recommended to mitigate the impact of the project on traffic circulation:

1. Site-specific circulation and access recommendations are depicted on Figure 41.
2. Construct Calle Contento from the north project boundary to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.
3. Sufficient on-site parking should be provided to meet the County of Riverside parking code requirements.

4. Sight distance at the project accesses should be reviewed with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.
5. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
6. Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.
7. As is the case for any roadway design, the County of Riverside should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

II. Project Description

This section discusses the project's location and proposed development. Figure 1 shows the project location map and Figure 2 illustrates the site plan.

A. Location

The project site is located east of Calle Contento and north of Rancho California Road in the County of Riverside.

B. Proposed Development

The project site is proposed to be developed with a 120 student private school and 436 additional occupants of church land use for a total of 936 occupants of church land use.

The following describes the proposed land uses from a traffic engineering viewpoint:

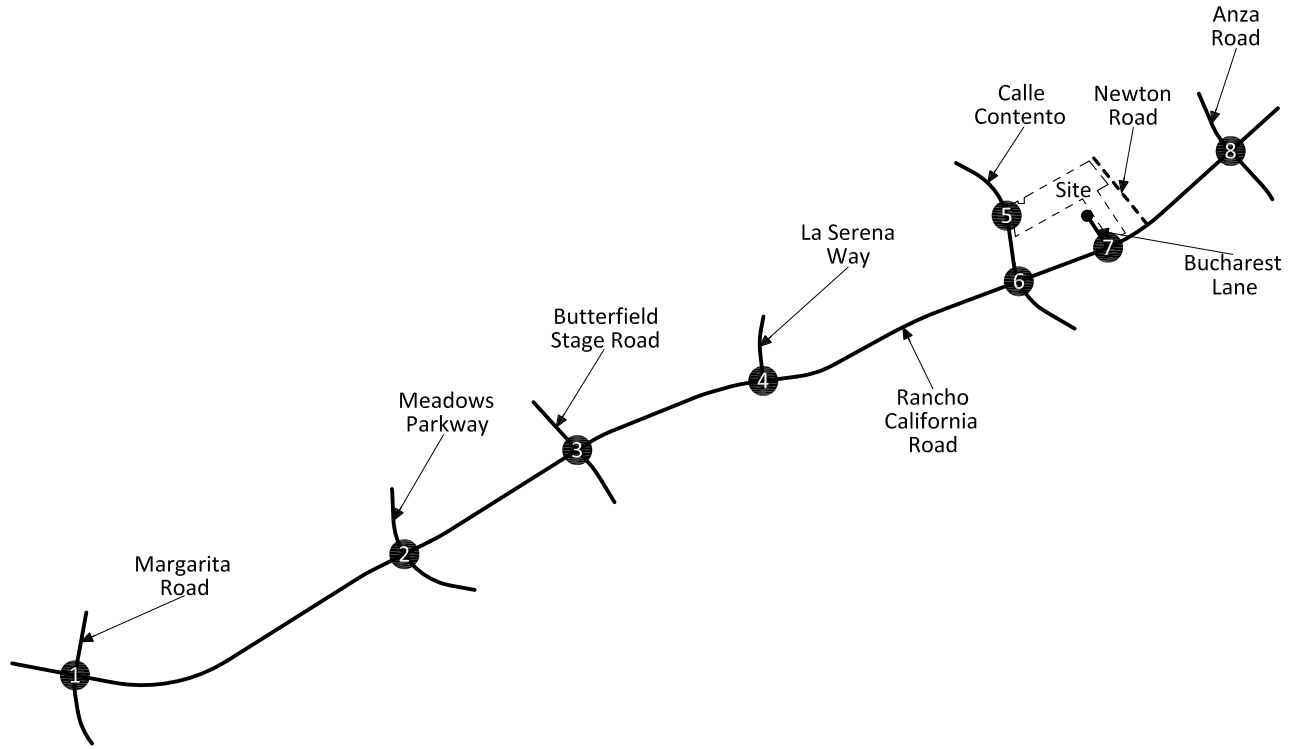
Church: Churches without parochial schools generate traffic primarily in the evening and on weekends. Few peak traffic hour trips are generated.

Private School: As a result of their morning starting and early afternoon quitting times, they do not appreciably effect the street peak hour traffic flow. On a daily basis, student drop-off and pick-up will generate more traffic than teachers commuting.

C. Project Phasing

During Phase I the project is proposed open a 120 student private school. During Phase II the existing 500 occupant church south of the project site will be relocated to project site and be expanded to 936 occupants. The 120 student private school will move from the project site to the vacated 500 occupant church building to the south. The student count will remain the same. During Phase II project traffic is redistributed and the conflicting traffic at Bucharest Lane (NS) at Rancho California Road (EW) will decrease.

Figure 1
Project Location Map

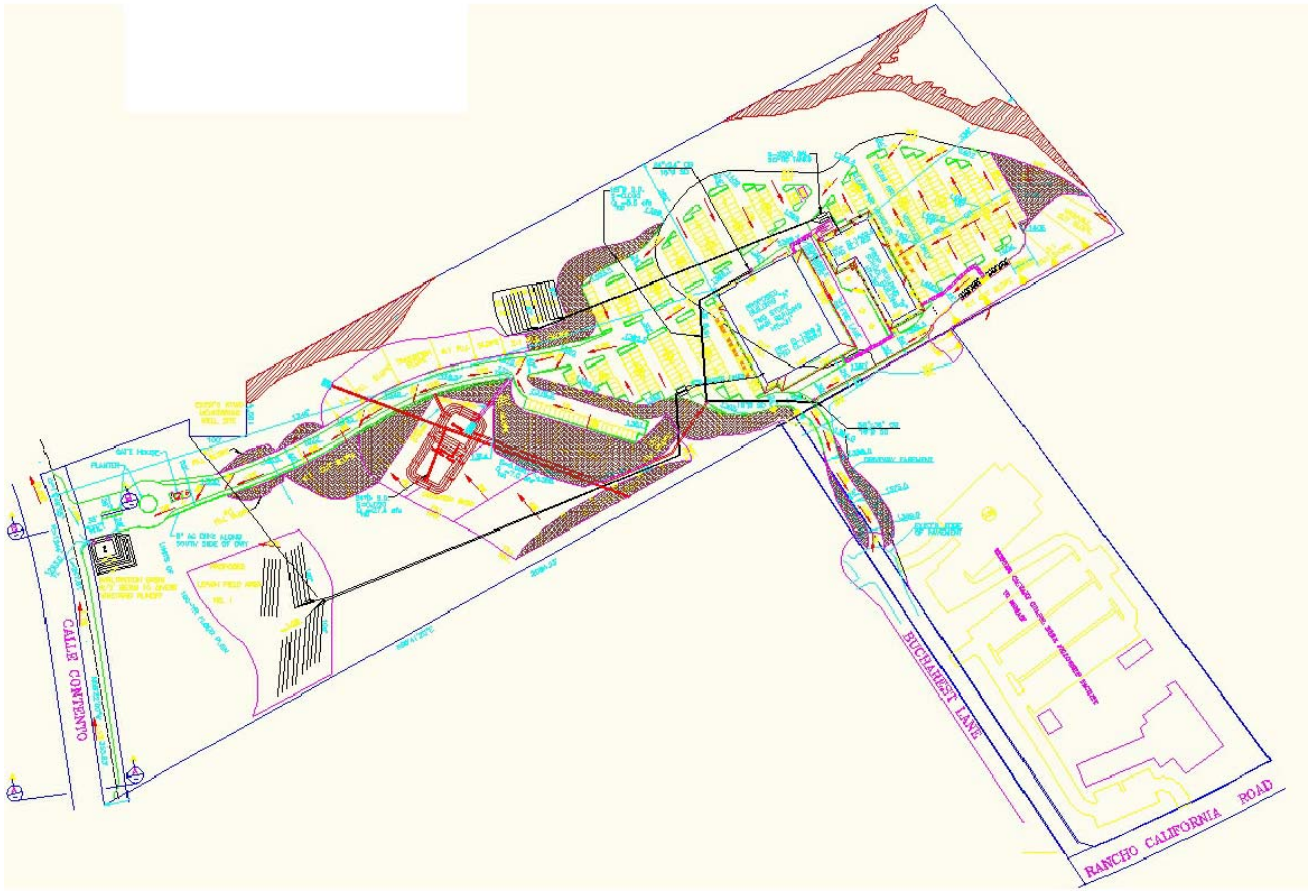


Legend

① = Intersection Reference Number



Figure 2
Site Plan



III. Existing Traffic Conditions

The traffic conditions as they exist today are discussed below and illustrated on Figures 3 to 8.

A. Study Area

Pursuant to the scoping agreement with County of Riverside staff (see Appendix B), the study area includes the following intersections:

Margarita Road (NS) at:
Rancho California Road (EW) - #1

Meadows Parkway (NS) at:
Rancho California Road (EW) - #2

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Project Access (EW) - #5
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

B. Surrounding Street System

Roadways that will be utilized by the development or included in the study area include: Margarita Road, Meadows Parkway, Butterfield Stage Road, La Serena Way, Calle Contento, Bucharest Lane, Anza Road, and Rancho California Road.

Margarita Road: This north-south four lane divided roadway is classified as an Arterial (128 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 19,600 to 19,800 vehicles per day in the study area.

Meadows Parkway: This north-south four lane divided roadway is classified as a Major (118 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 7,200 to 10,500 vehicles per day in the study area.

Butterfield Stage Road: This north-south two lane undivided to four lane divided roadway is classified as an Arterial (128 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 4,600 to 9,900 vehicles per day in the study area.

La Serena Way: This north-south two lane undivided roadway is classified as a Secondary (100 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 100 vehicles per day in the study area.

Calle Contenido: This north-south two lane undivided roadway is classified as a Major (118 foot right-of-way) south of Rancho California Road and it is not classified north of Rancho California Road on the County of Riverside General Plan Circulation Element. It currently carries approximately 500 to 1,000 vehicles per day in the study area.

Bucharest Lane: This north-south two lane undivided roadway is not classified on the County of Riverside General Plan Circulation Element. It currently carries approximately 200 vehicles per day in the study area.

Anza Road: This north-south two lane undivided roadway is classified as a Major (118 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 900 to 4,100 vehicles per day in the study area.

Rancho California Road: This east-west two lane undivided to four lane divided roadway is classified as an Arterial (128 foot right-of-way) to the west of Butterfield Stage Road and as a Mountain Arterial (110 foot right-of-way) to the east of Butterfield Stage Road on the County of Riverside General Plan Circulation Element. **It currently carries approximately 10,000 to 23,200 vehicles per day in the study area.**

It should be noted that a large portion of the traffic in the area during the weekends is related to the commercial wineries within the area.

C. Existing Travel Lanes and Intersection Controls

Figure 3 identifies the existing roadway conditions for study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified.

D. Existing Average Daily Traffic Volumes

Figure 4 depicts the existing average daily traffic volumes. The existing average daily traffic volumes were obtained from the County of Riverside Transportation Department, Traffic Counts – 2010, the City of Temecula’s Traffic Count Database, and by Kunzman Associates, Inc. by factoring existing peak hour counts (see Appendix C) by a determined “K” factor for the study area using the following formula for each intersection leg:

$$\text{AM Peak Hour (Approach + Exit Volume)} \times 15.9 = \text{Leg Volume}$$

The “K” factor has been obtained from existing average daily vehicle counts conducted by Kunzman Associates, Inc. (see Appendix D). 24 hour vehicle counts were obtained and the

“K” factor has been calculated for the count locations. The calculated percentage of daily traffic is 6.28 percent for the weekday morning peak. A “K” factor of 15.9 means that the weekday morning peak hour vehicle count represents 6.28 percent of the daily total vehicles to pass by a specific point on a roadway ($6.28\% \times 15.9 = 1.0$).

E. Existing Intersection Delay

The technique used to assess the capacity needs of an intersection is known as the intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection. The existing delay and Level of Service for intersections in the vicinity of the project are shown in Table 1.

Existing intersection traffic conditions were established through weekday morning and Sunday mid-day peak hour traffic counts obtained by Kunzman Associates, Inc. in June 2011 (see Figures 5 and 6). Traffic count worksheets are provided in Appendix C. Explicit peak hour factors have been calculated using the data collected for this effort as well. The weekday morning peak hour traffic volumes were identified by counting the period from 7:00 AM – 9:00 AM and Sunday mid-day peak hour traffic volumes were identified by counting the period from 9:00 AM – 1:00 PM.

The study area intersections currently operate at acceptable Levels of Service during the peak hours for existing traffic conditions, except for the following study area intersections that appear to currently operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

Existing delay worksheets are provided in Appendix E.

F. Existing County of Riverside Circulation Plan

Figure 7 shows the current County of Riverside General Plan Circulation Element. Both existing and future roadways are included in the Circulation Element of the General Plan and are graphically depicted on Figure 7. This figure shows the nature and extent of arterial highways that are needed to adequately serve the ultimate development depicted by the

land use element of the General Plan. The County of Riverside General Plan roadway cross-sections are illustrated on Figure 8.

G. Traffic Signal Warrant Analysis

Traffic signals appear to currently be warranted at the following study area intersections for existing traffic conditions (see Appendix F):

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

H. Transit Service

The study area is currently served by the Riverside Transit Agency Route 24 along Margarita Road and Rancho California Road.

Table 1

Existing Intersection Delay and Level of Service

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	22.0-C	25.6-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	20.5-C	19.2-B
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	24.7-C	37.9-D
La Serena Way (NS) at: Rancho California Road (EW) - #4	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	12.1-B	29.0-D
Calle Contento (NS) at: Rancho California Road (EW) - #6	CSS	0	1	0	0	1	0	1	1	1	1	1	1	15.3-C	56.7-F
Bucharest Lane (NS) at: Rancho California Road (EW) - #7	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	13.0-C	99.9-F ⁴
Anza Road (NS) at: Rancho California Road (EW) - #8	AWS	1	1	1	0	1	0	1	1	1	1	1	1	12.7-B	27.2-D

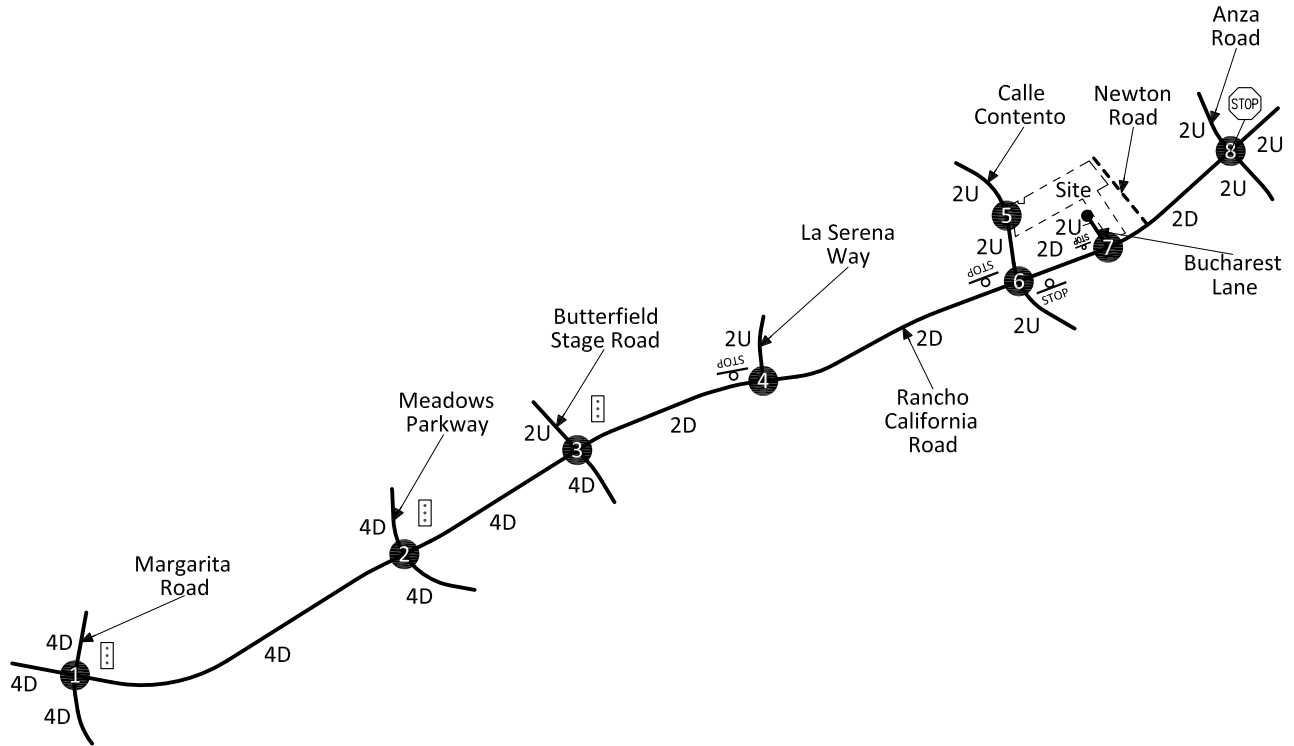
¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicle to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

⁴ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Figure 3 Existing Through Travel Lanes and Intersection Controls



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left; padding: 2px;">1</td> <td style="text-align: left; padding: 2px;">← 0.5 ← 1.5 ← 2</td> <td style="text-align: left; padding: 2px;">↑ 1 ← 2 ← 1</td> </tr> <tr> <td style="text-align: left; padding: 2px;">1</td> <td style="text-align: left; padding: 2px;">1 → 2 → 0 ↓</td> <td style="text-align: left; padding: 2px;">2 → 2 → D →</td> </tr> </table>	1	← 0.5 ← 1.5 ← 2	↑ 1 ← 2 ← 1	1	1 → 2 → 0 ↓	2 → 2 → D →	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left; padding: 2px;">2</td> <td style="text-align: left; padding: 2px;">← 0 ← 2 ← 1</td> <td style="text-align: left; padding: 2px;">↑ D ← 2 ← 1</td> </tr> <tr> <td style="text-align: left; padding: 2px;">1</td> <td style="text-align: left; padding: 2px;">1 → 2 → 0 ↓</td> <td style="text-align: left; padding: 2px;">2 → 1.5 → 0.5 →</td> </tr> </table>	2	← 0 ← 2 ← 1	↑ D ← 2 ← 1	1	1 → 2 → 0 ↓	2 → 1.5 → 0.5 →	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left; padding: 2px;">3</td> <td style="text-align: left; padding: 2px;">← 1 ← 0.5 ← 0.5</td> <td style="text-align: left; padding: 2px;">↑ 0.5 ← 0.5 ← 1</td> </tr> <tr> <td style="text-align: left; padding: 2px;">1</td> <td style="text-align: left; padding: 2px;">1 → 1 → 1 ↓</td> <td style="text-align: left; padding: 2px;">0.5 → 0.5 → 1 →</td> </tr> </table>	3	← 1 ← 0.5 ← 0.5	↑ 0.5 ← 0.5 ← 1	1	1 → 1 → 1 ↓	0.5 → 0.5 → 1 →
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left; padding: 2px;">4</td> <td style="text-align: left; padding: 2px;">← 1 ← 0 ← 1</td> <td style="text-align: left; padding: 2px;">↑ 0.5 ← 0.5 ← 0</td> </tr> <tr> <td style="text-align: left; padding: 2px;">1</td> <td style="text-align: left; padding: 2px;">1 → 1 → 0 ↓</td> <td style="text-align: left; padding: 2px;">0 → 0 → 0 →</td> </tr> </table>	4	← 1 ← 0 ← 1	↑ 0.5 ← 0.5 ← 0	1	1 → 1 → 0 ↓	0 → 0 → 0 →	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left; padding: 2px;">5</td> <td style="text-align: left; padding: 2px;">← 0 ← 1 ← 0</td> <td style="text-align: left; padding: 2px;">↑ 0 ← 0 ← 0</td> </tr> <tr> <td style="text-align: left; padding: 2px;">0</td> <td style="text-align: left; padding: 2px;">0 → 0 → 0 ↓</td> <td style="text-align: left; padding: 2px;">1 → 1 → 0 →</td> </tr> </table>	5	← 0 ← 1 ← 0	↑ 0 ← 0 ← 0	0	0 → 0 → 0 ↓	1 → 1 → 0 →	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left; padding: 2px;">6</td> <td style="text-align: left; padding: 2px;">← 0 ← 1 ← 0</td> <td style="text-align: left; padding: 2px;">↑ 1 ← 1 ← 1</td> </tr> <tr> <td style="text-align: left; padding: 2px;">1</td> <td style="text-align: left; padding: 2px;">1 → 1 → 1 ↓</td> <td style="text-align: left; padding: 2px;">0 → 1 → 0 →</td> </tr> </table>	6	← 0 ← 1 ← 0	↑ 1 ← 1 ← 1	1	1 → 1 → 1 ↓	0 → 1 → 0 →
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0	0 → 0 → 0 ↓	1 → 1 → 0 →																		
6	← 0 ← 1 ← 0	↑ 1 ← 1 ← 1																		
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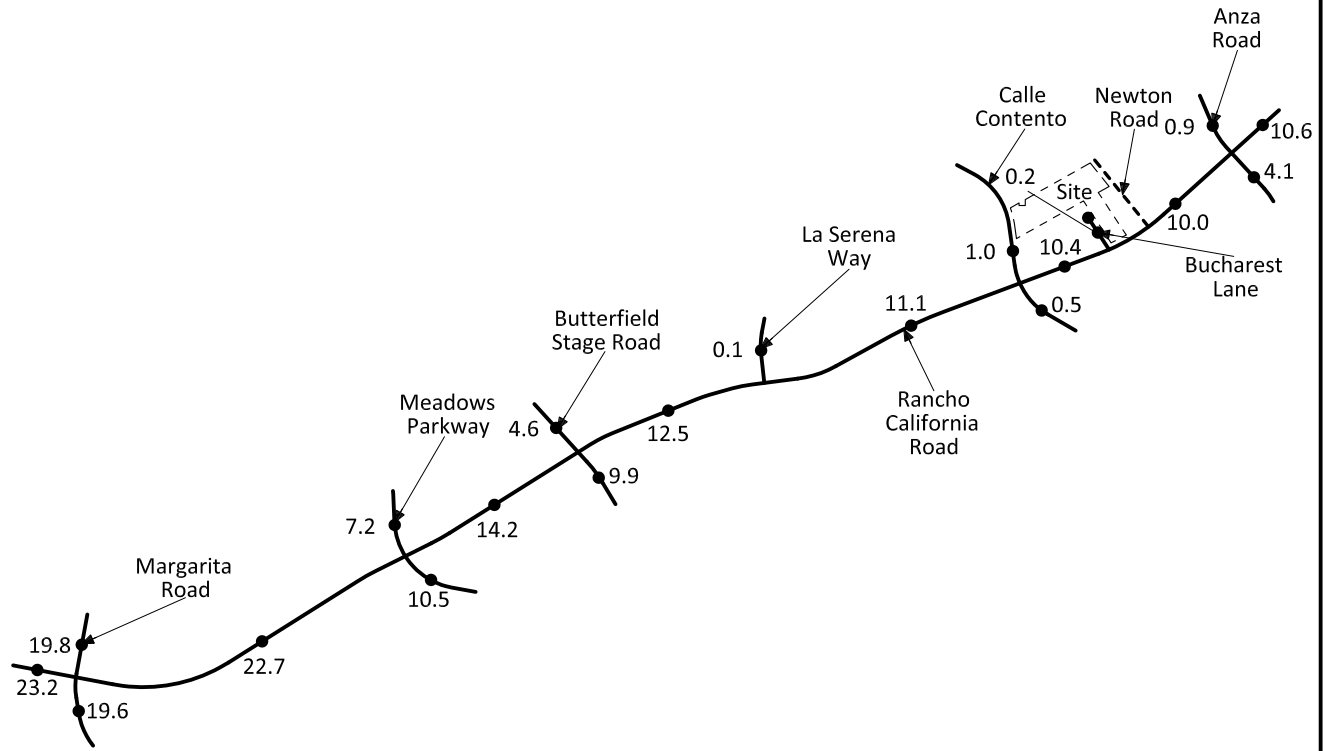
Legend

- = Traffic Signal
- = All Way Stop
- = Stop Sign
- 4 = Through Travel Lanes
- 4D = Divided Roadway
- 4U = Undivided Roadway
- D = Defacto Turn Lane



When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. All intersection geometry has been field verified.

Figure 4
Existing Average Daily Traffic Volumes

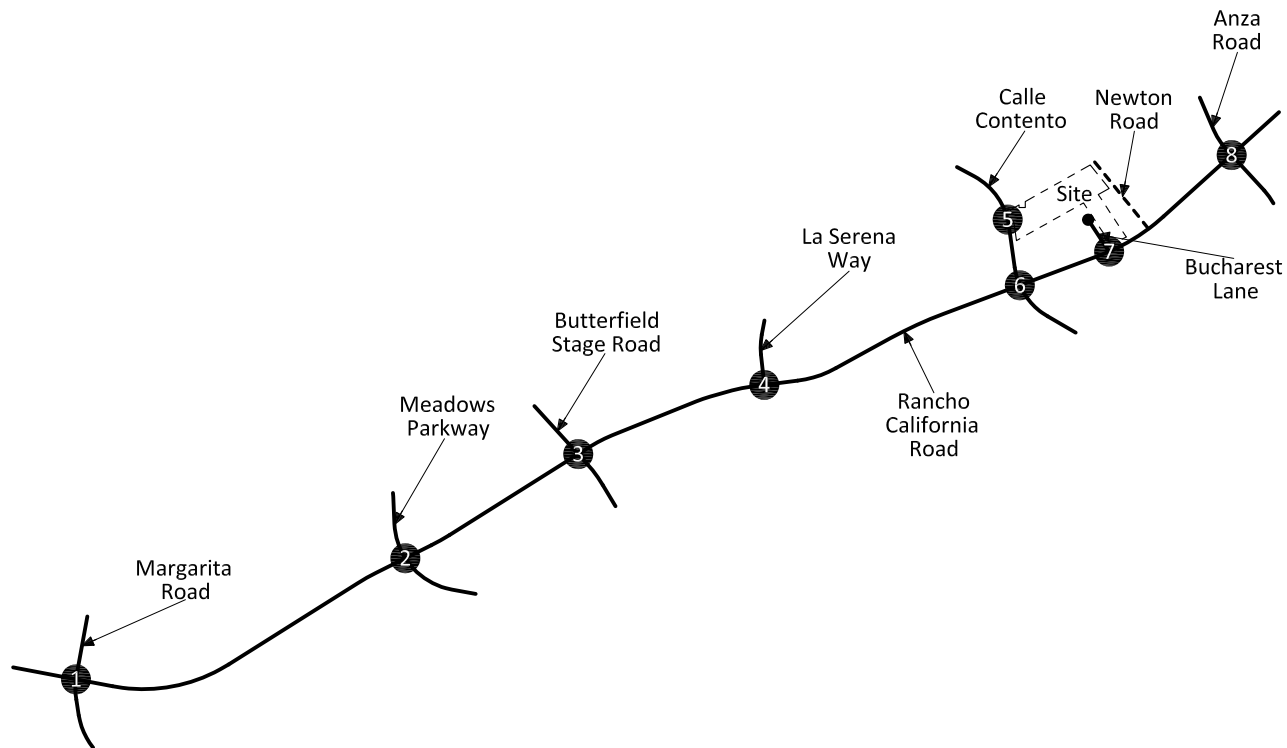


Legend

13.1 = Vehicles Per Day (1,000's)



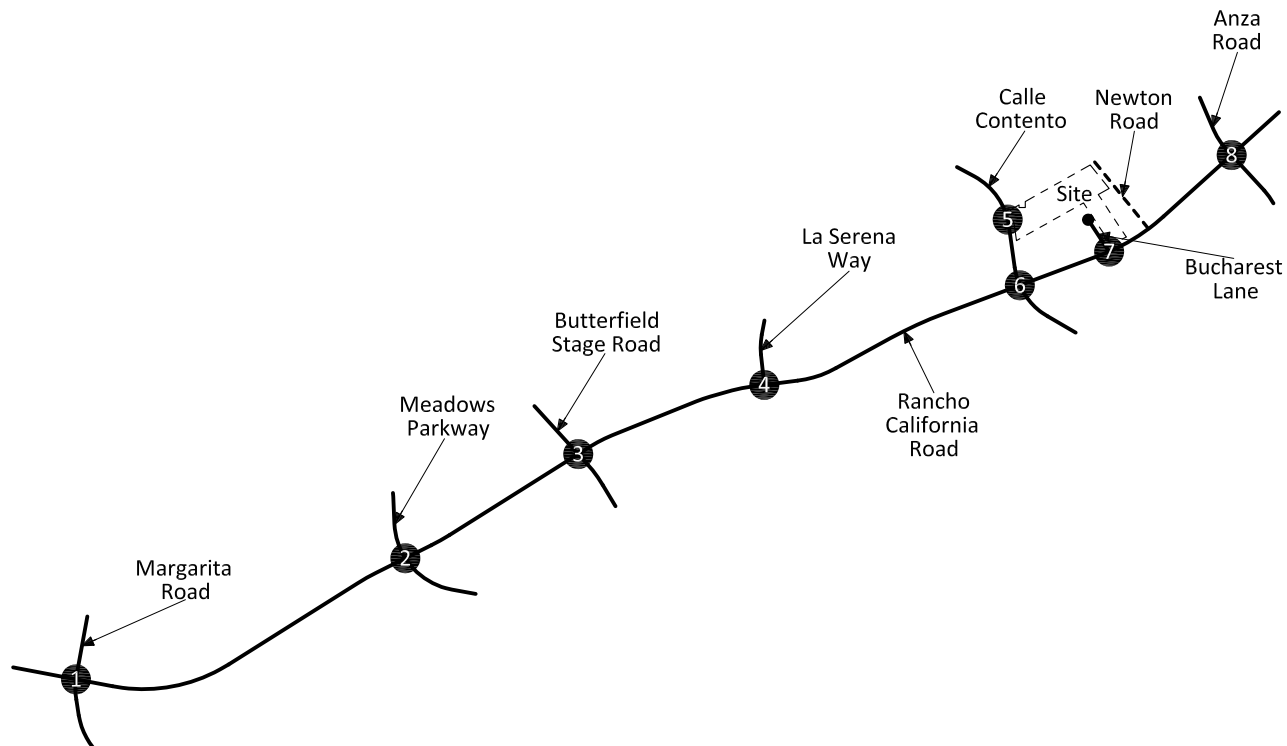
Figure 5 Existing Weekday Morning Peak Hour Intersection Turning Movement Volumes



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: right;">1</td><td style="text-align: right;">434</td><td style="text-align: right;">▽</td></tr> <tr><td style="text-align: right;">←</td><td style="text-align: right;">63</td><td style="text-align: right;">↑</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">267</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">104</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">61</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">108</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">780</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">42</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">207</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">137</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">40</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">107</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">333</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">480</td><td style="text-align: right;">↔</td></tr> <tr><td style="text-align: right;">↔</td><td style="text-align: right;">386</td><td style="text-align: right;">↔</td></tr> </table>	1	434	▽	←	63	↑	↔	267	↔	↔	104	↔	↔	61	↔	↔	108	↔	↔	780	↔	↔	42	↔	↔	207	↔	↔	137	↔	↔	40	↔	↔	107	↔	↔	333	↔	↔	480	↔	↔	386	↔	<table border="1" style="width: 100%; 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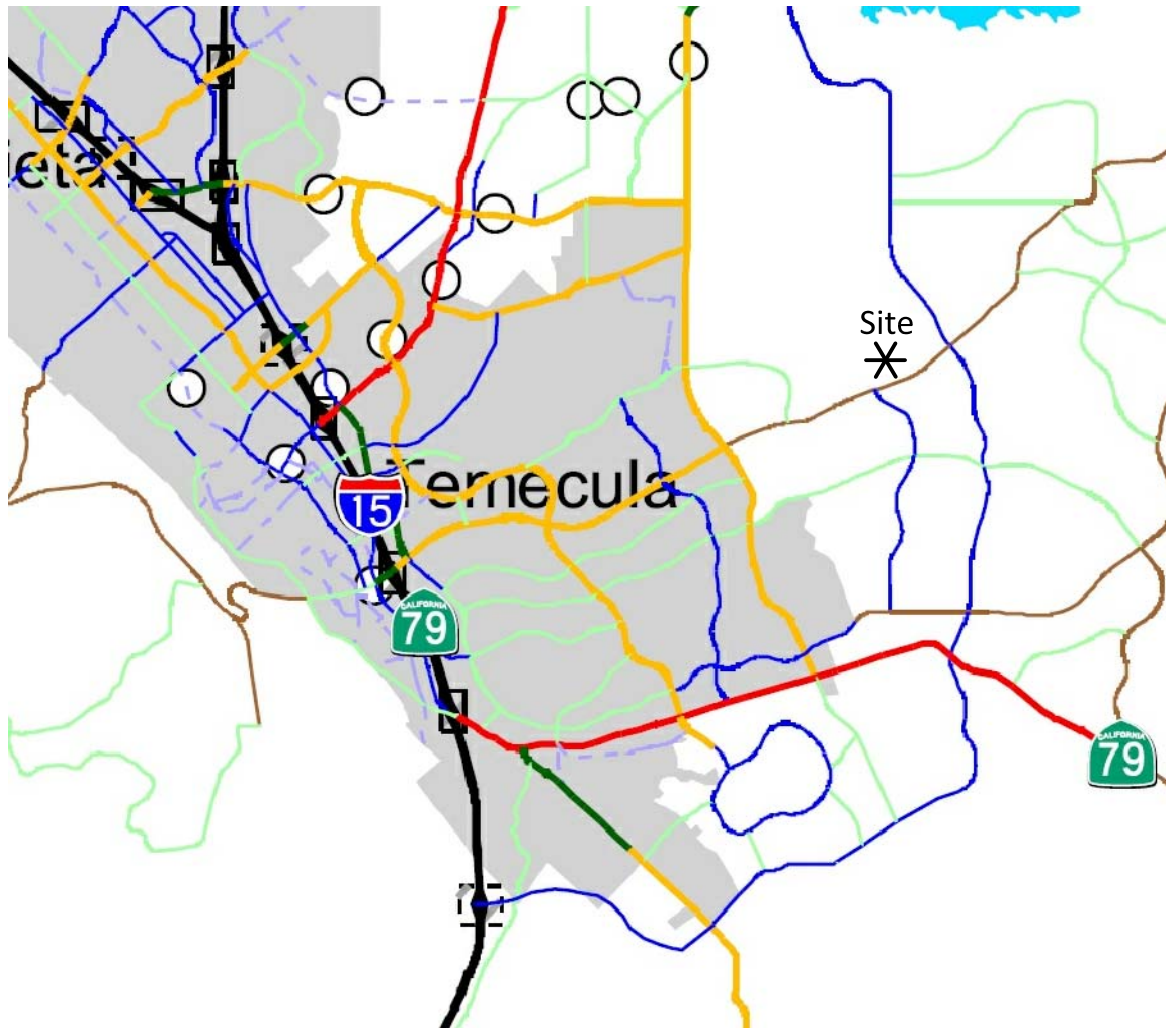
Figure 6 Existing Sunday Mid-day Peak Hour Intersection Turning Movement Volumes



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Figure 7
 Riverside County General Plan Circulation Element



Legend









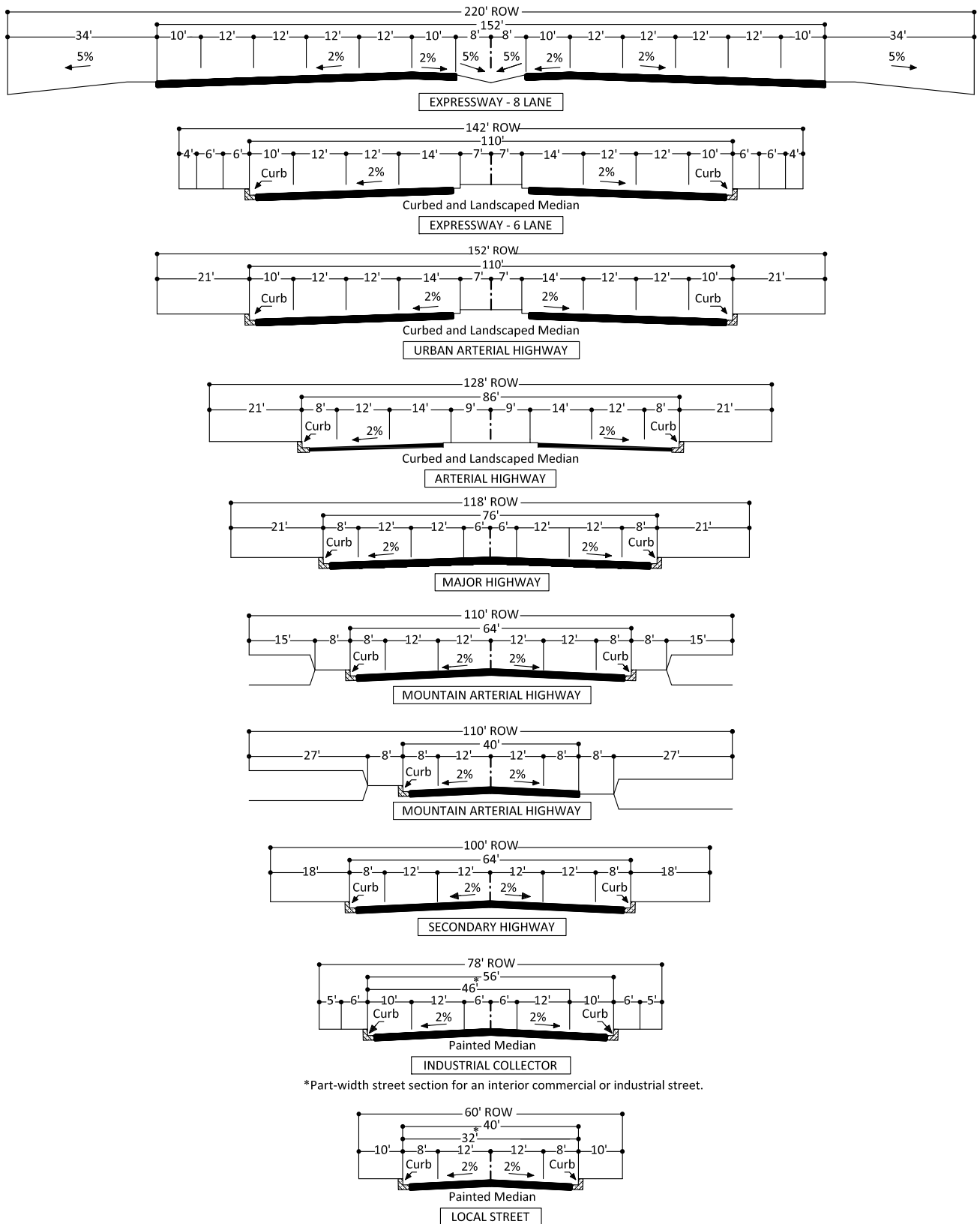
-  Freeway
-  Expressway (220' ROW)
-  Urban Arterial (152' ROW)
-  Arterial (128' ROW)
-  Major (118' ROW)
-  Mountain Arterial (110' ROW)
-  Secondary (100' ROW)
-  Collector (74' ROW)



Figure 8 Riverside County General Plan Roadway Cross-Sections



*Part-width street section for an interior commercial or industrial street.

*Part-width street section for all collector streets-34' improvements on 52' R/W.

IV. Project Traffic

The project site is proposed to be developed with a 120 student private school and 436 additional occupants of church land use for a total of 936 occupants of church land use. During Phase I the project is proposed open a 120 student private school. During Phase II the existing 500 occupant church south of the project site will be relocated to project site and be expanded to 936 occupants. The 120 student private school will move from the project site to the vacated 500 occupant church building to the south. The student count will remain the same. During Phase II project traffic is redistributed and the conflicting traffic at Bucharest Lane (NS) at Rancho California Road (EW) will decrease.

A. Trip Generation

The traffic generated by the project is determined by multiplying an appropriate trip generation rate by the quantity of land use. Trip generation rates are predicated on the assumption that energy costs, the availability of roadway capacity, the availability of vehicles to drive, and our life styles remain similar to what we know today. A major change in these variables may affect trip generation rates.

Trip generation rates were determined for daily traffic, weekday morning peak hour inbound and outbound traffic, and Sunday mid-day peak hour inbound and outbound traffic for the proposed land uses. By multiplying the traffic generation rates by the land use quantities, the traffic volumes are determined. Table 2 exhibits the traffic generation rates, project peak hour volumes, and project daily traffic volumes. The traffic generation rates are calculated from existing traffic counts of the church facility and from the Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008.

As shown in Table 2, the proposed development is projected to generate approximately 406 additional weekday daily vehicle trips, 118 of which will occur during the weekday morning peak hour and 460 additional of which will occur during the Sunday mid-day peak hour.

B. Trip Distribution

Figure 9 contains the directional distribution of the project traffic for the proposed land use for Phase I and Figures 10 and 11 contain the directional distributions of the project traffic for the proposed land uses for Phase II.

To determine the traffic distributions for the proposed project, peak hour traffic counts of the existing directional distribution of traffic for existing areas in the vicinity of the site, and other additional information on future development and traffic impacts in the area were reviewed.

C. Trip Assignment

Based on the identified traffic generation and distributions, project average daily traffic volumes have been calculated and shown on Figure 11 for Phase I and Figure 12 for Phase II.

Weekday morning and Sunday mid-day peak hour intersection turning movement volumes expected from the project are shown on Figures 14 to 17, respectively.

D. Modal Split

The traffic reducing potential of public transit has not been considered in this report. Essentially the traffic projections are conservative in that public transit might be able to reduce the traffic volumes.

E. Existing Traffic Redistribution

For Phase II the traffic that is currently traveling to and from the existing 500 fixed seat church is redistributed from east of Calle Contento on Rancho California Road and north of Rancho California Road on Bucharest Lane to north of Rancho California Road on Calle Contento and east of Calle Contento into the project site.

Table 2

Project Traffic Generation

Land Use	Quantity	Units ¹	Weekday				Sunday		
			Morning Peak Hour			Daily	Mid-day Peak Hour		
			Inbound	Outbound	Total		Inbound	Outbound	Total
<u>Trip Generation Rates</u>									
Private School ²		ST	0.50	0.40	0.90	2.58	NOM ³	NOM	NOM
Church ⁴		OC	0.004	0.018	0.022	0.220	0.492	0.558	1.050
<u>Trips Generated</u>									
<u>Phase I</u>									
Private School	120	ST	60	48	108	310	1	1	2
<u>Phase II</u>									
Private School	120	ST	60	48	108	310	1	1	2
Church - Proposed	936	OC	4	17	21	206	461	522	983
Church - Existing	-500	OC	-2	-9	-11	-110	-246	-279	-525
Subtotal			62	56	118	406	216	244	460

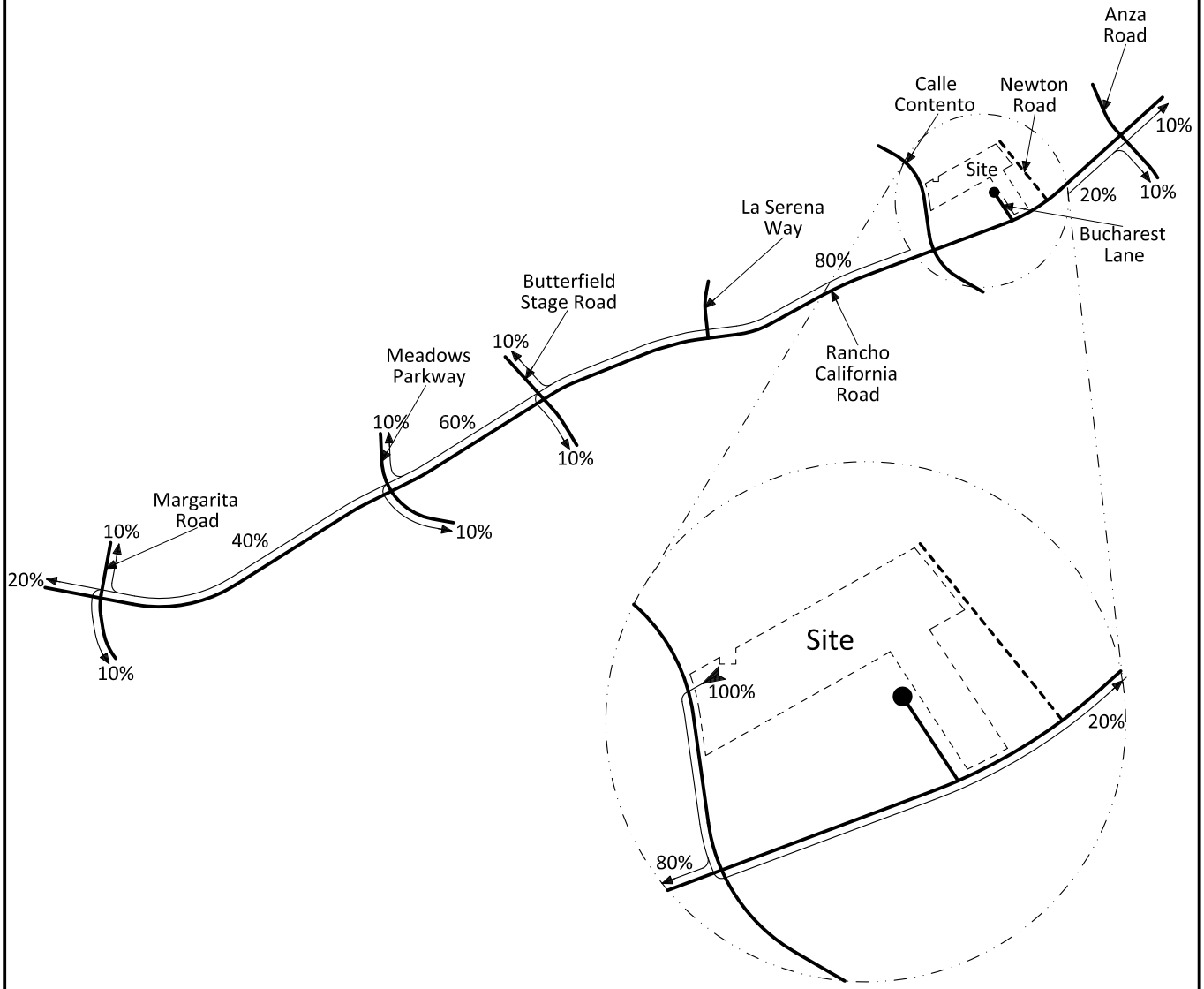
¹ ST = Student; OC = Occupants

² Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Category 534 for the weekday morning peak hour and factored for the weekday daily by the ratio and splits from Land Use category 520. Traffic generation assumed to be nominal during the Sunday mid-day peak hour.

³ NOM =Nominal

⁴ Source: calculated from existing traffic counts of the church facility. Weekday morning peak hour assume ten (10) percent of the weekday daily volumes.

Figure 9
 Project - Phase I Traffic Distribution - Proposed 120 Student Private School

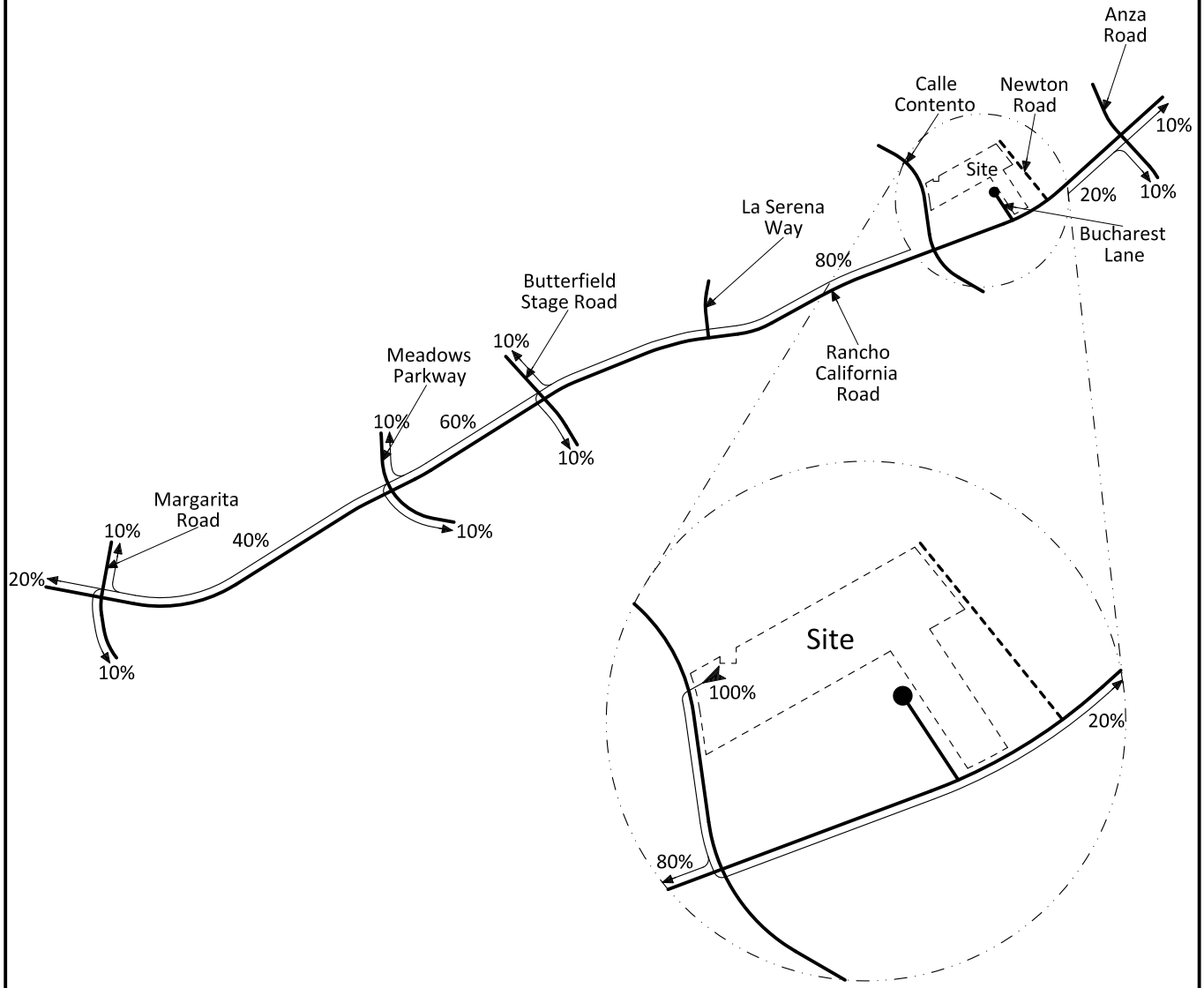


Legend

10% = Percent To/From Project



Figure 10
 Project - Phase II Traffic Distribution - Proposed 936 Seat Church



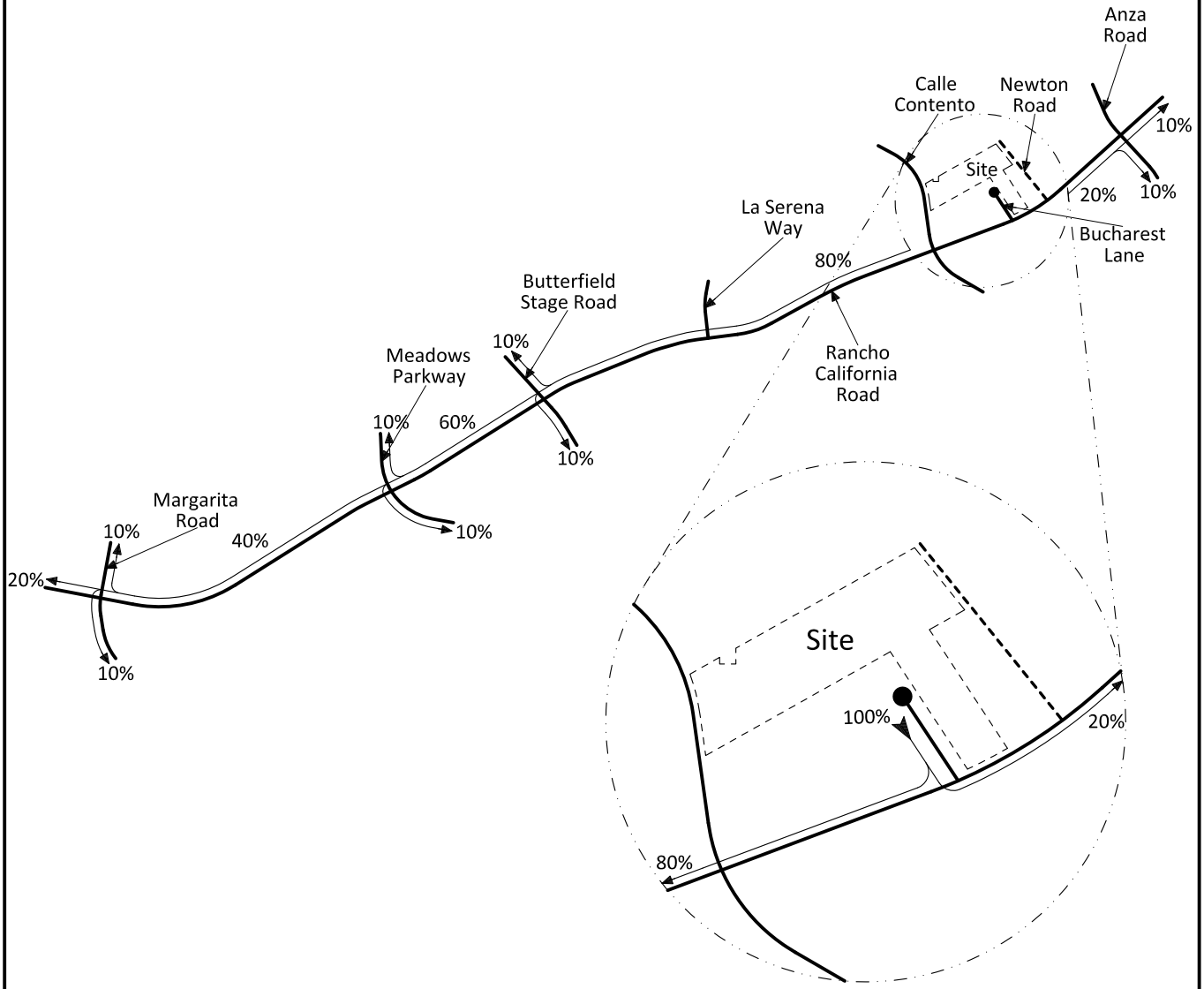
Legend

10% = Percent To/From Project



Figure 11

Project - Phase II Traffic Distribution - Proposed 120 Student Private School



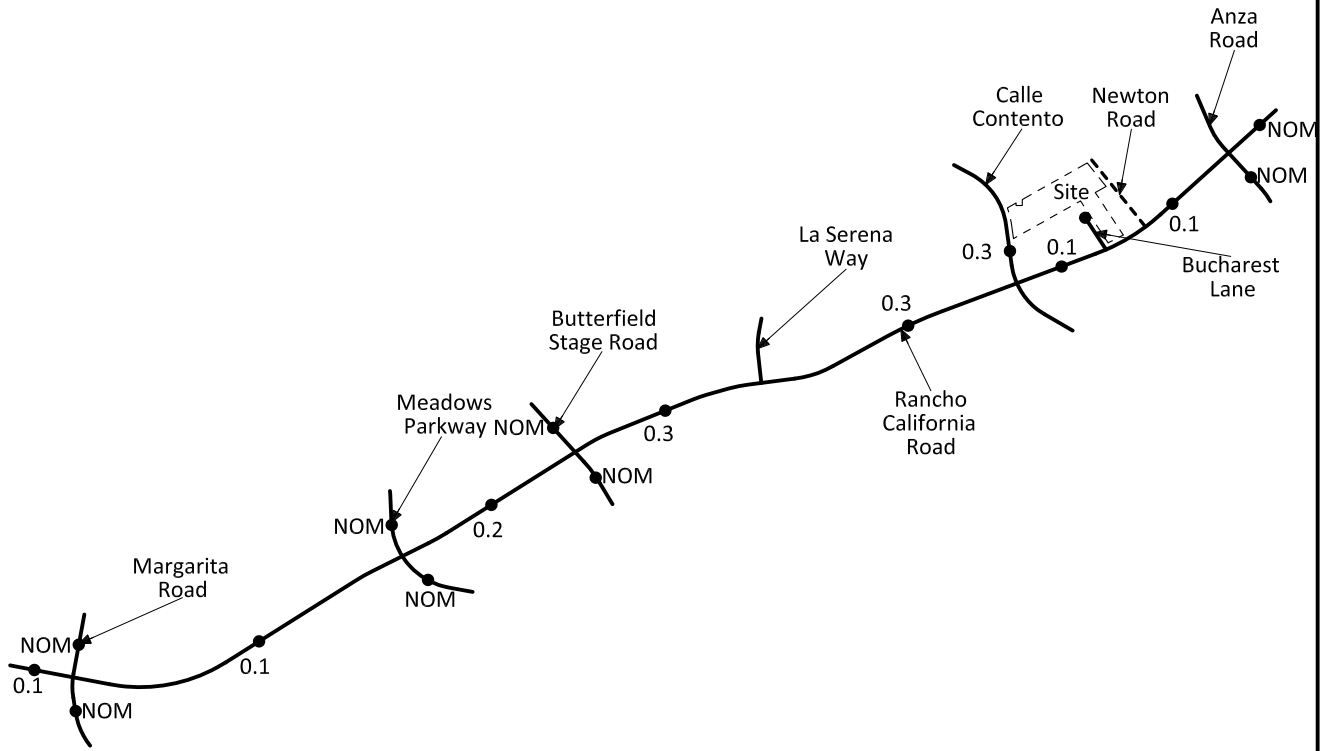
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10% = Percent To/From Project



NTS

Figure 12
 Project - Phase I Average Daily Traffic Volumes

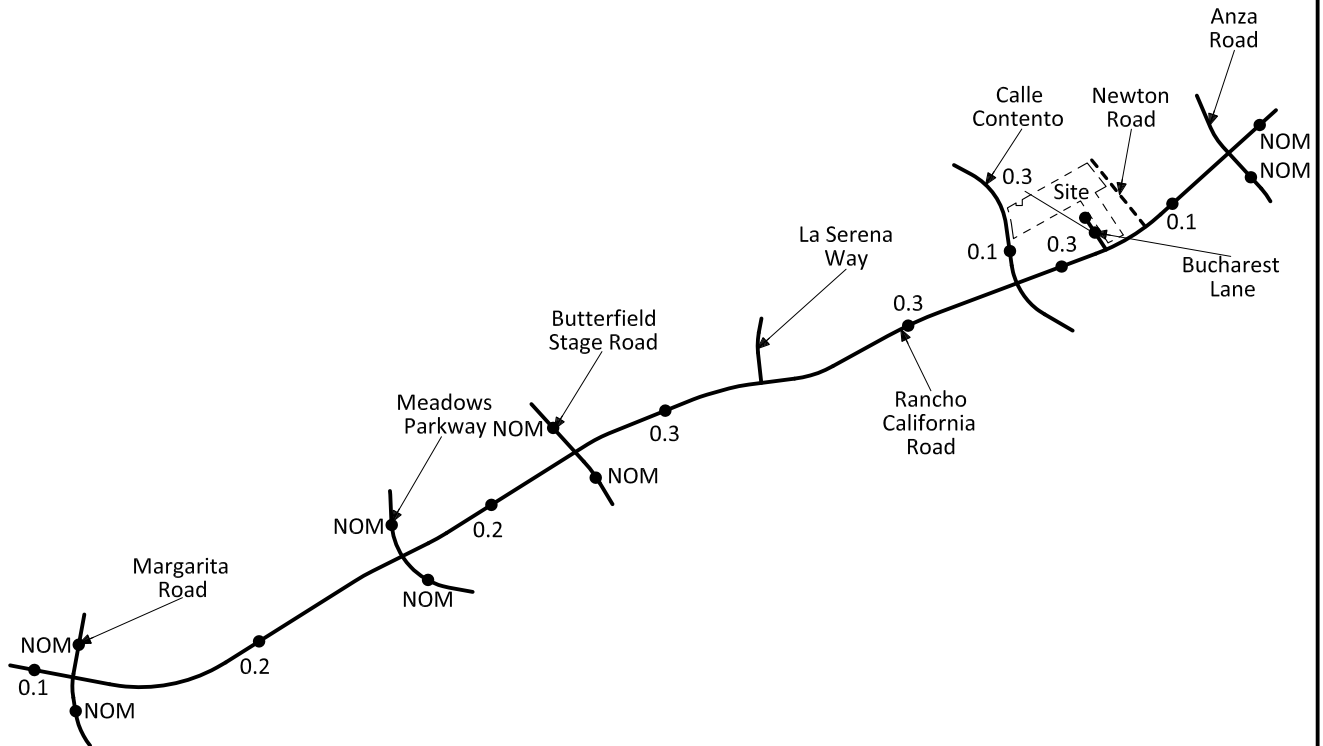


Legend

0.1 = Vehicles Per Day (1,000's)
 NOM = Nominal, Less Than 50
 Vehicles Per Day



Figure 13
 Project - Phase II Average Daily Traffic Volumes

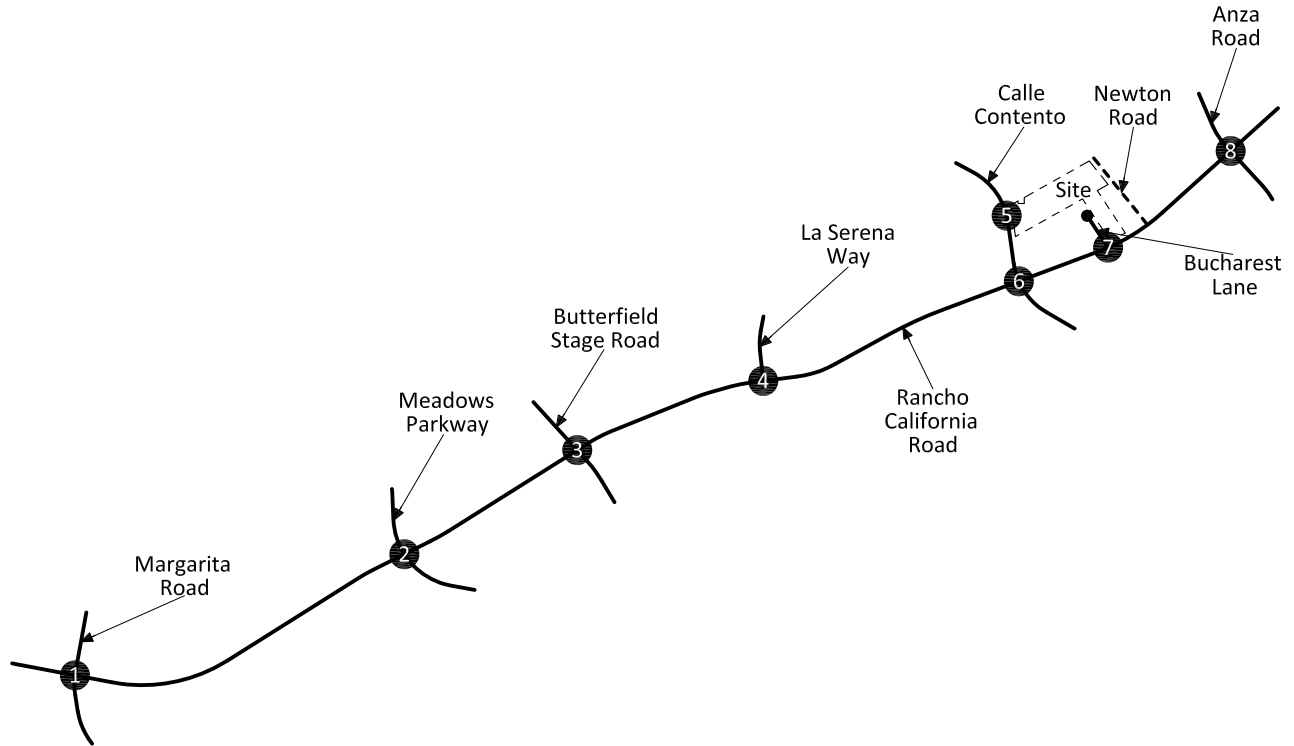


Legend

- 0.1 = Vehicles Per Day (1,000's)
- NOM = Nominal, Less Than 50
Vehicles Per Day



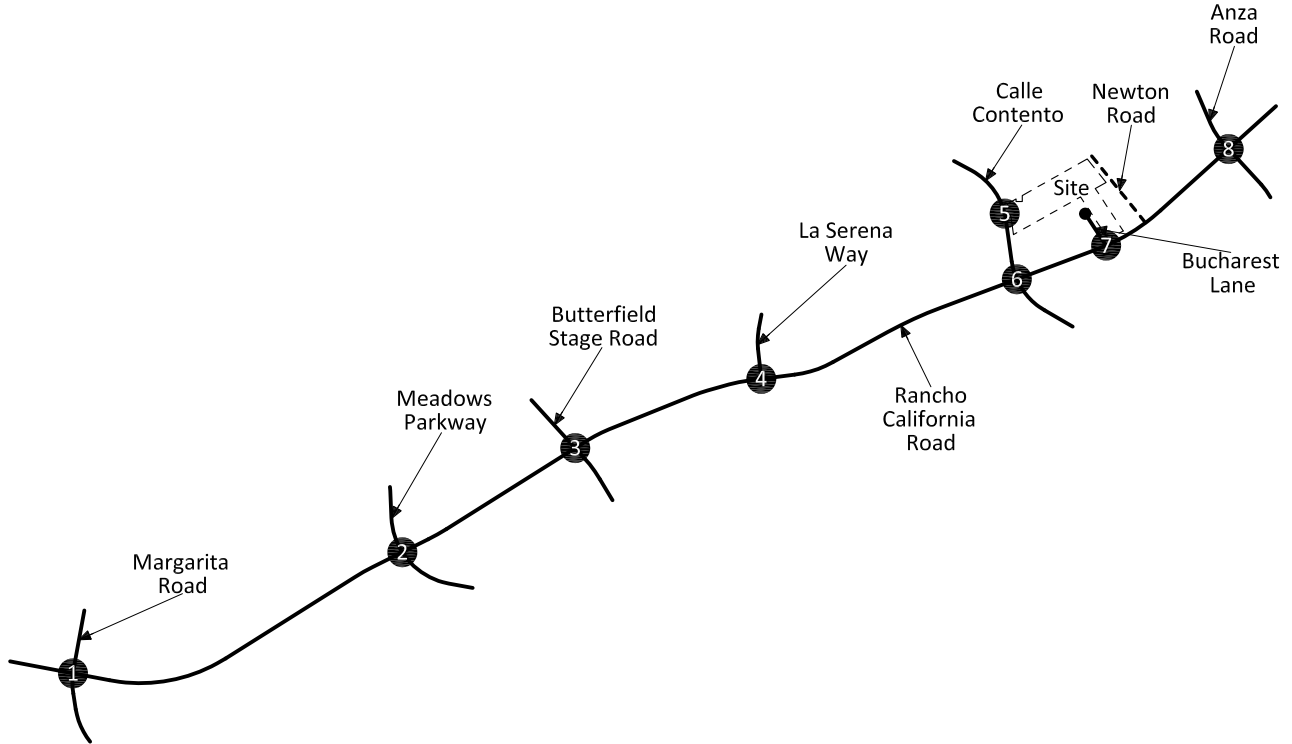
Figure 14
Project - Phase I Weekday Morning Peak Hour
Intersection Turning Movement Volumes



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Figure 15
 Project - Phase I Sunday Mid-day Peak Hour
 Intersection Turning Movement Volumes



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V. Future Traffic Conditions

In this section existing plus ambient growth plus project - Phase I, existing plus ambient growth plus project – Phase I plus cumulative, existing plus ambient growth plus project - Phase II, and existing plus ambient growth plus project – Phase II plus cumulative are discussed. Figures 18 to 40 illustrate the future traffic conditions.

A. Method of Projection

To assess existing plus ambient growth plus project traffic conditions, project traffic is combined with existing traffic, and areawide growth. To assess existing plus ambient growth plus project plus cumulative traffic conditions, project traffic is combined with existing traffic, areawide growth, and cumulative project traffic. The Opening Year for analysis purposes in this report is 2017 for Phase I and 2022 for Phase II.

To account for areawide growth on roadways, traffic volumes have been calculated based on a “conservative” 2.0 percent annual growth rate of existing traffic volumes over a six (6) year period for Phase I and over an eleven (11) year period for Phase II.

B. Other Development

Table 3 lists the proposed land uses for the other development (see Figure 18) obtained from the County of Riverside Transportation Department. Table 3 shows the daily and peak hour vehicle trips generated by the other development in the study area. The other development traffic distributions are shown on Figures 19 to 25.

The other development average daily traffic volumes are shown on Figure 26. Other development weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 27 and 28, respectively.

C. Existing Plus Ambient Growth Plus Project – Phase I Average Daily Traffic Volumes

Existing plus ambient growth plus project – Phase I average daily traffic volumes are as illustrated on Figure 29.

D. Existing Plus Ambient Growth Plus Project – Phase I Plus Cumulative Average Daily Traffic Volumes

Existing plus ambient growth plus project – Phase I plus cumulative average daily traffic volumes are as illustrated on Figure 30.

E. Existing Plus Ambient Growth Plus Project – Phase II Average Daily Traffic Volumes

Existing plus ambient growth plus project – Phase II average daily traffic volumes are as illustrated on Figure 31.

F. Existing Plus Ambient Growth Plus Project – Phase II Plus Cumulative Average Daily Traffic Volumes

Existing plus ambient growth plus project – Phase II plus cumulative average daily traffic volumes are as illustrated on Figure 32.

G. Existing Plus Ambient Growth Plus Project – Phase I Intersection Delay

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The delay and Level of Service for existing plus ambient growth plus project – Phase I traffic conditions have been calculated and are shown in Table 4. Existing plus ambient growth plus project – Phase I weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 33 and 34, respectively.

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I traffic conditions for, with improvements. Existing plus ambient growth plus project – Phase I delay worksheets are provided in Appendix E.

H. Existing Plus Ambient Growth Plus Project – Phase I Plus Cumulative Intersection Delay

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The delay and Level of Service for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions have been calculated and are shown in Table 5. Existing plus ambient growth plus project – Phase I weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 35 and 36, respectively.

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the peak hours:

Margarita Road (NS) at:
Rancho California Road (EW) - #1

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions, with improvements. Existing plus ambient growth plus project – Phase I plus cumulative delay worksheets are provided in Appendix E.

I. Existing Plus Ambient Growth Plus Project – Phase II Intersection Delay

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The delay and Level of Service for existing plus ambient growth plus project – Phase II traffic conditions have been calculated and are shown in Table 6. Existing plus ambient growth plus project – Phase II weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 37 and 38, respectively.

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Anza Road (NS) at:
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II traffic conditions for Phase II, with improvements. Existing plus ambient growth plus project – Phase II delay worksheets are provided in Appendix E.

J. Existing Plus Ambient Growth Plus Project – Phase II Plus Cumulative Intersection Delay

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The delay and Level of Service for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions have been calculated and are shown in Table 7. Existing plus ambient growth plus project – Phase II weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 39 and 40, respectively.

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the peak hours:

Margarita Road (NS) at:
Rancho California Road (EW) - #1

Meadows Parkway (NS) at:
Rancho California Road (EW) - #2

Butterfield Stage Road (NS) at:
Rancho California Road (EW) - #3

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions, with improvements. Existing plus ambient growth plus project – Phase II plus cumulative delay worksheets are provided in Appendix E.

K. Traffic Signal Warrant Analysis

Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project– Phase I traffic conditions (see Appendix F):

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions (see Appendix F):

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:
Rancho California Road (EW) - #7

Anza Road (NS) at:
Rancho California Road (EW) - #8

Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase II traffic conditions (see Appendix F):

Calle Contento (NS) at:
Project Access (EW) - #5

Anza Road (NS) at:
Rancho California Road (EW) - #8

It should be noted that the intersection of Bucharest Lane (NS) at Rancho California Road does not appear to warrant a traffic signal for Phase II.

Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions (see Appendix F):

La Serena Way (NS) at:
Rancho California Road (EW) - #4

Calle Contento (NS) at:
Project Access (EW) - #5
Rancho California Road (EW) - #6

Anza Road (NS) at:
Rancho California Road (EW) - #8

It should be noted that the intersection of Bucharest Lane (NS) at Rancho California Road does not appear to warrant a traffic signal for Phase II.

Table 3

Other Development Traffic Generation¹

Project	Traffic Analysis Zone	Land Use	Quantity	Units ²	Weekday Peak Hour				Sunday Peak Hour		
					Morning			Daily	Mid-day		
					Inbound	Outbound	Total		Inbound	Outbound	Total
PP 23343	A	Winery ³			15	15	30	500	50	50	100
		Single-Family Detached Residential	15	DU	3	8	11	144	7	7	14
		Casitas	42	DU	14	9	23	343	17	13	30
		Subtotal			32	32	64	987	74	70	144
TR 32594	A	Single-Family Detached Residential	58	DU	11	32	43	555	28	26	54
PP 21375	B	Winery ³			15	15	30	500	50	50	100
PP 22569	B	Winery ³			15	15	30	500	50	50	100
		Retail	0.48	TSF	0	0	0	21	1	1	2
		Subtotal			15	15	30	521	51	51	102
PP 24047	B	Winery ³			15	15	30	500	50	50	100
PP 21570	C	Winery ³			15	15	30	500	50	50	100
TR 31314	C	Single-Family Detached Residential	19	DU	4	11	15	182	9	8	17
TT 34466	C	Single-Family Detached Residential	216	DU	41	121	162	2,067	106	95	201
PP 23318	D	Winery ³			15	15	30	500	50	50	100
PP 23319		Retail	3.60	TSF	2	1	3	155	9	8	17
PP 23320		Quality Restaurant	3.60	TSF	1	2	3	324	23	16	39
		Hotel	60	RM	20	13	33	490	24	19	43
		Car Museum ⁴	2.80	TSF	2	2	4	20	2	2	4
	Hair Salon	7.50	TSF	5	4	9	90	14	24	38	
		Subtotal			45	37	82	1,579	122	119	241
PP 23215	E	Winery ³			15	15	30	500	50	50	100
PP 23819	E	Winery ³			15	15	30	500	50	50	100
PP 23017	F	Winery ³			15	15	30	500	50	50	100
		Retail	32.00	TSF	20	12	32	1,374	81	75	156
		Quality Restaurant	11.40	TSF	4	5	9	1,025	73	51	124
		Hotel	180	RM	61	40	101	1,471	72	58	130
		Casitas	39	DU	13	9	22	319	16	12	28
		Subtotal			113	81	194	4,689	292	246	538
PP 16891R2	G	Winery ³			15	15	30	500	50	50	100
		Banquet Hall	4.00	TSF	4	3	7	92	2	2	4
		Subtotal			19	18	37	592	52	52	104
PP 17269	G	Winery ³			15	15	30	500	50	50	100
		Quality Restaurant	4.00	TSF	1	2	3	360	26	18	44
		Casitas	74	DU	25	16	41	605	30	24	54
		Subtotal			41	33	74	1,465	106	92	198
PP 17269R1	G	Hotel	50	RM	17	11	28	409	20	16	36
PP 18824	G	Winery ³			15	15	30	500	50	50	100
PP 22217	G	Winery ³			15	15	30	500	50	50	100
PP 23376	G	Winery ³			15	15	30	500	50	50	100
		Bed & Breakfast	10	DU	3	2	5	82	4	3	7
		Retail	3.52	TSF	2	1	3	151	9	8	17
		Subtotal			20	18	38	733	63	61	124
TR 31444M1	G	Single-Family Detached Residential	29	DU	6	16	22	278	14	13	27
TT 32819	G	Single-Family Detached Residential	12	DU	2	7	9	115	6	5	11
TT 34587	G	Single-Family Detached Residential	9	DU	2	5	7	86	4	4	8
Total					473	542	1,015	17,758	1,297	1,208	2,505

¹ Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Categories 210, 310, 495, 820, 918, and 931.

² TSF = Thousand Square Feet; DU = Dwelling Units; RM = Rooms

³ Project trip generation developed in consultation with the Riverside County Transportation Department staff

⁴ Project trip estimated based on characteristics of the project

Table 4

Existing Plus Ambient Growth Plus Project - Phase I Intersection Delay and Level of Service

Intersection	Traffic Control ³	Intersection Approach Lanes ¹									Peak Hour Delay-LOS ²				
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	23.8-C	29.5-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	21.0-C	19.8-B
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3															
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	28.7-C	51.1-D
- With Improvements	TS	<u>1</u>	<u>1</u>	1	<u>1</u>	<u>1</u>	1	1	1	1	1	<u>1</u>	<u>1</u>	17.1-B	25.0-C
La Serena Way (NS) at: Rancho California Road (EW) - #4															
- Without Improvements	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	13.6-B	38.7-E
- With Improvements	<u>TS</u>	0	0	0	1	0	1	1	1	0	0	<u>1</u>	<u>1</u>	2.0-A	3.0-A
Calle Contento (NS) at: Project Access (EW) - #5	<u>CSS</u>	0	1	0	0	1	0	0	0	0	0	<u>1</u>	0	9.2-A	9.1-A
Rancho California Road (EW) - #6															
- Without Improvements	CSS	0	1	0	0	1	0	1	1	1	1	1	1	22.4-C	99.9-F ⁴
- With Improvements	<u>TS</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	6.7-A	4.8-A
Bucharest Lane (NS) at: Rancho California Road (EW) - #7															
- Without Improvements	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	14.3-B	99.9-F
- With Improvements	<u>TS</u>	0	0	0	<u>1</u>	0	<u>1</u>	1	1	0	0	<u>1</u>	<u>1</u>	4.1-A	35.2-D
Anza Road (NS) at: Rancho California Road (EW) - #8															
- Without Improvements	AWS	1	1	1	0	1	0	1	1	1	1	1	1	15.4-C	99.9-F
- With Improvements	<u>TS</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	7.1-A	7.6-A

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

⁴ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Table 5

Existing Plus Ambient Growth Plus Project - Phase I Plus Cumulative Intersection Delay and Level of Service

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1															
- Without Improvements	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	27.7-C	99.9-F ⁴
- With Improvements	TS	2	<u>3</u>	D	2	<u>3</u>	<u>1</u>	1	<u>3</u>	D	1	<u>3</u>	1	20.3-C	30.8-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	22.0-C	29.9-C
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3															
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	50.8-D	99.9-F
- With Improvements	TS	<u>1</u>	<u>2</u>	1	<u>1</u>	<u>2</u>	1	1	<u>2</u>	1	1	<u>2</u>	<u>1</u>	17.5-B	31.5-C
La Serena Way (NS) at: Rancho California Road (EW) - #4															
- Without Improvements	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	45.4-E	99.9-F
- With Improvements	<u>TS</u>	0	0	0	1	0	1	1	<u>2</u>	0	0	<u>2</u>	<u>1</u>	10.5-B	19.4-B
Calle Contento (NS) at: Project Access (EW) - #5	<u>CSS</u>	0	1	0	0	1	0	0	0	0	0	<u>1</u>	0	9.8-A	11.2-B
Rancho California Road (EW) - #6															
- Without Improvements	CSS	0	1	0	0	1	0	1	1	1	1	1	1	99.9-F	99.9-F
- With Improvements	<u>TS</u>	<u>1</u>	1	<u>1</u>	<u>1</u>	1	<u>1</u>	1	<u>2</u>	1	1	<u>2</u>	1	15.4-B	28.5-C
Bucharest Lane (NS) at: Rancho California Road (EW) - #7															
- Without Improvements	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	29.3-D	99.9-F
- With Improvements	<u>TS</u>	0	0	0	<u>1</u>	0	<u>1</u> >	1	<u>2</u>	0	0	<u>2</u>	<u>1</u>	4.1-A	20.4-C
Anza Road (NS) at: Rancho California Road (EW) - #8															
- Without Improvements	AWS	1	1	1	0	1	0	1	1	1	1	1	1	99.9-F	99.9-F
- With Improvements	<u>TS</u>	1	1	1	<u>1</u>	1	<u>1</u>	1	1	1	1	1	1	16.5-B	30.0-C

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto; > = Right Turn Overlap

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

⁴ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Table 6

Existing Plus Ambient Growth Plus Project - Phase II Intersection Delay and Level of Service

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	25.2-C	33.5-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	21.5-C	21.2-C
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3															
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	32.0-C	99.9-F
- With Improvements	TS	<u>1</u>	<u>1</u>	1	<u>1</u>	<u>1</u>	1	1	1	1	1	<u>1</u>	<u>1</u>	17.7-B	36.5-D
La Serena Way (NS) at: Rancho California Road (EW) - #4															
- Without Improvements	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	14.6-B	99.9-F
- With Improvements	<u>TS</u>	0	0	0	1	0	1	1	1	0	0	<u>1</u>	<u>1</u>	2.1-A	6.0-A
Calle Contento (NS) at: Project Access (EW) - #5	<u>TS</u>	0	1	<u>1</u>	<u>1</u>	1	0	0	0	0	0	<u>1</u>	0	4.2-A	22.5-C
Rancho California Road (EW) - #6															
- Without Improvements	CSS	0	1	0	0	1	0	1	1	1	1	1	1	23.1-C	99.9-F
- With Improvements	<u>TS</u>	<u>1</u>	1	<u>1</u>	<u>1</u>	1	<u>1</u>	1	<u>2</u>	1	1	<u>2</u>	1	11.7-B	25.0-C
Bucharest Lane (NS) at: Rancho California Road (EW) - #7	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	22.1-C	15.6-C
Anza Road (NS) at: Rancho California Road (EW) - #8															
- Without Improvements	AWS	1	1	1	0	1	0	1	1	1	1	1	1	18.5-C	99.9-F
- With Improvements	<u>TS</u>	1	1	1	<u>1</u>	1	<u>1</u>	1	1	1	1	1	1	14.2-B	15.7-B

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto; > = Right Turn Overlap

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

⁴ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Table 7

Existing Plus Ambient Growth Plus Project Plus - Phase II Cumulative Intersection Delay and Level of Service

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1															
- Without Improvements	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	30.4-C	99.9-F ⁴
- With Improvements	TS	2	<u>3</u>	D	2	<u>3</u>	<u>1</u>	1	<u>4</u>	D	1	<u>4</u>	1	19.8-B	27.8-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2															
- Without Improvements	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	23.5-C	40.6-D
- With Improvements	TS	2	1.5	0.5	1	2	D	1	<u>3</u>	D	1	<u>3</u>	D	20.7-C	22.9-C
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3															
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	62.2-E	99.9-F
- With Improvements	TS	<u>1</u>	<u>2</u>	1	<u>1</u>	<u>2</u>	1	1	<u>3</u>	1	1	<u>3</u>	<u>1</u>	17.9-B	25.2-C
La Serena Way (NS) at: Rancho California Road (EW) - #4															
- Without Improvements	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	54.5-F	99.9-F
- With Improvements	<u>TS</u>	0	0	0	1	0	1	1	<u>3</u>	0	0	<u>3</u>	<u>1</u>	10.5-B	12.5-B
Calle Contento (NS) at: Project Access (EW) - #5	<u>TS</u>	0	1	<u>1</u>	<u>1</u>	1	0	0	0	0	0	<u>1</u>	0	3.0-A	22.6-C
Rancho California Road (EW) - #6															
- Without Improvements	CSS	0	1	0	0	1	0	1	1	1	1	1	1	99.9-F	99.9-F
- With Improvements	<u>TS</u>	<u>1</u>	1	<u>1</u>	<u>1</u>	1	<u>1>></u>	<u>2</u>	<u>2</u>	1	1	<u>2</u>	1	10.5-B	34.3-C
Bucharest Lane (NS) at: Rancho California Road (EW) - #7															
- Without Improvements	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	99.9-F	99.9-F
- With Improvements	<u>TS</u>	0	0	0	<u>1</u>	0	<u>1</u>	1	1	0	0	<u>1</u>	<u>1</u>	7.8-A	5.0-A
Anza Road (NS) at: Rancho California Road (EW) - #8															
- Without Improvements	AWS	1	1	1	0	1	0	1	1	1	1	1	1	99.9-F	99.9-F
- With Improvements	<u>TS</u>	1	1	1	<u>1</u>	1	<u>1</u>	1	1	1	1	1	1	16.8-B	34.8-C

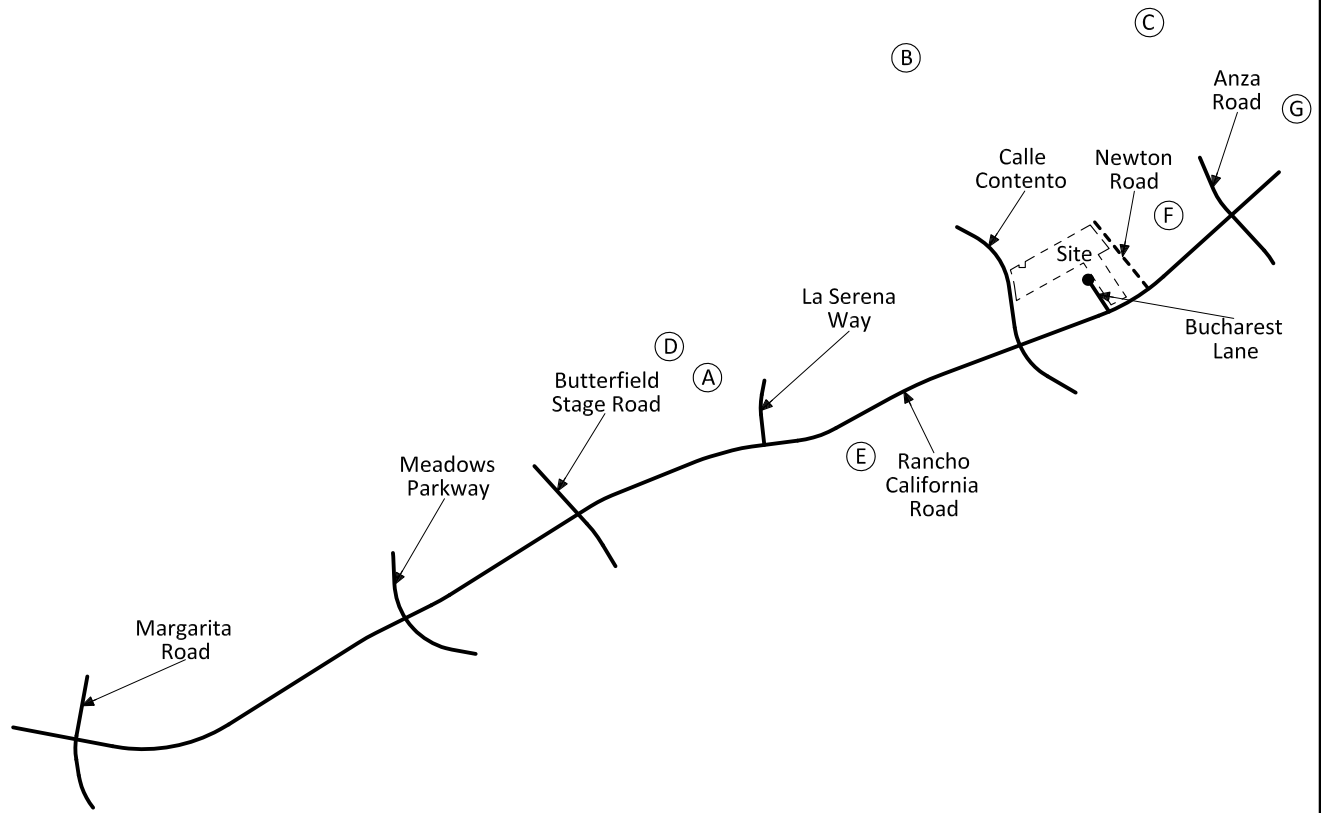
¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto; >> Free Right Turn

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

⁴ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Figure 18
Other Development Traffic Analysis Zone Map

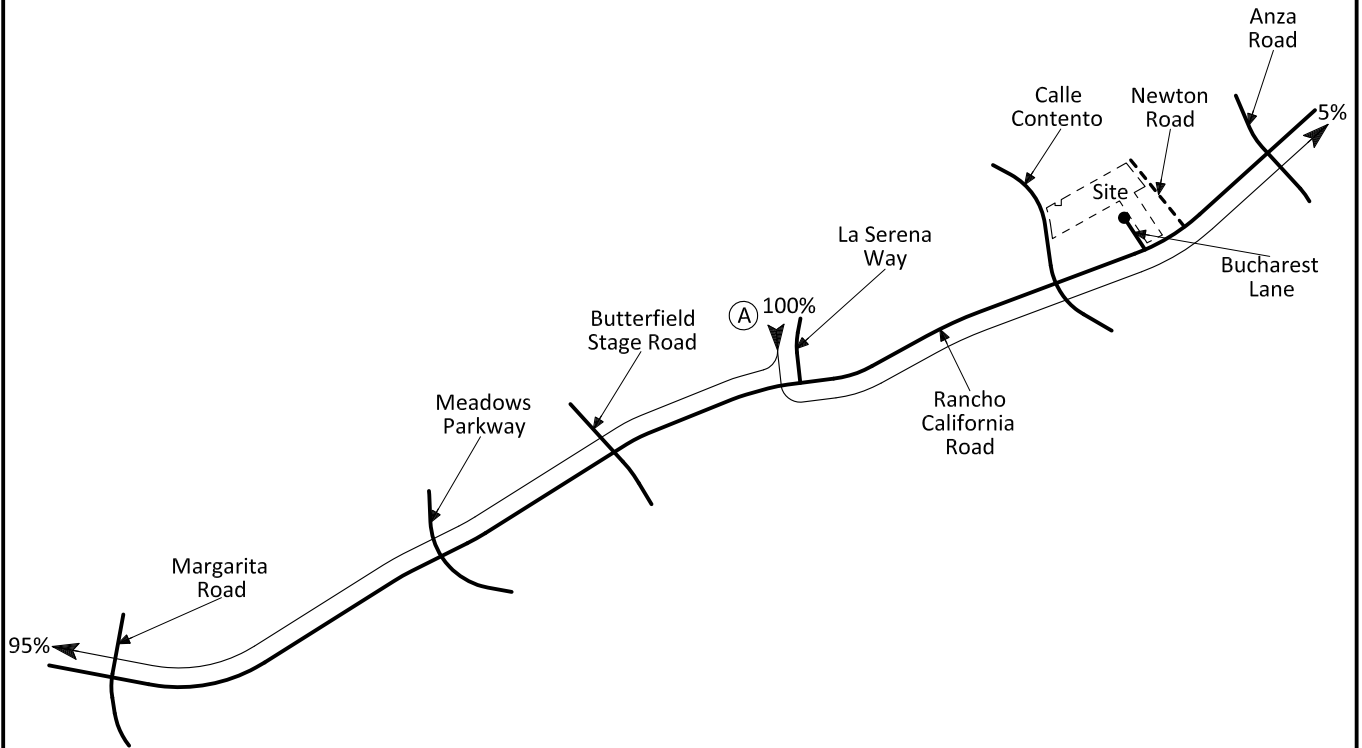


Legend

Ⓐ = Traffic Analysis Zone



Figure 19
Other Development Traffic Analysis Zone A Traffic Distribution

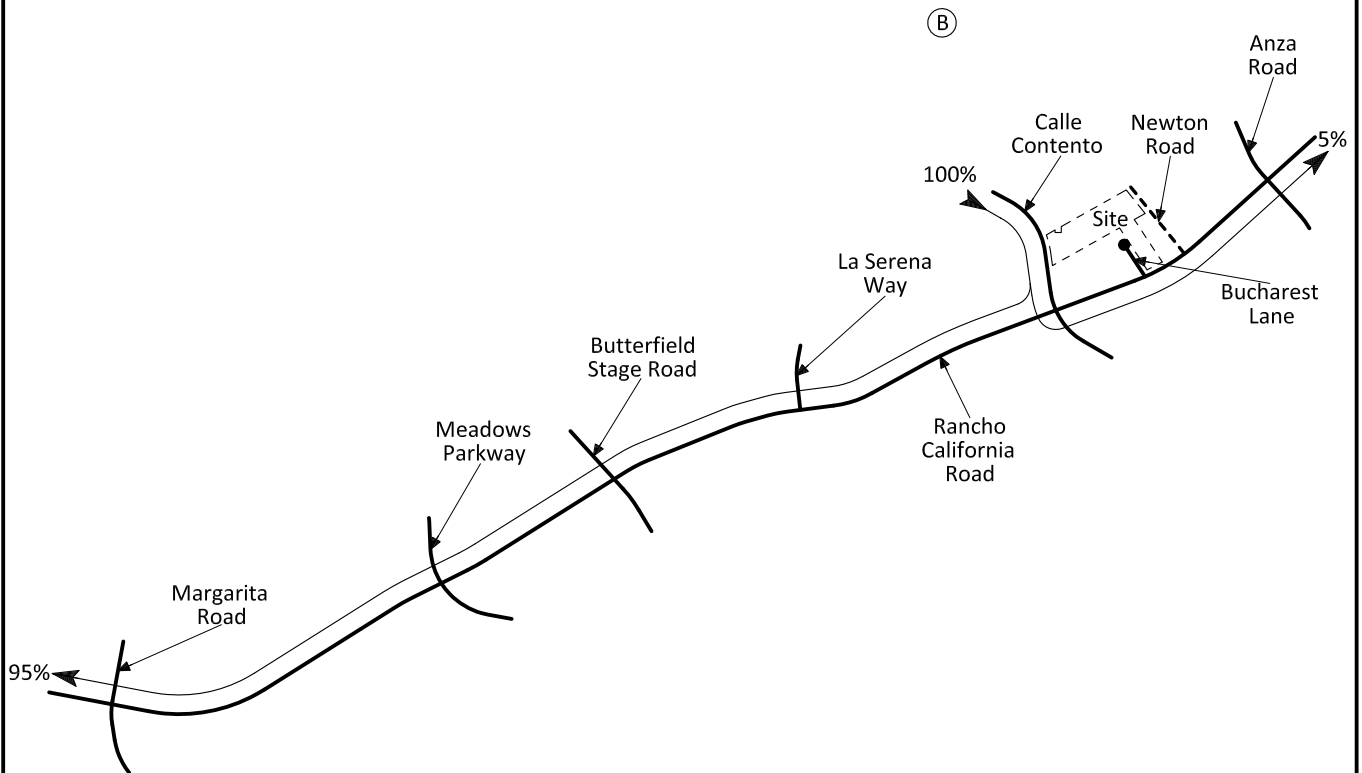


Legend

10% = Percent To/From Project



Figure 20
Other Development Traffic Analysis Zone B Traffic Distribution

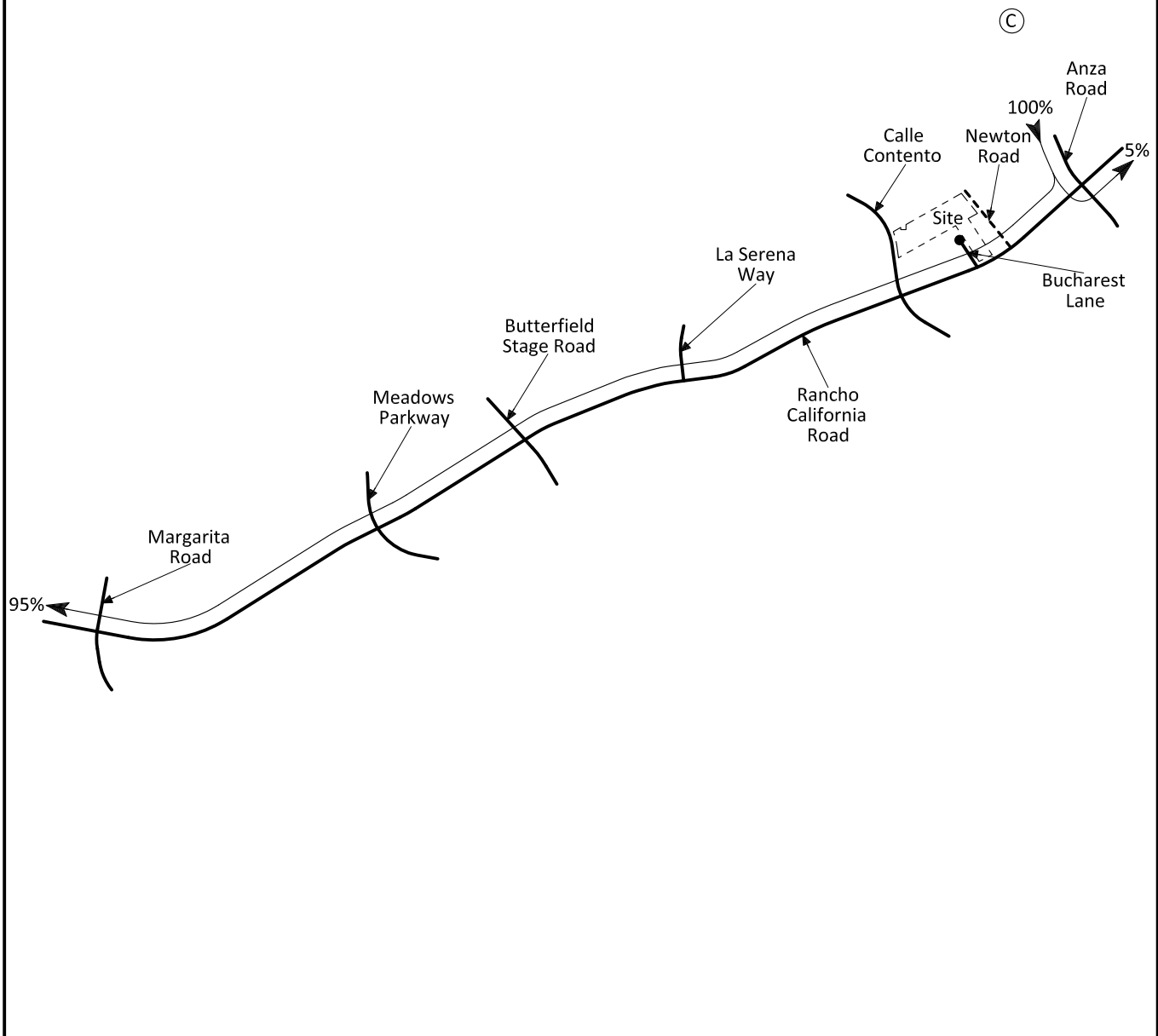


Legend

10% = Percent To/From Project



Figure 21
Other Development Traffic Analysis Zone C Traffic Distribution

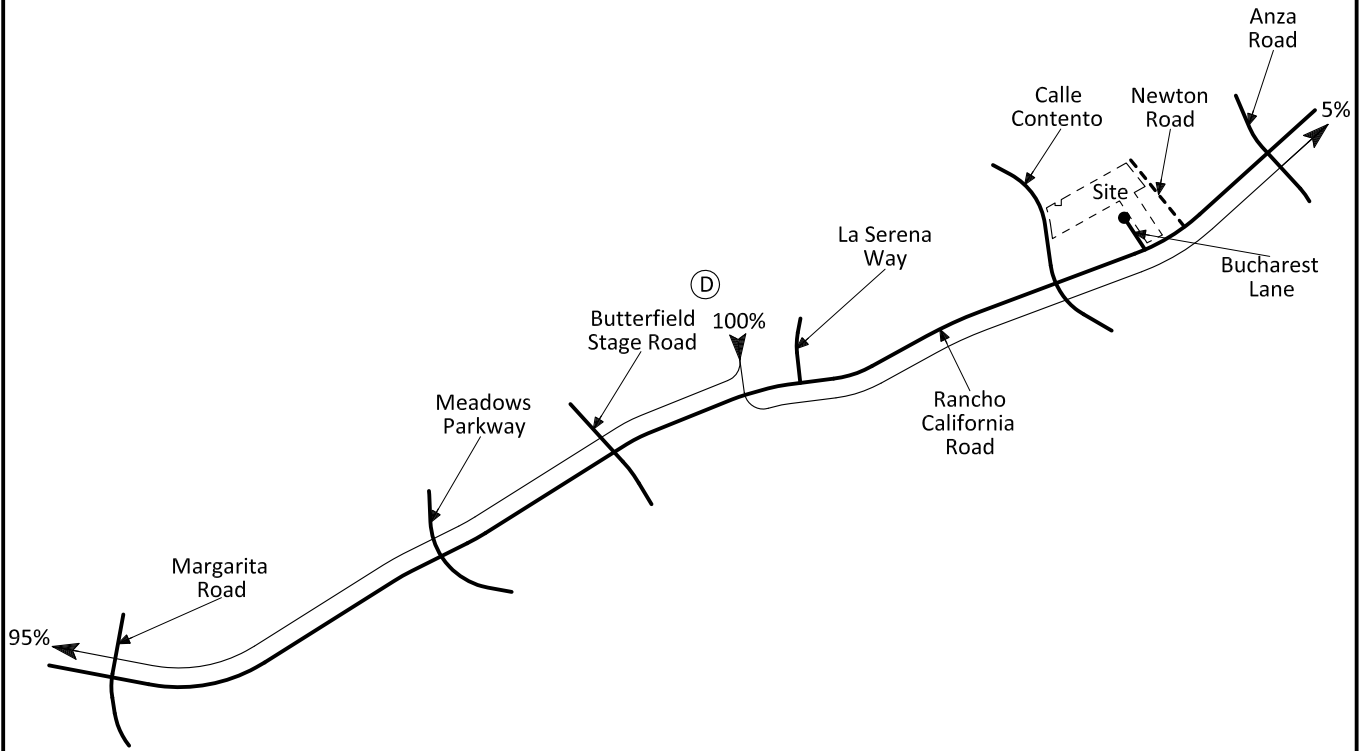


Legend

10% = Percent To/From Project



Figure 22
Other Development Traffic Analysis Zone D Traffic Distribution

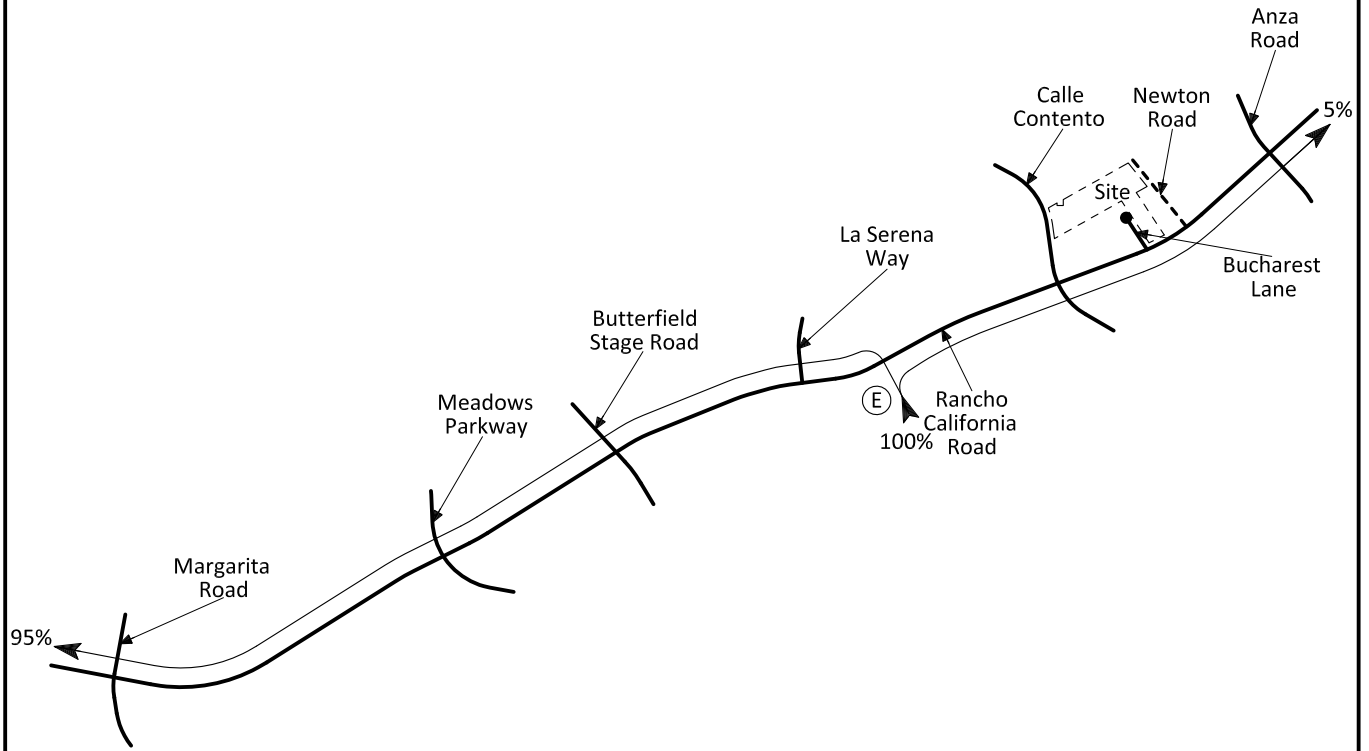


Legend

10% = Percent To/From Project



Figure 23
 Other Development Traffic Analysis Zone E Traffic Distribution

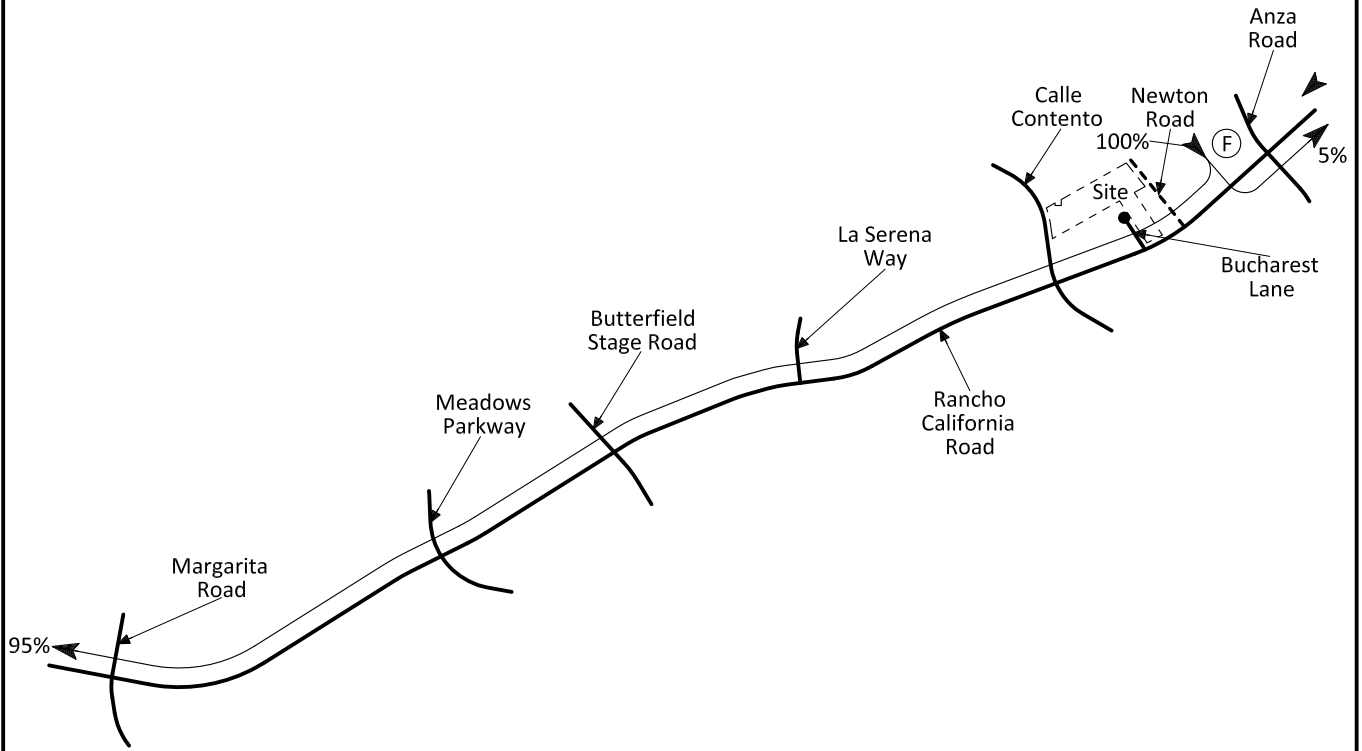


Legend

10% = Percent To/From Project



Figure 24
Other Development Traffic Analysis Zone F Traffic Distribution

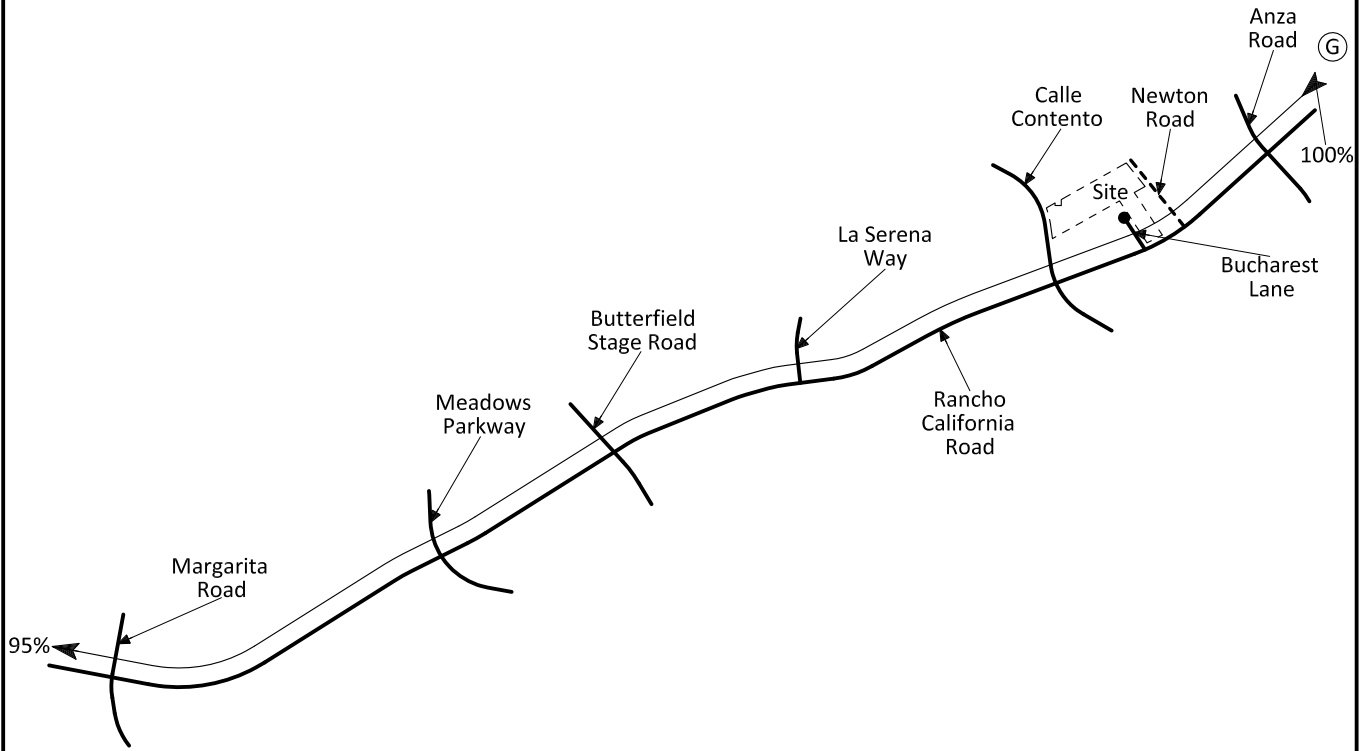


Legend

10% = Percent To/From Project



Figure 25
 Other Development Traffic Analysis Zone G Traffic Distribution

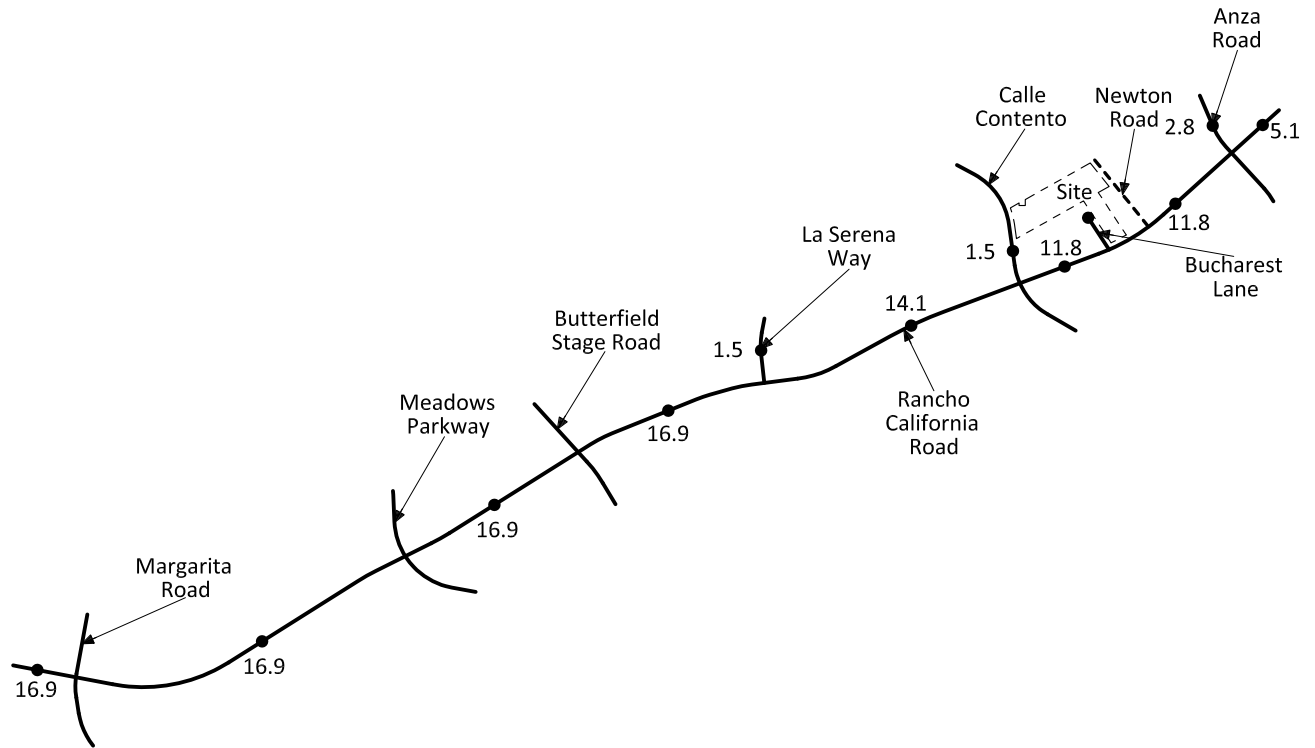


Legend

10% = Percent To/From Project



Figure 26
Other Development Average Daily Traffic Volumes

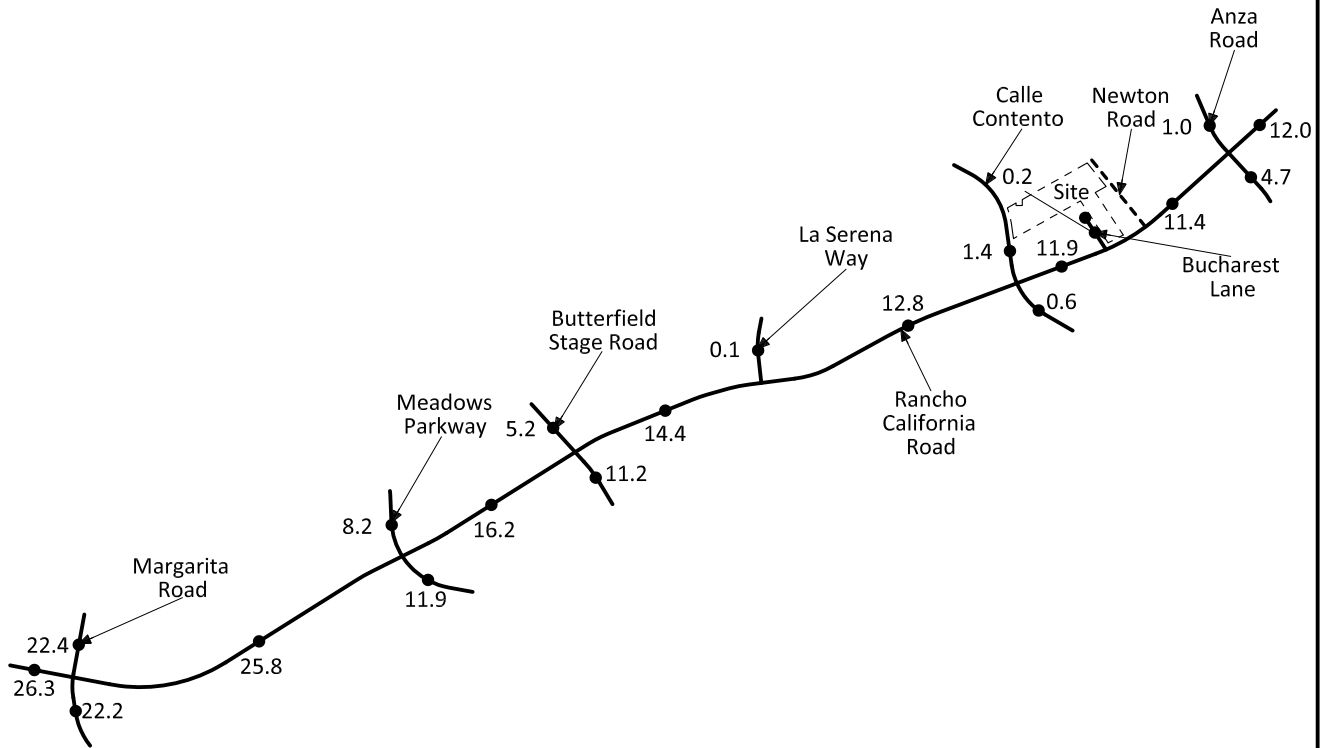


Legend

16.9 = Vehicles Per Day (1,000's)



Figure 29
 Existing Plus Ambient Growth Plus Project - Phase I
 Average Daily Traffic Volumes

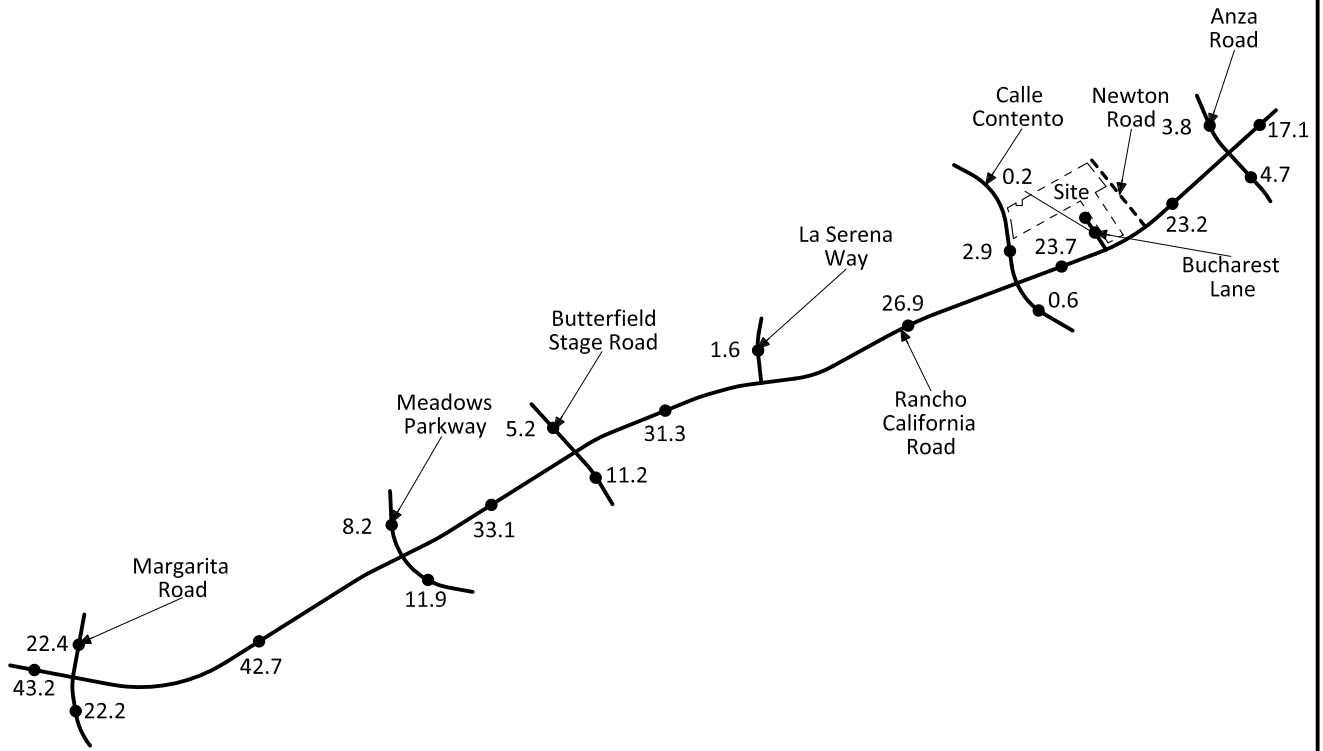


Legend

26.3 = Vehicles Per Day (1,000's)



Figure 30
Existing Plus Ambient Growth Plus Project - Phase I Plus Cumulative
Average Daily Traffic Volumes

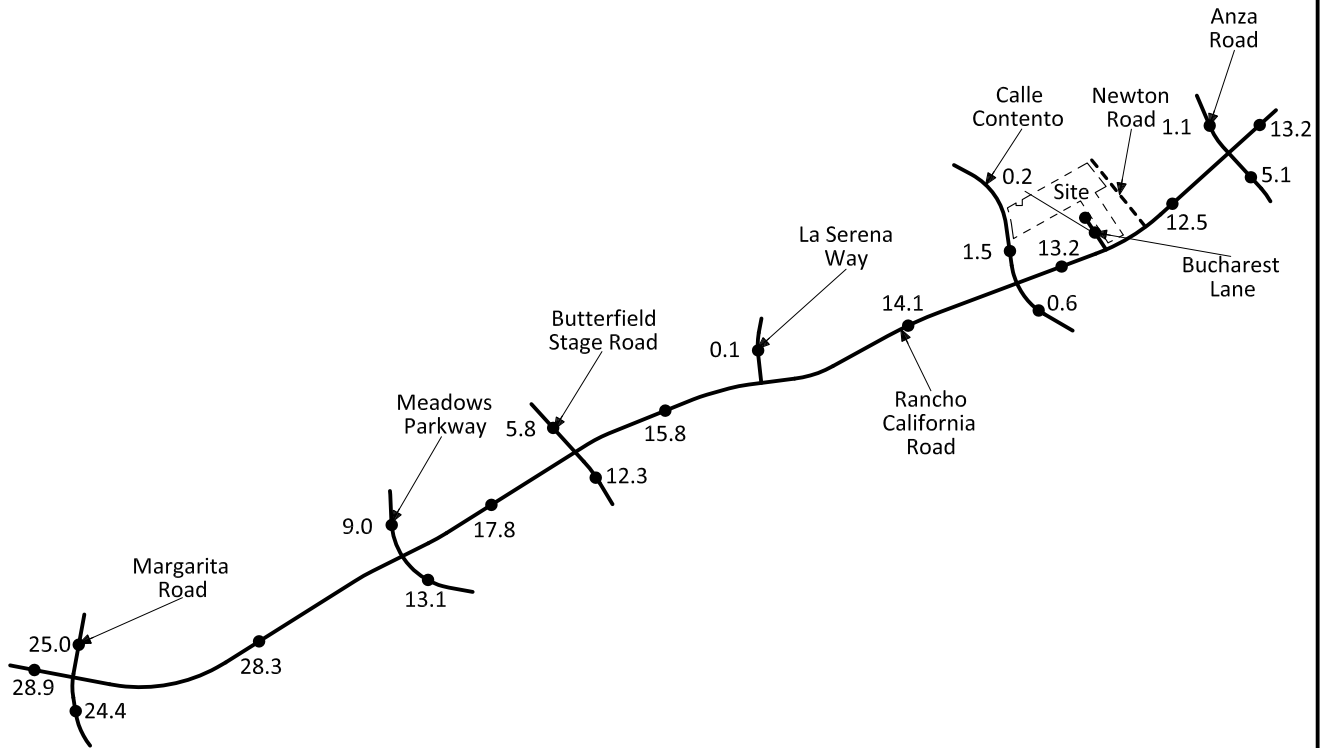


Legend

43.2 = Vehicles Per Day (1,000's)



Figure 31
Existing Plus Ambient Growth Plus Project - Phase II
Average Daily Traffic Volumes



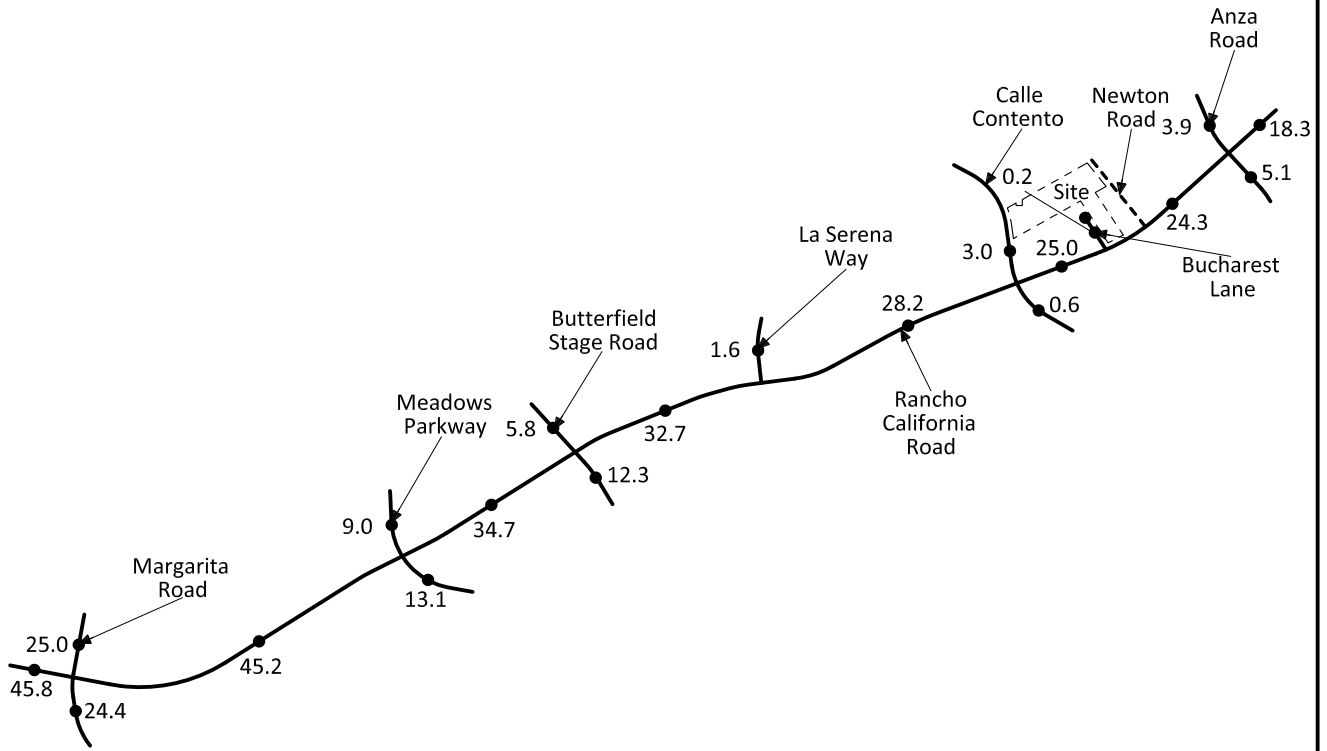
Legend

28.9 = Vehicles Per Day (1,000's)



NTS

Figure 32
Existing Plus Ambient Growth Plus Project - Phase II Cumulative
Average Daily Traffic Volumes

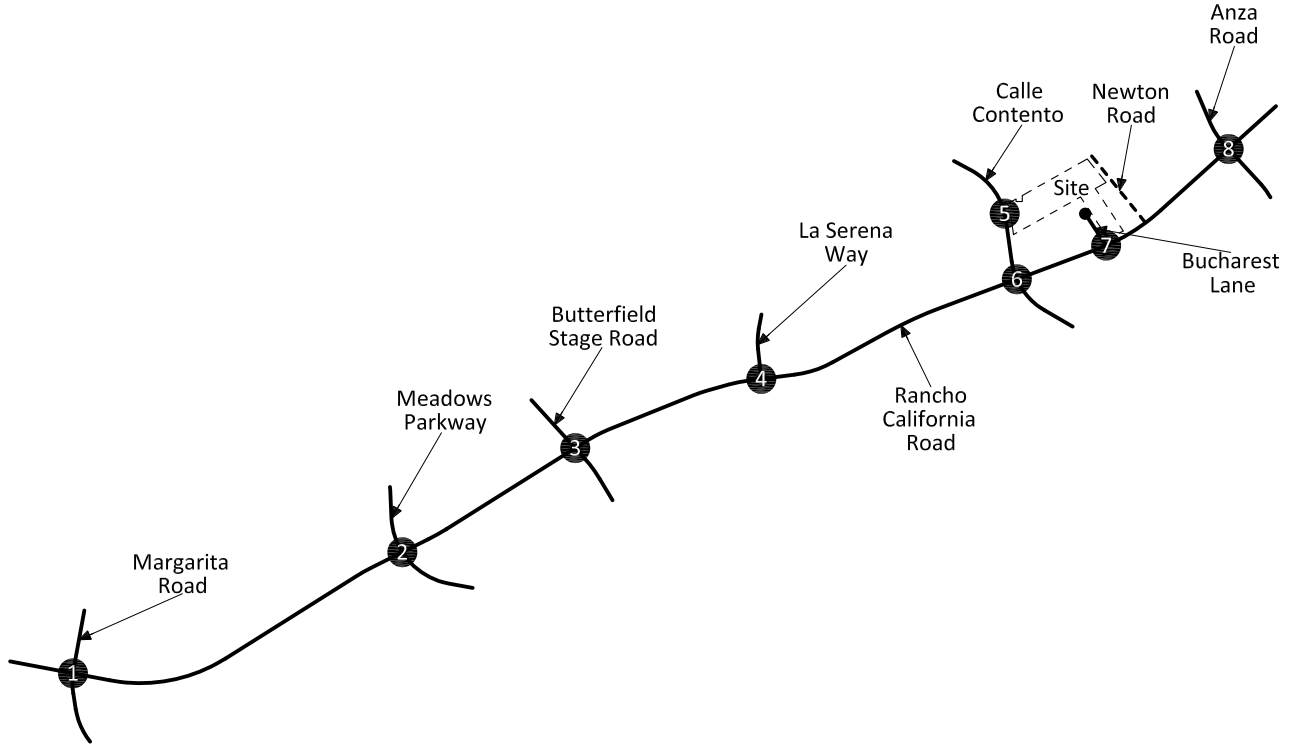


Legend

45.8 = Vehicles Per Day (1,000's)



Figure 33
Existing Plus Ambient Growth Plus Project - Phase I
Weekday Morning Peak Hour Intersection Turning Movement Volumes



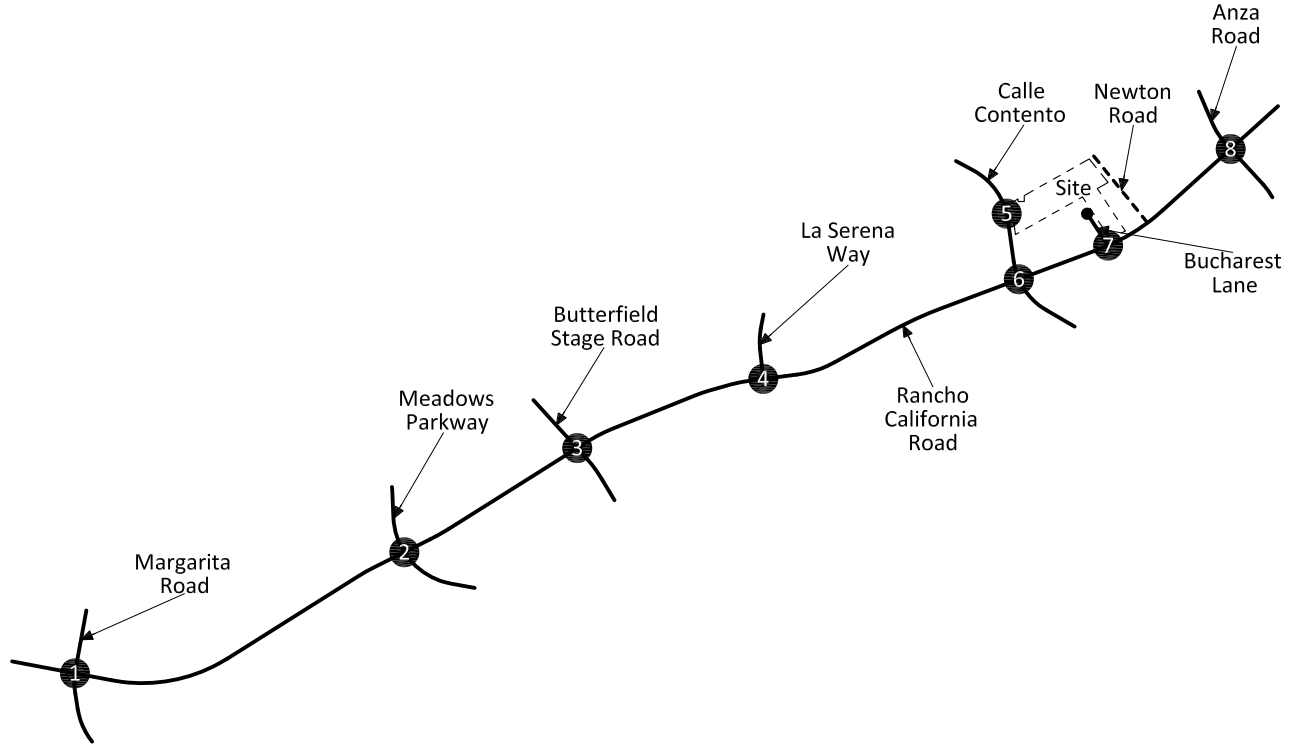
<table border="1"> <tr><td>1</td><td>497</td><td>▽</td></tr> <tr><td>←</td><td>71</td><td></td></tr> <tr><td>↓</td><td>302</td><td></td></tr> <tr><td>→</td><td>124</td><td></td></tr> <tr><td>↑</td><td>127</td><td></td></tr> <tr><td>←</td><td>891</td><td></td></tr> <tr><td>↓</td><td>74</td><td></td></tr> <tr><td>→</td><td>53</td><td></td></tr> <tr><td>↑</td><td>442</td><td></td></tr> <tr><td>▽</td><td>1092</td><td></td></tr> </table>	1	497	▽	←	71		↓	302		→	124		↑	127		←	891		↓	74		→	53		↑	442		▽	1092		<table border="1"> <tr><td>2</td><td>253</td><td>▽</td></tr> <tr><td>←</td><td>125</td><td></td></tr> <tr><td>↓</td><td>87</td><td></td></tr> <tr><td>→</td><td>41</td><td></td></tr> <tr><td>↑</td><td>22</td><td></td></tr> <tr><td>←</td><td>583</td><td></td></tr> <tr><td>↓</td><td>31</td><td></td></tr> <tr><td>→</td><td>25</td><td></td></tr> <tr><td>↑</td><td>636</td><td></td></tr> <tr><td>▽</td><td>636</td><td></td></tr> </table>	2	253	▽	←	125		↓	87		→	41		↑	22		←	583		↓	31		→	25		↑	636		▽	636		<table border="1"> <tr><td>3</td><td>134</td><td>▽</td></tr> <tr><td>←</td><td>14</td><td></td></tr> <tr><td>↓</td><td>73</td><td></td></tr> <tr><td>→</td><td>47</td><td></td></tr> <tr><td>↑</td><td>37</td><td></td></tr> <tr><td>←</td><td>401</td><td></td></tr> <tr><td>↓</td><td>62</td><td></td></tr> <tr><td>→</td><td>58</td><td></td></tr> <tr><td>↑</td><td>500</td><td></td></tr> <tr><td>▽</td><td>500</td><td></td></tr> </table>	3	134	▽	←	14		↓	73		→	47		↑	37		←	401		↓	62		→	58		↑	500		▽	500	
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Figure 34

Existing Plus Ambient Growth Plus Project - Phase I

Sunday Mid-day Peak Hour Intersection Turning Movement Volumes

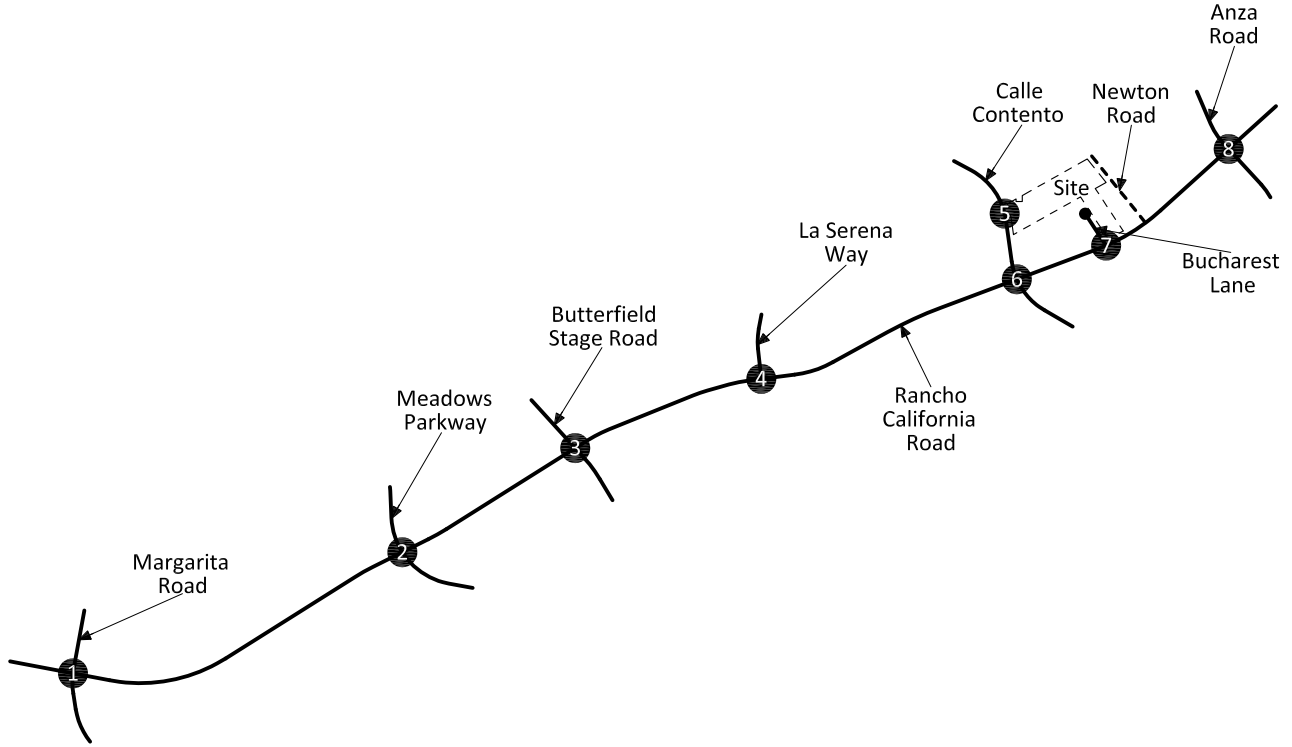


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Figure 35

Existing Plus Ambient Growth Plus Project - Phase I Plus Cumulative Weekday Morning Peak Hour Intersection Turning Movement Volumes



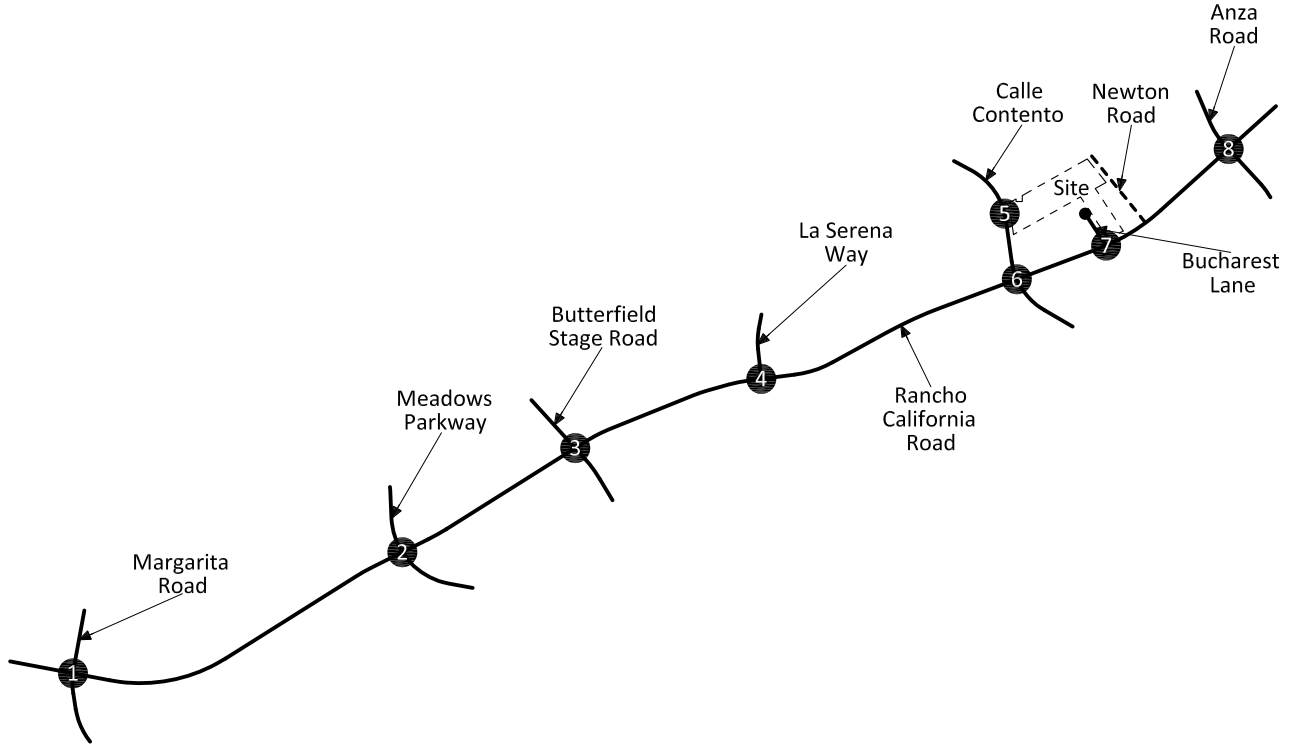
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Figure 37

Existing Plus Ambient Growth Plus Project - Phase II

Weekday Morning Peak Hour Intersection Turning Movement Volumes



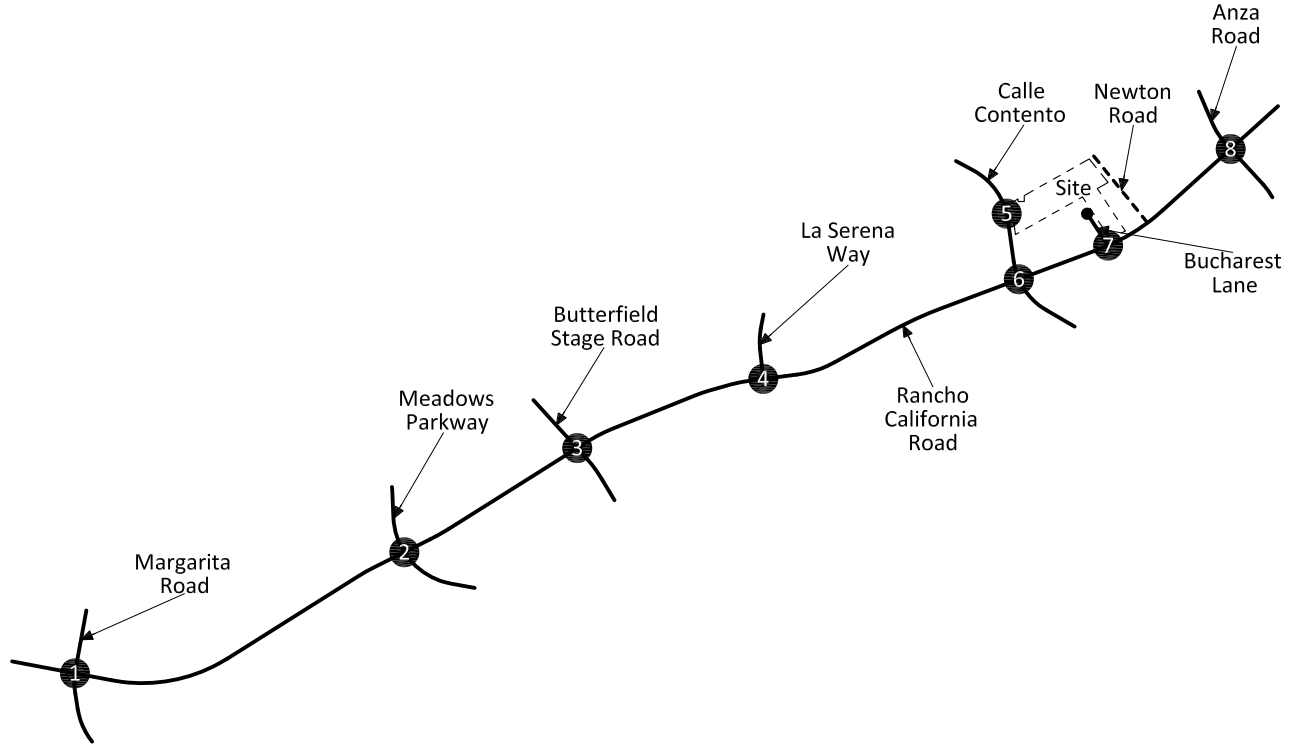
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Figure 38

Existing Plus Ambient Growth Plus Project - Phase II

Sunday Mid-day Peak Hour Intersection Turning Movement Volumes

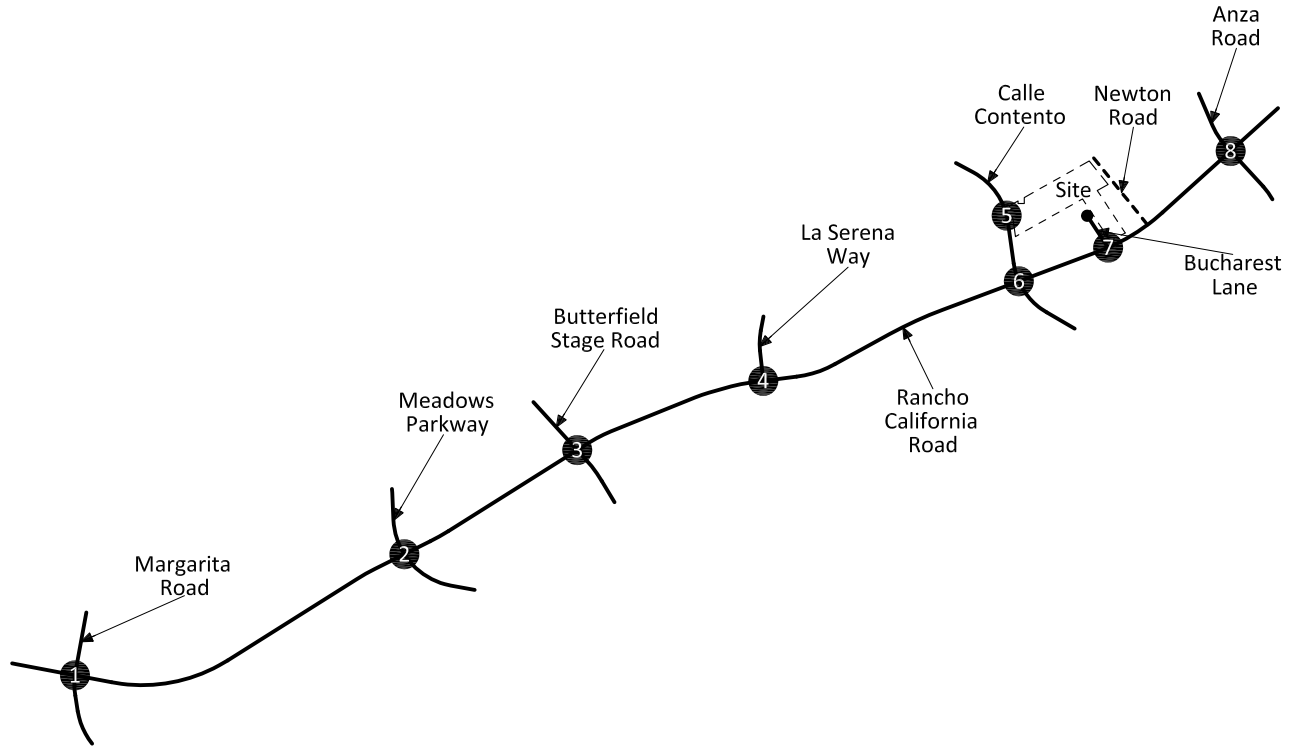


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Figure 39

Existing Plus Ambient Growth Plus Project - Phase II Plus Cumulative
Weekday Morning Peak Hour Intersection Turning Movement Volumes

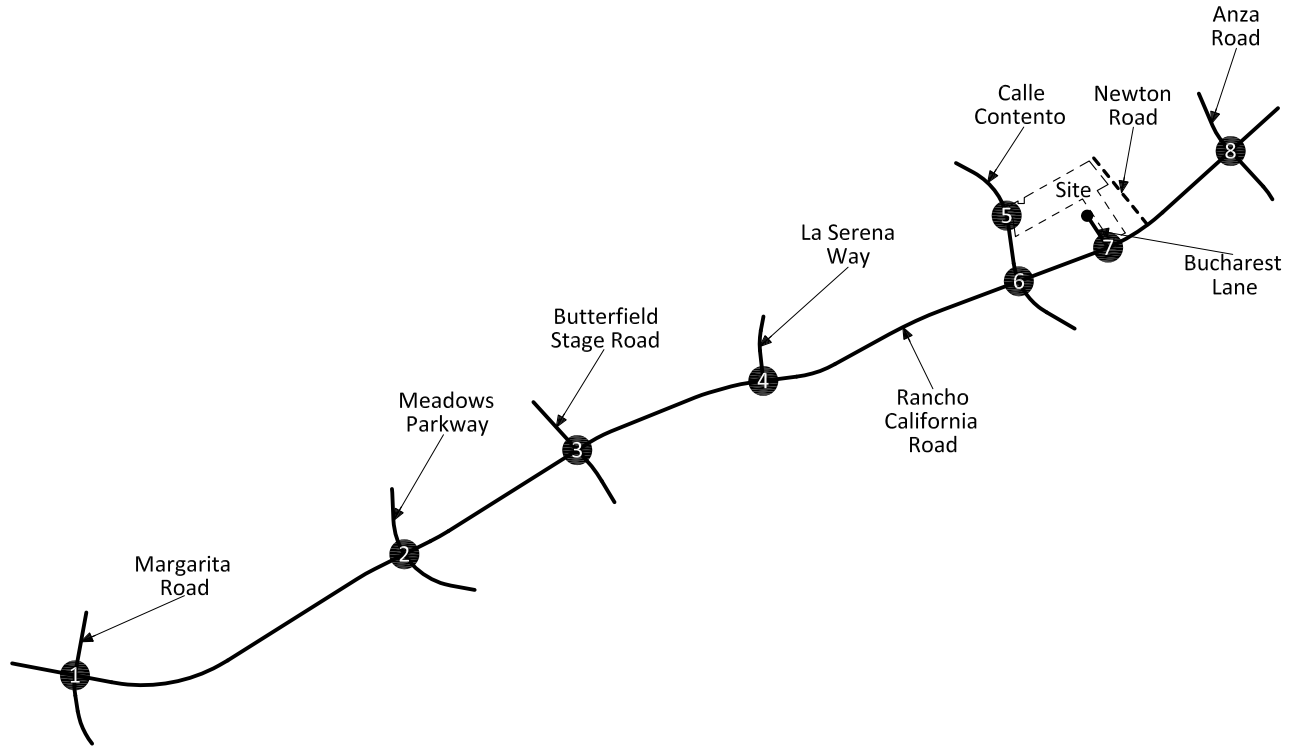


1	544 ↙ 78 ↘ 331 ↔ 135	↖ 140 ↗ 1493 ↘ 82	1715
2	1058 ↙ 50 ↘ 875 ↔ 133	↖ 170 ↗ 257 ↘ 58	485
3	961 ↙ 33 ↘ 855 ↔ 73	↖ 231 ↗ 108 ↘ 27	366
4	786 ↙ 42 ↘ 744 ↔ 0	↖ 0 ↗ 0 ↘ 0	0
5	0 ↙ 0 ↘ 0 ↔ 0	↖ 72 ↗ 13 ↘ 0	85
6	718 ↙ 73 ↘ 639 ↔ 6	↖ 10 ↗ 4 ↘ 10	24
7	662 ↙ 39 ↘ 613 ↔ 0	↖ 0 ↗ 0 ↘ 0	0
8	471 ↙ 69 ↘ 350 ↔ 52	↖ 85 ↗ 6 ↘ 71	162
9	185 ↙ 159 ↘ 7 ↔ 19	↖ 13 ↗ 574 ↘ 109	696
10	147 ↙ 15 ↘ 81 ↔ 51	↖ 223 ↗ 99 ↘ 63	385
11	69 ↙ 65 ↘ 0 ↔ 4	↖ 8 ↗ 915 ↘ 0	923
12	98 ↙ 0 ↘ 98 ↔ 0	↖ 0 ↗ 0 ↘ 0	0
13	107 ↙ 92 ↘ 4 ↔ 11	↖ 879 ↗ 6 ↘ 10	894



Figure 40

Existing Plus Ambient Growth Plus Project - Phase II Plus Cumulative Sunday Mid-day Peak Hour Intersection Turning Movement Volumes



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VI. Recommendations

A. Site Access

The proposed project will have access to Calle Contenido and continue to have access to Rancho California Road.

B. Roadway Improvements

1. On- Site

Site-specific circulation and access recommendations are depicted on Figure 41.

Construct Calle Contenido from the north project boundary to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.

Sufficient on-site parking should be provided to meet the County of Riverside parking code requirements.

Sight distance at the project accesses should be reviewed with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.

2. Off-Site

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

As is the case for any roadway design, the County of Riverside should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

3. Phasing

For the purposes of this traffic impact analysis, it is assumed that the project will be implemented in two phases, Phase I (2017) and Phase II (2022).

Figure 41 Circulation Recommendations

Construct Calle Contento from the north project boundary to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.



Sufficient on-site parking should be provided to meet the County of Riverside parking code requirements.

Sight distance at the project accesses should be reviewed with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

As is the case for any roadway design, the County of Riverside should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

Legend

= Traffic Signal



Appendices

Appendix A – Glossary of Transportation Terms

Appendix B – Scoping Agreement

Appendix C – Traffic Count Worksheets

Appendix D – Average Daily Traffic “K” Factor Calculations

Appendix E – Explanation and Calculation of Intersection Delay

Appendix F – Traffic Signal Warrant Worksheets

Additional Letters

Letters distributed to the Board of Supervisors on 9/24/13

1. Roy Falkner, Falkner Winery – September 16, 2013
2. Tom McGowan, Rancho California Home Association – September 18, 2013
3. Marilyn Martin-Culver, Glenoaks Ranch, LLC – September 18, 2013
4. Steven M. Tapley, Glenoaks Ranch – September 23, 2013
5. Susan and Robert Coake – September 16, 2013
6. Anne York, Former Resident along Via Sol Vista – September 23, 2013
7. William and Melissa Barker, Property Owners – September 17, 2013
8. Lorraine Harrington, Resident- Equestrian Community – September 19, 2013
9. Don and Bonnie Roloff, Roloff Ranch – September 3, 2013
10. Patricia Ommert, Resident - September 16, 2013
11. Gil Pankonin, President Rancho California horsemen's Association – September 23, 2013
12. Kerri Graham, Member of RCHA – September 23, 2013
13. Jackie Fenaroli, Stonewall Saddle Company – September 23, 2013
14. Nicholas Palumbo, Temecula Valley Winegrowers Association – September 19, 2013
15. Laurie Staude, Property Owner – September 16, 2013
16. Stephen J. Manfredi, on behalf of Ronald Mostero – September 16, 2013
17. Ken Westmyer, TVCVB Chairman of the Board – April 16, 2013
18. Letters from Temecula Valley Citizens of the Year – September 20, 2013
19. Steven E. Rawlings, Ownership Group Representative – September 23, 2013
20. Robert H. Tyler, Tyler and Bursch, LLP – September 17, 2013
21. Michael W. Newcomb, Newcomb Law Group – September 18, 2013
22. Andrew L. Webster, P.E., Rancho California Water District – September 18, 2013
23. Joseph Ontiveros, Director of Cultural Resources, Soboba Band of Luiseno Indians – September 18, 2013
24. James A. Carter, South Coast Winery – September 23, 2013
25. Adrian McGregor, Resident – September 20, 2013
26. Amer Attar, Acting city Engineer – September 19, 2013
27. Daniel and Joyce McGinley – September 21, 2013
28. Lorilyn Teasdale, Resident – September 24, 2013
29. Larry Markham, Representing land owners – September 24, 2013
30. John and Heather Hofmann, Resident – September 24, 2013

FALKNER
WINERY

September 16, 2013

Riverside County Board of Supervisors
Board of Supervisors
County of Riverside
4080 Lemon Street
1st Floor
Riverside, CA 92501

RE: Wine Country Plan

Gentleman:

Falkner Winery is located adjacent to the proposed "donut hole" built into the new Wine Country Plan. It is both difficult for me to understand as well as unacceptable to me that you would approve any plan that changes the zone next to my property without extensive consideration of the impact on my winery and the neighborhood. **Therefore, I urge you to vote against the Wine Country Plan unless the "donut hole" is stricken from the Plan.**

Calvary has tried for three years to establish a project next to my winery that included both a mega church and a school. In all cases it has been struck down. Residents, wineries, and growers have consistently stated that they do not want scarce farm land used for any churches or schools. But that is not all. The same groups resist hospitals, supermarkets, fast food outlets, gas stations, and numerous other establishments that are beneficial to the average residential community. It was with this understanding that my wife and I purchased our winery 13 years ago. To change this by a deceptive ordinance such as this that moves every other business entity within 5 square miles into new zones and then maintains a separate zone just for Calvary is unlawful.

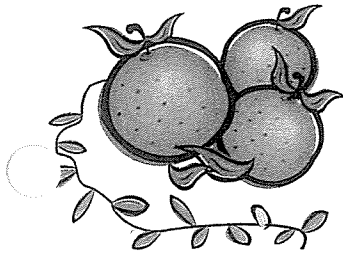
The approach I recommend is for an amendment to the Wine Country Plan that eliminates the "donut hole" and subsequent approval of the resulting Plan. Calvary will maintain their land rights by subsequent Planning Commission and Board of Supervisor meetings with the intent of amending the new Wine Country Plan to allow for churches and schools. **They should be attempting to amend the entire zone in which we all live and work not just a single parcel to which they are the only establishment.** As I am sure you are well aware, if even a single church or school is allowed, it will open the door to other churches and schools to sue under religious discrimination in order to locate in Wine Country.

I urge you to take sufficient time to consider the impact on Wine Country if the proposed Plan is accepted without modification. Please do not approve the current Plan as it is currently written.

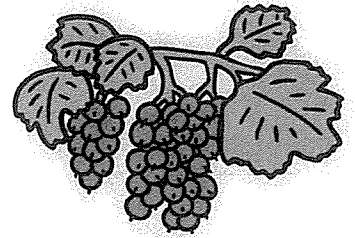
Sincerely,



Ray Falkner, Co-Owner



Rancho California Highlands Association



Board Members:

Maria Jones	- President	(951) 695-3691	Jo-Ann Doran	- Vice-President	(951) 302-5315
Gary Baker	- Treasurer	(951) 719-0278	Don Bearse	- Director	(951) 302-3490
Michelle John	- Secretary	(951) 285-0310	John Mueller	- Director	(951) 775-0259

September 18, 2013

VIA Email

Frank Coyle, Deputy Director (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409, 4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

RE: Comments for Board of Supervisors Meeting scheduled for September 24, 2013 for the Wine Country District Proposal

Dear Mr. Coyle,

The Rancho California Highlands Association is an organized HOA located in the northeast Residential District of the proposed Wine Country District proposal and comprises 56 home and lot owners bordered by Mesa Road, Glenoaks Road, DePortola Road and Camino Sierra Road.

The Board of Directors appreciates the opportunity to have been part of the planning process to date and endorses and supports the proposal with the following exceptions and comments in response to the Final Staff Report Attachment A:

1. A. The Board is very much opposed to any Commercial Winery of any acreage operating with a sampling room in the Residential Zone. The distinction of the Winery District from the Residential District seemed to appear to substantially contain commercial winery activity in the Winery District. Traffic and public safety is a great concern for the homeowners in the Residential District and the additional drivers, some of whom have probably been drinking, driving on these narrow roads is disconcerting. One only need remember the absolute gridlock on Mesa Road during the 2003 wildfire to share this concern. Horse trailers and homeowners competing to get back to their residences or out of the area created a standstill. Thankfully the wind took the fire east instead of west. The commercial activity including tasting rooms brings additional traffic and

Mailing Address: RCHA, c/o McGowan, 39630 Kapaiua Way, Temecula CA 92592

Email: tom@kapaluaway.com

Cell: (951) 285-0310

September 23, 2013

those activities should, in our opinion, be confined to the Winery District. We also question the five acre minimum for Commercial Wineries. Kapalua Way in our association, as an example is a ¼ mile long narrow cul-de-sac with six five acre parcels. If this part of the proposal stands, would it mean that six Commercial Wineries could be created? Given our acquaintance with wine country, we suggest that 10 acre Commercial Wineries contained in the Winery District would best serve the entire district.

2. B. The Board has no objection to Production Wineries in the Residential District as long as there are no tasting rooms and no attendant commercial activity which would attract additional traffic.
3. H. The Board objects to any wine club activity in the Residential District.
4. M. The Board objects to the lot size minimum of twenty acres and would request that the minimum lot size revert to the original 5 acre minimum submitted by the task force to the Planning Commission. This proposal was designed to include the interests of all stake holders in a balanced blend of harmonious rural living, winery commercial and leisure activity, recreational and equestrian enjoyment. We submit that a 20 acre residential minimum upsets the intended balance and blend in favor of commercial and strongly request that this be changed. Additionally, we submit that existing lots of less than 15 acres should be allowed to subdivide into 5 acre minimum lots without the requirement of 75% planting of vines.
5. N. The Board respectfully but strongly objects to the case by case determination as the primary criteria for determining amplified outdoor music. The Board submits that this allows too much subjective judgment and would be constantly changing as a standard. The Board requests that the standard be that all amplified music be contained in a permanent indoor facility. On a limited number of special occasions in the course of a year, a special events facility such as Southcoast, Wilson Creek or Thornton could apply for special event license for an outdoor concert. The topography of wine country is such that sound echoes throughout the valley and, as stakeholders, residents are entitled to quiet enjoyment.
6. Table N. The Board strongly objects to the reference to the 10 small wineries in the Residential District having sampling or tasting rooms.

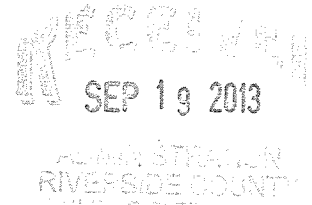
Thank you for your consideration.

Sincerely,

Tom McGowan
For the Board

GLENOAKS RANCH, LLC
c/o 12132 Woodlawn Avenue
Santa Ana, CA 92705

MARILYN D. MARTIN-CULVER
20623 Amhurst Drive
Walnut, CA 91789
909-319-6886



VIA OVERNIGHT MAIL AND EMAIL

September 18, 2013

Mr. Frank Coyle, Deputy Director (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: Comments on Proposed Temecula Valley Wine Country Community Plan Project
(Public Hearing Set for September 24, 2013 at 1:30 p.m.)

Dear Mr. Coyle and Riverside County Board of Supervisors,

I am a member of Glenoaks Ranch, LLC, pursuant to which I have an ownership interest in multiple parcels located within the Glenoaks Ranch Estates community in Temecula, including:

APN 924-240-043
APN 924-170-025
APN 924-170-026
APN 924-170-027
APN 924-170-030
APN 924-170-032
APN 924-240-027
APN 924-240-028
APN 924-240-031
APN 924-240-032

On behalf of myself and on behalf of all of the members of Glenoaks Ranch, LLC, I make the following comments on the proposed Temecula Valley Wine Country Community Plan Project (the "Project"):

Noise and Lighting Issues: The Project does not adequately address the disturbing noise and lighting that will be generated by the implementation of the Project, including, but not limited to,

Mr. Frank Coyle and Riverside County Board of Supervisors
September 18, 2013
Page 2

amplified music from events held at commercial wineries and hotels. As you are aware, noise travels far in the Temecula area, and music and other sounds generated by events held at commercial wineries and hotels will significantly impair the rights of other property owners in the area to quietly enjoy their properties – especially residential property owners. In particular, amplified music should not be permitted at outdoor events, but should be limited to indoor venues. In addition, outdoor events that utilize non-amplified music and/or utilize significant outdoor lighting should be limited to geographic areas of the Project that minimize their impact on surrounding property owners, and such outdoor events should be limited to the hours between 4 p.m. and 11 p.m. The rural character of Temecula and the rights of area property owners to enjoy their properties in relative peace will be destroyed if noise and lighting issues are not adequately addressed by the Project. It is not adequate for the Project to attempt to address noise issues on a case-by-case basis. It is important that clear standards be adopted for the protection of all interested and affected persons.

Traffic and Parking Issues: The Project does not adequately address the additional traffic and parking impacts of the Project. It is essential that every winery, hotel, and other business encompassed by the Project be required to provide adequate off-road parking. If wineries, hotels, and other businesses are not required to provide adequate off-road parking under the Project, then business patrons will park along the sides of the roads, in private driveways, and/or in the entryways of gated communities like Glenoaks Ranch Estates, creating severe traffic congestion and serious safety hazards to business patrons and Temecula residents alike.

Tasting Rooms in Wineries in Residential Zones: The Project appears to permit production wineries on 5 acre lots to have tasting rooms. Tasting rooms should not be permitted in residential zones. Among other things, permitting tasting rooms in residential zones would create levels of automobile traffic, foot traffic, noise, and parking impacts that would be disturbing to area residents and would be inconsistent with residential uses.

If you have any questions regarding any of the above comments, please do not hesitate to contact the undersigned.

Best regards,



Marilyn D. Martin-Culver
Member, Glenoaks Ranch, LLC

Stephen M. Tapley
41275 Via Del Toronjo
Temecula, CA 92592-8398
951 302-1806
steve@tapley.biz

VIA EMAIL & HAND DELIVERY

September 23, 2013

Mr. Frank Coyle, Deputy Director (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: Comments on Proposed Temecula Valley Wine Country Community Plan Project
(Public Hearing Set for September 24, 2013 at 1:30 p.m.)

Dear Mr. Coyle and Riverside County Board of Supervisors,

My wife Cheryl and I own and live in our home we built in 2001 which is located in the private gated community of "Glenoaks Ranch Estates" and we are very concerned about the commercial activity encroaching on our property where we built our home in quiet rural citrus grove which we purchased nearly 20 years ago.

Our privacy is invaded several time every month with low flying Hot Air Balloons (see attached photos) and now you want to expand the exposure to additional commercial activities that will further invade our privacy and security.

We would like the Board to consider these concerns we and other local residents have on the proposed Temecula Valley Wine Country Community Plan Project.

Noise and Lighting Issues: The Project does not adequately address the disturbing noise and lighting that will be generated by the implementation of the Project, including, but not limited to, Amplified music from events held at commercial wineries and hotels. As you are aware, noise travels far in the Temecula area, and music and other sounds generated by events held at commercial wineries and hotels will significantly impair the rights of other property owners in the area to quietly enjoy their properties – especially residential property owners. In particular, amplified music should not be permitted at outdoor events. Rather, amplified music should be contained indoors in permanent facilities. In addition, outdoor events that utilize non-amplified music and/or utilize significant outdoor lighting should be limited to geographic areas of the Project that minimize their impact on surrounding property owners, and such outdoor events

Mr. Frank Coyle and Riverside County Board of Supervisors

September 23, 2013

Page 2

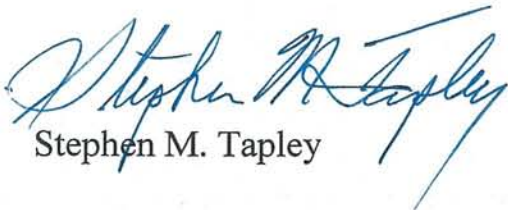
should be limited to the hours between 4 p.m. and 11 p.m. The rural character of Temecula and the rights of area property owners to enjoy their properties in relative peace will be destroyed if noise and lighting issues are not adequately addressed by the Project. It is not adequate for the Project to attempt to address noise issues on a case-by-case basis. It is important that clear standards be adopted for the protection of all interested and affected persons.

Traffic and Parking Issues: The Project does not adequately address the additional traffic and parking impacts of the Project. It is essential that every winery, hotel, and other business encompassed by the Project be required to provide adequate off-road parking. If wineries, hotels, and other businesses are not required to provide adequate off-road parking under the Project, then business patrons will park along the sides of the roads, in private driveways, and/or in the entryways of gated-entry communities like Glenoaks Ranch Estates, creating severe traffic congestion and serious safety hazards to business patrons and Temecula residents alike.

Tasting Rooms in Wineries in Residential Zones: The Project appears to permit production wineries on 5 acre lots to have tasting rooms and to allow tasting rooms in residential zones. Tasting rooms should not be permitted in residential zones. Among other things, permitting tasting rooms in residential zones would create levels of automobile traffic, foot traffic, noise, and parking impacts that would be disturbing to area residents and would be inconsistent with residential uses.

Please consider these issues like you would if you lived near all the commercial venues that are proposed. We built our retirement home to get away from the traffic and noise. Thank you for your consideration.

Sincerely,



Stephen M. Tapley



Susan & Robert Coake

September 16, 2013

VIA CERTIFIED MAIL

Frank Colye, Deputy Director
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



Dear Mr. Coyle,

This letter is regards to the Southwest Area Plan (hereinafter, "SWAP") and the requirement to put comments and written testimony into written format and submit same to you by September 19th, 2013.

As a resident of the proposed SWAP, my family and I have been both put at risk of physical health, personal and property safety by massive amounts of dust/feces clouds of dust blanketing our home and property and multiple intruders on our personal and private land for family use.

To explain in detail, Green Acres Ranch, Inc., 35750 De Portola Rd., Temecula, CA 92592 has since the beginning of this year, started to heavily use our A-R 2.5 zoned residential property and a neighbors vacant land zoned RR for the commercial horseback rides. So much so, that on a conservative average, we are having about 100 horseback rides PER WEEK equaling 5,200 people per year (and remember...this is a very conservative number the number is closer to 150 people) causing un-breathable air from their dust and horse feces, flies that are ruining my agricultural grove and the entire family has sore throats and nasal congestion. My middle child also has asthma and can't even go outside. When we went to the ranch and asked them to stop using our property for their commercial horseback rides, the owner and the employees stated the SWAP as their means to use our property and others. Because of the volume of people (400 plus) per month trampling through our residential area, we have had 5 separate incidents of intruders on our property that have accessed our barns, tried to open doors and scared our family with flashlights all over our property at all hours of the nights. They said this land deal lets commercial properties use anyone's residential lands. We fenced off our property where they horseback company left a huge 5-foot dirt road through our land and posted No Trespassing signs only to have them continue their rides by going around our notice and trampling our sprinkler heads. Since they feel they have carte blanche with the new proposals, if other horse ranch companies follow suit, will I have 15,000 visitors to my home per year? The list will go on and on if safe guards are not put into place to protect homeowners and limit commercial use.

Respectfully, we purchased our home to raise our family and have a small family grove/vineyard. We did not purchase a home in a NEIGHBORHOOD to have thousands of people run through our yard. We expected and expect quiet enjoyment and a quality of life and air to breathe.

It is imperative to have community support for your Program. You need to consider the impact of commercial businesses being able to use residential and agricultural land and no limits or caveats. If a

construction site can be shut down from dust, what can we do to the county of Riverside when it is making us enable to have clean, quality air and safety?

I am attaching a few photos of many photos and videos of the poor air quality and the dust/feces clouds that are made from the commercial business. I also have videos of them bypassing our no trespassing signs and saying that it is their land from SWAP.

If necessary, I will go to the ends of the earth with my videos and pictures to all the news agencies and the like to protect me and my family's health and personal safety. I am sure these videos/pictures are compelling enough to get every environmental agency group known to man out in wine country.

Please contact me if you choose to come up with a solution of your not-so-thought-out plan of the impact of commercial "do whatever you want" businesses will do to the families that purchased in WINE country not HORSE commercial country. If we get sick or hurt, the county will be the one receiving the bill.



Sincerely,

Susan Coake

APN: 927110014

35455 Via Sol Vista

Temecula, CA 92592

951-201-1074

OVERVIEW OF CURRENT DAMAGES AND ASSUMED DAMAGES TO PROPERTY OWNERS BY PROPOSED WINE COUNTRY PLAN

Exhibit "A". Map of proposed area. The "Open Trails" are through and behind our neighborhood homes and are barely used by residents. Less than 15% of our residents own horses. This area buffers many family homes with non-commercial use. We have photos attached from our purchase of our home in February, 2011 and we have spent and permitted over 150K in improvements. The DVD attached shows the former little use and the small amount of trails that is also a Species Habitat from February, 2011 and the now environmentally damaged trails that we have currently have to date. The highlighted area is the trails that are allotted in the Plan that will send tens of thousands of commercial horseback rides per year through our back and fronts of our properties. My home will be almost surrounded.

Exhibit "B". The past and current criminal, health, property and emotional damage this proposed Plan has caused my family by others known and not known to me putting the Plan to action now.

Exhibit "C". The proven mathematical estimate of the amount of tourists this Plan will bring through our homes per year.

Exhibit "D". List of all Yellow Pages of horseback riding lessons in the direct area in question (16).

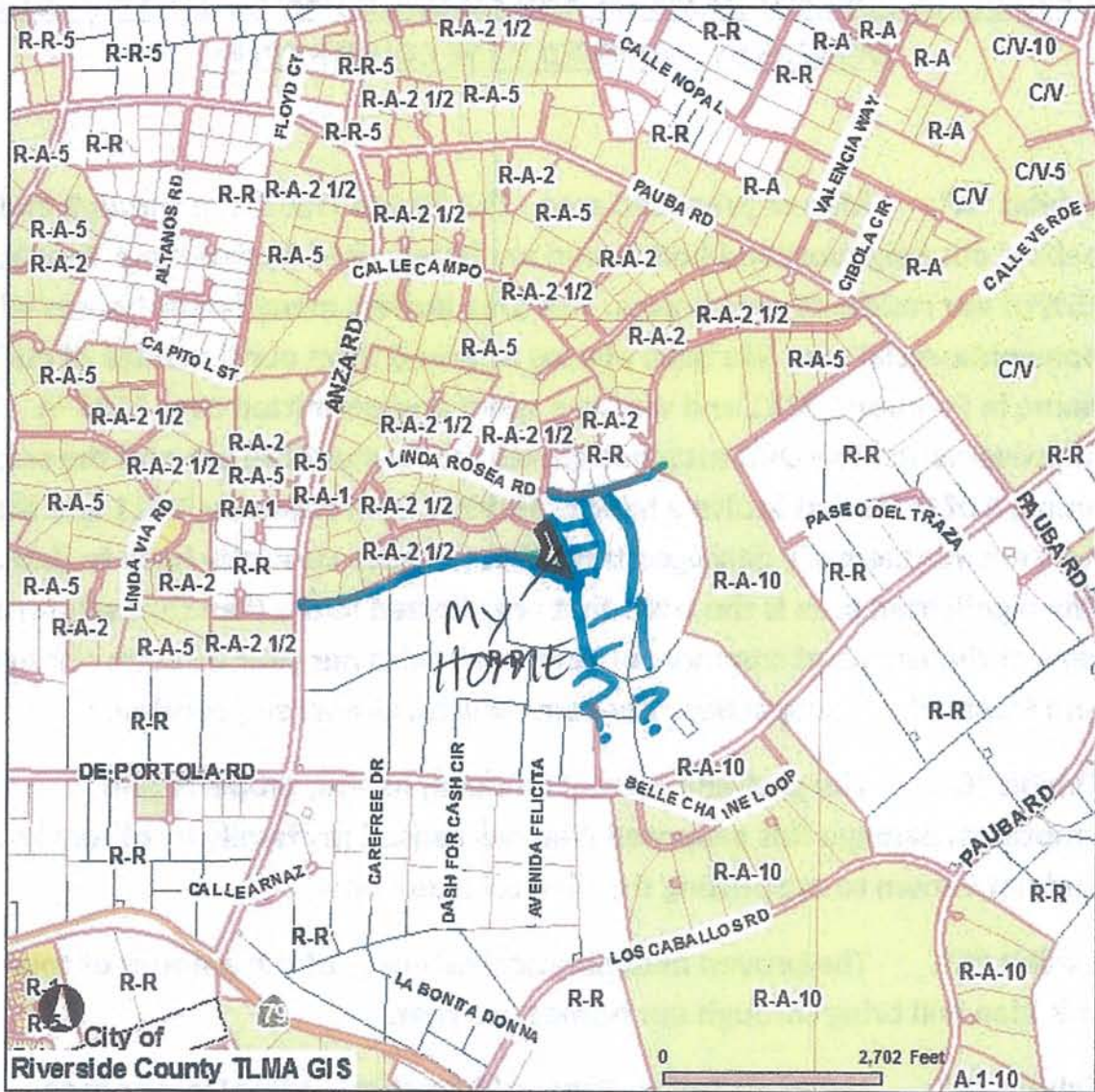
Exhibit "E". A Form 602 (NO TRESPASSING ORDER) filed by Susan Coake, homeowner.

Exhibit "F". Valley News article that proves the mathematical numbers and the already advertised commercial riding trails now commencing through our property(ies).

RECEIVED
SEP 19 2013
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

EXHIBIT "A"

Neighborhood of Vista de los Caballos is directly affected by Proposal



PROPOSED
RAILS

Selected parcel(s):
927-110-014

IMPORTANT

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.

REPORT PRINTED ON...Mon Sep 16 18:58:25 PDT 2013

Version 130826

Family neighborhoods for non commercial use and for family enjoyment will be grossly affected by air quality and vandalism/theft

Exhibit "B"

The Wine Country Community Plan has already caused and is currently causing our family physical, emotional and financial harm. We have pictures and video presented to you and the public that show drastic deterioration of our quality of life that will tell the compelling evidence that what is being sold to residents and the community is not all that it seems and whomever did the studies on the impact of the proposal grossly misjudged the environmental and economic impacting on now recovering home values. What we are really getting is a county managed open trail system that is country wide open to full commercial horseback riding companies and more. This "Plan" which is currently and actively destroying my property, property value (and for neighbors), health, and causing crime on my property. I have picture proof today that the trails they are "claiming" for all parties involved for their personal and financial enjoyment didn't even exist two years ago and proof that commercial horseback riding was not done on my property or in our neighborhood until June of 2011 and this has destroyed our quality of life and the environment around the area. I have also been harassed by this large business that is already using our property and touting this "Plan" as their cause of action. We have days on end of 500'+ of giant dust clouds of dirt and feces.

I drove into beautiful Wine Country for the first time 7 years ago after living in several cities in Riverside County. My family and I are from the east coast and we really loved the lush, green landscape that Wine Country offers and really made us feel at home. The really genuine and friendly southern Californian's that we encountered made us want to stay forever and after many travels for our careers, we planted roots. We knew by the many signs dotted throughout the area that we were in Wine Country and not Horse Country. We enjoy everyone's right to horses and we have had a lot of enjoyment ourselves with them but didn't want to live in a mostly commercially horse dominated community. Not that it's bad...just not for us. I am now physically handicapped and my home is 100% accessible for me which is hard in southern California with all the two story homes.

We have been caused extreme emotional and physical harm by the following multiple that has caused stress and physical division between my children, husband, friends and family and even our pets.

The Valley News on December 30th, 2011 writes: *...Before wineries began dotting the landscape in the 1970's, ranchers raised Arabians amid the rolling hills. Now tourists are discovering a new way to pair horseback riding and wine, two pleasures of this rural countryside that are perfect pairing.*

There is one hitch: tourists can't expect to ride, taste, ride, taste. The two local horseback riding companies, Green Acres Ranch and...say that liability insurance prohibits that possibility. But they've come up with the next best thing: ...

The stables offer horseback riding lessons and for the past six months have offered 75-minute trails rides on Fridays, Saturdays and Sundays, leaving at 10 a.m., 11:30 a.m. and 2:00 p.m. ...

...The trail rides at Green Acres travel up into the foothills behind the stables where riders are afforded a 360-degree view of the Temecula Valley...

...Rich says that a handful of riders who've been out...have returned for lessons...

LeFort started her tours with a two-horse trailer and old truck. She has just compiled her numbers for the past year; grand total: 4,200 riders...

You will see in my documentation that far more riders are actually given trail rides throughout the entire week.

We now have intruders and trespassers and friends and family no longer feel safe visiting our home. Below, are some very current examples.

On June 30th, 2013 at approximately 3:30 in the morning the following intruder events occurred in our guest home and documented as follows:

To: wonderwomantkd@hotmail.com
Subject: Re: Address
From: eybsen
Date: Mon, 1 Jul 2013 10:47:31 -0400

Hi Susan,

I was on the road when you sent your e-mail, so I just read it now. Thank you for sharing your home with us. We had a great time (except for the heat :)). One thing that happened, just to let you know, there was a man that rattled the master bedroom door in the very early morning on Saturday nite/Sunday morning. My son's fiancée saw him walking around the property with a flashlight. He was gone when she alerted the rest of us.

On July 3rd, 2013 at 12:00 a.m. (only two nights later) we are now obviously scared that our quiet Temecula that we have known and loved for 7 years had an intruder. Since we don't have a fence or alarm system, we started to patrol the property. While my brother and sister-in-law, John and Debbie Hendrickson were patrolling our property, they saw two people running from our property down into the valley towards Green Acres Ranch and they were unable to pursue them.

On July 20th, 2013 at 6:30 p.m. (two weeks later) my 16-year-old daughter, Skye Coake, her 16-year-old boyfriend, Alex Carrillo and her 15-year-old friend, Kyra Villarino went down to the lower pad near our barn to make Smore's. When they got down to the pad, two adult men were on our property. One ran from *inside* our stables and the other man was waiting at the far southwest (accessed by your proposed trail) of our property ran down the trail and towards De Portola Road and the commercial horse ranches. The teenagers were very frightened, crying and now they no longer come back over and do not want to return to our home as they do not feel safe. These kids are not used to crime. The boyfriend also broke up with my daughter a week later.

On July 24th, 2013 at 12:30 a.m. my brother came back to patrol the area again after the incident above and again, men with flashlights were down in the proposed trail areas.

On September 1st, 2013 at 2:30, 3:30 and 4:00 a.m. My husband and I went out of town for the night on business and had our 24-year-old niece come over and stay with our children due to the intruder problem. Again, my daughter, Skye Coake saw on three separate occasions, two adults with flashlights that came into our pool enclosure and were walking all around our pool. She was so

scared she crying and shaking so she woke up my niece and when they went to investigate, the trespassers had left.

Obviously, since July 1st, 2013, what we thought was our safe, quiet development had turned into a circus and we are to this day, very concerned about our safety and our children's. We don't know if they want to steal from us, molest our children, if they are business owners wanting to scare the residents out of their homes, or what their(s) intent was or currently is.

This has caused us to currently sleep in separate homes and an occasional tent as we are so worried about our personal safety. My husband stays in one of the homes and I stay in the other. Our dogs are separated with each one of us to hear for people and our children are now sleeping back in the bed with each separated parent respectfully, as they are too afraid an intruder may enter the home and harm them. We are getting no sleep at night as our senses are on high alert and we are up every hour looking through windows and our skin prickles at every noise. My children and I would love to have our quiet and safe home back.

Health & Environmental:

You will see in our photos of what our property looked like, what the vacant land and species conservation area looked like and the very small size low, low use of the trails and very few trails through the area when we bought our home two years ago. That's what all of us in this neighborhood and Wine Country bought into. Now, you will see decimated land, 5'-12"+ wide paths of zigzagging trails that consists of thick dust that used to be beautiful chaparral. What was peaceful, quality, upscale countryside are now tourists all day long. We can no longer enjoy the outside, open our windows during the day or enjoy a nice day in the pool. Because of the dust and feces (from horses, rabbits, coyote, et cetera) that get kicked up from the several hundreds of feet dust storms that the commercial trail rides have caused, I have a sore throat every day, mud in our pool that we can't even get in at times, stuffed up noses and both my daughter and I have asthma. It was so bad for her at one point in her life that she had to be revived. I don't want her to be in danger. Within minutes of one trail ride, the entire Valle de Caballos is covered in muddy, dusty feces that cover our home, cars and everything we own and breathe. You can only imagine the airborne diseases that we are subjected to up to 6 times per day by Green Acres alone.

The area that is proposed also is a Protected Species Habitat and now the current population is either reduced or decimated all together.

My children, Skye and Hunter Coake (10) have also been YELLED and CUSSED at by the trail bosses. When my children were on own our property with our two family dogs, the trail riders came right through our property and our dogs barked at them. That's what good dogs do...bark at horses and people on a caravan that don't belong there. When the dogs barked, they were then screamed and cursed at to stop our dogs from barking as they were spooking the horses! We can't enjoy our own yard?! Every homeowner is entitled to quiet enjoyment. Your proposal has sent my subdivision and home into a Disney like atmosphere. The kids avoid using any land including theirs because of the air quality and just when they think they can head outside through a clearing of dust from an hour break in the ride, here comes another 12 people staring right at them! They feel like they are on display. If this as you will see in my proven current mathematical calculations enclosed herewith, there is a soft minimum 43,900 people through my yard alone and walking on numerous trails within several hundred nautical feet of my home and many others. This does not include residents in all of Riverside County and the entire World it is proposed to be open to that would be using these newly made trails.

Personal & Agricultural Damage and Littering

On Sunday, September 15th, 2013, the trail group went around our No Trespassing signs and partially installed fence and took 23 horseback riders by 9:30 a.m. around the markers and trampled our sprinkler lines that we just had repaired on our current grove and forth-coming vineyard. We have

had beer cans, beer bottles, food rappers, and all kinds of garbage in our yard from the trails and littering the now much-larger trails.

We went to the ranch and asked them on 5 separate occasions to cease and desist from using the route they are now staking claim on and explained the intruders and air quality problems and really tried to be neighborly even after all of that. We were cited the Wine Country Community Plan, said this area is for horses and the commercial horseback riding facilities and have carte blanche to use any land any time wherever they like under the new Plan.

I was shocked to hear about the potential commercial use and I didn't believe the county who are our representatives and our current business neighbors that I frequent would even consider turning our beautiful wine country into a theme park for all the tour groups to do with us as they please while we are on our front porches or while we are in our yards with our families. Our privacy and quiet enjoyment is completely ruined and we are entitled to the quality of life we had in the past. We don't want our kids or us in the vacation photos. We have a right to privacy.

I did reach out and call the members of the Plan. I only heard back from one person only to hear that indeed, commercial use is in the plan and unlimited and indeed, the Plan want to take a portion of my land and take the neighbor's land and open it up for the whole world and not just my neighbors that I am comfortable with being in and around my property. Especially now, after seeing what one group of never ending tourists is like. I moved into a neighborhood to know and make a community with them. I didn't move into Wine Country for this.

Our neighbors would be SHOCKED if they knew our development is proposed for will and is being used at the expense of me and other homeowner taxpayers for commercial financial gain for any business. Environmentalist and news agencies need to see what has already been set into motion and proposed. If this is to pass without regard to all of the evidence we have presented today, please be advised that MANY of our neighborhood residents and futures more will make the county and community liable for any damages, health issues, property declines and crime.

Sincerely,



Susan Coake

35455 Via Sol Vista

Temecula, CA 92592

951-201-1074

EXHIBIT "C"

LET'S DO THE MATH...

At 35455 Via Sol Vista (All homes in this planned neighborhood are zoned R-A-2 and has less than 15% of horse ownership.

Conservative numbers (our pictures , videos and sworn testimony provide more) of:

100 horse rides per week X 52 weeks per year = 5,200 horseback rides per year from one company.

(That's right! 450 people come through my yard and neighborhood from one commercial company per week!) That has equaled to 5 reports of intruders on my home alone since the "Proposal!")

There are conservatively 16 horseback riding businesses near the planned encroachment is desired. If only half use the neighborhood trails and areas set aside for the community and they average the same conservative number that would be:

8 companies X 100 riders per week X 52 per year = 41,600 horseback rides per year through my yard & neighborhood.

Through the already done advertising and the more to come, let's say we can assume conservatively that another:

75 horseback riders per week may travel through from all the ads, county publications and from previously using the horseback riding companies... that is another

3900 people per year for a total of = 45,500 people in my yard alone and surrounding my home and direct neighborhood.

You can see what two trail rides create from one company...air that is not breathable or usable, property damage and thousands of out-of-town and out-of-country people that complain themselves of their air quality. If you can imagine what you have seen on video happen not twice, but conceivably at the minimal amount of polluted dust being stirred by 8 companies advertising a currently un-true 3 routes per day and adding in the additional riders would equal: **126 people on horseback per day**, just through our family neighborhood and my property alone creating un-breathable, deplorable conditions throughout not just Wine Country but ALL of Temecula and potentially more; creating a plummet in property values, environmental and criminal hazards.

EXHIBIT "D"

YELLOW PAGES LIST OF HORSEBACK RIDING LESSONS NEAR

VALLE DE LOS CABALLOS, WINE COUNTRY

1. Happy Trailz Guided Trail Rides
44915 Los Caballos Rd, Temecula, CA 92592 (951) 514-8689
2. Happy Trailz
37055 De Portola Rd, Temecula, CA 92592 (951) 514-8689
3. Green Acres Ranch Inc
35750 De Portola Rd, Temecula, CA 92592 (951) 302-6045
4. Peacefield Inc
39315 Pauba Rd, Temecula, CA 92592 (951) 302-0263
5. Kcs Equestrian
43310 Calle Rocinante, Temecula, CA 92592 (951) 302-9983
6. Kingsway Farm
43750 Los Caballos Rd, Temecula, CA 92592 (951) 302-3028
7. Eq-Wine Acres
36550 Indian Knoll Rd, Temecula, CA (951) 695-2513
8. Rancho Pacifica Equestrian Ctr
37055 De Portola Rd, Temecula, CA 92592 (951) 551-2134
9. Symmetry Training Stables
37055 De Portola, Temecula, CA 92592 (949) 632-7202
10. Bellerophon Arabians
34265 De Portola Rd, Temecula, CA 92592 (951) 534-7810
11. Casner Ranch Co
34520 De Portola Rd, Temecula, CA 92592 (951) 302-3299
12. Green Oaks Ranch

40270 Green Meadow Rd, Temecula, CA 92592 (951) 302-5400

13. Rancho De Campeones

46505 De Portola Rd, Temecula, CA 92592 (951) 767-1849

14. Kathleen Elliott Certified Equestrain Trainer & Horse Show Judge

Horse Lessons & Training, Temecula, CA 92589 (951) 288-0521

15. Ren Mar Thoroughbreds

35675 De Portola Rd, Temecula, CA 92592 (951) 302-8955

16. Diamond T Training Ctr

38935 E. Benton Rd., Temecula, CA 92592 (951) 302-0255